

Planning and Land Use Management Committee
Item No. 13
Council File No. 15-0246
ZA-2001-5451-CU-PA1-1A

Findings:

That the Project is not in compliance with CEQA in terms of visual impact. A fair argument has been made that the Project is not compatible and will adversely affect the surrounding neighborhoods. Furthermore, the visual impact standard has not been met as required by Section 12.21 A.20(a)(4). In addition, the Applicant has failed to make a good faith effort to locate on the existing facility (since the option was not presented to neither the Arroyo Seco or Cypress Park Neighborhood Council).