

PLANNING COMMISSION –February 28, 2024
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

15365 Santella Court
Architecture and Site Application S-24-002

Requesting Approval of a One-Year Time Extension to an Existing Architecture and Site Application (S-18-052) to Construct a New Single-Family Residence, Site Work Requiring a Grading Permit, and Removal of Large Protected Trees on a Vacant Property Zoned HR-2-1/2:PD. An Environmental Impact Report (EIR) was Prepared for the Planned Development and was Certified by the Town Council on December 19, 2005. No Further Environmental Analysis is Required for the Individual Lot Development. APN 527-09-036. PROPERTY OWNER: Christian and Hellen Olgaard. APPLICANT: Hari Sripadanna.

FINDINGS

Required findings for CEQA:

- An Environmental Impact Report (EIR) was prepared for the Planned Development and was certified by the Town Council on December 19, 2005. Required technical reviews (arborist, architect and geotechnical) have been completed for the project and no further environmental analysis is required for this application.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

Compliance with Hillside Development Standards and Guidelines (HDS&G):

- The project is in compliance with the HDS&G.

Compliance with Hillside Specific Plan

- The project is in compliance with the Hillside Specific Plan in that it is a single-family residence being developed on an existing parcel. The proposed development is consistent with the development criteria included in the Specific Plan.

Compliance with the approved Planned Development

- The project is in compliance with the approved Planned Development (Ordinance 2237).

Required Findings for One-Year Time Extension

- There would be no legal impediment to granting a new application for the same approval as required by Section 29.20.325(b) of the Town Code for granting a one-year time extension.
- The conditions originally applied or new conditions to be applied as part of the extension approval are adopted to any new facts concerning the proposed project as required by Section 29.20.325(b) of the Town Code for granting a one-year time extension.

CONSIDERATIONS:

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.