

**PLANNING COMMISSION – May 27, 2020  
REQUIRED FINDINGS & CONSIDERATIONS FOR:**

**59 N Santa Cruz Avenue  
Variance Application V-19-003**

**Requesting approval for construction of an addition to an existing commercial building to exceed floor area ratio (FAR) standards on property zone C-2 located at 59 N. Santa Cruz Avenue (APN 510-44-029).**

**Property Owner/Applicant: Bean Avenue Associates.**

**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 findings for granting a Variance application to exceed the maximum allowable FAR:**

- As required by Section 29.20.170 of the Town Code for granting a Variance application:
  - (1) Because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other properties in the vicinity and under identical zone; and
  - (2) The granting of a variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone which such property is situated.

**Commercial Design Guidelines:**

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