

PLANNING COMMISSION – May 8, 2024
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

230 La Terra Court
Architecture and Site Application S-24-006

Requesting Approval for Construction of a Neighborhood Identification Sign on Property Zoned HR-2 1/2:PD. APN 527-12-006. Not Subject to CEQA Pursuant to Section 15061 (b)(3): Review for Exemption. Property Owner: Greenridge Terrace Development, LLC. Applicant: David Fox. Project Planner: Sean Mullin.

FINDINGS

Required finding for CEQA:

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the common sense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).
- The project is in conformance with Planned Development Ordinance 2281.

Required compliance with the Hillside Development Standards and Guidelines:

- As required, the project complies with the Hillside Development Standards and Guidelines.

Required compliance with the Hillside Specific Plan:

- As required, the project complies with the Hillside Specific Plan.

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.

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