

PLANNING COMMISSION – September 11, 2019
REQUIRED FINDINGS AND CONSIDERATIONS:

400 Carlton Avenue
Architecture and Site Application S-19-032

Requesting approval of a modification to an approved Architecture and Site application for demolition of two existing medical office buildings and construction of a new medical office building on property zoned O. APN 424-12-098.

APPLICANT: Gary Kohlsaatt.
PROPERTY OWNER: T&M Properties.

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: New Construction or Conversion of Small Structures.

Required Findings for demolition of existing structures:

- As required by Section 29.10.09030 of the Town Code for the demolition of existing structures:
 1. The existing structures have no architectural or historical significance;
 2. The property owner does not desire to maintain the structures as they exist; and
 3. The economic utility of the structures was not considered.

Commercial Design Guidelines:

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

CONSIDERATIONS

Required considerations in review of Architecture & 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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