

PLANNING COMMISSION – July 10, 2019
REQUIRED FINDINGS:

15860-15894 Winchester Boulevard
Architecture and Site Application S-19-026
Subdivision Application M-19-006

Requesting approval for a time extension to demolish three existing single-family residences, remove an accessory dwelling unit, remove large protected trees, and merge four lots for the purpose of constructing a new two-story office building with below grade and at grade parking on property zoned O. APNs: 529-11-040, 529-11-039, & 529-11-038.

APPLICANT: Doug Rich, Valley Oak Partners

PROPERTY OWNER: South Beach Partners LLC and Cumulus Capital Holdings LLC

FINDINGS:

Required Finding for a Time Extension:

- As required by Section 29.20.325 of the Town Code for granting a time extension:

Town Code Section 29.20.325 allows the deciding body to approve reasonable time extensions not exceeding one year subject to the following findings:

- (1) There would be no legal impediment to granting a new application for the same approval in that the findings made for the previous approval still stand.
- (2) There are no new facts concerning the proposed project and conditions have been modified to reflect the new expiration date, include current Public Works Department requirements and standard conditions, and update the names of department contacts. No other conditions have been modified or added.