

**TOWN COUNCIL – April 20, 2021**  
**REQUIRED FINDINGS**

**246 Almendra Avenue**  
**Zone Change Application Z-20-001**

**Consider a Request for Approval for a Zone Change from O:LHP (Office with a Landmark and Historic Preservation Overlay) to R-1D:LHP (Single-Family Residential Downtown with a Landmark and Historic Preservation Overlay) for Property Located at 246 Almendra Avenue. APN: 510-14-019. Zone Change Application Z-20-001.**

**Property Owner: Gary Filizetti.**

**Applicant: Brett Brenkwitz**

**FINDINGS:**

**Required finding for CEQA:**

- That there is no possibility that this project will have a significant impact on the environment; therefore, the project is not subject to the California Environmental Quality Act, Section 15061 (b)(3), in that it can be seen with certainty that there is no possibility that the proposed amendment to the Town Code will have a significant effect on the environment.

**Required consistency with the Town's General Plan:**

- That the proposed Zone Change is consistent with the General Plan and its Elements in that the proposed zoning is consistent with the existing General Plan Land Use designation.

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