

## **RECOMMENDED FINDINGS**

### **Variance**

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1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district.

Based on staff's analysis, the site is a water pump station on a residentially zoned parcel. The water pump station provides critical private water services. Although the existing site does not have a principal building, it does have four accessory structures that support the operations. The electrical panel and associated equipment would not be located more forward than of any of the existing structures. The proposed equipment is substantially setback from property lines and adequately screened with dense landscaping.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

Based on staff's analysis, the project will not be detrimental to the public welfare because the area is secured by an 8-foot tall fencing around the perimeter and secured access that would be restricted to employees only. The project consists of removal and replacing an existing electrical panelboard and installation of a new hydraulic enclosure and new PG&E meter. Proposed equipment does not generate any noise or objectionable odors that would impact the quiet and peaceful enjoyment of other neighbors.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served, and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

Based on staff's analysis, granting the variance will not result in a special privilege not enjoyed by property owners within the same district. The use is unique because it's a private water system facility on a residential zoned lot. The proposed equipment still complies with the minimum setback standards and screening requirements for mechanical equipment.