

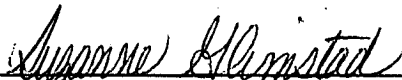
In the Matter of Decision of)
the City Planning Commission to)
Deny the Special Permit to Allow)
the Development of a Duplex at)
2214 22nd Street (P89-230))

Amended by CPC 8-24-89
Amended by Staff 8-24-89
Notice of Decision
and
Findings of Fact

At its regular meeting of August 10, 1989, the Planning Commission considered testimony regarding the above entitlement. The Commission indicated its intent to deny the entitlement based upon findings of fact due on August 24, 1989. Therefore, staff has prepared the following findings of fact for denial:

1. The project is not based on sound principles of land use in that:
 - a. The project site and surrounding area was rezoned R-1B in 1980. This is a single family zone which allows an additional unit only if a special permit is approved.
 - b. The density of the proposed duplex is not compatible with the surrounding neighborhood which is comprised of predominantly single family homes on large lots.
 - c. The location of the proposed duplex at mid-block is inappropriate.

2. The project will be detrimental to the public *welfare* in that the project is incompatible with the design and character of the adjacent homes in the neighborhood. *(CPC amended)*
 - a. The proposed project site is in a *historic* preservation area ~~with a character of~~ *characterized by* homes on large lots. *(CPC amended)*
 - b. The site is the rear portion of a larger lot which was split off.
 - c. The larger structure on a small lot is incompatible with the character of the area.
 - d. The height of the structure is also not compatible with the heights *of structures* found on adjacent and nearby lots. *(CPC amended)*


Approved by the Planning Commission
on August 24, 1989, for the
August 24, 1989, meeting


CHAIRPERSON