

**ATTACHMENT B**

**Findings for Text Amendment and Zoning Code Amendment**

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**SPECIFIC FINDINGS FOR TEXT AMENDMENT TO THE SPECIFIC PLAN AND**  
**ZONING CODE AMENDMENT**

Text Amendment of the South Fair Oaks Specific Plan and Zoning Code Amendment:

1. *The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan and other adopted goals and policies of the City* The proposed project is consistent with the goals, policies, and objectives of the General Plan. The proposal replaces smaller, vacant commercial buildings and a surface parking lot with higher intensity medical offices along a major commercial corridor that already contains a strong concentration of medical uses. The proposed use is complementary with the existing cluster of medical-oriented uses in the area, and its proximity to Huntington Memorial Hospital, numerous other medical offices and clinics, further reinforcing the health-care facility cluster in the area. The site is located within a quarter mile of the Metro Gold Line Fillmore Station making the proposed development intensity consistent with the Transit Villages in Context concept set forth in the General Plan, locating a stronger concentration of new jobs within walking distance of a major transit station. The orientation of the building toward two major streets, incorporation of a landscaped courtyard, and distance from any existing residential uses serve to protect nearby residential neighborhoods, while maintaining a consistent building wall along the South Fair Oaks frontage.

Furthermore, the City is currently undergoing a comprehensive update of all existing Specific Plans, including the South Fair Oaks Specific Plan, as well as the Zoning Code provisions that relate to the Specific Plan areas. New land use and development intensity concepts are under development and will continue to be developed with community input before Council consideration. At the third round community workshop launched on October 29, 2020 for the South Fair Oaks Specific Plan, staff introduced the Draft Development Standards for the plan area. The draft standards allow up to 3.0 FAR and a maximum height of 62 feet (or 76 feet with height averaging) at the subject property. As such, the proposed project's FAR of 2.38 and height of 62 feet will be consistent with the Draft Development Standards for the South Fair Oaks Specific Plan update. Therefore, as proposed, the text amendment to the South Fair Oaks Specific Plan and Zoning Code would be consistent with the goals, policies, and objectives of the General Plan and other adopted policies of the City, and would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City with the adoption of the Specific Plan and Zoning Code provision updates.

2. *The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City* The proposed project is consistent with the goals, policies, and objectives of the General Plan. The proposal replaces smaller, vacant commercial buildings and a surface parking lot with higher intensity medical offices along a major commercial corridor that already contains a strong concentration of medical uses. The proposed use is complementary with the

existing cluster of medical-oriented uses in the area, and its proximity to Huntington Memorial Hospital, numerous other medical offices and clinics, further reinforcing the health-care facility cluster in the area. The site is located within a quarter mile of the Metro Gold Line Fillmore Station making the proposed development intensity consistent with the Transit Villages in Context concept set forth in the General Plan, locating a stronger concentration of new jobs within walking distance of a major transit station. The orientation of the building toward two major streets, incorporation of a landscaped courtyard, and distance from any existing residential uses serve to protect nearby residential neighborhoods, while maintaining a consistent building wall along the South Fair Oaks frontage.

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