

**PLANNING COMMISSION – January 28, 2026**

**REQUIRED FINDINGS FOR:**

**647 N. Santa Cruz Avenue**

**Request for Review PHST-25-022**

**Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned C-1. APN 410-14-015. Exempt Pursuant to CEQA Section 15061(b)(3).**

**Property Owner/Appellant: 647 N. Santa Cruz Ave, LLC.**

**Applicant: Lance Tate.**

**FINDINGS**

**Required finding for CEQA:**

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

**Required findings to determine that a pre-1941 structure has no significant or architectural merit:**

- As required for a determination that a pre-1941 primary structure has no historic significance or architectural merit:
  1. The structure is not associated with events that have made a significant contribution to the Town;
  2. No Significant persons are associated with the site;
  3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
  4. The structure does not yield information to Town history; or
  5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

*This Page  
Intentionally  
Left Blank*