

ATTACHMENT A

Findings for Conditional Use Permit #6831

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SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #6831

Conditional Use Permit – Major Project over 75,000 square feet

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed project includes the construction of a 99,996 square-foot, four-story office building with a proposed height of 62 feet. The proposed use of the building will consist of both medical offices and professional office land uses, which are permitted uses within the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. The proposed development will be designed in conformance with the Zoning Code.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The subject site is located in the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. The South Fair Oaks Specific Plan emphasizes the concept of a higher density, medical supporting and mixed commercial uses that will support transit- and pedestrian-oriented mobility strategies. The proposed project which includes medical and professional office land uses complements and supports the adjacent commercial, retail, and medical land uses by expanding medical facilities and medical-oriented business in the area. As such, the proposed project and land use is consistent with the intent of the IG-SP2 zoning district and is consistent with the overarching purposes of Section 17.10.010 of the Zoning Code. The project will protect and enhance the character and integrity of the City's neighborhoods, while increasing surrounding property values.

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.* As proposed, the project is consistent with the goals, policies, and objectives of the General Plan. Specifically, Goal 37 (South Fair Oaks Avenue) which encourages the redevelopment of underutilized industrial areas for new businesses to establish job-generating uses leveraged by the medical and creative office uses. In addition, the project provides consistency with General Plan Policies 1.1 (Basic Growth Policy), 1.2 (Target Growth), 2.11 (Health Facilities), 37.2 (Medical Supporting Uses), and 37.5 (Economic Vitality) which emphasize the need to capitalize on medical facilities and medically-oriented businesses by accommodating a wide range of healthcare and mental care facilities that are transit-accessible, support the retention and enhancement of local business, emerging technology and medical uses. The proposed project will develop an underutilized property within the South Fair Oaks Specific Plan and is located in an urbanized area surrounded by commercial and medical land uses, which will directly support the surrounding cluster of medical-oriented uses in the area.

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.* The subject property is located in an urbanized area and surrounded by commercial, retail and medical uses. The proposed project includes the construction of a 99,996 square-foot, four-story office building with a proposed height of 62 feet. The proposed use of the building will consist of both medical offices and professional office land uses, which are permitted uses within the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. Therefore, no detrimental effect on the health, safety, and welfare of the public is anticipated from the proposed project.
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 proposed project, construction of a 99,996 square-foot, four-story office building with medical and professional offices is compatible with the surrounding land uses. The proposed land uses are permitted by right with the IG-SP2 zoning district. Appropriate design features such as open space plazas, inset entries, and the incorporation of a subterranean parking garage with one entry and exit point for vehicular access will promote a pedestrian oriented design that will complement the surrounding uses. Therefore, the project will not be detrimental to the surrounding properties and will not have a negative effect on the surrounding neighborhood or general welfare of the City.
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 in that the proposal does not convey an overdeveloped appearance in this area.* The proposed project includes the construction of a 99,996 square-foot, four-story office building with a proposed height of 62 feet. The proposed use of the building will consist of both medical offices and professional office land uses, which are permitted uses within the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district. The proposed construction, medical and office land use improvements, including their scale, and locations are compatible with the existing adjacent uses.

Minor Conditional Use Permit – Tandem and Triple Stack Parking

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed tandem and triple stack parking is permitted in the IG-SP2 (Industrial General, South Fair Oaks Specific Plan) zoning district with the approval of a Minor Conditional Use Permit. The project proposes 80 tandem parking spaces and 45 triple stack parking spaces, out of 304 total parking spaces. The tandem and triple stack spaces will be equally distributed on both levels of the subterranean garage. Combined, the tandem and triple stack parking spaces will equate to 54 percent of the required parking, which is below the maximum permitted.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The use of tandem and triple stack parking spaces is consistent with the overarching purposes of Section 17.10.010 of the Zoning Code. The project will protect and enhance the character and integrity of the City's neighborhoods, while increasing surrounding property values.
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.* As proposed, the project is consistent with the goals, policies, and objectives of the General Plan. Specifically, Goal 37 (South Fair Oaks Avenue) which encourages the redevelopment of underutilized industrial areas for new businesses to establish job-generating uses leveraged by the medical and creative office uses. In addition, the project provides consistency with General Plan Policies 1.1 (Basic Growth Policy), 1.2 (Target Growth), 2.11 (Health Facilities), 37.2 (Medical Supporting Uses), and 37.5 (Economic Vitality) which emphasize the need to capitalize on medical facilities and medically-oriented businesses by accommodating a wide range of healthcare and mental care facilities that are transit-accessible, support the retention and enhancement of local business, emerging technology and medical uses. The proposed project and overall project design have embraced the policies and goals of the South Fair Oaks Specific Plan and General Plan, particularly with respect to objectives for progressive urban design, dense development along major mobility corridors and near transit, and pedestrian orientation. The use of tandem and triple stack parking spaces conforms to these goals of the South Fair Oaks Specific Plan and General Plan and allows for development of a high density project that meets the applicable development standards of the site, while limiting the amount of excavation required to provide adequate on-site parking.
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.* The subject property is located in an urbanized area and surrounded by commercial, retail and medical uses. The tandem and triple stack parking spaces will comply with the minimum parking stall dimensions and back-up radius to allow the safe movement of vehicles. In addition, full-time parking attendants will be present during operating hours to coordinate stacked parking within the subterranean structure. Furthermore, the vehicle drop-off area will be located away from the primary entry and exit of the structure to allow for maximum queuing space within the parking garage. Therefore, no detrimental effect on the health, safety, and welfare of the public is anticipated from the use of tandem and triple stack parking spaces, or the proposed project.
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 of tandem and triple stack parking spaces will not be detrimental to the surrounding properties. The tandem and triple stack parking spaces will

comply with the minimum stall dimensions and back-up radius to allow the safe movement of vehicles, and there will be full time parking attendants required during the hours of operation. In addition, the use of tandem and triple stack parking limits the total amount of grading and soil export required for provision of the 212 on-site parking spaces. This limits the number of truck trips required for soil export as well as the total amount of construction time and noise associated with grading excavation for the proposed development. Therefore, the use will not have a negative effect on the surrounding neighborhood or general welfare of the City.

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 subject property is located at the boundary of the Central District and South Fair Oaks Specific Plan area of the City. This is an area of dense development within the City. The surrounding area is developed with commercial uses to the north, east, and south, and Huntington Hospital and affiliated outpatient services to the west. The project size is consistent with the development standards provided in the South Fair Oaks Specific Plan, and consistent with the character of the surrounding uses. The project proposes one point of access to the subterranean parking garage, along South Fair Oaks Avenue, which provides the ability to ensure a vibrant pedestrian oriented and high quality design. In addition, the project is required to be reviewed and approved by the Design Commission.

Minor Conditional Use Permit – Shared Parking

1. *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* in that the Zoning Code allows shared parking agreements in the South Fair Oaks Specific Plan, subject to the approval of a Minor Conditional Use Permit.
2. *The location of the proposed use complies with the special purposes of this Zoning Code and purposes of the applicable zoning district* in that approving the Minor Conditional Use Permit to allow shared parking through an approved shared parking agreement will allow the project site to proceed with the proposed development that intends to establish a mix of commercial uses that will enhance the purpose of the South Fair Oaks Specific Plan, which is intended to strengthen its role in supporting and allowing additional commercial and medical land uses within this area that will encourage pedestrian activity; as the development is in close proximity to the Metro Gold Line Fillmore Station with the area developed with commercial, retail, and medical 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* As proposed, the project is consistent with the goals, policies, and objectives of the General Plan. Specifically, Goal 37 (South Fair Oaks Avenue) which encourages the redevelopment of underutilized industrial areas for new businesses to establish job-

generating uses leveraged by the medical and creative office uses. In addition, the project provides consistency with General Plan Policies 1.1 (Basic Growth Policy), 1.2 (Target Growth), 2.11 (Health Facilities), 37.2 (Medical Supporting Uses), and 37.5 (Economic Vitality) which emphasize the need to capitalize on medical facilities and medically-oriented businesses by accommodating a wide range of healthcare and mental care facilities that are transit-accessible, support the retention and enhancement of local business, emerging technology and medical uses. The project site is within walking distance of the Metro Gold Line Fillmore Station and the major mobility corridors of South Fair Oaks Avenue. Allowing additional commercial and medical land uses within this area that will encourage pedestrian activity, as the development is in close proximity to commercial, retail, and medical land uses. The sharing of available on-site parking spaces would be a good use of existing resources. Additionally, reducing the number of off-street parking spaces is one way to promote non-vehicular modes of transportation.

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 that approving the Minor Conditional Use Permit to allow shared parking with an adjacent property will allow the existing property to proceed with the proposed improvements and establish a mix of commercial uses clustered on a site adjacent to a light rail station while sharing parking spaces to satisfy the parking requirement. The applicant will be required to submit the proposed shared parking location for review and approval by the Zoning Administrator, which will ensure the proposed shared parking will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood or proposed use.
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* in that the approval of the Minor Conditional Use Permit to allow shared parking with an adjacent property will allow the existing property to proceed with the proposed improvements and establish a mix of commercial uses clustered on a site adjacent to a light rail station while sharing parking spaces to satisfy the parking requirement. The applicant will be required to submit the proposed shared parking location for review and approval by the Zoning Administrator, which will ensure the proposed shared parking will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
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* in that the proposed project and overall project design have embraced the policies and goals of the South Fair Oaks Specific Plan and General Plan, particularly with respect to objectives for progressive urban design, dense development along major mobility corridors and near transit, and pedestrian orientation. The project will develop an underutilized property within the South Fair Oaks Specific Plan and is located in an urbanized

area surrounded by commercial and medical land uses, which will directly support the surrounding cluster of medical-oriented uses in the area.

7. *The spaces to be provided will be available as long as the uses requiring the spaces lawfully exist* in that the requirement for the applicant to submit a shared parking agreement for review and approval, along with the required recording of a covenant will ensure that the required spaces will be provided as long as the uses requiring the shared parking spaces lawfully exist.
8. *The quality and efficiency of the parking or loading utilization will exceed the level that is otherwise required* in that the subject property has multiple points of entry with efficient means of vehicle movement and the vehicle loading and operations that are compatible with the existing commercial uses on the site and in the vicinity.