

PLANNING COMMISSION – May 13, 2026
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

116 Vallecitos Way
Architecture and Site Application S-25-046

Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Two-Story Single-Family Residence, and Site Improvements Requiring a Grading Permit on Property Zoned R-1:10. APN 407-13-018. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: Eyal Tokman
Applicant: Michelle Miner
Project Planner: Ryan Safty

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.

Required findings for the demolition of existing structures:

- As required by Section 29.10.09030 (e) of the Town Code for the demolition of existing structures:
 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 2. The existing structure has no architectural or historical significance.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structures was considered.

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 Guideline:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines. The Consultant provided five recommendations to address architectural consistency and neighborhood compatibility. The applicant addressed two of the items, reducing second-story plate heights and recessing windows, and justified the other three items, explaining how the architectural style calls for these items to remain as is.

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.