

PLANNING COMMISSION – *March 23, 2022*
REQUIRED FINDINGS FOR:

9 and 11 Montebello Way
Architecture and Site Application S-22-010

**Requesting Approval for Construction of a Roof Sign on Property Zoned C-2:LHP.
APN 529-01-006.**

PROPERTY OWNER: Los Gatos Investments, LLC
APPLICANT: Montebello Market, LLC
PROJECT PLANNER: Ryan Safty

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.

Commercial Design Guidelines:

- The proposed sign is consistent with applicable provisions of the Commercial Design Guidelines.

Required findings for a roof sign:

- As required by Section 29.10.125(8) of the Town Code for roof signs, that a wall sign is not feasible as the front façade is glass and there are concerns with the structural integrity of the existing parapet wall above, and that a suspended sign below the flat projecting awning is not feasible due to visibility concerns.

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