



Attachment 1
Findings
PA 21-0111

1 **GENERAL PLAN** **PA 21-0111** **Custom**

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the site's applicable General Plan designation of Suburban Residential as adopted pursuant to the State Planning and Zoning Law.

2 **ZONING** **PA 21-0111**

That the use, activity and improvement proposed, subject to the specified conditions, are consistent with the applicable provisions of the Zoning Code for development within the "Suburban Residential" designation of the General Plan applicable to the property. And that the Project site's Zoning designation of C1(SR)(H) "Local Business" District with Sign Restriction and Housing Opportunities overlay zoning designations is inconsistent with its General Plan designation of "Suburban Residential", and therefore pursuant to applicable State law a Zone Change is not required.

3 **COMPATIBILITY** **PA 21-0111**

That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

4 **GENERAL WELFARE** **PA 21-0111**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5 **PUBLIC FACILITIES** **PA 21-0111**

That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities.

6 **CEQA FINDING** **PA 21-0111** **(Custom)**

That Mitigated Negative Declaration (MND) IS 21-0111 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and that the Planning Commission does hereby adopt MND IS 21-0111 and its proposed Mitigation Measures and its Mitigation Monitoring and Reporting Program (MMRP).