

In the matter of the decision of the City)
Planning Commission approval of a special)
permit and variance to utilize an existing)
structure as an office in the R-0 zone,)
located at 418 Alhambra Boulevard)
(P85-102))

NOTICE OF DECISION
and
FINDINGS OF FACT

At its regular meeting of April 11, 1985, the City Planning Commission indicated an intent to approve the above entitlements based on Findings of Fact due April 25, 1985. Based on oral and documentary evidence at the public hearing, the Commission approved the special permit and variance, subject to conditions and based on Findings of Fact which follow.

Conditions

1. The hours of operation shall be from 8 a.m. to 9 p.m. and by appointment only.
2. The use shall be limited to a maximum of three employees.
3. The residence/office conversion shall comply with City Building and Fire Codes.
4. A total of two parking spaces shall be located to the rear of the structure.
5. A non-illuminated attached sign not exceeding two square feet shall be allowed. Design of sign shall be approved by the Planning Director.

Findings of Fact

1. The proposal is based upon sound principles of land use, in that:
 - a. the activity will not significantly alter the character of the neighborhood which consists of residential and office uses;
 - b. the property is located on a major street;
2. The proposed use will not be injurious to the surrounding properties nor to the public welfare and safety, in that:
 - a. adequate parking will be provided on the site;
 - b. the proposal will not increase traffic to a significant level since all patients are seen by appointment only.
3. The proposed use is consistent with the Zoning Ordinance which allows office uses in the R-0 zone with the approval of a special permit.
4. The use would not constitute a special privilege extended to one property owner, in that:
 - a. the size of the site limits the area that can be developed for parking;
 - b. adequate on-street parking is available in the area.

Approved on April 25, 1985 for the
April 11, 1985 City Planning
Commission meeting

CHAIR