

## Property Information

Project Description: TO CONVERT EXISTING OFFICE BUILDINGS BACK TO RESIDENTIAL APARTMENT UNITS. 8 UNITS TOTAL.

Project Location: 4061 MISSION INN AVENUE

Assessor's Parcel Number (APN): 214-211-006

## Submittal Requirements

Refer to **Development Application Information** Handout for information on Submittal Requirements.

Additional submittal items include:

1. Variance Justification Form (attached)

### Height/story variances in the RC Zones

Aside from the filing requirements set forth above, any variance requests for extra building height/stories in the RC-Residential Conservation Zone must be accompanied by:

1. Approved or proposed grading plans for the site.
2. A Composite map clearly indicating the approved grading, including building pad elevations, on adjoining sites, or if no grading has been approved, the natural topography of adjoining property. Additional information on grading for a larger surrounding area may be required.
3. Street sections, where appropriate.
4. Building elevations for proposed dwelling (in addition to required plot plans).
5. Where split pads are proposed, building sections are required.

If more than one lot is involved, the proposed building and height pad elevation for each lot shall be clearly identified. Separate Variance Justification Forms for each lot are required with justifications based on the unique characteristics of each industrial lot. Heights shall be justified based on relationships with surrounding lots and natural topography.

## Variance Justification Form

**Variances Requested – State variance(s) requested specifically in detail. Please attach separate sheet(s) as necessary.**

Submit a Variance application, substantial justifications, and applicable fee to allow 22.2 units per acre, where 20 units per acre is allowed in the Downtown Specific Plan – Neighborhood Commercial District.

**Required Findings –** Answer each of the following questions "YES" or "NO" and then explain your answer in detail. Questions 1 & 2 must be answered "YES" and 3 & 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? (In other words, explain why it would be difficult to comply with the development standards) *Explain in detail.*

Yes, The existing four buildings are constructed with a partition wall in each building that divides the units. Taking out the partition wall would result in altering the original design which included 8 total dwelling units.

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? (In other words, explain what special circumstances this specific property has that would justify the deviation from the development standards) *Explain in detail.*

Yes, The original design of the exiting buildings included 8 dwelling units. The owners intent is to change the use back to residential dwelling units maintaining the original unit count of 8.

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? (In other words, explain how approving such deviations from the standards will not impact the public). *Explain in detail.*

No, The proposed design provides adequate parking that would help to not disrupt the exiting street parking conditions of this area. The existing buildings will maintain their exterior design with cosmetic repairs done to achieve habitable compliance.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? (In other words, explain how the requested variance is in compliance with the goals, policies and objectives of the General Plan 2025? *Explain in detail.*

No, The proposed project helps create additional residential units for people coming to the city for work, studies, ect. The project also takes into account the the objectives of restoring sectors of the downtown area and attempts to maintain the integrity of the original design of this area.

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1. Variance Justification Form (attached)

### Height/story variances in the RC Zones

Aside from the filing requirements set forth above, any variance requests for extra building height/stories in the RC-Residential Conservation Zone must be accompanied by:

1. Approved or proposed grading plans for the site.
2. A Composite map clearly indicating the approved grading, including building pad elevations, on adjoining sites, or if no grading has been approved, the natural topography of adjoining property. Additional information on grading for a larger surrounding area may be required.
3. Street sections, where appropriate.
4. Building elevations for proposed dwelling (in addition to required plot plans).
5. Where split pads are proposed, building sections are required.

If more than one lot is involved, the proposed building and height pad elevation for each lot shall be clearly identified. Separate Variance Justification Forms for each lot are required with justifications based on the unique characteristics of each industrial lot. Heights shall be justified based on relationships with surrounding lots and natural topography.

## Variance Justification Form

**Variances Requested** – *State variance(s) requested specifically in detail. Please attach separate sheet(s) as necessary.*

Submit a Variance application, substantial justifications, and applicable fee to allow no private open space where 50 square feet per unit is required in the Downtown Specific Plan – Neighborhood Commercial District.

**Required Findings** – Answer each of the following questions "YES" or "NO" and then explain your answer in detail. Questions 1 & 2 must be answered "YES" and 3 & 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? (In other words, explain why it would be difficult to comply with the development standards) *Explain in detail.*

Yes, The existing layout of the buildings does not allow for an equal distribution of 50 SQ.FT. per unit with adequate access. In attempting to provide these spaces, the site circulation layout would be disrupted to the point where a clear access to the proposed parking spaces at the rear of the property would be disrupted.

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? (In other words, explain what special circumstances this specific property has that would justify the deviation from the development standards) *Explain in detail.*

Yes, We are proposing a 936 SQ. FT. common space to compensate for the the required 50 SQ. FT requirement per unit. This common space is designed to allow open space for residents to use for small gatherings or for personal leisure.

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? (In other words, explain how approving such deviations from the standards will not impact the public). *Explain in detail.*

No, The proposed open area provides residents a common space that does not disrupt the access or circulation around the property to the public. This solution allows the property to maintain a level of privacy for the residents without disrupting public interaction.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? (In other words, explain how the requested variance is in compliance with the goals, policies and objectives of the General Plan 2025? *Explain in detail.*

No, The proposed design attempts a solution that takes into account the needs of residents as well as the public in order still achieve the main objectives of the general plans residential objectives. The project also takes into account the the objectives of restoring sectors of the downtown area and attempts to maintain the integrity of the original design of this area.