

PLANNING COMMISSION – July 12, 2023
REQUIRED FINDINGS & CONSIDERATIONS FOR:

620 Blossom Hill Road
Architecture and Site Application S-22-050
Conditional Use Permit Application U-22-012

Requesting Approval for Renovation of an Existing Commercial Building and Modification of an Existing Conditional Use Permit for an Automotive Dealership (Los Gatos Luxury Cars) on Property Zoned CH.

PROPERTY OWNER/APPLICANT: John Thomas, Trustee
APPLICANT: Derek Frahmman, Integrity Design and Construction
PROJECT PLANNER: Sean Mullin

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 modifications would improve the existing use that would continue to provide a local option for automotive sales and service for residents and visitors;
 2. The proposed uses will not impair the integrity and character of the zone since the existing automotive sales and service use is located in a commercial zone and meets the development standards of the zone including setbacks, building height, and lot coverage;
 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.

Commercial Design Guidelines:

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

CONSIDERATIONS**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.

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