

In the matter of the decision of the)
City Planning Commission to approve a)
special permit to allow eight parking)
spaces in the R-3A zone on the rear)
half of property located at)
1120 G Street (P88-019))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of February 11, 1988 the Planning Commission considered testimony regarding the above entitlement. The Planning Commission indicated an intent to approve the variance based on conditions and findings of fact due February 25, 1988.

Conditions

1. The applicant shall submit a detailed landscape/irrigation plan to the Planning Director for review and approval.
2. The parking design shall comply with the handicap parking regulations.
3. The applicant shall obtain a parking facility permit and building permit to develop the parking lot.
4. ~~////The/ four-unit/ apartment/ building/ on/ the/ front/ portion/ of/ the/ lot/ shall/ be/ retained/ as/ apartments/ and/ the/ back/ portion/ shall/ be/ developed/ with/ a/ parking/ lot/ as/ per/ Exhibit/ A-3.~~
4. The front portion of the lot shall be used for residential use and the back portion shall be developed with a parking lot as per Exhibit A-3.
5. The project shall comply with the 50% parking lot shading requirement.
6. A masonry wall six feet in height shall be installed along the westerly property line adjacent to the proposed parking lot.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. a supportive structure in the Preservation Area will be preserved; and
 - b. the proposed eight space parking lot will not alter the continuity of residential uses along the G Street block face.
2. The project, as conditioned, will not be detrimental to public health, safety, welfare or to surrounding properties in that:
 - a. access to the parking area will be from the alley;
 - b. adequate landscaping will be provided; and
 - c. the eight parking spaces will reduce the on-street parking demand in the area and provide parking for the adjacent office use.

3. The project is consistent with the Goal of the Central City Community Plan which states (a) "Encourage the development of transitional land use areas with land use compatible with adjacent developments." (b) "Reduce the adverse impact of commuter parking on residential streets."

Approved by the Planning Commission
on February 25, 1988 for the
February 11, 988 meeting

Chairperson