

PLANNING COMMISSION – August 13, 2025

REQUIRED FINDINGS FOR:

130 Vasona Oaks Drive

Planned Development Amendment PD-25-002

Requesting Approval for Modification of Planned Development Ordinance 1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. This Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act.

Property Owner: Ken MacDonald

Applicant: Elad Batito, Green Bay Remodeling Inc

FINDINGS

Required finding for CEQA:

- The request to modify Planned Development Ordinance 1281 is not considered a project pursuant to the California Environmental Quality Act.

Required compliance with the Town Code:

- As required by Section 29.80.095 of the Town Code for granting a Planned Development Overlay Zone, the proposed amendment:
 - The proposed amendment is consistent with Chapter 29, Article VIII, Division 2 of the Town Code in that it meets the purpose and intent of a Planned Development Overlay Zone;
 - The proposed amendment is in conformance with the goals, policies, and applicable land use designations and standards of the Town's General Plan, including but not limited to Policy LU-6.8;
 - The proposed amendment is in conformance with all other applicable provisions of the Town Code, including Town Council–adopted guidelines, except as otherwise modified through the Planned Development process; and
 - The proposed amendment includes development standards or uses that deviate from the underlying zoning in a way that results in innovative site planning and provides public benefit through maximized open space.

Required consistency with the Town's General Plan:

- That the amendment to the Planned Development Overlay is consistent with the General Plan and its Elements, including but not limited to Policy LU-6.8; and that the amendment to the Planned Development Overlay zoning is consistent with the existing General Plan designation.

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