

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

140 Prospect Avenue
Architecture and Site Application S-20-033

Requesting Approval for Demolition of an Existing Detached Garage, Construction of a New Detached Garage to Exceed the Floor Area Ratio, a Grading Permit for Site Improvements, Sport Court Fencing in Excess of Six Feet, and Removal of Large Protected Trees on Property Zoned R-1:20. Located at 140 Prospect Avenue. APN 529-44-021.

PROPERTY OWNER: Daniel Barragan
APPLICANT: David Kuoppamaki
PROJECT PLANNER: Jocelyn Shoopman

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) with the exception of the requested fence height exceedance for the sports court.

Required Finding for Fence Height Enclosing A Sport Court:

- As required by Section 29.40.025 of the Town Code for granting approval of fencing over six feet in height to enclose a sports court.

Required Compliance with Hillside Development Standards and Guidelines (HDS&G):

- The project is in compliance with the Hillside Development Standards and Guidelines with the exception to the allowable floor area.

EXHIBIT 2

Exception to the Maximum Allowable Floor Area:

- The Commission may grant an exception to the maximum allowed floor area if the following conditions are satisfied. The applicant has provided reasons and evidence to support the granting of the floor area exception.
 1. The development will not be visible from any of the established viewing areas.
 2. There will be no significant impacts on protected trees, wildlife habitat or movement corridors.
 3. Any grading necessary to accommodate the building area that exceeds the allowed floor area ratio or any accessory building will be minimized.
 4. All standards and applicable guidelines are being met.
 5. Compliance to Title 24 Energy Efficiency Standards are shown using computer methods. The compliance margin must be at least 10.0.
 6. The house will be pre-wired for future photovoltaic (PV) installation.
 7. A minimum of 25% of hardscape material is permeable (certain types of interlocking pavers, grasscrete, pervious concrete, etc.)
 8. A significant below grade square footage element is included in the design, unless it conflicts with other standards.
 9. There will not be a significant visual impact to neighboring properties.

Required Compliance with the Hillside Specific Plan

- The project is in compliance with the Hillside 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.