

28 August 2024

Tyler Montgomery, Principal Regional Planner
Coastal Development Services Section

**SUBJECT: REQUEST FOR PREPARATION OF FINDINGS FOR PROJECT NO. PRJ2020-000848-(3),
CONDITIONAL USE PERMIT NO. RPPL2020003011, OAK TREE PERMIT NO. RPPL2020007766**

Conditional Use Permit No. RPPL2020003011 and Oak Tree Permit No. RPPL2020007766 are scheduled before the Hearing Officer on 3 September 2024 as a consent item. I note that the Staff Report/package does not include draft findings. As approval or denial of a consent item is a discretionary action, I ask that you prepare draft findings which reflect Staff's recommended action. Depending on when the draft findings are prepared and submitted to me, as well as provided to the applicant and posted on the project webpage, I may continue the item to ensure ample opportunity for review by all interested parties. The upcoming Labor Day holiday may also impact my decision as to whether to continue the item.

I ask that you forward this memo to the applicant/owner and ensure this memo is posted on the public website for the item. It is possible that information presented at the hearing may prompt additional actions.

Sincerely,



Gina Natoli, MURP, AICP
Hearing Officer