

**PLANNING COMMISSION– July 10, 2019**  
**REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**16 Chestnut Avenue**  
**Architecture and Site Application S-17-047**

**Consider an appeal of a Development Review Committee decision approving a request for demolition of an existing pre-1941 single-family residence and construction of a new single-family residence for removal of a condition requiring the installation of a town standard driveway approach on property zoned R-1:12. APN: 510-40-012.**

**PROPERTY OWNER: Kim Roper**

**APPLICANT/APPELANT: Bess Wiersema, Studio 3 Design**

**FINDINGS**

**Required findings for CEQA:**

- The project is Categorically 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 a single-family residence:
  1. The Town's housing stock will be maintained as the single-family residence will be replaced.
  2. The existing structure has lost its architectural significance through modification of the original structure.
  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 Residential Design Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family homes not in hillside residential areas.

**CONSIDERATIONS:**

**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.

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