

In the matter of the decision of the  
City Planning Commission on appli- )  
cation for Special Permit and )  
Variance requests to expand an )  
existing non-conforming church )  
facility located in the Single )  
Family (R-1) zone and the Executive )  
Airport Overlay zone 2 (EA-2). )  
Location: 6612 Woodbine Avenue. )  
(P83-410) )

NOTICE OF DECISION  
and  
FINDINGS OF FACT

On July 12, 1984 the City Planning Commission indicated an intent to approve the above entitlements, subject to conditions and based upon Findings of Fact due July 26, 1984.

Based upon documentary and oral evidence submitted at the public hearing on July 12, 1984, the Planning Commission approved the Special permit and Variance requests, subject to conditions and based upon Findings of Fact which follow:

Conditions

1. The applicant shall submit a revised site plan indicating the deletion of the driveway entrance off the adjacent alley, widening the aisle widths to 16 feet and reducing the length of the parking stalls to 11 feet prior to issuance of building permits.
2. The applicant shall submit revised landscape, shading and irrigation plans for staff review and approval prior to issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the church facility is compatible with adjacent single family residential uses and other existing public and private facilities such as schools and churches found in the area;
  - b. adequate off-street parking will be provided.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor will result in the creation of a nuisance in that:
  - a. the proposed building addition is compatible with the existing church structure;

- b. the proposed addition will not significantly alter the characteristics of the area;
  - c. the proposed parking lot paving and shading will approve the appearance of the site.
3. The variance request, if denied, would result in practical difficulties for the property owners of the subject site in that, without the requested improvements, church members are unable to use the existing facilities for normal church activities. The Zoning Ordinance allows the granting of variance requests to expand existing non-conforming uses in the EA-2 zone if the literal application of the provisions of the Executive Airport Comprehensive Land Use Plan will result in practical difficulties or unusual hardships for the property owner which outweigh the public purposes.
4. 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.
5. The project is in conformance with the 1974 General Plan and the 1984 Airport Meadowview Community Plan which designate the site for residential uses. Church facilities are allowed in residential areas with special permit approval.

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

CHAIR