

PLANNING COMMISSION – March 12, 2025
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

119 Harwood Court
Architecture and Site Application S-24-040

Consider a Request for Approval to Demolish an Existing Single-Family Residence and Construct a New Single-Family Residence, Remove of Large Protected Trees, and Site Work Requiring a Grading Permit on Property Zoned HR-2 ½. APN 527-56-027. Categorically Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures.

Property Owners: Donal and Maire Conroy
Applicant: Gary Kohlsaar
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 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;
 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 compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Hillside Development Standards and Guidelines:

- As required by the Hillside Development Standards and Guidelines (HDS&G), the project is in compliance with the applicable sections of the HDS&G with the exceptions to build outside the least Restrictive Development Area (LRDA) and to construct a retaining wall exceeding 50 linear feet in continuous direction without a break.

Compliance with Hillside Specific Plan

- The proposed development is consistent with the development criteria included in the Specific Plan.

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.