

**PLANNING COMMISSION – February 12, 2025
REQUIRED FINDINGS and CONSIDERATIONS FOR:**

**14335 La Rinconada Drive, Parcel 1
Architecture and Site Application S-23-013**

**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 on Property Zoned R-1:8. APN 409-14-046. Categorically Exempt Pursuant to CEQA Guidelines Section 15303: New Construction.
Property Owner/Applicant: MGKG Properties, LP
Project Planner: Erin Walters.**

FINDINGS

Required findings 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 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 structure 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 in hillside areas.

CONSIDERATIONS

Required considerations in review of Architecture & 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.