

**PLANNING COMMISSION – January 28, 2026**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**16135 Cerro Vista Drive**  
**Architecture and Site Application S-25-036**  
**Conditional Use Permit Application U-25-006**

**Consider a Request for Approval for Site Improvements Requiring a Grading Permit and a Conditional Use Permit for a Vineyard Greater than 3,000 Square Feet on Property Zoned HR-2½. APN 537-30-018. Architecture and Site Application S-25-036 and Conditional Use Permit Application U-25-006. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.**

**Property Owner: Ruben Caballero.**  
**Applicant: Gary Kohlsaat.**

**FINDINGS**

**Required finding for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction or Conversion of Small Structures, and Section 15304: Minor Alterations to Land.

**Required findings for a Conditional Use Permit:**

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

- (1) The proposed use of the property is essential or desirable to the public convenience or welfare in that the use will provide erosion control; and
- (2) The proposed use will not impair the integrity and character of the zone in that the vineyard is compatible with the existing single-family residential use and is consistent with allowable uses in the zone; and
- (3) The proposed use would not be detrimental to public health, safety or general welfare in that the conditions placed on the permit would mitigate potential impacts; and
- (4) The proposed use is in harmony with the General Plan and purposes of the Town Code as discussed within the staff report.

**Required findings for granting a Fence Height Exception:**

Pursuant to Town Code Section 29.40.0320, the applicant provided written justification that demonstrates that the following conditions exists:

- A special wildlife/animal problem affects the property that cannot be practically addressed through alternatives. Documented instances of wildlife grazing on gardens or ornamental landscaping may be an example of such a problem.

**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 Hillside Development Standards and Guidelines:**

- The project complies with the Hillside Development Standards and Guidelines except for the requested exception to height of finished floor above existing grade for which the applicant provided justification.

**Required compliance with the Hillside Specific Plan:**

- 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.