

1 [Adoption of Findings Related to Conditional Use Authorization - 95 Nordhoff Street]

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3 **Motion adopting findings in support of the Board of Supervisors’ disapproval of**  
4 **Planning Commission Motion No. 20602, approving a Conditional Use Authorization,**  
5 **identified as Planning Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff**  
6 **Street; and the Board’s approval of a Conditional Use Authorization for the same**  
7 **Planning Case and property with different conditions; and adopting findings of**  
8 **consistency with the General Plan, and the eight priority policies of Planning Code,**  
9 **Section 101.1.**

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11 WHEREAS, The project (“Project”) would involve the subdivision of an existing lot  
12 currently containing a single-family dwelling unit into four new lots, two of which will be  
13 substandard lots; and

14 WHEREAS, On December 12, 2019, the Planning Commission found that the Project  
15 is consistent with the General Plan, and the eight priority policy findings of the Planning Code,  
16 Section 101.1, for the reasons set forth in Planning Commission Resolution No. 20602, and  
17 approved Conditional Use Authorization No. 2018-015554CUA, to allow the subdivision of the  
18 existing lot into four new lots, including two substandard lots; and

19 WHEREAS, On January 10, 2020, Steven Ganz (“Appellant”) filed a timely appeal  
20 protesting the approval of the Conditional Use Authorization by the Planning Commission is in  
21 the Clerk of the Board of Supervisors File No. 200067; and

22 WHEREAS, On June 23, 2020, this Board held a duly noticed public hearing to  
23 consider the appeal, at which hearing the Appellant and the project sponsor indicated their  
24 willingness to agree to additional conditions on the Project design, and declined the  
25 opportunity to make presentations; and

1           WHEREAS, Following the conclusion of the public hearing on June 23, 2020, the  
2 Board voted to conditionally disapprove the decision of the Planning Commission and to  
3 approve the requested Conditional Use Authorization with different conditions, subject to  
4 adoption of written findings by the Board, as reflected in Board of Supervisors Motion No. 20-  
5 072; and

6           WHEREAS, In deciding the appeal, the Board considered the entire written record  
7 before the Board; now, therefore, be it

8           MOVED, That the Board finds that with the conditions imposed by the Board at the  
9 June 23, 2020, hearing, as memorialized in the document entitled “95 Nordhoff Street  
10 Conditions,” dated June 23, 2020, is in the Clerk of the Board of Supervisors File No. 200069,  
11 the Project is necessary or desirable for, and compatible with, the neighborhood and the  
12 community; and, be it

13           FURTHER MOVED, That conditions imposed by the Board of Supervisors in Motion  
14 No. 20-071, as memorialized in the document entitled “95 Nordhoff Street Conditions,” will  
15 prevent adverse impacts of the authorized activities at the site by incorporating design  
16 modifications to bring the Project more in keeping with the neighborhood; and

17           FURTHER MOVED, That these conditions are consistent with and supported by the  
18 Planning Commission’s findings of consistent with the General Plan, and Planning Code,  
19 Section 101.1, and the Board hereby incorporate these findings and adopts them as its own.

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