

**PLANNING COMMISSION – June 10, 2026**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**193 Howes Drive**  
**Architecture and Site Application S-26-007**

**Consider a Request for Approval to Construct a New Second-Story Addition to an Existing Single-Family Residence on Nonconforming Property Zoned R-1:8. APN 527-43-021. Categorically Exempt Pursuant to the California Environmental Quality Act, Section 15301: Existing Facilities.**

**Property Owners: Neeraj Goel**  
**Applicant: Laura Cuda**  
**Project Planner: Suray Nathan**

**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 15301: Existing Facilities.

**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 Guidelines:**

- The project is in compliance with the Residential Design Guidelines for single-family residences not located in hillside areas.

**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.

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