

In the matter of the decision of the City)
Planning Commission to approve the rezone)
from R-4 to C-2-R, variance and lot line)
adjustment to construct an office with on)
and off-site parking at 3108, 3116, and)
3139 X Street)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of July 27, 1989 the Planning Commission considered testimony regarding the above entitlements. The Commission indicated its intent to approve entitlements based upon conditions and amended findings of fact due August 10, 1989. Included are conditions for the entitlements and amended findings of fact for the variance:


Findings of Fact - Variance Off-Site Parking at 3139 X Street

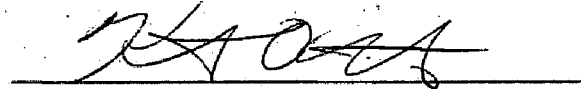
1. The proposed off-site parking lot is based upon sound principles of land use in that (a) the driveway has been relocated to the alley in order that the noise and glare from vehicles will not impact single family homes directly across the street and nearby the site along X Street, and (b) adequate landscaping and an attractive wrought iron fence will screen the site from nearby residential uses. Also, the design, lighting, landscaping and security measures incorporated into the parking lot will benefit the neighborhood.
2. The proposed project will not be detrimental to the public, health, safety, or welfare nor result in the creation of a nuisance in that adequate parking, landscaping, and a well designed brick/lattice style fence with vines will be located along the south property line to aesthetically screen the parking lot from adjacent residential structures.
3. The project is consistent with the City's General Plan which designates the site for Community/Neighborhood Commercial and Offices, and parking lots are allowed subject to securing a special permit.
4. Granting the variance to provide the required parking off-site is not a special privilege extended to an individual property owner in that similar parking variances have been granted to other property owners for similar uses.

Conditions - Rezone R-4 to C-2-R

1. The portion of the lot at the building site approved for a rezone from R-4 to C-2-R shall only be used as an on-site parking lot for this particular project. Any future revision to the proposed use shall be reviewed and approved by the Planning Commission.
2. The project shall comply with the 50 percent shading ordinance.
3. The overall project shall be reviewed and approved by the Design Review/Preservation Board prior to the issuance of building permits.

4. The applicant shall record in the deed of the building site that 23 parking spaces are required on the site and 26 parking spaces are required to be located off-site on parcel 010-0254-016 (3139 X Street).


Approved by the Planning Commission
on August 10, 1989 for the
July 27, 1989 meeting


Chairperson