

**PLANNING COMMISSION – March 13, 2024  
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**666 North Santa Cruz Avenue  
Conditional Use Permit Application U-22-002**

**Requesting Approval of a Modification to an Existing Conditional Use Permit for a Convenience Market that Includes the Sale of Beer and Wine at an Automobile Service Station on Property Zoned C-1.**

**PROPERTY OWNER/APPLICANT: Samir Dave, HDLM Associates  
PROJECT PLANNER: Jocelyn Shoopman**

**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 modification would provide convenience goods to residents and visitors;
  2. The proposed uses will not impair the integrity and character of the zone since the existing 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.

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