

PLANNING COMMISSION – January 8, 2025
REQUIRED FINDINGS & CONSIDERATIONS FOR:

16590 Garden Lane
Architecture and Site Application S-24-049
Variance Application V-24-002

Consider a Request for Approval for Technical Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and a Variance for the Required Front Setback on Property Zoned R-1:8. APN 424-19-054. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner/Applicant: Sunayana Bedi.

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 existing structures:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of an existing residence:
 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 as it was removed from the Historic Resources Inventory prior to application submittal;
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structures was considered.

Required findings for granting a Variance application:

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
 - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
 - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

Required compliance with the Zoning Regulations:

- The project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) with the exception of meeting the required front setbacks.

Required compliance with the Residential Design Guidelines:

- The project complies with the Residential Design Guidelines for single-family residences not located in hillside areas.

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.