

**DEVELOPMENT REVIEW COMMITTEE – June 11, 2025**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**45 Reservoir Road**

**Architecture and Site Application S-22-048**

**Consider a Request for Approval to Construct a New Single-Family Residence with a Reduced Rear Yard Setback, Site Improvements Requiring a Grading Permit, and Removal of Large Protected Trees on a Nonconforming Vacant Property Zoned R-1:20. APN 529-33-054. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.**

**Property Owner: Farnaz Agahian**  
**Applicant: Gary Kohlsaatt, Architect**  
**Project Planner: Sean Mullin**

**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 a setback exception on a non-conforming property:**

- As required by Section 29.10.265 of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements, driveway/access road width, and driveway depth:
  1. The subject property is nonconforming with regard to lot size; and
  2. The rear setback, driveway/access road width; and driveway depth of the new residence are compatible with the neighborhood.

**Required finding for exemption to parking requirements:**

- As required by Section 29.10.150 (h)(2) of the Town Code to allow an exception to parking requirements, the lot does not have adequate area to provide parking as required.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations) except for the rear setback, driveway/access road width, parking

configuration, and driveway depth and the findings for these exceptions can be made.

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

- The project complies with the Residential Design Guidelines for single-family residences.

**Required compliance with the Hillside Development Standards and Guidelines:**

- The project complies with the Hillside Development Standards and Guidelines except for the exceptions to grading depths, retaining wall heights, and buildings located outside of the least restrictive development area.

**Required compliance with the Hillside Specific Plan:**

- As required, the project complies with the Hillside Specific Plan except for the exception to the guest parking requirement.

**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.