

PLANNING COMMISSION – January 25, 2023
REQUIRED FINDINGS FOR:

300 Mountain Laurel Lane
Planned Development Amendment PD-22-001

Requesting Approval for Modification of Planned Development Ordinance 2172 to Increase the Maximum Residence Size Allowed on Lot 14 on Property Zoned HR-5:PD. This Request for Modification of a Planned Development Ordinance is not Considered a Project Under the California Environmental Quality Act.

PROPERTY OWNER: Bright Smile Dental Office Defined Benefit Plan
APPLICANT: Kunling Wu, Trustee
PROJECT PLANNER: Sean Mullin

FINDINGS

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:
 - 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;
 - 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 Policies LU-1.3, LU-1.4, LU-6.8, and LU-7.3;
 - Is in conformance with the Town Code, Hillside Development Standards and Guidelines, and the Hillside Specific Plan; and
 - Does not include an amendment that would deviate from the residence size allowed by the underlying zone.

Required consistency with the Town’s General Plan:

- That the amendment to the Planned Development Overlay is consistent with the 2020 General Plan and its Elements, including but not limited to Policies LU-1.3, LU-1.4, LU-6.8, LU-7.3, and LU-7.4; and that the amendment to the Planned Development Overlay zoning is consistent with the existing General Plan designation.

EXHIBIT 2

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