

PLANNING COMMISSION – December 8, 2021
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16529 Marchmont Drive
Architecture and Site Application S-21-028

Requesting Approval for Construction of a Second Story Addition to an Existing Single-Family Residence on Property Zoned R-1:8. APN 532-09-033.

PROPERTY OWNER/APPLICANT: Brendon and Mary Cassidy
PROJECT PLANNER: Erin Walters

FINDINGS

Required finding for CEQA:

- The project is Categorical 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 compliance with the Zoning Regulations:

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

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The applicant has responded to all recommendations from the Town's Consulting Architect including matching the second floor bay windows, lowering the entry gable, aligning the first-floor roof eaves, maintaining the majority of the same style roofing material on the major portion of the house, providing horizontal trim at transitions between materials, matching the second floor ceiling height to the first floor, increasing the roof slope to be consistent with the architectural style, reducing the window size on the upper floor, matching the second floor shed roofs with the main roof slope and refining the entry to better integrate with the overall design.
- The Town's Consulting Architect stated that while the change in style is different from the original structure, the form, scale, and details would be a comfortable addition to the neighborhood.

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.

EXHIBIT 2

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