

In the matter of the decision of the City)
Planning Commission to deny special permits)
for a medical office building and parking)
reduction and variance for additional)
parking reduction in the General Commercial)
(C-2) zone at the southwest corner of)
28th and J Streets (P88-338).)

**NOTICE OF DECISION
AND
FINDINGS OF FACT**

At its regular meeting of December 15, 1988, the Planning Commission considered testimony regarding the above entitlements. The Commission initiated its intent to deny those entitlements based on findings of fact due on January 12, 1989.

Findings of Fact

1. The proposed project is not based on sound principles of land use in that it will be incompatible with the surrounding land uses in terms of the scale of development that predominates in the area.
2. The proposed project will be detrimental to public health, safety and welfare, and will result in the creation of a nuisance in that the reduction of on-site parking will increase the on-street parking demand and impact the surrounding businesses and residences.
3. The Alhambra Corridor Study should be concluded first, in order that any new projects in the study area can be assessed and revised, if necessary, to be in conformance with its findings.

Approved by the Planning Commission
on January 12, 1989 for the
December 15, 1988 meeting.

Chairperson