

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

**16500 Marchmont Drive**  
**Architecture and Site Application S-24-021**

**Consider a Request for Approval to Construct a New Single-Family Residence with Reduced Front and Side Yard Setbacks on a Nonconforming Vacant Property Zoned R-1:8. APN 532-08-017. Categorically Exempt Pursuant to CEQA Guidelines Section 15303(a): New Construction or Conversion of Small Structures.**

**Property Owners: Ahmad Shamsoddini, Elham Eshraghi, and Mehrdad Alipour**  
**Applicant: Tony Jeans**  
**Project Planner: Suray Nathan**

**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(a): New Construction or Conversion of Small Structures.

**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:
  1. The subject property is nonconforming with regard to lot size; and
  2. The front and side setbacks of the new residence are compatible with the neighborhood.

**Required compliance with the Zoning Regulations:**

- The project meets the objective standards of Chapter 29 of the Town Code except for the requested front and side yard setback reductions.

**Required compliance with the Residential Design Guidelines:**

- The project design is in compliance with the Residential Design Guidelines for single-family residences not located in the hillside area in that the Town’s Consulting Architect has reviewed the proposal, and recommendations were provided to address consistency with the immediate neighborhood to which the applicant responded with design changes and/or justification.

## 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.