Attachment D
USE PERMIT ANALYSIS
Application Submittal

The following is an analysis of the required findings which must be made in order to grant a use permit. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

1. The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the proposed use.

Analysis: The proposed continued use will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood. The existing day care facilities have been in operation since 1989 under a conditional use permit. This project proposes to replace the two-existing dilapidated buildings with one smaller modern building and improve parking. The replacement day care facility that would serve up to the same number of children as with the previous use permit (72 children, with 12 employees) will keep the same hours of operation from 6:30AM through 6:30PM, Monday through Friday. The replacement building is 4,996 square feet, including site modifications such as improved landscaping, a new parking area, outdoor play areas and ancillary structures.

2. The proposed use will not be injurious or detrimental to adjacent properties or to property in the neighborhood or to the general welfare of the city.

Analysis: The proposed use will not be injurious or detrimental to adjacent properties or property in the neighborhood or to the general welfare of the city because the proposed replacement facility is smaller and shorter in height and will not result in impacts that would be injurious or detrimental to properties within the neighborhood or the general welfare of the city. Furthermore, all potential visual impacts (i.e. aesthetics of facilities, lighting, etc.) were reviewed by the City's Architectural Review Commission to ensure a high-quality design and to minimize lighting impacts such as glare.
3. The proposed use is consistent with the policies and goals established by the general plan.

**Analysis:** The proposed day care use is consistent with the policies and goals established by the General Plan because the proposed day care use is consistent with the General Plan. The neighborhood serving day care uses are listed in the General Plan goals promote the overall health of the city as a whole. The proposed project helps provide continuing opportunities for neighborhood day care which may assist in creating more opportunities for local families in the City.

**Summary:** This continuing use, along with the conditions of approval, will ensure there will be high quality neighborhood serving day care available.

Newell Arnerich, Architect

Analysis completed by: 

Date: February 2018
DEVELOPMENT PLAN ANALYSIS
Application Submittal

The following is an analysis of the required findings which must be made in order to grant a Development Plan permit application. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

1. The proposed development will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity of the proposed development.

Analysis:

The proposed use will not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the current use because the use meets the intent and provisions of the designated zoning district and the Pleasant Hill Municipal Code with respect to land use regulations and required parking. The off-street parking required of the proposed reconstruction already exists and the new development plan does not require additional parking spaces, however, the new plan increases onsite parking to ease neighborhood impacts. In addition, the neighborhood child care facility has functioned for the past 27 years with this general day care use at a maximum enrollment of 72 children. Therefore, replacing the dilapidated structure with a more compact and architecturally compatible structure is not be detrimental to the health, safety and general welfare of the neighborhood. Lastly, the day care use provides a much needed service to the surrounding residential neighborhood and to the City.

2. The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or in the city.

Analysis:

The proposed development will not be injurious or detrimental to adjacent properties or to property in the neighborhood or in the city because the existing use is contained primarily inside the building and meets the provisions of the Pleasant Hill Municipal Code with respect to noise, required parking, and land use regulations. In order to minimize noise impacts the number of children allowed to play outside at any one time will be limited per the previous use permit. The existing day care center use is compatible with adjacent residential uses. Lastly, the day care has been a functioning component of the neighborhood for the past 27 years.

3. The proposed development is consistent with the policies and goal established by the general plan.

Analysis:

The proposed development is consistent with the policies and goals established by the general plan as the use, with this new development plan, is similar in nature to the surrounding uses and is identical to the existing use.

4. The proposed development is architectural compatible with other developments in the vicinity, both inside and outside the district.
Analysis:

The building design, including building placement, scale, materials, parking & circulation, landscape, and outdoor space enhance the residential neighborhood experience, and embrace local architectural style as seen in the surrounding area and the City and relates to the character of the surrounding development. The replacement building is designed to capture many aspects of the surrounding neighborhood's eclectic styles. Several site plan options were presented to planning staff for review and input to get the right direction for redevelopment by taking into consideration traffic flow and previous conditions of approval. Based on staff's direction of a preferred plan, the design team organized two neighborhoods meetings to gain input from the surrounding community. The proposed plan represents the collective input from both the neighborhood and planning staff. The design incorporates significantly improved student drop off queuing, additional onsite parking (exceeding min. requirements), a compatible design style that fits comfortably into the fabric of the neighborhood and to provide the highest quality in pre-school environments.

Summary:

In conclusion, this proposed reconstruction project conforms to all prior use permits and zoning requirements and does require variances. Therefore, the new development plan will be a significant improvement compared to the existing dilapidated structures and poor landscaping.

*Analysis completed by:* Newell Arnerich, AIA: Applicant/Architect

*Date:* November 7, 2016
VARIANCE ANALYSIS
Application Submittal

The following is an analysis of the required findings which must be made in order to grant a variance application. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

1. The variance is based on the existence of special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification.

Analysis: Special circumstances are applicable to these commercial/residential properties (2 lots being merged into one), including size, shape, surroundings and location. The existing pre-school has been using both the front and side yards for parking and drive-through access with almost no landscaping since 1989 (524 SF of landscaping). The new proposed replacement building utilizes landscaping and fenced play areas in the front yard setback area of the Oak Park Blvd. side. The new landscaping and tree line increases the lush landscaped area to 1157 SF and is combined with attractive hard landscape features defining the children's play areas. A variance for front yard landscaping is consistent with the overall intent to increase landscaped areas with addition of a new tree line and ground cover/shrubs as a continuous edge along Oak Park Blvd. and curving around on Eccleston that is within the front yard setback area on Oak Park. In addition there will be a combined playground/landscaping areas within the fence front yard areas which is a feature unique to pre-schools.

2. The variance does not constitute a grant of special privileges inconsistent with limitations on the other properties in the vicinity and zoning district in which the property is located.

Analysis: This proposal does not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located. The proposal will not constitute a grant of special privileges because the new landscaping and trees and combinational playground/landscaping is a feature unique to pre-schools and other similar child care facilities to ensure the visual enhancement of all users and properties in the surrounding area. By providing new landscaping, trees as a continuous edge along Oak Park Blvd. and curving around on Eccleston will greatly improvement the neighborhood appearance and eliminate the previous blighted frontage areas.

3. The variance substantially meets the intent and purpose of the zoning district in which the property is located.

Analysis: The proposal will help ensure the safety of the children and mitigate noise concerns from surrounding properties.

Summary: The granting of this minor variance is consistent with similar uses and will greatly improve the neighborhood appearance and safety for children.

Analysis Completed by: Newell Arnerich, AIA
Date: 2/2/18
VARIANCE ANALYSIS

Application Submittal

The following is an analysis of the required findings which must be made in order to grant a variance application. Please respond as fully as possible; insufficient information will likely result in processing delays of your application. If you need additional space to respond, please feel free to attach supplemental information.

1. The variance is based on the existence of special circumstances applicable to the property, including size, shape, topography, location or surroundings, such that the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification.

Analysis: Special circumstances are applicable to these commercial/residential properties (2 lot being merged into one), including size, shape, surroundings and location. The existing pre-school has been using both the front and side yards for parking and drive-through access and rear yard for children play areas since 1989. The new proposed replacement building utilizes landscaping and fenced play areas in the front yard setback area of the Oak Park side. The play areas are moved to the front to reduce noise to the neighbors on the south and west sides. A variance for the proposed 5 ft. height fence that is within the front yard setback area on Oak Park. The area from back of sidewalk to the new fence is landscaped and the proposed fence has both open and landscaped design features shown on Sheet A-10. The proposed fence does not obstruct views from Eccleston – Oak Park Intersection as illustrated on the attached site View Area Diagram A-16.1.

2. The variance does not constitute a grant of special privileges inconsistent with limitations on the other properties in the vicinity and zoning district in which the property is located.

Analysis: This proposal does not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zoning district in which the property is located. The proposal will not constitute a grant of special privileges because the fencing is a feature unique to pre-schools and other similar child care facilities to ensure the safety of all users and properties in the surrounding area. By providing a taller 5 ft. height fence the play area will be located in the front and meet state requirements for safety enclosure and thereby mitigate noise concerns from the play area.

3. The variance substantially meets the intent and purpose of the zoning district in which the property is located.

Analysis: The proposal will help ensure the safety of the children and mitigate noise concerns from surrounding properties.

Summary: The granting of this minor variance is consistent with similar uses and will greatly improve the neighborhood appearance and safety for children.

Analysis Completed by: Newell Arnerich, AIA
Date: 12/27/17
CURRENT OWNER?
REGISTER YOUR PRODUCT HERE

Rating
Price Guide
Efficiency Rating (SEER)
Energy Star®
Warranty

★★★★★ (312)
$3$
up to 21
ENERGY STAR® Qualified
10-Year Limited Warranty on covered
Cooling that goes beyond temperature control

Humidity levels can drastically affect how the air in your home feels. It can make the air feel up to 8 degrees warmer than the actual temperature. By working with the Humiditrol® whole-

The XC21’s multi-stage operation allows it to fine-tune your cooling, humidity levels and energy use by matching output to demand.

Cooling Savings

10 SEER VS. 21 SEER

$850
$1,700
$2,550

Features

Comfort and efficiency come together perfectly
<table>
<thead>
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<th>Feature</th>
<th>Description</th>
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<tr>
<td><strong>Energy Efficiency</strong></td>
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<td><strong>SilentComfort™ Technology</strong></td>
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<td><strong>On-board Diagnostics</strong></td>
<td>iComfort®-enabled technology</td>
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<td><strong>Full Line of Scroll Compressors</strong></td>
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<td><strong>Compressor/Parts Warranty</strong></td>
<td>10-Year Limited Warranty on covered components including compressor</td>
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A combination of sound ratings established per AHRI's test standard: AHRI 270-2008 (August 2013); and efficiency ratings established per AHRI's test standard: ANSI/AHRI 210/240-2008 of two-stage central AC/HP equipment.

** A combination of sound ratings established per AHRI's test standard: 270-2008; and efficiency ratings established per AHRI's test standard: ANSI/AHRI 210/240-2008 of two-stage central AC/HP equipment.
You'll hardly know it's running
The XC21 uses SilentComfort™ technology to reduce operating noise, making it the quietest multi-stage air conditioner you can buy*. Even when installed outside a bedroom window, it lets you rest peacefully.

UP TO 20% QUIETER THAN A STANDARD AIR CONDITIONER

Sound Rating Number according to ANSI/AHRI Standard 270-2008. "SRN" is the overall A-weighted Sound Power Level, (LWA), dB (100 Hz to 10,000 Hz). Sound information based on 3 ton models. Standard system is a 13ACX with a 76dB sound rating.

Ratings & Reviews

See what other customers are saying about XC21 Air Conditioner:
Advanced engineering helps you save energy and create an environment that's COMFY & COOL.

XC21 | TWO-STAGE AIR CONDITIONER
The quietest and most efficient two-stage central air conditioner you can buy.
QUIET PERFORMANCE

When the XC21 is running, you'll hardly hear it. Innovative SilentComfort™ technology combines thick insulation, vibration resistance and a specially shaped fan blade to greatly reduce sound levels.

20% QUIETER
than a standard air conditioner

OUTSTANDING EFFICIENCY

EFFICIENCIES OF UP TO
21.00 SEER***

The XC21 has earned the ENERGY STAR® Most Efficient 2017 label, which means it is recognized as one of the most efficient products that qualify for ENERGY STAR.

HIGH-EFFICIENCY OUTDOOR COIL
Specially designed for maximum heat transfer and low air resistance.

SOLAR-READY
The XC21 can be combined with solar roof modules in a SunSource® Home Energy System to reduce heating and cooling costs by up to half.

ADDITIONAL SAVINGS
The XC21 can potentially qualify you for federal energy tax credits and local utility rebates. See your Lennox Dealer for details.
**BALANCED COMFORT**

The XC21's multi-stage scroll compressor allows it to fine-tune your cooling, humidity levels and energy use by matching output to demand.

**COMFORT INNOVATIONS**

**ICOMFORT®-ENABLED**
The XC21 works with the iComfort® S30 Ultra Smart Thermostat to adapt cooling settings to match your family's routine.

**HUMIDITY REMOVAL**
By working with the Humiditrol® whole-home dehumidification system, the XC21 offers exceptional cooling that goes beyond temperature control.

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**DURABLE ENGINEERING**

The XC21 is designed for lasting reliability and performance. High-quality materials and innovations like the PermaGuard™ cabinet offer extra protection against rust and corrosion, so your unit runs better and longer.

**PEACE-OF-MIND PROTECTION**
The XC21 comes with a 10-year limited warranty on the compressor and all remaining covered components.*

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*A combination of sound ratings established per AHR’s test standard: AHRI 270-2008 (August 2013); and efficiency ratings established per AHR’s test standard: ANSI/AHRI 210-2012 of two-stage central AC/HP equipment.

**Sound Rating Number according to ANSI/AHRI Standard 270-2008 “SRN” is the overall A-Weighted Sound Power Level, (LWA), dB (100 Hz to 10,000 Hz). Sound information based on 3-ton models. Standard system is a 13ACX with a 76dB sound rating.

***The cooling efficiency rating for heat pumps is Seasonal Energy Efficiency Ratio, or SEER. The higher the SEER, the better the energy performance, and the more you save.

*Applies to residential applications only. See actual warranty certificate for details.

Note: Due to Lennox's ongoing commitment to quality, specifications and ratings are subject to change without notice.
REFRESHING INNOVATION
Engineered for a quieter home and powerful energy savings

BUILD A SIGNATURE® SYSTEM
The XC21 is part of the Dave Lennox Signature® Collection, the most advanced line of equipment Lennox makes. Every furnace, air handler, heat pump and air conditioner in the Signature collection is built from premium materials, and designed to bring the highest level of innovation to home comfort.

FINANCING YOUR COMFORT
Enjoy more comfort and purchasing power. Take advantage of flexible financing options that allow you to enjoy the innovation, precision and efficiency at Lennox on your terms.*

*Subject to credit approval. Minimum monthly payments required. See your Lennox Dealer for details.