

Variance Justification form – Requested Findings

3845 La Sierra Avenue

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

The lot size of the property is 17,493 sqf which is 2,507 sqf less than minimum lot size. The size of the lot cannot be changed. The original lot was larger when initially subdivide, however, it appears that La Sierra was widened, and additional right of way was dedicated a long time ago, rendering the parcel shy of 20,000. It appears that there was a subsequent dedication of 25' wide strip of land along the frontage of the property that resulted in reduction of 2550 sqf of the land area of this parcel. (see attached assessors' map) There is no way to acquire additional area, since all properties surrounding this parcel are fully developed. Add more square footage will not provide any benefit to the project, as the building and improvements already exist.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

The building and improvements needed for the project are already in place. There is no floor area being added. In addition, all properties adjacent to this parcel are fully developed.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

Granting variance will not be detrimental to the surrounding area and public. To the contrary, approval of this project will covert economically obsolete office space to much needed housing stock. It will complement existing commercial centers in the vicinity by providing additional customers. This project will also help with potential vandalism and crime that is inherent with vacant buildings. Lastly, remodeling of the office building will create construction jobs and the remodeled building will enhance property values.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

Granting of the variance will make this parcel substantially more consistent with general plan. This rea is envisioned as residential and commercial mixed-use applications. The project accomplishes that vision and provides incentive and motivations to other similar properties by signaling City's commitment to accommodate beneficial projects,