

PLANNING COMMISSION – March 22, 2023
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

114 Wilder Avenue
Architecture and Site Application S-22-030
Variance Application V-22-002

Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence to Exceed the Maximum Allowed Floor Area, and a Variance for the Required Front Setback and the Parking Requirements on Property Zoned R-1D:LHP. Located at 114 Wilder Avenue. APN 510-17-072.

PROPERTY OWNER: Alvaro Anzoategui
APPLICANT: David Kuoppamaki
PROJECT PLANNER: Jocelyn Shoopman

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.

Required finding for the demolition of existing structures:

- 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 single-family residence will be replaced.
 2. The existing structure has no architectural or historical significance.
 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 compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with exception to the request to exceed Floor Area Ratio (FAR) standards and the Variance requests for the required front setback and required number of parking spaces.

EXHIBIT 2

Required finding to exceed floor area ratio (FAR) standards:

- As required by Section 29.40.075(c) of the Town Code for allowing a FAR in excess of the FAR standards in the Town Code:
 1. The design theme, sense of scale, exterior materials, and details of the proposed project are consistent with the provisions of the adopted residential development standards; and
 2. The lot coverage, setbacks, and FAR of the proposed project are compatible with the development on surrounding lots.

Required findings for granting a Variance application:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 1. Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 2. The granting of a variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Historic Preservation Committee and recommendations were provided to address the consistency of the project with the surrounding neighborhood, Almond Grove Historic District, and the Residential Design Guidelines.

CONSIDERATIONS**Required considerations in review of Architecture and 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.