

PLANNING COMMISSION – February 25, 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 and grading depths 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.