

PLANNING COMMISSION – April 23, 2025
REQUIRED FINDINGS AND CONSIDERATIONS FOR:

16511 Cypress Way
Architecture and Site Application S-24-045

Consider a Request for Approval to Demolish an Existing Accessory Structure and Construct a New Accessory Structure Exceeding 1,000 square feet in Gross Floor Area and Site Improvements Requiring a Grading Permit on Property Zoned HR-2½. APN 532-24-004. Exempt Pursuant to the CEQA Section 15303(a): New Construction or Conversion of Small Structures.

Property Owners: Jackie and Scott Kolander
Applicant: Michael Harris
Project Planner: Suray Nathan

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(a): New Construction or Conversion of Small Structures.

Required finding for the demolition of existing structures:

- As required by Section 29.10.09030 (b)(2) of the Town Code for the demolition of an existing accessory structure:
 1. The Town's housing stock will be maintained as the accessory structure proposed for demolition is not a dwelling unit;
 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 Hillside Development Standards and Guidelines:

- As required by the Hillside Development Standards and Guidelines (HDS&G), the project is in compliance with the applicable sections of the HDS&G with the exceptions to grading depths and light reflective value.

Compliance with Hillside Specific Plan

- The proposed development is consistent with the development criteria included in the Specific Plan.

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.