

PLANNING COMMISSION – March 26, 2025
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

14341 Browns Lane
Architecture and Site Application S-24-017

Consider a Request for Approval to Demolish an Existing Single-Family Residence and Construct a Single-Family Residence on Property Zoned R-1:8. APN 409-14-035. Categorically Exempt Pursuant to CEQA Guidelines Section 15303 (a): New Construction or Conversion of Small Structures.

Property Owners: Roberto E Flamenco
Applicant: Gordon Wong
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 15303(a): New Construction or Conversion of Small Structures.

Required finding for the demolition of a single-family residence:

- As required by Section 29.10.09030 (e) of the Town Code for the demolition of existing structures:
 1. The Town's housing stock will be maintained as the single-family residence will be replaced.
 2. The existing structure has no architectural or historical significance;
 3. The property owner does not desire to maintain the structures as they exist; and
 4. The economic utility of the structures was considered.

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.