

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

16010 Winterbrook Road
Architecture and Site Application S-20-016

Requesting Approval for Demolition of an Existing Single-Family Residence, Construction of a New Single-Family Residence, and Site Work Requiring a Grading Permit on Property Pre-Zoned R-1:8. APN 523-26-017.

PROPERTY OWNER: Drew and Kari Brown.

APPLICANT: Gary Kohlsaat.

PROJECT PLANNER: Ryan Safty.

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 finding for the demolition of a single-family residence:

- As required by Section 29.10.09030(e) of the Town Code for the demolition of existing structures:
 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 structures as they exist; 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 & Guidelines:

- The project is in compliance with the applicable portions of the Hillside Development Standards and Guidelines.

Required compliance with the Residential Design Guidelines:

- The project design is in compliance with the Residential Design Guidelines in that the Town's Consulting Architect has reviewed the proposal and determined that the proposed house is very well designed with an identifiable architectural style and details and appears to meet the Town's Residential Design Guidelines. While the proposed home is very large compared to most others in the immediate neighborhood, the site is also large and shielded from most surrounding views.

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.