

ATTACHMENT A
SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT #7114

Conditional Use Permit: To establish a Clubs, Lodges, Private Meeting Hall land use.

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 subject property is located within the PS-1 (Public and Semi-Public) zoning district. Table 2-7 (Allowed Uses and Permit Requirements for Special Purpose Zoning Districts) of Zoning Code Section 17.26.030 (Special Purpose District Land Uses and Permit Requirements) permits Clubs, Lodges, and Private Meeting Hall land uses that are accessory facilities of a principal use subject to the approval of a Conditional Use Permit. The principal use of the site as administrative offices will remain, and the proposed events will be accessory to the principal use of the site. The proposed operation will comply with applicable provisions of 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 PS-1 zoning district is intended to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in other base zoning districts. These are typically uses operated by public agencies or private entities. The proposed use consists of an event space for weddings, celebrations, and other private events and is classified as a public and semi-public use. As such, the location of the proposed use will comply with the special purposes of the Zoning Code and the purposes of the applicable zoning district.
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 conditioned, the proposed Clubs, Lodges, and Private Meeting Hall land use is consistent with General Plan Policy 3.3 (Assembly Facilities). This policy requires that assembly facilities for social, cultural, educational, and religious organizations be located, designed, and managed to ensure compatibility and avoid traffic, noise, and other negative impacts with adjoining uses. The conditions of approval, such as, but not limited to, community outreach, noise, security, outdoor amplified music, parking, maximum attendees, hours and frequency of use, and limitation on outdoor activities will ensure that the use is compatible with adjoining uses.
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 proposed Clubs, Lodges, and Private Meeting Hall use will operate as an event space for weddings, celebrations, and other private events. A maximum of 21 events per year are proposed which will occur on Saturdays and Sundays between the hours of 9:00 a.m. and 11:00 p.m. No physical or exterior modifications are proposed to the Maxwell House. Residential uses exist to the north and west of the site as well as to the east across South Grand Avenue. The proposed use will

operate in compliance with conditions of approval to minimize any impacts to surrounding uses.

Conditions of approval will ensure that the number of events do not exceed 21 per year and that the primary use of the site will remain as an administrative office. Events will not occur on consecutive weekends to ensure that events are spaced out and do not occur too frequently. To minimize noise, amplified music will be limited to the interior of the building only. Only acoustic music, soft background music, and use of a microphone for the exchange of vows will be permitted within the outdoor garden patio. All outdoor areas will be limited in use between the hours of 1:00 p.m. and 6:00 p.m. The outdoor garden patio will only be used for ceremonies and the outdoor small patio and oak tree area will only be used for photography. No outdoor music will be permitted after 6:00 p.m. and any indoor amplified music will end by 10:00 p.m. Additionally, a third party security personnel will be required to be present at the rear patio during the duration of the events to ensure doors remain closed and limit sound from escaping the building to outdoor areas, to ensure that guests are not congregating in the outdoor garden patio, and that all conditions of approval are being adhere to. Windows will also remain closed during events. Compliance with the conditions of approval will limit the amount of noise generated outside which will minimize the noise impact to the surrounding properties.

To address safety and security, additional security personnel will be required to be present during events that serve alcohol or exceed 125 people to mitigate any possible disturbances. The project will be required to comply with applicable requirements of the Fire Department, as conditioned. Lastly, parking for the proposed use will be provided within a parking lot located at 116 South Grand Avenue as to not impact surrounding uses. A WJC representative will be present at the front of the Maxwell House at the time guests arrive and depart to ensure they are parking within the designated lot. As conditioned, the establishment of the proposed use will not be detrimental to the health, safety, and general welfare of those in the immediate area.

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 Clubs, Lodges, and Private Meeting Hall will operate within an existing building (Maxwell House) and will be operated in accordance with the conditions of approval and City ordinances to ensure the compatibility of this use with surrounding uses. No physical or exterior modifications are proposed to the Maxwell House. Amplified music will be limited to the interior of the building and only acoustic or soft background music will be permitted outside within the garden patio. No outdoor music will be permitted after 6:00 p.m. and any indoor amplified music will end by 10:00 p.m. Additionally, the project will be conditioned to comply with the City's Noise Restrictions Ordinance. Further, additional security will be required to be provided for events that serve alcohol or exceed 125 people to mitigate any possible disturbances. Lastly, parking for the proposed use will be provided within a parking lot located at 116 South Grand Avenue as to not impact surrounding uses.

As conditioned, the use 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.* The proposed Clubs, Lodges, and Private Meeting Hall use will operate as an event space for weddings, celebrations, and other private events. No physical or exterior modifications are proposed to the Maxwell House as part of this Conditional Use Permit. The proposed use is consistent with the purpose of the PS-1 zoning district, which is intended to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in other base zoning districts. As conditioned, the use will be compatible with existing and future land uses.