

ATTACHMENT 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR APPEAL OF 43RD STREET
PARCEL MERGER, LOCATED AT 1214 & 1206 43RD
STREET IN THE STANDARD SINGLE FAMILY (R-1) ZONE. (Z98-078)**

At the regular meeting of September 24, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination (Exemption)**
- B. **Denied the Appeal of the Zoning Administrator's Approval of a Parcel Merger** to join two properties into one for the purpose of demolishing one unit on the south and expanding the unit on the north on 0.35± developed acres in the Single Family (R-1) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15305(a) of the California Environmental Quality Act.
- B. **Parcel Merger:** The Parcel Merger to combine two parcels totaling 0.35 acres located at 1214 and 1206 43rd Street into one parcel is hereby approved subject to the following findings of fact and conditions of approval:
 - 1. The parcel merger is consistent with the General Plan which designates the site for residential land use;
 - 2. All existing streets and/or utility easements of record are reserved; and
 - 3. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

CONDITIONS OF APPROVAL

- B. The Parcel Merger (Exhibits A-B) is hereby approved subject to the following conditions:
- B1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - B2. File a waiver of Parcel Map.
 - B3. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.
 - B4. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are shown on the preliminary Flood Insurance Rate Maps available for review at 1231 I Street, Room 200.
 - B5. Only one residence is permitted on an R-1 zoned lot; therefore, one house must be removed prior to the recordation of the parcel merger.

CHAIRPERSON

ATTEST:

SECRETARY TO
CITY PLANNING COMMISSION CHAIRPERSON

Z98-078