



FINDINGS / SPECIALIZED REQUIREMENTS:

DEEMED-TO-BE-APPROVED CONDITIONAL USE (PAD), PLAN APPROVAL ZONE VARIANCE (PA), PLAN APPROVAL PUBLIC BENEFIT (PA) OR DIRECTOR'S DETERMINATION OPEN SPACE (DD)

ZONING CODE SECTIONS: Conditional Uses 12.24 M; Variances 12.27 U; Public Benefits 14.00, or Open Space 21.21 G

These Findings/Justification are a required attachment to the *DEPARTMENT OF CITY PLANNING APPLICATION (CP-7771.1)*.

Public Notice Requirements: This entitlement requires notification of property owners abutting the project site. Please note the original or most recent decision letter may specify a different notice requirement that may be greater.

FINDINGS: You may attach additional sheets.

- 1. That the project will enhance the built environment in the surrounding neighborhood or will perform a function or provide a service that is essential or beneficial to the community, city, or region.

- 2. That the project's location, size, height, operations and other significant features will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood, or the public health, welfare, and safety.

- 3. That the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan, and any applicable specific plan.

ADDITIONAL QUESTIONS: You may attach additional sheets if there is not enough room to answer in the spaces provided. Please answer all questions that are applicable.

- 1. Explain why this application is being filed at this time.

- 2. Is the application for a deemed-to-be-approved conditional use permit or a conditional use plan approval? Check one.

Deemed to be Approved
 Plan Approval
 12.21 G (Open Space)

- 3. What is the current zoning on the property? _____

What was the zoning when the building was built? _____

4. Subject property is level _____ sloping _____ rectangular _____ irregular-shaped _____ parcel of land.
5. Describe how the site is presently developed, including details such as square footage of buildings, occupancy loads, stories, number of seats, etc. If the site has been destroyed, provide detail of what was destroyed and what remains.

6. Surrounding properties. Fill in the following matrix:

| | zones | uses |
|-----------|-------|------|
| Northerly | | |
| Southerly | | |
| Westerly | | |
| Easterly | | |

7. If you are rebuilding, is it on the same foundation? Yes/No _____ Are you adding floor area? Yes/No _____ If yes, how much? _____ sq. ft. _____ %
8. Is a conditional use permit now on the property? Yes/No _____ What section of the Municipal Code permits this use(s)? Section 12.24 _____ Attach a copy of all prior conditional use cases to this application.
9. Is the use site the same size it was when it was established? Yes/No _____ If the site has changed in size please explain.

10. Was the use discontinued for a year or more? Yes/No _____ If yes, please explain:

If the use was discontinued for a period less than one year, give dates.

11. How many parking spaces are now on the site? _____ How many parking spaces were on the site on the date that the use became established? _____ How many spaces will be required by Code for the proposed addition? _____ What will be the total number of parking spaces required by Code for this site, if the Plan is approved? _____
12. Improvements were originally permitted on _____ Building Permit Number and Certificate of Occupancy issued on _____ (Attach copies)

The Office of Zoning Administrative Research will primarily be based on business licenses, field check, prior cases and building permits. If you will provide a business license history, copies of building permits, certificates of occupancy and photographs, it will help the staff process this request. Please provide a list of all prior cases and plan approvals.

13. How many retail uses did you have originally? _____ How many are you proposing? _____
Parking spaces to be provided? _____

14. Describe the public open space and recreational amenities available to the occupants of the project within a 500-foot radius.
