

PLANNING COMMISSION – January 26, 2022
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

202 University Avenue
Architecture and Site Application S-21-019

Requesting Approval for Construction of a Second-Story Addition to a Contributing Single-Family Residence to Exceed Floor Area Ratio Standards and Construction of an Accessory Structure with Reduced Side and Rear Setbacks in the University-Edelen Historic District on Property Zoned R-1D:LHP. APN 529-04-001.

PROPERTY OWNER: Tyler and Kristine Shewey
APPLICANT: Jay Plett, Architect
PROJECT PLANNER: Sean Mullin

FINDINGS

Required finding for CEQA:

- The project is Categorical Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities and 15303: New Construction.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of the requests to exceed Floor Area Ratio (FAR) standards and for an accessory structure with reduced side and rear yard setbacks.

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.

EXHIBIT 2

Required finding for reduced side and rear setbacks for an accessory structure:

- As required by Section 29.40.015(B)(1) of the Town Code for accessory structures with reduced side and rear setbacks:

The setbacks of the proposed accessory structure are consistent with the neighborhood, University-Edelen Historic District, and the privacy and compatibility of the neighborhood.

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, University-Edelen Historic District, and the Residential Design Guidelines. The applicant responded to all recommendations.

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.