

ATTACHMENT A

ATTACHMENT A DETAILED BACKGROUND AND ANALYSIS

BACKGROUND

The current property owners, Warren and Zoe Hsiao, bought the 182 S. Orange Grove Boulevard property approximately one year ago with the intent to use the 18,400 square foot Mayfair Mansion as a single family residence. In order to inhabit the building, they submitted applications for a change to the approved Ambassador West project and Variance #11669 to build a two-car garage in the front yard.

The site, which will be a 17,890 square foot lot upon final City Council approval and recording of Vesting Tentative Tract #63103, is in the interior of the Ambassador West project campus with no street frontage, and is developed with the Landmark-eligible Mayfair Mansion. It is zoned WGSP-1B (West Gateway Specific Plan, Subdistrict 1B, "The Ambassador College campus east of Orange Grove Boulevard"). To the north of the property is the Landmark-eligible Terrace Villa, to the east is the Ambassador Campus central lawn which is to remain permanent open space, to the south will be a public access easement and future condominium development, and immediately to the west is a row of garages for an existing apartment complex on South Orange Grove Boulevard.

The plans submitted with the application propose a 716 square foot single-story detached garage with space for two vehicles and storage, located in the northwest corner of the site. Architectural features include a flat roof, coarse texture stucco coating, carriage house-style garage door, custom stained solid wood door with Tudor arch, a pair of wood double-hung dual-paned windows, and a wood trellis structure supported by two stucco columns and attached to the front of the garage. A proposal to build new fences, gates, and trellises to enclose the front yard is also part of the submitted plans but the property owner has agreed to eliminate these features from the project.

The Ambassador West Project was approved by the City Council on April 2, 2007. The main project proposal was to redevelop a 19.7 acre portion of the former Ambassador College campus in the block bounded by W. Green St., S. St. John Ave., W. Del Mar Blvd. and S. Orange Grove Blvd. The proposal includes: 1.) construction of 200 independent living units for seniors and 48 assisted living units in a six-story 450,000 square foot building; 2.) construction of 70 residential condominiums in two- and three-story buildings; 3.) intensification of existing apartment buildings and dorms to provide 46 apartment units; 4). conversion of historic buildings to educational, institutional, and office uses; and 5). preservation of historic buildings, significant landscape features and open space.

The Ambassador West Project required the approval of the following entitlements:

- a Conditional Use Permit (CUP) to operate the senior life/care facility,
- a Transfer of Development Rights (TDR) to transfer WGSP development allocation from areas that should be preserved to the northeast portion of the block where the WGSP encourages the highest density,
- an Adjustment Permit to preserve valuable protected trees, landscape features and historic buildings on the site by providing flexibility in design requirements in order to cluster the development on smaller portions of the site for the 70 new condominium units that are allowed by the WGSP,
- an Adjustment permit for the senior life/care facility to exceed the building height in two locations and to construct a bridge over a side property line,
- Private Tree Removal Requests for removal or relocation of 46 protected trees,

- a Vesting Tentative Tract Map to consolidate the existing land lots into 19 land lots and create 270 air parcel condominiums, and
- a Subdivision Modification to allow for lots without street frontage.

A significant aspect of the Ambassador West project is the preservation of thirteen historic buildings, significant landscape features, and protected trees. The central portion of the campus is dedicated to open space for public use and enjoyment, and is accessed by a network of public pathways. With the development of 270 new residential units at the periphery, the campus was envisioned to remain an open campus setting with full public access.

Major changes to the Ambassador West project require an application for a change to the approved project to be decided by the original decision making body, the City Council. Section 17.64.050 of the Municipal Code requires that applications for changes be processed "in conformance with the same procedures required for the original project application." Because the original application required Planning Commission "advisory" review, the application for change is being presented to the Commission.

The Mayfair Mansion single family residential use and new detached garage proposal involves making the following changes to the approved Ambassador West Project:

Change	Recommendation	Note
Institutional use to SFR	Approve	Zoning allows residential use. Mansion was originally developed as a residence.
New detached garage	Approve	Zoning Code requires on-site covered parking for a SFR. Applicant has a practical need for convenient parking. A garage can be located to avoid encroaching on public pathways.
New encroachments into public pathways	Disapprove	Garage can be located to avoid encroaching on public pathways.
New paving in the front yard and adjoining access easement	Approve	Necessary for vehicular access to the property.
Removals of non-protected trees, and construction within the dripline of protected trees	Approve	Necessary to allow location of garage to avoid encroaching on public pathways.
New fencing, trellises, and gates to provide privacy to large portions of the property including the entire front yard <i>(Eliminated by the applicant)</i>	Disapprove	Proposed fencing and gates cut off public circulation from public pathways, public views of the front of the mansion, and diminish sense of public space. <i>(Eliminated by the applicant)</i>

These changes are considered major because they involve the intensification of physical development (a new structure) in the project area, potentially affecting the campus-like setting and public access to open space.

The proposed project includes the following requested deviations from Zoning Code development standards which are summarized in the following table:

Variance	Recommendation	Note
Floor area > 5,278 sf	Approve	New garage triggers this requirement. (17,890 sf lot. Max Floor Area= 20%+1700= 5,278 sf. Existing living area= 18,400 sf.) Neighborhood has houses that exceed floor area standard (Terrace Villa= 7,675 floor area /4,518 allowed)
Accessory structure in front yard	Approve	Cannot be located in front yard. However, there is no other location on the lot for the garage that avoids altering the historic Mayfair Mansion.
Accessory structure < 2 ft setback	Approve	Space is needed to fit garage without altering the public pathway and provide adequate room to park vehicles.
Side setback < 10 feet	Disapprove	Can relocate the garage to avoid the side yard. Relocation of garage will preserve public pathway.
Accessory structure top plate > 9 feet	Disapprove	Can revise to comply.
Length of wall at < 5ft setback >22 feet	Disapprove	Can revise to comply.
On-site covered parking < 2	Approve	The property owners would like to use the property immediately as a single family residence. It will take time to build the garage.

CEQA DISCUSSION

A Final Environmental Impact Report was prepared for the Ambassador West Project. It concluded that all potential impacts could be mitigated to a less than significant level, with the exception of impacts to Aesthetics (impacts on the streetscape along Green Street and St. John Avenue), Air Quality (during portions of the construction period emissions would exceed AQMD thresholds), and Historic Resources (effects on the setting of the historic Ambassador Auditorium and Manor Del Mar, effects of attaching a new building to the historic Merritt Mansion, and effects of new construction in a National Register-eligible historic district called the West Del Mar Grouping).

The proposed change from institutional use to single family residence would reduce the potential parking demand and vehicle trips generated by that portion of the project. The construction of a new garage, in the location recommended by staff, would be a less-than-significant impact on the setting of the eligible historic resources on the property, the Mayfair Mansion (1902, Frederick Roehrig) and the western (front) walkway and eastern (rear) retaining wall and walkways (1960s, Garrett Eckbo). The recommended garage location would avoid any removal of the Eckbo-designed walkways, and existing lampposts would be relocated to accommodate new construction. The proposed new paving for vehicular access on the adjoining access easement to the existing driveway and in the front yard of the property would be an insignificant addition of paved area to the project. The removal of non-protected trees for the new garage would be an insignificant change, and the construction of the garage within the dripline of protected Sycamore trees is insignificant because new construction will be at least eight feet from the tree trunks as a condition of approval. The changes to the project as a whole

would not increase any of the impacts identified as significant, would not create new significant impacts, and is within the scope of the Ambassador West Project analyzed by the Environmental Impact Report.

ANALYSIS: CHANGE TO APPROVED AMBASSADOR WEST PROJECT

Change of Use of Mayfair Mansion – Currently the site is zoned WGSP-1B (West Gateway Specific Plan, Subdistrict 1B, “The Ambassador College campus east of Orange Grove Boulevard”). In this zoning district, single-family residences are allowed by right. However, the proposed use of the Mayfair Mansion as a single-family residence is a change to the approved Ambassador West project which specified institutional use for the building. When the Mayfair Mansion was made part of the Ambassador College campus, it was converted from a single-family residence to a girls’ dormitory, an institutional use, and the Ambassador West project analysis assumed that it would continue to be an institutional use. Staff finds that the proposed single-family residential use will result in less parking demand and generate fewer vehicle trips than the previously designated institutional use. Staff supports this change because it will reduce these neighborhood impacts of the Ambassador West project.

New Detached Garage – The applicant proposes a new detached garage for the site, to be located in the front (west) yard of the Mayfair Mansion. The Zoning Code requires single-family residence properties to have two covered parking spaces on the property. The change of use from institutional to single-family residence triggers this requirement. New surface parking is a change to the approved Ambassador West project which originally featured no new surface parking.

The alternative to new surface parking would be to build the garage within the structure of the Mayfair Mansion. The property owner is in discussion with City Ventures, the new Ambassador West developer, on a proposal to provide a subterranean passage between the basement of the Mayfair Mansion and the underground parking of the approved multi-family complex to the south of the mansion. This proposal would depend on the construction schedule of the new housing and could take years to build. Another strategy would be to alter the exterior of Mayfair Mansion to install a garage door on one of the elevations. Other nearby parking alternatives that don’t meet the Zoning Code requirement of on-site parking would involve a greater distance to walk or issues of taking scarce parking spaces from existing residents of the apartment complex to the west of the mansion.

Staff supports the construction of a detached garage because the Zoning Code requires covered parking, the applicant has a practical need to have convenient parking, and because the alternatives could take years to build, involve alteration of the elevations of Mayfair Mansion that could destroy character-defining architectural features of this eligible historic Landmark, are inconveniently located, or take scarce parking away from existing residents. Furthermore, as discussed below, the garage can be located to avoid encroaching onto the historically significant Garrett Eckbo-designed public pathway network.

New Public Pathway Encroachment – The proposed garage location would encroach on a public pathway of decorative concrete that is a significant component of the Ambassador College landscaping designed by Garrett Eckbo and determined to be a significant historical feature of the Landmark-eligible Mayfair Mansion property. Large sections on the periphery of the Ambassador College pathway network would already be eliminated by the approved multi-family residential developments northwest of and south of the site. However, the Ambassador West project was envisioned to have a campus-like setting throughout, and additional changes to the public pathway network could degrade that setting. The proposed location of the garage

right on the pathway cuts off the public use of the pathway, degrades the public view of the front of Mayfair Mansion, and diminishes the sense of public space.

Staff has identified an alternative location for the garage that would avoid encroachment into or removal of any public pathways. There is adequate space adjacent to the west side of the path, opposite the secondary entrance on the west elevation of the house, between two Sycamore trees. The garage would need to be reduced in size to comply with top plate and wall length development standards and provide at least eight feet of distance to the trunk of each Sycamore tree. The only change to the existing pathway network from the alternative garage location would be the relocation of a light pole. A raised pathway to the secondary door of the house would need to be eliminated to provide adequate back-up room for the vehicles; although the pathway is flanked by short (one-foot) stucco walls that appear to be an original feature, it is not a major character-defining feature of the house. Staff recommends that the garage be built in the alternative location to avoid impacts to the public pathway.

New Paving – New paving is proposed in the front yard and access easement to accommodate vehicular traffic to the garage. Proposed front yard paving consists of concrete rectangles that are approximately one-quarter the size of the existing Eckbo-designed rectangles of enhanced paving, with turf in between the pavers. Access easement paving would consist of concrete with a decomposed granite finish, and will result in the relocation of one lamp post. The proposed paving meets the Zoning Code which specifies that no more than 30% of the front yard can be paved. However, to avoid excessive paving of the front yard, staff recommends a condition of approval to limit new paving to areas for vehicle turning and maneuvering.

Trees – The location of the garage proposed by the applicant appears to make minor encroachments under the canopy of the protected Sycamore tree. In addition, the proposed access driveway encroaches under the canopy of two trees. In the Ambassador West project, an attempt was made to avoid encroachments under protected trees. Given the constraints of the site, both of the garage locations proposed by the applicant and recommended by staff involve minor encroachments under the canopies of protected trees. In the case of the garage location proposed by staff, there are minor encroachments under the canopies two protected Sycamores. With conditions of approval that require the garage to be set back at least eight feet from each Sycamore and require an arborist evaluation of the new garage location with recommendations, impacts to the two Sycamores will be minimized. The staff-proposed garage location will also result in the removal of two-non-protected Bottlebrush trees. Because the removed trees are not protected and have relatively small canopies, the tree removal has an insignificant effect on the site, especially given that the property currently has a large number of trees with no room for replacement trees. To protect the two trees near the proposed driveway in the access easement, proposed conditions of approval prohibit all vehicles larger than cars or light trucks from using the driveway, and require permeable paving to protect the tree roots.

Fences, Gates, and Trellises – In a written communication, the property owner confirmed that she would like to remove the new fences, gates, and trellises (that are shown on the plans) from the project.

Design Review of Garage – Design Review is required of all new structures in the West Gateway Specific Plan area. An application for the garage has been submitted to Design & Historic Preservation. Staff will be able to complete the Design Review after City Council approval of the project, and after staff has received plans that comply with the conditions of that approval.

ANALYSIS: VARIANCE #11669

Floor Area - A 716 square foot garage is proposed for the property. The construction of a new detached garage triggers the floor area requirement. The maximum floor area for the approved 17,890 square foot lot is 5,278 square feet. Combined with the existing 18,400 square foot building, the property with the garage would be 19,116 square feet of floor area. Properties that exceed the maximum floor area are a common condition in the neighborhood. For instance, Terrace Villa, the adjacent mansion to the north, is 7,675 square feet on an approved lot that allows 4,518 square feet. Staff recommends approval of this variance to allow a detached garage to exceed the maximum floor area because the applicant has a practical need to have convenient parking, and because the alternatives to a detached garage will take years to build, involve alteration of the elevations of Mayfair Mansion that could destroy character-defining architectural features of this eligible historic landmark, are inconveniently located, or take scarce parking away from existing residents.

Accessory Structure Location - The garage is proposed to be located in the front yard of the Mayfair Mansion, set back 3'-10" from the north side property line. The Zoning Code does not allow an accessory structure in the front yard or a street-facing side yard setback. There is no physical room elsewhere on the site to locate a required garage without altering the eligible historic landmark Mayfair Mansion. Also, the property is not a typical residential lot in that it has no street frontage and has a neighboring garage adjacent to the entire length of the front property line. A new garage in the front yard would not disrupt a streetscape. Because of these reasons, staff recommends approval of the variance to locate the garage in the front yard.

The garage is also proposed to be set back 3'-10" from the north side property line, less than the required side yard setback of 10 feet. Staff has identified an alternative location for the garage in the front yard that meets the side yard setback and also avoids removing any of the existing public pathways. For these reasons, staff recommends disapproval of the variance to encroach into the side yard setback.

In the staff-identified alternative location for the garage, there is not much space to fit a garage without encroaching into the two-foot accessory structure setback. In addition, locating a garage two to three feet from the west property line will create wasted space that is hard to monitor because of the garage building which is built adjacent to the west property line of the site. For these reasons, staff recommends approval of a variance to build the garage at the property line.

Accessory Structure Development Standards – The garage is proposed with a top plate of approximately 12 feet in height, measured to the top of the cross-beam that supports the roof, which is greater than the 9 feet allowed for accessory structures. In addition, the garage is proposed to have a wall 30'-6" in length within 5 feet of the property line, which is greater than the 22 feet allowed for accessory structures. Because the garage can easily be redesigned to meet these development standards, staff recommends disapproval of these variances.

On-Site Covered Parking – Prior to the construction of the garage, the property will have no on-site covered parking. The Zoning Code requires single-family residence properties to have two covered parking spaces on the site. This is not a unique condition in the neighborhood. For instance, Terrace Villa, the adjacent mansion to the north, also does not have covered parking on the site as two off-site spaces are designated for its use. Also, not having a new garage on the site is a preferable outcome for the aesthetics and open campus feeling of the site if another permanent parking solution can be found. Finally, the property owners need to be able to occupy the house as soon as possible to minimize the risk of the building being occupied by

squatters. For these reasons, staff recommends approval of the variance to allow the property to have no on-site covered parking spaces.

CONCLUSION

Staff concludes that the findings for the following entitlements can be made: Change to the approved Ambassador West project and the Variance requests for a new detached garage to exceed the maximum floor area of the property, to locate an accessory structure in the front yard, to provide an accessory structure setback of less than two feet, and to provide less than two on-site covered parking spaces for a single-family residence. Approval of the change to the approved Ambassador West project and these variance requests will allow a lower-intensity residential use to replace an institutional use of the Mayfair Mansion with only minor changes to the Ambassador West campus setting. The recommended conditions of approval are provided in Attachment B. Staff concludes that the findings for the following entitlements cannot be made: Variance requests to provide a side yard setback of 3'-10" where 10 feet is required, to provide an accessory structure top plate height greater than 9 feet, and to provide more than 22 feet of accessory structure wall that is set back less than 5 feet from the property line.

ATTACHMENT B

**ATTACHMENT B
SPECIFIC FINDINGS FOR CHANGE TO AMBASSADOR WEST PROJECT
AND VARIANCE #11669**

Approval of Change to Ambassador West Project

The findings of the original approval still apply in that neighborhood and site conditions have remained essentially the same since the April 2, 2007 approval, the new developer of Ambassador West, City Ventures, intends to implement the Ambassador West project as approved, and there have not been any major changes to City policies or Zoning Code development standards. The proposed changes include converting the Mayfair Mansion from institutional to residential use, building a new detached garage, new access paving, removals of non-protected trees, and new construction under the canopies of protected trees. The proposed single-family residential use would result in less parking demand and generate fewer vehicle trips than the previously designated institutional use. The location of a garage as recommended by staff would avoid encroaching onto the historically significant Garrett Eckbo-designed public pathway network and avoid significant impacts to public use, public views, and the sense of public space. Conditions of approval also prevent excessive paving and significant impacts to protected trees, and the removal of two non-protected trees to build the garage would be insignificant. For these reasons, the findings of the original approval still apply.

There are changed circumstances to justify the modification of the original approval in that the current property owners bought the property with the intent of using the Mayfair Mansion as a single family residence, a permitted use in the West Gateway Specific Plan WGSP-1B subdistrict. The original approval specified and analyzed the Mayfair Mansion as an institutional use. Furthermore, to convert the building to a residential use, a new detached garage is proposed, with new access paving, removals of non-protected trees, and construction under the canopies of protected trees, that are not contemplated by the original approval.

Approval of Variance: To provide no on-site covered parking spaces.

There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district in that the existing Mayfair Mansion, due to development of the Ambassador College campus in the 1960s, does not have on-site covered parking. Although the applicant has indicated the intent to construct the required covered parking spaces, she has also requested immediate occupancy of the structure. Therefore, there will be a period of time wherein on-site covered parking spaces are not provided.

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. The property owners purchased the property with the intent of using it as a single-family residence, a permitted use in the WGSP-1B zone. Conversion of the property from institutional use to a single-family residence triggers the requirement to have two on-site covered parking spaces. Strict application of the development standard for two covered parking spaces will result in unnecessary hardship in that the property owners will be prevented from moving in to the house before completion of the planned garage, given that there is available temporary parking on nearby properties.

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 variance to allow no covered parking on the site where two are required will have a negligible impact on the neighborhood because conditions of approval will require a garage to be built within two years and there is temporary parking available on nearby properties. Granting the application will promote public health, safety, and general welfare by allowing the property owners to occupy the Mayfair Mansion, reducing the risk of it being illegally occupied. In addition, not having a detached garage on the site is a preferable outcome for the aesthetics and open campus feeling of the site if another permanent parking solution can be found. Finally, granting the application will promote general welfare by allowing a single-family residential use which is less intense, which results in less parking demand and generates fewer vehicle trips than the previously designated institutional use. Staff supports this change because it will reduce these neighborhood impacts of the Ambassador West project.

Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district. This application complies with the following General Plan Housing Element policies: Policy 1.1—Preserve the character, scale, and quality of established residential neighborhoods; Policy 1.3—Promote the repair, improvement, and rehabilitation of residential structures that are substandard or in disrepair; Policy 1.5—Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods; Policy 2.1—Encourage the production of housing appropriate to all economic segments of the population, including lower-, moderate- and upper-income housing, to maintain a balanced community. It is also consistent with the purpose of the West Gateway Specific Plan to balance and optimize economic development, historic preservation, and the maintenance of local community culture, and to preserve the high-quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas yet taking into account the intended character of this area. Granting this application would not constitute a special privilege because Terrace Villa, the mansion immediately to the north, also does not have parking on the site, as it has two off-site parking spaces designated for it.

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.

Approval of Variance: For a new detached garage to exceed the maximum floor area of the property.

There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district in that the Mayfair Mansion, an 18,400 square foot building on a 17,890 square foot lot, exceeds the permitted floor area for single family development (5,278 square feet on this lot), due to new property boundaries as a result of the Ambassador West project.

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. The property owners purchased the property with the intent of using it as a single-family residence, a permitted use in the WGSP-1B zone. The property, due to development of the Ambassador College campus in the 1960s, does not have on-site covered parking. Having convenient covered parking is necessary for the full use of the property as a single-family residence. Strict application of the development standard for maximum floor area on a property could lead to exterior alterations to the eligible historic landmark Mayfair Mansion to install a garage, leading to a loss of historical integrity.

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 variance to allow a new detached garage to exceed the maximum floor area of the property would not be detrimental or injurious to property or improvements in the vicinity of the project site, or to public health, safety, or general welfare, because the garage would be similar to other garages in the immediate vicinity, and will be required to follow all code requirements other than the Zoning Code deviations allowed by variance. Granting the variance will promote public health, safety, and general welfare by assisting the property owners to occupy the Mayfair Mansion, reducing the risk of it being illegally occupied.

Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district. This application complies with the following General Plan Housing Element policies: Policy 1.1—Preserve the character, scale, and quality of established residential neighborhoods; Policy 1.3—Promote the repair, improvement, and rehabilitation of residential structures that are substandard or in disrepair; Policy 1.5—Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods; Policy 2.1—Encourage the production of housing appropriate to all economic segments of the population, including lower-, moderate- and upper-income housing, to maintain a balanced community. It is also consistent with the purpose of the West Gateway Specific Plan to balance and optimize economic development, historic preservation, and the maintenance of local community culture, and to preserve the high-quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas yet taking into account the intended character of this area. Granting this application would not constitute a special privilege because Terrace Villa, the mansion immediately to the north, also exceeds the permitted floor area of the lot (7,675 square foot mansion on a 14,092 square foot lot with a maximum floor area of 4,518 square feet). In addition, the adjoining property to the west has a row of detached garages adjacent to the proposed garage.

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.

Approval of Variance: For a new detached garage to be located in the front yard of the property.

There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district in that the site, which will be a 17,890 square foot lot upon final City Council approval of Vesting Tentative Tract #63103, is in the interior of the Ambassador West project campus with no street frontage. In addition, a row of garages on the adjacent property to the west abuts the front property line.

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. The property owners purchased the property with the intent of using it as a single-family residence, a permitted use in the WGSP-1B zone. The property, due to development of the Ambassador College campus in the 1960s, does not have street frontage. Having convenient covered parking is necessary for the full use of the property as a single-family residence. Strict application of the development standard for accessory structure location, because there is no available room elsewhere on the property, could lead to exterior alterations to the eligible historic landmark Mayfair Mansion to install a garage, leading to a loss of historical integrity.

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 variance to allow a new detached garage in the front yard of the property would not be detrimental or injurious to property or improvements in the vicinity of the project site, or to public health, safety, or general welfare, because the garage would be similar to other garages in the immediate vicinity, and will be required to follow all code requirements other than the Zoning Code deviations allowed by variance. Granting the variance will promote public health, safety, and general welfare by assisting the property owners to occupy the Mayfair Mansion, reducing the risk of it being illegally occupied.

Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district. This application complies with the following General Plan Housing Element policies: Policy 1.1—Preserve the character, scale, and quality of established residential neighborhoods; Policy 1.3—Promote the repair, improvement, and rehabilitation of residential structures that are substandard or in disrepair; Policy 1.5—Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods; Policy 2.1—Encourage the production of housing appropriate to all economic segments of the population, including lower-, moderate- and upper-income housing, to maintain a balanced community. It is also consistent with the purpose of the West Gateway Specific Plan to balance and optimize economic development, historic preservation, and the maintenance of local community culture, and to preserve the high-quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas yet taking into account the intended character of this area. Granting this application would not constitute a special privilege because of the unusual lack of street frontage of the property and because a row of garages on the adjacent property abuts the front property line.

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.

Approval of Variance: For a new detached garage to have no setback from the front (west) property line.

There are exceptional or extraordinary circumstances or conditions applicable to the development site that do not apply generally to sites in the same zoning district in that the site, which will be a 17,890 square foot lot upon final City Council approval of Vesting Tentative Tract #63103, is in the interior of the Ambassador West project campus with no street frontage. In addition, a row of garages on the adjacent property to the west abuts the front property line.

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. The property owners purchased the property with the intent of using it as a single-family residence, a permitted use in the WGSP-1B zone. The property, due to development of the Ambassador College campus in the 1960s, does not have street frontage. Having convenient covered parking is necessary for the full use of the property as a single-family residence. Strict application of the development standard for a two-foot accessory structure setback could make it difficult to build a garage of adequate size for two vehicles, and because there is no available room elsewhere on the property, could lead to exterior alterations to the eligible historic landmark Mayfair Mansion to install a garage, leading to a loss of historical integrity.

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 variance to allow a new detached garage to be built at the property line would not be detrimental or injurious to property or improvements in the vicinity of the project site, or to public health, safety, or general welfare, because the garage would be similar to other garages in the immediate vicinity, and will be required to follow all code requirements other than the Zoning Code deviations allowed by variance. Granting the variance will promote public health, safety, and general welfare by assisting the property owners to occupy the Mayfair Mansion, reducing the risk of it being illegally occupied, and prevent unmonitored space behind the garage.

Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district. This application complies with the following General Plan Housing Element policies: Policy 1.1—Preserve the character, scale, and quality of established residential neighborhoods; Policy 1.3—Promote the repair, improvement, and rehabilitation of residential structures that are substandard or in disrepair; Policy 1.5—Promote the preservation of historically and architecturally significant buildings and the quality of historic neighborhoods; Policy 2.1—Encourage the production of housing appropriate to all economic segments of the population, including lower-, moderate- and upper-income housing, to maintain a balanced community. It is also consistent with the purpose of the West Gateway Specific Plan to

balance and optimize economic development, historic preservation, and the maintenance of local community culture, and to preserve the high-quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas yet taking into account the intended character of this area. Granting this application would not constitute a special privilege because the garage would abut an existing row of garages on the adjacent property which are also built at the property line.

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.

Disapproval of Variance: For a new detached garage to encroach into the side yard setback.

Granting the application is not necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship. With the approval of the variances for exceeding floor area of the property and location of an accessory structure in the front yard, the applicant can easily build the garage in a location that does not encroach into the 10-foot side yard setback.

Disapproval of Variance: For a new detached garage to have a top plate height greater than nine feet.

Granting the application is not necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship. The applicant can easily build a garage with a top plate height of nine feet without impacting the ability to provide covered parking for two vehicles.

Disapproval of Variance: For a new detached garage to have more than 22 feet of wall length within five feet of the property line.

Granting the application is not necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship. The applicant can easily build a garage with 22 feet of wall length within five feet of the property line without impacting the ability to provide covered parking for two vehicles.