

**PLANNING COMMISSION –December 9, 2020
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**62 Ellenwood Avenue
Architecture and Site Application S-20-008**

Requesting Approval for Demolition of an Existing Single-family Residence, Construction of a New Single-family Residence, Removal of a Large Protected Tree, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:12. APN 510-20-068

**PROPERTY OWNER: Lisa Nichols, Arcanum Architecture, Inc.
APPLICANT: Lisa and Case Swenson
PROJECT PLANNER: Sean Mullin**

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 structures have 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 finding for the removal of protected trees:

- As required by Section 29.10.0992 of the Town Code for the removal of protected trees:
 4. The retention of the trees restricts the economic enjoyment of the property and the applicant has demonstrated that there are no reasonable alternatives to preserve the trees.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- As required by Section 29.40.0320 of the Town Code for granting a Fence Height Exception.

Required compliance with the Residential Design Guidelines:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Town's Consulting Architect who made recommendations for increasing the compatibility of the project with the neighborhood in terms of style, massing, and scale by the Town's Consulting Architect. The applicant responded to the recommendations of the Town's Consulting Architect by revising the paving, changing the roof forms and siding materials, increasing the scale of the trellis elements, and revising the front yard fencing.
- The project is not the largest for floor area or FAR, and is not the first two-story residence in the neighborhood
- The applicant revised the design of the residence to address concerns of the neighbors.

CONSIDERATIONS

Required 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.