

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

**56 Central Avenue  
Architecture and Site Application S-18-050**

**Consider an appeal of a Development Review Committee decision approving a request for demolition of an existing dwelling, construction of a new single-family residence with reduced setbacks, and removal of large protected trees on property zoned R-1:10. APN 529-35-068.**

**PROPERTY OWNER: Andrew and Ashley Bothman**

**APPLICANT: Richard Hartman**

**FINDINGS**

**Required finding 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 dwelling:**

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
  1. The Town's housing stock will be maintained as the dwelling will be replaced.
  2. The existing structures have no architectural or historical significance, and are in poor condition.
  3. The property owner does not desire to maintain the structures as they exist; and
  4. The economic utility of the structures was not 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 50 feet in a zone where 80 feet is required.
  2. The new single-family residence will be compatible with the neighborhood.

**Compliance with Hillside Development Standards & Guidelines:**

- An exception to allow cut greater than four feet and fill greater than three feet at the rear of the property is supported by the fact that the existing grade of the site has been modified by wood terraces, retaining walls, and stairs. The project is otherwise in compliance with the Hillside Development Standards and Guidelines.

**Required Compliance with the Residential Design Guidelines:**

- The project is in compliance with the Town's Residential Design Guidelines.

**CONSIDERATIONS**

**Required 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.