



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: PROPOSED TENANAT IMPROVEMENT (BANQUET HALL AND RESTAURANT)

Project Location: 10170 INDIANA AVE. BUILDING 'B'

Assessor's Parcel Number (APN): 234-160-075

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

REQUEST TO DEVIATE FROM PARKING STANDARDS: NUMBER OF PARKING

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered “yes” and 3 and 4 “no” to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

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. Yes, at present there are a total of 387 parking spaces in the Tyler Village site. The proposed project will be adding about 46 spaces, resulting in a total of 433 spaces under project conditions. However, the forecast parking demand for both the existing and proposed uses based on the City's Parking Code is 610 spaces. Hence, there is a shortage of 177 spaces. A shared parking analysis was conducted using both survey counts and the City's Parking Code. The analysis based on the survey count reveals that there will be a surplus of 43 spaces on weekdays and 64 on weekends. The analysis based on the Parking Code reveals that there will be a surplus of 67 spaces on weekdays and 92 on weekends.

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.

Yes, the addition of (46) parking spaces still leaves the site deficient. Based on a shared parking analysis using both survey counts and the City's Parking Code, it reveals that there will be surplus in parking spaces. See attached parking memo for additional information.

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. No, a proposed changed from A-3(Gymnasium) to A-2 (Banquet Hall) results in only a minor change in parking standard ratio. Thus a parking study was conducted which concludes that the proposed change will result in a surplus of spaces. The granting of parking variance will in fact enhance the Tyler Village Shopping Center by improvements of additional parking stalls of 46 spaces, re-paving of the parking areas, installation of new landscape, and improvements toward the exterior facade at the proposed tenant improvement spaces. The proposed tenant improvement will re-vitalized the shopping center, which has been in decline for the past several months.

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

No, the granting of the above mentioned variance is in line with the General Plan commercial designation as it now stands. The Commercial designation in the General Plan states that the land use provides retail, sales, service and office uses that serve multiple neighborhoods within the City.