

In the matter of the decision of)
the City Planning Commission on)
application for a special permit to)
construct a residential structure)
in the R-4 zone and variances to)
reduce the required interior side)
yard setbacks, reduce the required)
park stall width for two spaces and)
reduce the interior side yard court)
requirement for property located at)
1225 F Street in the Medium Density)
Multiple Family (R-4A) zone (P84-222))

NOTICE OF DECISION
and
FINDINGS OF FACT

On July 12, 1984 the City Planning Commission indicated an intent to approve the above entitlements based on 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, based upon the following Findings of Fact:

1. The project is based on sound principles of land use in that adequate off-street parking will be provided.
2. The project is not a special privilege extended to one property owner in that:
 - a. the subject parcel is substandard in width;
 - b. a variance would be granted to other property owners facing similar circumstances.
3. The variance requests do not constitute use variances in that multi-family residential is allowed in the R-4A zone.
4. The proposal will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that the project will result in the rehabilitation of an existing residential structure in poor condition.
5. The project is consistent with the goals of the 1980 Central City Community Plan to:
 - a. "...provide a choice of housing types by developing new housing and conserving existing housing" and;

- b. "Develop land use policies which encourage the conservation and rehabilitation of sound housing stock and historically significant structures."

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

CHAIR