

PLANNING COMMISSION – March 13, 2024
REQUIRED FINDINGS FOR:

124 Garden Hill Drive
Fence Height Exception Application FHE-23-005

Consider on Remand an Appeal of a Denial of a Fence Height Exception Request for Construction of a Six-Foot Tall Fence Located Within the Required Front Yard Setback, Street Side Yard Setback, and Corner Sight Triangle on Property Zoned R-1:8. APN 424-23-084. Categorically Exempt Pursuant to CEQA Guidelines Section 15305: New Construction or Conversion of Small Structures and Section 15301: Existing Facilities. Property Owner/Appellant: Martin Lettunich. Project Planner: Ryan Safty.

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 and Section 15301: Existing Facilities.

Required findings for granting a Fence Height Exception:

Per Town Code Section 29.40.0320, the applicant has provided written justification that demonstrates one of the following conditions exist:

- A special security concern exists that cannot be practically addressed through alternatives [29.40.0320(d)].
- A special circumstance exists, including lot size or configuration, where strict enforcement of these regulations would result in undue hardship [29.40.0320(e)].

EXHIBIT 2

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