

**PLANNING COMMISSION – June 25, 2025**  
**REQUIRED FINDINGS AND CONSIDERATIONS FOR:**

**14331 Capri Drive**  
**Architecture and Site Application S-24-043**

**Consider a Request for Approval to Demolish an Existing Single-Family Residence, Construct a New Single-Family Residence, and Site Improvements Requiring a Grading Permit. APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.**

**FINDINGS**

**Required findings for CEQA:**

- The project (Architecture and Site application) is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15303: New Construction.

**Required finding for the demolition of existing structures:**

- 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 structure as it exists; 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 complies with the Residential Design Guidelines for single-family residences not located in hillside areas. The project was reviewed by the Town's Consulting Architect for compliance with the Town's Residential Design Guidelines. The Consultant noted that the proposed house is considerably larger than other homes in the immediate neighborhood and provided nine recommendations to simplify the design and improve the project's compatibility with the surrounding neighborhood. The applicant revised the project plans to address seven out of the

nine recommendations, and provided justification for the other two that were not addressed. The applicant also provided justification for the home size by expanding the immediate neighborhood and finding homes that are larger and taller than the proposed home.

## **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.

**PLANNING COMMISSION – June 25, 2025**  
**REQUIRED FINDINGS FOR:**

**14331 Capri Drive**

**Zone Change Application Z-23-005**

**Consider a Request for a Zone Change from O (Office) to R-1:8 (Single-Family Residential, Minimum Lot Size of 8,000 Square Feet). APN 406-32-004. Categorically Exempt Pursuant to CEQA Guidelines Section 15061(b)(3): Common Sense Exemption. PROPERTY OWNER: Ravi Kiran Vallamdas. APPLICANT: Gordon K. Wong. PROJECT PLANNER: Ryan Safty.**

**FINDINGS**

**Required findings for CEQA:**

- That the project (Zone Change application) is not subject to the California Environmental Quality Act, Section 15061(b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code to bring the zoning into conformance with the General Plan Land Use Designation will have a significant effect on the environment.

**Required consistency with the Town's General Plan:**

- The proposed zone change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use Designation.

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