

DEVELOPMENT REVIEW COMMITTEE – January 8, 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 Reduced Side and Rear Yard Setbacks, 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 Kohlsaas, 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 side and rear setbacks, 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 side and rear setbacks, driveway/access road width,

parking configuration and dimensions, 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.