

**PLANNING COMMISSION – September 28, 2022**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**15602 Benedict Lane**  
**Architecture and Site Application S-21-036**

**Requesting Approval for Demolition of an Existing Single-Family Residence and Construction of a New Single-Family Residence on Property Zoned R-1:8. Located at 15602 Benedict Lane. APN 424-22-008.**

**PROPERTY OWNER: Alireza Mirbagheri and Shadi Zomorodi**  
**APPLICANT: Azadeh Masrour**  
**PROJECT PLANNER: Jocelyn Shoopman**

**FINDINGS**

**Required Finding for CEQA:**

- The project is Categorical 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 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 is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas.

**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.

EXHIBIT 2

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