

In the matter of the decision of the)
Planning Commission on an application)
for a variance to reduce the required)
minimum planter width from four feet)
to 2.5 feet in the General Commercial)
(C-2) zone located at 2030 'H' Street)
(P84-102)

NOTICE OF DECISION
AND
FINDINGS OF FACT

On April 12, 1984 the City Planning Commission indicated an intent to approve the above entitlement, subject to the condition that the planter, including curbing, be a minimum of three feet and based on Findings of Fact due April 26, 1984.

Based on documentary and oral evidence submitted at the public hearing on April 12, 1984, the Planning Commission approved the Variance, subject to conditions and hereby finds:

1. The variance, as conditioned, does not constitute a special privilege extended to one individual property owner in that approval of such a request for other property where substantially the same conditions exist would also be warranted.
2. The proposal does not constitute a use variance in that parking lots are allowed in the C-2 zone.
3. The variance, as conditioned, will not be injurious to the general public or surrounding properties in that:
 - a. On-site parking will be provided for all four apartment units;
 - b. Landscaping will be provided along both the eastern and western property lines of the parking lot.
4. The project, as conditioned, is consistent with the goal of the 1980 Central City Plan to:
 - a. "Reduce the impact of traffic upon residential neighborhoods..."; and
 - b. "Develop urban design standards which provide open space, attractive landscaping, and encourage creative design features which are sensitive to the urban forms, scales and patterns found in the Central City."

Approved by the Planning Commission on
April 26, 1984 for the April 12, 1984
City Planning Commission meeting

CHAIR

