



# Attachment 1

## Findings

### PA21-0055

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| <b>1</b> | <b>GENERAL PLAN</b> | <b>PA21-0055</b> |
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- That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.
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| <b>2</b> | <b>ZONING</b> | <b>PA21-0055</b> |
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- That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.
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| <b>3</b> | <b>COMPATIBILITY</b> | <b>PA21-0055</b> |
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- That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.
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| <b>4</b> | <b>GENERAL WELFARE</b> | <b>PA21-0055</b> |
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- That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.
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| <b>5</b> | <b>PUBLIC FACILITIES</b> | <b>PA21-0055</b> |
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- That the approval of the permit application complies with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).
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| <b>6</b> | <b>CEQA FINDING</b> | <b>PA21-0055 (Custom)</b> |
|----------|---------------------|---------------------------|
- In accordance with County’s policies regarding implementation of the California Environmental Quality Act, the County of Orange conducted an Initial Study to determine whether the project may have a significant adverse effect on the environment. On the basis of that study, the proposed project was determined not to have a significant adverse effect on the environment and did not require the preparation of an Environmental Impact Report because either the proposed project has or creates no significant environmental impacts requiring mitigation. Negative Declaration PA21-0055 and a Notice of Intent to adopt (NOI) were made available to the public for the period of January 24, 2022 to February 14, 2022. The Planning Commission has determined that Negative Declaration PA21-0055 is the appropriate environmental documentation for the project.

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7 **SPECIFIC PLAN CONSISTENCY PA21-0055 (Custom)**

That the proposed project, together with the provisions for its design and improvement, is consistent with the North Tustin Specific Plan.

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8 **VARIANCE – SPECIAL CIRCUMSTANCES PA21-0055 (Custom)**

That there are special and unique circumstances applicable to the property and the proposed project, that, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations. These circumstances include: the location of the property and proposed community facility on an arterial roadway; the lack of feasible alternative sites with necessary minimum lot area within the same zoning district; the sizing of the proposed community facility to accommodate the subject site in terms of parking and other setback requirements; and the utilization of the adjacent parking area to serve as an additional buffer for the proposed use.

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9 **VARIANCE – SPECIAL PRIVILEGES PA21-0055 (Custom)**

That approval of the application will not constitute a grant of special privileges that are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations, when the specified conditions are complied with.