

2026 Planning Commission Revision Update

The following section is intended to replace and supplement portions of the original Letter of Justification following the May 13, 2026 Planning Commission hearing.

Revised Introduction

Since the Planning Commission hearing on May 13, 2026, the applicants have carefully reviewed comments provided by Commissioners, Town Staff, and neighboring property owners. In response, the project has undergone meaningful design revisions intended to reduce building mass and bulk, improve privacy, enhance neighborhood compatibility, and address concerns raised during the public hearing process.

The revised proposal remains fully compliant with all applicable Town development standards while incorporating substantial voluntary modifications that reflect the applicants' commitment to being respectful neighbors and constructive participants in the Town's design review process.

Response to Planning Commission Direction and Community Input

- Overall building height reduced by approximately 19 inches, from 27'-5" to 25'-10".
- Overall building area reduced by approximately 115 square feet.
- Reduction of the upper attic mass above the garage.
- Addition of an intermediate roof element to further break up the building form and reduce perceived scale.
- Modification of the upper-floor balcony condition adjacent to 112 Vallecitos Way through enclosure of the side wall to improve privacy.
- Expanded privacy screening and consideration of native species including Toyon and California Bay Laurel.
- Commitment to install substantial privacy screening immediately following demolition where appropriate.

These revisions represent measurable reductions in both actual and perceived building mass and were undertaken specifically in response to concerns raised during the public hearing process.

Revised Neighborhood Compatibility

The neighborhood already contains a mix of one-story and two-story homes, and multiple two-story residences exist within the immediate area. The proposed residence continues this established development pattern while remaining below the Town's 30-foot height limit at a revised maximum height of 25 feet 10 inches.

The architectural design utilizes a traditional Spanish Revival vocabulary, including clay tile roofing, smooth stucco wall surfaces, decorative corbels, arched architectural elements, and vertically proportioned windows. Through reductions in height, reductions in floor area, roofline modifications, extensive articulation, varied building planes, and enhanced landscaping, the revised design achieves a scale and appearance compatible with surrounding development.

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