

DEVELOPMENT REVIEW COMMITTEE – June 1, 2021
REQUIRED FINDINGS FOR:

800 Blossom Hill Road

Conditional Use Permit Application U-21-008

Requesting approval of a Conditional Use Permit to allow alcohol service at an existing senior residential community (The Terraces) on property zoned RM: 12-20:PD. APN 523-05-001.

PROPERTY OWNER: HumanGood Norcal, Bethany Ghassemi

APPLICANT: HumanGood Norcal, c/o Rawlings Consulting, Steve Rawlings

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town. 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 use is desirable to the public convenience because it provides on-site alcohol service associated with existing dining services for residents and guests at an existing senior residential community; and
2. The proposed use would not impair the integrity of the zone.
3. The proposed use would not be detrimental to public health, safety, or general welfare, as the conditions placed on the permit and existing regulations would maintain the welfare of the community; and
4. The proposed use is in conformance with the Town Code and General Plan.

Compliance with the approved Planned Development

- The project is in compliance with the approved Planned Development (Ordinance 2205).