

PLANNING COMMISSION – April 23, 2025
REQUIRED FINDINGS:

16548 Ferris Avenue

Conditional Use Permit U-25-002

Consider a Request for Approval to Modify an Existing Conditional Use Permit for an Increase in the Hours of Operation in a Nursery School (Mariposa Montessori School) on Property Zoned R-1:8. APN 532-07-127. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities.

PROPERTY OWNER: Faith Lutheran Church

APPLICANT: Rekha Mundkur, Mariposa Montessori School

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 15301: Existing Facilities. No significant effect on the environment will occur since the project uses an existing structure with no increase in floor area.

Required findings for a Conditional Use Permit:

- As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

1. The proposed expanded hours of operation are desirable to the public convenience because it will offer longer hours of childcare to meet the needs of working families in the community;
2. The proposed use would not impair the integrity of the zone, in that the conditions placed on the permit would continue to ensure that the use is compatible with the character of the zone; and
3. The proposed use would not be detrimental to public health, safety or general welfare, as the conditions placed on the permit would maintain the welfare of the community.
4. The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this chapter.

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