DEVELOPMENT REVIEW COMMITTEE – *February 03, 2026*
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

<u>**16805 Loma Street**</u>
Architecture and Site Application S-25-043

Consider a Request for Approval to Demolish an Existing Single-Family Residence and to Construct a New Single-Family Residence with Site Improvements Requiring a Grading Permit on Property Zoned R-1:8. APN 532-07-101. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: William Wundram
Applicant: David Britt, Britt-Rowe
Project Planner: Samina Merchant.

FINDINGS

Required finding 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 existing structures:

1. The Town's housing stock will be maintained as the single-family residence will be replaced;
2. The existing structure has no architectural or historical significance as it was removed from the Historic Resources Inventory prior to application submittal;
3. The property owner does not desire to maintain the structure as it exists; and
4. The economic utility of the structures was considered.

Required compliance with the Zoning Regulations:

■   The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Required compliance with the Residential Design Guidelines:

■   The project complies with the Residential Design Guidelines for single-family residences not located in hillside areas as the project was reviewed by the Town's Consulting Architect, and the recommended changes were incorporated.

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.