

In the matter of the City Planning )  
Commission's denial of a Special Permit) )  
to develop 21 apartment units on 1+ )  
vacant acres located at 2840 Taft Street) )  
in the General Commercial (C-2) zone )  
(P87-341) )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of November 12, 1987, the City Planning Commission indicated an intent to deny the above entitlement based upon documentary and oral evidence presented at the meeting. The denial is based upon the following Findings of Fact:

1. The proposal is not based on sound principles of land use in that:
  - a. the proposed apartment complex is not compatible with the surrounding land uses which consist of single family dwellings and a church; and
  - b. the proposal is not located on a major street.
2. If granted, the special permit would be detrimental to surrounding properties in that:
  - a. the proposed density is too high and the project would be out of character in the single family neighborhood; and
  - b. the proposal will increase traffic in the single family neighborhood.

Approved by the City Planning Commission  
on December 3, 1987 for the City Planning  
Commission meeting of November 12, 1987

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CHAIRPERSON