

EXHIBIT A
FINDINGS FOR APPROVAL
PA #14-075, 727 East 3rd Avenue Staging Area
Site Plan and Architectural Review (SPAR)
and Special Use Permit (SUP)
727 East Third Avenue
APN #033-163-150
October 28, 2014

I. Adopt the Categorical Exemption from Environmental Guidelines, finding that:

The project is categorically exempt from environmental guidelines (Class 4 § 15304(e), minor temporary use of land having negligible or no permanent effects on the environment). The proposed project is the use of a vacant lot to house temporary structures for storage and staging for the duration of the reconstruction project across the street and would no significant or permanent effects on the environment.

II. Approve the Site Plan and Architectural Review (Municipal Code § 27.08.030), finding that:

- (1) The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that the project consists of temporary structures of single story height that are consistent with typical construction storage and staging sites and are in the immediate vicinity (across the street) of the construction project. The site is completely fenced with a chain link fence covered in a faux ivy plastic wrap to provide visual screening of the construction trailer and containers. The Conditions of Approval require the screening material to be open as shown on the project plans for visibility for security and safety purposes.
- (2) The development will not be detrimental to the harmonious and orderly growth of the City because the sole purpose of the temporary use of the site is to repair existing residential structures that were previously approved by the City and are consistent with the General Plan. The project will have no impact to the intensity or density of the residential apartment complex.
- (3) The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare in that the temporary use of the site serves as necessary support for the repairs and reconstruction improvements to the existing Metropolitan Apartments complex which enhances the investment, public health, safety and welfare for the owners and residents of the complex. The project will be constructed in compliance with all building codes, fire codes, and the City's Building Security Code.

- (4) The development meets all applicable standards as adopted by the Planning Commission and City Council and conforms with the General Plan. The project will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site.
- (5) The proposed project will not adversely affect matters regarding police protection, crime prevention, and security in that the temporary structures, security lighting, and visibility measures for the security of the site and safety of pedestrians on the sidewalk will be required to conform to the City's current Security Ordinance at the time of building permit issuance.

II. Approve the Special Use Permit (Municipal Code § 27.74.020), finding that:

- (1) Granting of the Special Use Permit for the temporary use of the project site as an off-site construction storage and staging area with temporary structures is not a designated special use within the within the R-4 zoning district (R-1 designated uses incorporated therein). However, special uses that are so similar to any specifically allowed use in the district as to be virtually identical thereto in terms of impact and land use requirements may also be allowed as special uses. Since temporary real estate sales offices are similar temporary structures for the purposes of storage and construction staging, this use is similar to the special uses stated above. Under R4-D zoning, temporary buildings for construction purposes for a period not to exceed the duration of such construction is a permitted use, so for temporary buildings on an off-site location for use as a construction staging area that is so similar to the designated use, it is allowed as a special use.
- (2) Granting of the Special Permit will not adversely affect the general health, safety and/or welfare of the community nor will it cause injury or disturbance to adjacent property by traffic or by excessive noise, smoke, odor, noxious gas, dust, glare, heat, fumes or industrial waste in that the use and operations on the site are required to be in compliance with all building codes, fire codes, and the City's Building Security Code.

III. General Plan

- (1) The project conforms to the following policies of the Land Use Element of the General Plan:

Goal 1f:

Provide a wide range of land uses, including retail, commercial services, office,

industrial, parks, open space, and housing to adequately meet the needs of the community.

LU-1.6: Residential Development.

Facilitate housing production by carrying out the goals and policies in the Housing Element.

The project is consistent with the General Plan policies listed above in that the use of the vacant site for a temporary storage and staging area is necessary to support the reconstruction project of the existing Metropolitan Apartments across the street because there is not sufficient room within the apartment complex for a staging area. The existing residential development provides housing units that are in compliance with the Housing Element of the General plan.