

**PLANNING COMMISSION – May 13, 2026
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**15521 Union Avenue
Conditional Use Permit Application U-26-005**

Consider a Request for Approval for a Conditional Use Permit for a Bank (BMO) on Property Zoned C-1. APN 523-41-023. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner: Cindy Johnson, Donahue Schriber Realty Group LP. Applicant: Laurence Solis. Project Planner: Erin M. 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 15301: Existing Facilities.

Required compliance with the Zoning Regulations:

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

Required Findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:
 1. The proposed uses of the property are essential or desirable to the public convenience or welfare in that the use would provide a bank use, for visitors, residents, and surrounding areas;
 2. The proposed use will not impair the integrity and character of the zone, in that the proposed use is a commercial use and would be located in a commercial zone;
 3. The proposed uses would not be detrimental to public health, safety or general welfare; and
 4. The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of Chapter 29 of the Town Code.

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