

PLANNING COMMISSION – November 11, 2020
REQUIRED FINDINGS & CONSIDERATIONS FOR:

15 Loma Alta Avenue
Architecture and Site Application S-19-023

Requesting Approval for Demolition of an Existing Single-family Residence and Construction of a New Single-family Residence with Reduced Setbacks on Nonconforming Property Zoned R-1:8. APN 532-29-073.

PROPERTY OWNER: BAB Investment Group LLC
APPLICANT: Babak Homayouni
PROJECT PLANNER: Jennifer Armer

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 or Conversion of Small Structures.

Required finding for the demolition of a single-family residence:

- 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), with the exception for setbacks, as described below.

EXHIBIT 2

Required finding for reduced side setbacks on a nonconforming lot:

- As required by Section 29.10.265(3) of the Town Code for modification of zoning rules on nonconforming lots, including setback requirements:
 1. The subject property is nonconforming with regard to lot size and frontage.
 2. The proposed reduced setbacks are compatible with the neighborhood.

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.
- The project design is in compliance with the Residential Design Guidelines in that the architects have responded fully to all recommendations from the Town's Consulting Architect by changing the siding to stucco, extending the eave and gable overhangs, simplifying the porch columns, refining building corner material details, providing belly bands, adding windows to right side elevation, and recessing the garage door. The applicant has further revised the design to respond to the concerns of the neighbors about the size of the house by reducing the size of the second story and total floor area, and changing the proposed flat roofs to pitched roofs. The project is not the largest for floor area or FAR in the neighborhood, and meets the objective standards of the zoning code, except as described above.

CONSIDERATIONS

Required considerations in review of Architecture & 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.