

In the matter of the decision of)
the City Planning Commission to)
approve a variance to allow a 12)
foot high accessory building on)
a 0.17+ acre lot in the Garden)
Apartment (R-2A) zone located at)
1817 Iris Avenue (P86-032)

Notice of Decision
and
Findings of Fact

At its regular meeting of April 10, 1986, the City Planning Commission indicated an intent to approve the above entitlement subject to conditions and based upon Findings of Fact due April 24, 1986. Based upon oral and documentary evidence at the public hearing, the Commission approved the variance subject to conditions and based upon Findings of Fact which follow:

Conditions

1. The windows on the east elevation shall be opaque.
2. No residential use of the building shall be allowed.
3. No plumbing facilities shall be allowed on the second story of the detached accessory building.

Findings of Fact

1. Granting the variance will not be injurious to public welfare nor to property in the vicinity in that the additional height will not alter the character of the neighborhood significantly.
2. Granting the variance does not constitute a use variance in that accessory buildings are allowed in the R-2A zone.
3. The project, as conditioned, does not constitute a special privilege to one individual property owner in that under similar circumstances of structural design the height variance request would also be warranted.
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
April 24, 1986, for the April 10,
1986, Planning Commission meeting

Chair