

PLANNING COMMISSION – September 10, 2025
REQUIRED FINDINGS FOR:

14331 Capri Drive

Zone Change Application Z-23-005

Consider a Request for Approval of a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.

FINDINGS

Required findings for CEQA:

- That the project (Zone Change application) is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment. The application proposes to change the zoning classification of a property to be consistent with the underlining General Plan Land Use Designation. The associated Architecture and Site Application (S-24-043) for construction of a new residence and site grading is Categorically Exempt pursuant to the California Environmental Quality Act, Section 15303: New Construction.

Required consistency with the Town's General Plan:

- The proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use Designation.

***This Page
Intentionally
Left Blank***