

NOTICE OF DECISION
AND
FINDINGS OF FACT

In the matter of the decision of the City Planning Commission on application for a variance to waive the required six-foot high masonry wall and to allow the existing six-foot high wood fence and landscaping between residential and nonresidential uses on 0.41 acres in the single family (R-1) zone located at 5750 Riverside Boulevard

On October 23, 1986, the City Planning Commission indicated an intent to approve the above entitlement based upon Findings of Fact due November 13, 1986.

Based upon documentary and oral evidence submitted at the public hearing on October 23, 1986, the Planning Commission approved the variance request based upon the condition and Findings of Fact which follow:

Condition:

The existing wooden fence along the north and west boundaries of the site must be filled in and improved so that no gaps remain between the boards of the fence.

Findings of Fact:

1. The variance request is not a special privilege extended to one property owner in that a variance would be granted to other property owners facing similar circumstances.
2. The project will not be injurious to the public welfare nor to surrounding properties in that the condition of the existing fence will be improved and existing landscaping will remain.
3. 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 wooden fence conforms with the plan designation.

Approved by the Planning Commission
on October 23, 1986 for the
November 13, 1986 City Planning
Commission Meeting

CHAIR