

PLANNING COMMISSION –March 24, 2021
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

140 Arroyo Grande Way
Architecture and Site Application S-20-013

Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence on Property Zoned R-1:8. APN 424-23-048.

PROPERTY OWNER/APPLICANT: Yogesh Jhamb.
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 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 and is 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 considered.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

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 Town's Consulting Architect and recommendations were provided to address the consistency of the project with the Residential Design Guidelines. The applicant responded to all recommendations

EXHIBIT 2

with design changes and justification to address consistency with the Residential Design Guidelines.

- The project is the largest for FAR and floor area in the immediate neighborhood and the applicant has provided justification indicating that the proposed residence size is intended to accommodate their needs and highlighted several examples of residences in the neighborhood outside of the defined immediate neighborhood with sizes comparable to the proposed residence.

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.