

**EXHIBIT 1**  
**Section 6-3-6:2:**  
**Standards for Granting a Zoning Variance**

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan; and

*Response: The Zoning Code's seeks to improve and protect the public health, safety, comfort, convenience, and general welfare of the people. The requested variance does not negatively impact any of these items. In reviewing the specific objectives identified in 6-1-2 of the Zoning Code we note that items 1 thru 5, 8 thru 10 and 12 thru 14 do not apply or are not relevant as the proposed use is going into an existing building and will otherwise comply with all City zoning, building, and other requirements. Items 6, 7 and 11 reference the desire to ensure the appropriateness of zoning and uses. The requested variance and proposed use is appropriate at this location. Conclusive evidence of this is that the use would be permitted on the same property and in the same building. Also, does not seek to change the zoning of the property. More importantly, the proposed use, in its implementation is more akin to those permitted uses than not. It has a retail sales component and procures customers, in part, by its visibility and walking in traffic. Those individuals that make California Closets a planned visit will undoubtedly positively impact other retailers in the area. Consequently, the general welfare will benefit from allowing the requested variation.*

*The proposed use is also not contrary to the goals of the Comprehensive Plan. The Comprehensive Plan for the downtown area identifies a desire for a variety of uses. It also notes that the desirability of retail uses stems not only from the sales it generates itself but also additional spending at other establishments its customers may frequent. It defines the desired Commercial Services uses in a manner that would encompass the proposed California Closets use. California Closets has retail sales, obtains walk-by customers, and will provide additional impulse retail activity to area business from those of their customers which are destination based.*

2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district; and

The strict enforcement would hamper the commercial development of the property. In addition, it would preclude a use that, unlike general service uses, needs the retail visibility and foot traffic to thrive.

3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

*Response: The essential character of the immediate area would not be altered. The area is a business and commercial area and the proposed use is consistent with these types of uses.*