

NOTICE OF DECISION

AND

FINDINGS OF FACT

In the matter of the decision of the)
City Planning Commission on an)
application for a variance to reduce)
the rear and side yard setbacks from)
15 feet and 5 feet to 3 feet in the)
single family (R-1) zone located at)
4504 H Street (P86-412).)

On November 13, 1986, the Planning Commission indicated an intent to approve the request based upon findings of fact due December 4, 1986. Based upon documentary and oral evidence, the Planning Commission approved the variance subject to conditions and hereby finds:

Condition

1. The applicant shall conform to all City Uniform Building Code requirements for the bedroom addition.

Findings of Fact

1. The variance does not constitute a special privilege extended to an individual property owner in that the substandard size of the lot precludes locating the addition elsewhere on the site.
2. The request does not constitute a use variance in that a residential unit is allowed in the R-1 zone.
3. Granting the variance would not be detrimental to surrounding properties in that:
 - a. a minimum three foot setback will be provided between the proposed unit and adjacent properties;
 - b. adequate open space on the site would be provided;
 - c. the proposed addition is compatible in design and materials with the existing residential unit on the site; and
 - d. on-site parking is provided.
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 proposed residential unit conforms with the plan designation.

Approved by the Planning Commission
November 13, 1986 for the December 4,
1986 City Planning Commission meeting

CHAIR