

In the matter of the decision of the City)
Planning Commission to waive the six-foot)
solid masonry wall requirement on 0.29+)
acres in the Heavy Commercial (C-4) zone.)
225 C Street (P86-195))

NOTICE OF DECISION
AND
FINDINGS OF FACT

Based upon documentary and oral evidence presented at its regular public hearing on June 12, 1986, the City Planning Commission indicated an intent to approve the above entitlement, subject to a condition and based upon Findings of Fact due June 26, 1986.

Condition

The applicant shall construct a minimum six-foot high solid masonry wall the length of the single family dwelling from the front property line to the rear of the dwelling. The first 25-feet from C Street shall not exceed three feet in height as required by City Ordinance.

Findings of-Fact

1. Granting the variance does not constitute a special privilege extended to one individual property owner, in that under similar circumstances, the waiver of a portion of the masonry wall and in-lieu construction of the wood fence have been warranted.
2. Granting the variance will not be injurious to the public welfare nor to the property in the vicinity, in that the residence is surrounded on three sides by non-residential uses, two of which have no masonry walls but chainlink fencing. The wood board fence is compatible with the design of the new office buiding, existing board fence and residence.
3. Granting the variance does not constitute a use variance, in that fences are allowed separating residential from non-residential uses.
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General Plan and the accessory building use conforms with the plan designation.

Approved by the Planning Commission
June 26, 1986 for the June 12, 1986
City Planning Commission meeting.

CHAIR