



**FINDINGS / SPECIALIZED REQUIREMENTS:**

**DEEMED-TO-BE-APPROVED (PAD) OR PLAN APPROVAL (PA) CONDITIONAL USE SCHOOLS, CHURCHES, SENIOR HOUSING, ANIMAL FACILITY**

**ZONING CODE SECTIONS:** 12.24 U 24 Private and Public Schools, 12.24 U 4 Nursery or Preschool, 12.24 W 49 Church or other Religious Institution, 12.24 W 38 Housing for Senior Citizens and/or Disabled Persons, 12.24 W 5 Commercial Grazing, Breeding, Boarding, Raising or Training of Domestic Animals

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.

Be sure that your plot plan shows all buildings or other structures, fences/walls (and their height), play area(s), landscaping or other physical features of your proposed facility. Indicate whether an improvement is existing or proposed, as well as its size and proximity to other buildings/structures and to respective property lines.

**FINDINGS:** Answer the following questions. You may attach additional sheets if necessary.

- 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.  


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- 2. That the project's location, size, height, operations or 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.  


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- 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.  


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**ADDITIONAL INFORMATION:** Answer the following questions. You may attach additional sheets if necessary.

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


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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

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 \_\_\_\_\_

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 \_\_\_\_\_ If yes, what type? \_\_\_\_\_  
 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 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.

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

**THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR PRIVATE SCHOOL, CHILD CARE, NURSERY OR PRESCHOOL FACILITY.**

1. Describe the type of school (e.g., elementary, junior high school, nursery, etc.)
2. What is the maximum number of students (children) to be enrolled at each grade and age level?
3. What are the hours of operation? Indicate whether Monday through Friday only or also weekends.
4. What are the number of classrooms and teachers?
5. What are the number of administrative staff?
6. Will there be busses, and, if so, where will they be stored?
7. Where will cars load and unload students? How many cars?
8. Describe the size and location of signs.
9. Does anyone live on the premises; if so, where?
10. Are there to be special events, e.g., fund-raising events, parent-teacher nights, graduation ceremonies or athletic events? How often are these proposed?
11. Is there a main place of assembly, e.g., auditorium, gymnasium or stadium, and if so, how many fixed seats?
12. Is there to be night lighting and /or a public address system (please identify on your plot plan as well as discussing in the applications)?
13. What are the number of on-site parking spaces (please be sure there are specifically delineated on your accompanying plot plan)?
14. Be sure that your plot plan shows all buildings or other structures, fences/walls (and their height), play area(s), landscaping or other physical features of your proposed facility. Indicate whether an improvement is existing or proposed, as well as its size and proximity to other buildings/structures and to respective property lines.

15. Are there to be any buildings/structures demolished/remodeled?

**THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR CHURCHES OR OTHER RELIGIOUS INSTITUTION.**

1. What are the number of fixed seats (if no fixed seats, then the amount of square footage) for sanctuary (or auditorium or gymnasium if applicable).
2. Is there to be religious instruction, e.g., Sunday School? If so, where on the site, number of children, ages, etc.
3. Is there to be a nursery school, preschool, child day care, elementary, junior high or high school also? If so, see instructions under Private School, Child Care, Nursery, or Preschool (above).
4. What are the number of on-site parking spaces (must show on plot plan)?
5. Are there to be any buildings/structures demolished/remodeled?
6. Is there to be special events or activities both indoor and outdoor likely to attract large numbers of people, additional noise or other activities not normally associated with day-to-day operation of the church? If so, what?

**THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR HOUSING DEVELOPMENTS WITH REDUCED PARKING OCCUPIED BY PERSONS 62 YEARS OF AGE OR OLDER AND/OR DISABLED PERSONS.**

1. What type of development is it (e.g., H.U.D., church-sponsored, low-income, etc.)?
2. Will there be medical, nursing care or any special care taking place on the premises (be specific)? Will special transportation be provided? (e.g., buses, vans, etc.)?
3. Will there be any commercial activities on the site, e.g., beauty salon, barber shop, drugstore, convenience market?
4. Will the apartments have kitchens, central dining area, or both?
5. What are the required number of parking spaces for your proposed development?
6. How many do you propose to provide?
7. Do you have the required alternate parking plan in the event of a change in occupancy? If so, be sure to include two copies of such plan with your application.
8. What are the number of on-site parking spaces (must show on plot plan)?
9. Are there to be any buildings/structures demolished/remodeled?

**THE FOLLOWING QUESTIONS APPLY TO APPLICATIONS FOR COMMERCIAL BOARDING, GRAZING, TRAINING OR RAISING OF DOMESTIC ANIMALS.**

1. Describe number and type of animals involved.

2. Describe the number and location of accessory animal structures (including corrals) and whether such shelters have a roof (indicate distance between them and front, side or rear property lines).
3. Are you requesting a variance from the City's parking area improvement requirements, e.g., paving, striping, masonry walls, etc.? Please indicate.
4. Is there to be a training ring? Will it have lights? Are there to be shows, and if so, how often? How many people would be accommodated, and what type of seating would be provided?
5. What is the approximate distance between animals and a) on-site residence; b) neighboring residences; c) schools; d) churches; e) hospitals; f) public assembly places; g) restaurants?
6. Is there to be a public address system? Where? Are bullhorns to be used?
7. Are there to be signs on the site? What size, and where located?
8. Are there living quarters on the site? If so, what type?
9. Are there to be any large vehicles, e.g., hay truck, horse vans, etc., stored on the site, and if so, how many and where?
10. Are there any special measures proposed for handling manure and abating flies, if so what?
11. What are the number of on-site parking spaces (please be sure there are specifically delineated on your accompanying plot plan)?
12. Are there to be any buildings/structures demolished/remodeled?