

**DEVELOPMENT REVIEW COMMITTEE – February 23, 2021**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**16347 Aztec Ridge Dr.**

**Architecture and Site Application S-19-019**

**Requesting approval for site improvements requiring a grading permit on property zoned HR-2 1/2. APN 532-26-027.**

**PROPERTY OWNER: Katherine A. Raft**

**APPLICANT: Davis Rossi**

**Required Finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, 15301: Existing Facilities.

**Required Compliance with Hillside Development Standards and Guidelines (HDS&G):**

- As required by the Hillside Development Standards and Guidelines (HDS&G), the project is in compliance with the applicable sections of the HDS&G with the exception of exceeding the maximum allowable graded fill in the landscape area at the northwest area behind the existing home. The applicant has provided compelling reasons and evidence to support the granting of the exception to the HDS&G. The graded fill at the northwest corner is approximately 6.2 feet where a maximum of 3 feet is allowed. The fill is needed to restore the eroded hillside to the original condition.

**Compliance with Hillside Specific Plan**

- The project is in compliance with the Hillside Specific Plan in that it is site work for an existing single-family residence. The proposed development is consistent with the development criteria included in the Specific Plan.

**CONSIDERATIONS**

**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.