

In Order to approve the above-mentioned request, the City Council is required to make certain findings in support of an approval decision. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

CONDITIONAL USE PERMIT FINDINGS

**A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The site is located in the R-4-R Zone District and General Plan Land Use Designation of LUD #4, High Density Residential. The site is improved with a commercial building that has been vacant for an extended period of time. Therefore, Section 21.27.050 of the Zoning Code requires a Conditional Use Permit to re-establish the nonconforming rights.

Conditional Use Permit requests are considered "consistent" when it is determined that they can operate in a manner that is compatible with the surrounding land uses. In this instance however, it has been determined that the proposed use cannot operate in a manner that is compatible with existing land uses in the surrounding community. Both the zoning and General Plan Designation calls for residential use for this site. As such, the proposed use as a commercial laundromat is inconsistent with the intent and purpose of the zoning district and general plan.

**B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

The neighborhood surrounding the site is generally residential. The proposed use will have detrimental impact on the surrounding community with respect to increased noise levels and traffic activity. Similar laundromat uses have a history of adding to the crime rate in adjacent neighborhoods. Common crimes and public nuisances include but are not limited to panhandling, loitering and the accumulation of trash and debris. Furthermore, according to business license information, there are 14 existing establishments in the general area (which comprises approximately two-and-a-quarter square miles). Allowing another such facility would further increase the concentration of laundromat uses in the neighborhood and could potentially increase the occurrence of nuisances associated with these types of uses.

Finally, the perception of an unsafe neighborhood could result in decreased property values and raise concerns for safety and security among existing and potential residents, imposing further detriment to the surrounding community.

**C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USE, ASSISTED IN CHAPTER 21.52.**

Chapter 21.52 contains no special conditions that are specific to coin-operated laundromats.