

**PLANNING COMMISSION – April 22, 2026  
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**17445 Zena Avenue (17400 Wedgewood Avenue and 14595 Clearview Drive)  
Architecture and Site Application S-25-044**

**Consider a Request for Approval to Demolish Existing Maintenance Buildings, Construct New Maintenance Buildings, and Site Work Requiring a Grading Permit for the La Rinconada Golf Course on Property Zoned RC. APN 409-31-001. Categorically Exempt Pursuant to CEQA Guidelines, Sections 15303: New Construction, and 15301: Existing Facilities.**

**Property Owner: Clearview Golf Associates LLC.  
Applicant: Andy Kimball.**

**FINDINGS**

**Required findings for CEQA:**

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15303: New Construction, and 15301: Existing Facilities.

**Required compliance with the Zoning Regulations:**

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

**Commercial Design Guidelines:**

- The proposed building is consistent with applicable provisions of the Commercial Design Guidelines. The Town’s Consulting Architect reviewed the project for compliance with the Town’s design guidelines. The Consultant identified two recommendations, which the applicant has responded to and updated the project plans accordingly.

**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.

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