

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #4533

Conditional Use Permit – School Use in the CD-6 Zoning District

1. *The proposed use is allowed with a Conditional Use within the applicable zoning district and complies with all applicable provisions of this Zoning Code. The proposed school use is allowed with a Conditional Use Permit in the PS zoning district. The application and submittals have been thoroughly reviewed for compliance with all required reviews and procedures.*
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the CD-6 (Central District Subarea 6) zoning district. As conditioned, the use will be compatible with Central District uses and surrounding industrial and office developments, and will be operated in a manner that will allow for harmonious relationships among land uses. The proposed days and hours of operation are compatible with the operations of the surrounding land uses.*
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan. The proposed school development will further Objective #13 (Adequate Services) of the General Plan in that the City supports institutions that serve the needs of Pasadena's diverse residents and families. It is consistent with Policy 13.4 (Education), which promotes public and private schools, and supports quality education for all students. The project is consistent with the General Plan Principle (Physical Development – Historic Preservation): "Change should be harmonized to preserve Pasadena's historic character and environment."*
4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use. In this case, the use has been conditioned to ensure that the hours of operation, transportation and parking, and on-site activities will not adversely impact surrounding persons residing or working in the surrounding neighborhood. The proposed use will be inspected to ensure compliance with the City's code requirements, laws, and conditions of project approval to prevent any potential adverse impacts.*
5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. The use has been conditioned to ensure that the hours of operation, seating capacity, noise, and transportation and parking will not be detrimental or injurious to property or improvements in the neighborhood. The proposed use will be inspected to ensure compliance with the City's code requirements, laws, and conditions of project approval to prevent any potential adverse impacts.*

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.* The design, location, and scale of the proposed development are compatible with the existing surrounding development. The proposal will enhance the aesthetic quality of the existing neighborhood and is compatible with surrounding non-residential land uses. The new construction will not obstruct any views.

Variance - parking in the front yard.

7. *There are exceptional or extraordinary circumstances or conditions applicable to the development subject site not apply generally to sites in the same zoning district.* The preservation of the historic structures on the site, which is encouraged by the Historic Preservation Ordinance of the City, creates limitations on the site design and limits the ability of the project to fully comply with this standard of the Code. Most properties in the Central District do not have historic structures. Therefore the current site conditions are extraordinary.
8. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Without variance, the project would not reasonably be able to provide adequate parking for school students and staff; or, the demolition of usable, historic structures on the site may be required to accommodate parking that would not be allowed in the front yard.
9. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The proposed front yard parking would enlarge an existing parking lot from four parking spaces to 7 parking spaces. There is no history of the current parking lot having detrimental affect on the neighborhood or general welfare. The proposal has been reviewed by the Departments of Public Works and Transportation to ensure adequate safety to pedestrians and motorists.
10. *Granting the application is consistent with the General Plan and the purposes of Title 17 of the Municipal Code and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The Variance will not compromise the character and quality of the existing neighborhood. Several developments in the vicinity on Waverly Drive include surface parking between the structures and the sidewalk. The proposed school development will further Objective #13 (Adequate Services) of the General Plan in that the City supports institutions that serve the needs of Pasadena's diverse residents and families. It is consistent with Policy 13.4 (Education), which promotes public and private schools, and supports quality education for all students. The project is consistent with the General Plan Principle (Physical Development – Historic Preservation): “Change should be harmonized to preserve Pasadena’s historic character and environment.”

11. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the city's development standards has not been considered a factor at any time throughout the review of this application.

Variance - deviate from landscaping standards for parking lots.

12. *There are exceptional or extraordinary circumstances or conditions applicable to the development subject site not apply generally to sites in the same zoning district.* The preservation of the historic structures on the site, which is encouraged by the Historic Preservation Ordinance of the City, creates limitations on the site design and limits the ability of the project to fully comply with this standard of the Code. Most properties in the Central District do not have historic structures. Therefore the current site conditions are extraordinary.

13. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Without variance, the project would not reasonably be able to provide adequate parking for school students and staff; or, the demolition of usable, historic structures on the site may be required to accommodate landscaped areas.

14. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The non-compliant landscaping required for parking lots would not be detrimental or injurious to properties in the vicinity or the general welfare. The proposal has been reviewed by the Departments of Public Works and Transportation to ensure adequate safety of the parking lots to pedestrians and motorists.

15. *Granting the application is consistent with the General Plan and the purposes of Title 17 of the Municipal Code and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The Variance will not compromise the character and quality of the existing neighborhood. Several developments in the vicinity on Waverly Drive include parking lots without landscaping. The proposed school development will further Objective #13 (Adequate Services) of the General Plan in that the City supports institutions that serve the needs of Pasadena's diverse residents and families. It is consistent with Policy 13.4 (Education), which promotes public and private schools, and supports quality education for all students. The project is consistent with the General Plan Principle (Physical Development – Historic Preservation): "Change should be harmonized to preserve Pasadena's historic character and environment."

16. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the

city's development standards has not been considered a factor at any time throughout the review of this application.

Variance - deviate from back-up turning radius for loading.

17. *There are exceptional or extraordinary circumstances or conditions applicable to the development subject site not apply generally to sites in the same zoning district.* The preservation of the historic structures on the site, which is encouraged by the Historic Preservation Ordinance of the City, creates limitations on the site design and limits the ability of the project to fully comply with this standard of the Code. Most properties in the Central District do not have historic structures. Therefore the current site conditions are extraordinary.
18. *Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.* Without a variance, the project would not reasonably be able to provide adequate loading for the school; or, the demolition of usable, historic structures on the site may be required to accommodate the increased backup area.
19. *Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety, or general welfare.* The non-compliant backup space will result in the applicant still having a loading space, however rather than having a space that is 12' by 30' the space will be 10' by 20'. This is adequate for the site given that the narrow width of the existing alley will not accommodate trucks that are 12' by 30'. The Board of Zoning Appeals added conditions that direct the applicant to work with the Zoning Administrator and Transportation Department to establish limitations on the hours of truck deliveries as well as the size of the trucks.
20. *Granting the application is consistent with the General Plan and the purposes of Title 17 of the Municipal Code and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district.* The Variance will not compromise the character and quality of the existing neighborhood, the loading space will be located to the rear of the lot and will be smaller and meet the requirements of the Zoning Code for smaller loading spaces. Because there are historic buildings on the site, it is difficult to locate the loading space elsewhere without impacting these buildings. The proposed school development will further Objective #13 (Adequate Services) of the General Plan in that the City supports institutions that serve the needs of Pasadena's diverse residents and families. It is consistent with Policy 13.4 (Education), which promotes public and private schools, and supports quality education for all students. The project is consistent with the General Plan Principle (Physical Development – Historic Preservation): "Change should be harmonized to preserve Pasadena's historic character and environment."

21. *Cost to the applicant of strict compliance with a regulation is not the primary reason for the granting of the Variance.* The cost to the applicant of complying with the city's development standards has not been considered a factor at any time throughout the review of this application. The major reason that the variance is being approved is due to site constraints related to historic buildings located on the property.

Minor Conditional Use Permit – tandem parking spaces.

22. *The proposed use is allowed with a Minor Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The tandem parking is permitted in the Cd-6 zoning district. The tandem spaces are conditioned to comply with all dimension and location requirements of the Code.

23. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The tandem parking is permitted in the Cd-6 zoning district. The tandem spaces are conditioned to comply with all dimension and location requirements of the Code.

24. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.* The Variance will not compromise the character and quality of the existing neighborhood. Several developments in the vicinity on Waverly Drive include parking lots without landscaping. The proposed school development will further Objective #13 (Adequate Services) of the General Plan in that the City supports institutions that serve the needs of Pasadena's diverse residents and families. It is consistent with Policy 13.4 (Education), which promotes public and private schools, and supports quality education for all students. The project is consistent with the General Plan Principle (Physical Development – Historic Preservation): "Change should be harmonized to preserve Pasadena's historic character and environment." In addition, the Central District Specific Plan encourages preservation of historic resources.

25. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use.* The tandem parking spaces required for parking lots would not be detrimental or injurious to properties in the vicinity or the general welfare. The tandem spaces are conditioned to comply with all dimension and location requirements of the Code. The proposal has been reviewed by the Departments of Public Works and Transportation to ensure adequate safety of the parking lots to pedestrians and motorists.

26. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* The tandem parking spaces required for parking lots would not be

detrimental or injurious to properties in the vicinity or the general welfare. The tandem spaces are conditioned to comply with all dimension and location requirements of the Code. The proposal has been reviewed by the Departments of Public Works and Transportation to ensure adequate safety of the parking lots to pedestrians and motorists.

27. *The design location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.* The proposed tandem spaces would not have a visual impact on the neighborhood and the parking use will be compatible with other parking uses on May Alley. The proposal will not obstruct any views.

Finding of fact for tree removal.

28. *The project includes a landscape plan that will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project.* The proposed landscape plan shows a tree canopy coverage of several species of trees that will, within a reasonable amount of time after completion of the project, result in a tree canopy coverage of greater significance than the tree canopy coverage being removed.