

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

UP 19-049 (Rise + Rome LLC)
NW Cor. Mission & 7th (Carmel Plaza)
Block: 78, Lots: All
APN: 010-086-006

PROJECT DESCRIPTION:

Consideration of a Use Permit (UP 19-049) application for a specialty restaurant at a site located at the Carmel Plaza, NW Corner of Mission and 7th in the Central Commercial (CC) Zoning District.

FINDINGS OF FACT:

1. The project site is located at the northwest corner of Mission Street and 7th Avenue in the Carmel Plaza.
2. The applicant submitted a Use Permit application on January 28, 2019 to establish a Specialty Restaurant at a site located in the Central Commercial (CC) Zoning District.
3. Specialty Restaurants are a conditionally permitted use and require approval from the Planning Commission.
4. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) requirements, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of the conversion of a 1,200 square-foot office space into a specialty restaurant. The proposed project does not present any unusual circumstances that would result in a potential significant environmental impact.

General Findings Required for All Use Permits (CMC 17.64.010):

5. The proposed use is not in conflict with the City's General Plan.
6. The proposed project, as conditioned, will comply with all zoning standards applicable to the use and zoning district.
7. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.

8. The proposed project will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.
9. The proposed project will not be injurious to public health, safety or welfare and provides adequate ingress and egress.
10. The proposed project will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
11. The proposed project will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

General Findings Required for Commercial Use Permits (CMC 17.64.020):

12. The proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations.
13. The proposed use will provide adequate ingress and egress to and from the proposed location.
14. The capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.