

**DEVELOPMENT REVIEW COMMITTEE – February 17, 2026**  
**REQUIRED FINDINGS FOR:**

**37 E. Main Street**

**Conditional Use Permit U-26-004**

**Consider a Request for Approval of a One-Year Time Extension for a Minor Restaurant on Property Zoned C-2. APN 529-28-020. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities. Property Owner/Applicant: Peter R. Hoffman Revocable Trust and Amy L. Diffenderfer Revocable Trust.**

**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 an additional dining option for visitors and residents in the downtown and surrounding areas; 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, 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.