

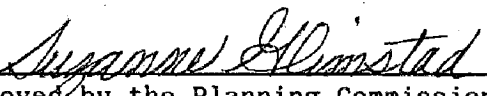
In the Matter of the decision of the City)
Planning Commission to deny special)
permit to expand an existing parking)
lot, variance to allow tandem parking)
and a variance to waive the required)
masonry wall. (P89-072))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of March 9, 1989, 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 March 23, 1989. However, the Commission indicated a willingness to support a ten percent parking reduction that would enable the applicant to meet the City's parking requirement. The applicant initially agreed to the ten percent reduction concept but after being notified of the required in lieu parking reduction measures is now unwilling to pursue the special permit. Therefore, staff has prepared the following findings of fact for denial:

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 single family homes and would remove vacant residential property from future development.
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 area is currently undergoing a residential revitalization and another surface parking lot will degrade this process.
3. The proposed project is inconsistent with the Central City Plan in that the plan designates the site for residential uses and a Plan goal to conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic.


Approved by the Planning Commission
on April 27, 1989, for the
March 9, 1989, meeting.


CHAIRPERSON