

PLANNING COMMISSION – January 9, 2019
REQUIRED FINDINGS:

114 S. Santa Cruz Avenue
Conditional Use Permit Application U-18-020

Requesting approval for a restaurant with beer and wine service (Hapa's Brewing Co.) on property zoned C-2. APN 510-45-061.

APPLICANT: Brian Edwards

PROPERTY OWNER: 102 S. Santa Cruz, LP

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 approval of 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 use is desirable to the public convenience because it will introduce a new use within an existing commercial building providing for a family friendly business and an outdoor seating area in the downtown area adjacent to the Town Plaza to serve as a destination location; and
2. The proposed use would not impair the integrity of the zone, in that the proposed use is a commercial use and would be located in a commercial zone; and
3. The proposed use would not be detrimental to public health, safety or general welfare, and the conditions placed on the permit would address any potential impacts, including the proposed hours of operation and delivery times; and
4. The proposed use is in harmony with the General Plan and Town Code.

EXHIBIT 2

***This Page
Intentionally
Left Blank***