

**PLANNING COMMISSION – October 9, 2019
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**16336 Shady View Lane
Architecture and Site Application S-18-060**

Consider an appeal of a Development Review Committee decision approving a request for demolition of a single-family residence and construction of a new single-family residence on property zoned R-1:8. APN 532-03-034.

PROPERTY OWNER: Allan and Katty Coulson

APPLICANT: Lerika Liscano (De Mattei Construction)

FINDINGS

Required findings for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures.

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence:
 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 2. The existing structure has no architectural or historical significance, and is in poor condition.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structures was considered.

Required finding for reduced setbacks on a nonconforming lot:

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
 1. The subject property is nonconforming with regard to the frontage being 66 feet in a zone where 80 feet is required.
 2. The new single-family residence will be compatible with the neighborhood.

Required Compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas and was reviewed by the Town’s Consulting Architect. The project is compatible with the immediate neighborhood in terms of size, bulk, and scale. The proposed two-story residence is adjacent to a two-story home and would not be the largest or tallest home in the immediate neighborhood. Privacy measures have been taken in the form of screening trees, window modifications and reductions, and size reductions and enclosure of one side of a second-story balcony with a screening wall.

CONSIDERATIONS:

Considerations in review of Architecture & Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project