

PLANNING COMMISSION – October 28, 2026
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

94 Hernandez Avenue

Architecture and Site Application S-22-029

Consider a Request for Approval to Construct a New Single-Family Residence and Site Improvements Requiring a Grading Permit on Vacant Property Zoned R-1:8. APN 510-20-024. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction or Conversion of Small Structures.

Property Owner: Willie and Helen Cadiente

Applicant: Jaime Arafiles

Project Planner: Jocelyn Shoopman

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: New Construction.

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 Guideline:

- The project is in compliance with the Residential Design Guidelines for single-family residences not in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines, including Section 4.10. The Consultant provided thirteen recommendations to address architectural consistency, neighborhood compatibility, and compliance with Section 4.10. The applicant incorporated all thirteen recommendations into the revised design.

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.

This Page Intentionally Left Blank