

In the matter of the decision of the City)
Planning Commission to approve a variance)
to waive standard parking lot improvements)
in order to establish a private day school)
known as Crossroads in the R-1 zone at)
3031 Franklin Boulevard (P85-182))

NOTICE OF DECISION
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FINDINGS OF FACT

At its regular meeting of June 13, 1985, the City Planning Commission indicated an intent to approve the above entitlement, based upon Findings of Fact due June 27, 1985. Based upon documentary and oral evidence presented at the public hearing, the Commission approved the variance request, subject to conditions and based upon Findings of Fact which follow.

Conditions

1. The handicapped space shall be surfaced with asphalt or concrete;
2. The remaining parking spaces and maneuvering area shall be surfaced with turf block;
3. A revised parking design shall be submitted to staff for review and approval prior to issuance of building permits;
4. Subject to complying with condition of Special Permit P85-182 for the day care facility.

Findings of Fact

1. Granting the variance does not constitute a special privilege extended an individual applicant, in that standard parking lot surfacing may damage the grove of redwood trees under which the proposed parking will be situated.
2. Granting the variance does not constitute a use variance, in that private schools are permitted in the R-1 zone, subject to special permit approval.
3. Granting the variance will not be injurious to public welfare nor to property in the vicinity, in that:
 - a. adequate on-site parking is provided;
 - b. the parking will have a dust-free surface.
4. The variance is compatible with the Zoning Ordinance which permits a private school in any zone, subject to special permit approval.

Approved by the Planning Commission on
June 27, 1985 for the June 13, 1985 City
Planning Commission meeting

CHAIR