

The Boys & Girls Clubs of the Peninsula's South San Francisco Clubhouse "BGCP" renovation and modernization project requires a variance from otherwise applicable interior side setback requirements under the City zoning ordinance. The variance will facilitate the development of a modernized community center that better serves the public welfare by providing improved vital public services, such as educational programs and recreational activities for local youth. The project will contribute positively to the City by expanding available community space, enabling BGCP to meet growing community needs. The variance will help maximize usable floor area for the community-focused center and maintain harmony with the surrounding properties and zoning district.

The variance request is limited to the interior setback requirement and is necessary due to existing physical constraints on the property, as detailed below. All other applicable setback requirements will be met and exceeded. The following variance findings will be met, for the reasons set forth below.

- A. *There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings, whereby the strict application of this Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations or pre-existing nonconforming uses or facilities are **not** hardships justifying a variance;*

There are unique and special circumstances that apply to the property, including its size, shape, topography, location, and surrounding environment, which make strict application of the zoning ordinance detrimental to the use of the property for a modernized community center. Specifically, the existing PG&E easement, BART tunnel zone of influence, and the property's trapezoidal shape (see attached "**Site Constraints**") pose unique and special circumstances that significantly limit the developable area of the property. The PG&E easement does not allow proposed utilities to run parallel or crossings and the BART tunnel parcel does not allow new pavement sections to be installed on their land but maintenance of existing pavement and no installation of new utility trenching. Where portions of the proposed development are either within or very close to BART's zone of influence, the BART guidelines will have to be considered during the design and construction of the foundation system for the proposed buildings.

The purpose of the BGCP renovation project is to modernize the existing community center, including the reconstruction of the eastern portion of the existing building to create a new two-story K-8 "clubhouse" area. Only a portion of the clubhouse area will be located within the otherwise required setback, which is consistent with existing conditions.

Note that personal, financial, or family hardships do not apply in this case. Rather, the variance is required because of the existing Site Constraints, and imposition of the otherwise required interior side setback requirement would thwart the project and deprive the property of privileges enjoyed by other property of the same classification in the same zoning district.

B. Such unique circumstances were not created by the owner or applicants;

The existing Site Constraints were not created by the applicant or the owner. These pre-existing conditions, including the PG&E easement and BART tunnel zone of influence, have been in place for years, long before the applicant's lease of the property.

C. The variance does not constitute a special privilege granted to the recipient inconsistent with limitations upon other properties in the vicinity and zone in which such property is situated;

The requested variance will not constitute a special privilege inconsistent with the limitations on other properties in the vicinity and zone in which the property is situated. The developable area of the property is uniquely restricted due to the existing Site Constraints. All other setback requirements will be met and exceeded, ensuring that the project design will not only be consistent with existing conditions, but better align with limitations upon other properties in the vicinity and zone.

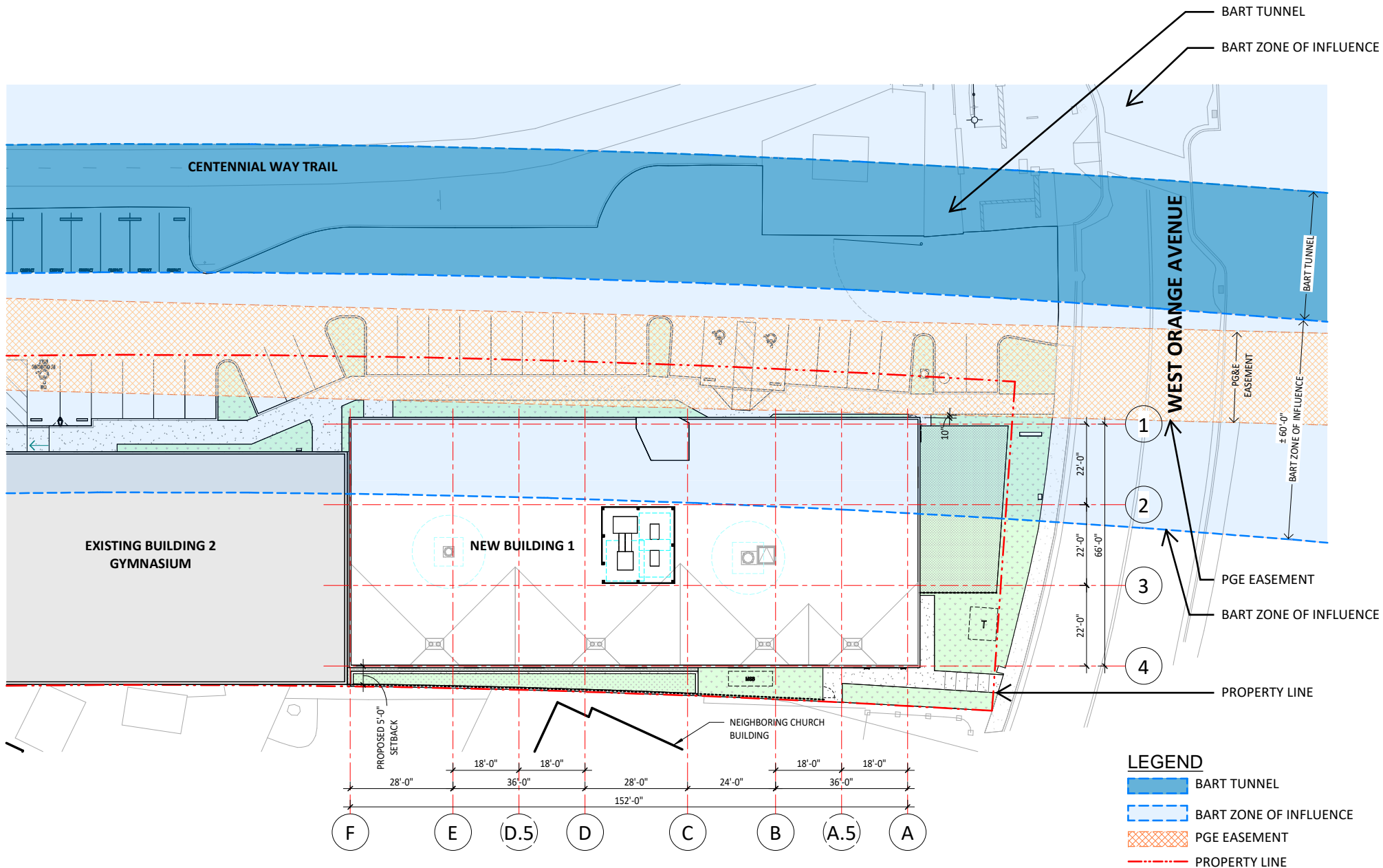
D. The authorization of the variance will substantially meet the intent and purpose of the zoning district in which the subject property is located and will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general; and

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The variance will also not be detrimental to persons residing or working in the vicinity, the neighborhood, or the public welfare in general. To the contrary, the variance will further the purpose and intent of the zoning district by facilitating the development of a modernized community center that better serves the public welfare by providing improved vital public services, such as educational programs and recreational activities for local youth. The project will contribute positively to the City by expanding available community space, enabling BGCP to meet growing community needs.

E. The proposed project has been reviewed in compliance with the California Environmental Quality Act and the City's adopted environmental review guidelines.

The project is undergoing third-party review in compliance with the California Environmental Quality Act (CEQA) and the City's adopted environmental review guidelines, ensuring that it adheres to all CEQA requirements.



**BGCP ORANGE PARK CLUBHOUSE
SITE CONSTRAINTS**