

**FINDINGS IN SUPPORT OF DECISION TO DENY COUNTY FILE #CDDP25-03021;
SABINO URRUTIA, ELEVATION DESIGN + CONSULTING (APPLICANT) KULWANT &
MAJOR GILL (OWNERS)**

The project includes a Small Lot Design review for a proposed two-story single-family residence having a gross floor area of $\pm 13,832$ square feet on an agricultural-zoned parcel of substandard area.

The County Planning Commission denies the proposed Small Lot Design Review Development Plan application on the following grounds and finds as follows:

FINDINGS:

1. The proposed residence is incompatible with the surrounding neighborhood in terms of location, size, height, and/or design.

- Size: The project includes a two-story, seven-bedroom residence consisting of 13,832 square feet within an 8,264-square-foot building footprint. Existing residences on adjacent properties range from 2,066-to-4,305 square feet in area. Thus, the project would result in a home substantially larger than existing homes on adjacent lands as well as nearly every other existing home in the Tassajara Valley area. Only one home is known to exist within the area that is larger than the proposed project. That existing home is located at 8650 Camino Tassajara and includes $\pm 29,000$ square feet of living area. It is also on a much larger 20-acre lot and is not considered comparable to the proposed development on property 2 acres in area. Thus, existing homes of larger or comparable size are considered outliers, and the size of the proposed residence is still considered substantially out of scale, and therefore incompatible with the surrounding neighborhood.
- Location: The project proposes the construction of a new two-story single-family residence meeting all development standards for the A-2 district in which the project is located. Considering that the project complies with all development

standards applicable to residential development within the A-2 district the project is at an appropriate location upon the subject property. No concerns specific to the location of the homesite on the subject property as cited as the basis for this denial.

- Height: The proposed project consists of a two-story home with a building height of 32 feet - 6 inches, in conformance with the maximum permissible building height for the A-2 district. Within a quarter-mile of the project, there is about an even ratio of single-story ranch style homes to multi-story homes. The introduction of a multi-story home at the project site would not be unusual in the context of the Camino Tassajara viewing corridor or within the adjacent rural residential areas located within identical zoning district. Therefore, two-story design is consistent with existing one-story and two-story homes in the project vicinity. No concerns specific to the project height are cited as the basis for this denial.
- Design: The residence would differ in appearance from those existing on adjoining parcels, however, that is generally already the case in viewing existing improvements on nearby properties. Additionally, since surrounding topography essentially isolates views of the project site to those available from adjacent properties, the homes design will not significantly detract from the existing visual character for the greater Tassajara Valley area. Further, with the implementation of landscape screening surrounding the entirety of the development, the project would have minimal potential for the design to conflict with the surrounding rural character. No concerns specific to the project design are cited as the basis for this denial.