

PLANNING COMMISSION – January 14, 2026
REQUIRED FINDINGS

16300 and 16084 Greenridge Terrace and 240 La Terra Court

Planned Development Application PD-25-004

Lot Line Adjustment Application M-25-006

Zone Change Application Z-25-001.

Consider a Request for Approval to Modify Planned Development Ordinance 2281 to Allow for Lot Line Adjustments and Zone Change on Properties Zoned HR-2½:PD and HR-1. APNs 527-12-003, 527-12-004, and 527-15-002. The Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act (CEQA). The Request for a Lot Line Adjustment is Statutorily Exempt from CEQA as a Ministerial Approval in Accordance with Public Resources Code Section 21080 (b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. The Request for a Zone Change is Exempt Pursuant to CEQA Section 15061 (b)(3).

Property Owners: 16300 Greenridge Terrace and 240 La Terra Court - Greenridge Terrace Development, LLC; 16084 Greenridge Terrace - Richard Luu.

Applicant: Hanna Brunetti.

FINDINGS:

Required finding for CEQA:

- The request to modify a planned development ordinance is not considered a project pursuant to the California Environmental Quality Act (CEQA). The request for a lot line adjustment is Statutorily Exempt from CEQA as a ministerial approval in accordance with Public Resources Code Section 21080 (b)(1) (CEQA Statute) and CEQA Guidelines Section 15268. The request for a zone change is exempt pursuant to CEQA Section 15061 (b)(3).

Required Findings for Amending a Planned Development:

- As required by Section 29.80.095 of the Town Code for granting a Planned Development Overlay Zone, the proposed amendment:
 1. The proposed PD amendment is consistent with Chapter 29, Article VIII, Division 2 of the Town Code in that it meets the purpose and intent of a Planned Development Overlay Zone;
 2. The proposed PD amendment is in conformance with the goals, policies, and applicable land use designations and standards of the Town’s General Plan, including but not limited to Goals LU-1, LU-6, and CD-14, and Policies LU-6.1, LU-6.4, LU-6.5, CD-14.1, and CD-14.2;
 3. The proposed PD amendment is in conformance with all other applicable provisions of the Town Code; and

4. The proposed amendment allows for a lot line adjustment with the resulting lots with meeting the zoning requirements for size and remaining consistent with intent of the existing Planned Development Ordinance.

Required determinations for compliance with the Subdivision Map Act's provisions regarding lot line adjustments as set forth in Government Code Section 66412(d):

- 1. That the lot line adjustment is between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created:**

The lot line adjustment is between three adjoining parcels. The land taken from one parcel is being added to the adjoining parcel, and three parcels will remain as a result.

- 2. That the parcels resulting from the lot line adjustment will conform to the local general plan:**

The lot line adjustment is consistent with the existing goals and policies of the General Plan and its corresponding Elements, including but not limited to Goals LU-1, LU-6, and CD-14, and Policies LU-6.1, LU-6.4, LU-6.5, CD-14.1, and CD-14.2

- 3. That the parcels resulting from the lot line adjustment will conform to any applicable specific plans:**

The parcels resulting from the lot line adjustment will conform with the Hillside Specific Plan.

- 4. That the parcels resulting from the lot line adjustment will conform to any applicable coastal plan:**

The Town has no applicable coastal plan to which the lot line adjustment must conform.

- 5. That the parcels resulting from the lot line adjustment will conform to zoning and building ordinances.**

The three parcels resulting from the lot line adjustment will be in conformance with the Town's Zoning and Building Ordinances.

Required findings that the zone change is consistent with the Town's General Plan:

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the proposed General Plan Land Use designation.

Required compliance with the Zoning Regulations:

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

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