

1 [Approving Conditional Use Authorization - 95 Nordhoff Street]

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3 **Motion approving the decision of the Planning Commission by its Motion No. 20602,**  
4 **approving a Conditional Use Authorization, identified as Planning Case No. 2018-**  
5 **015554CUA, for a proposed project located at 95 Nordhoff Street; and making**  
6 **environmental findings, and findings of consistency with the General Plan, and the**  
7 **eight priority policies of Planning Code, Section 101.1.**

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9 WHEREAS, The project (Project) includes the subdivision of an existing lot currently  
10 containing a single-family dwelling unit into four new lots, two of which will be substandard  
11 lots; the Project will individually develop two of the proposed four lots with a single-family  
12 dwelling unit, for a total of three single-family dwelling units, and alter the existing single-family  
13 dwelling unit. One lot will remain vacant; and

14 WHEREAS, The Planning Department analyzed the Project, in compliance with the  
15 California Environmental Quality Act (California Public Resources Code, Sections 21000 et  
16 seq.) (CEQA) and determined that the Project is exempt from further review under CEQA as a  
17 Class 1 and Class 3 categorical exemption; and

18 WHEREAS, On December 12, 2019, the Planning Commission found that the Project  
19 is consistent with the General Plan, and the eight priority policy findings of the Planning Code,  
20 Section 101.1, for the reasons set forth in Planning Commission Resolution No. 20602, and  
21 the Board hereby incorporates such reasons herein by reference; and

22 WHEREAS, This Board has reviewed and considered the conditional use  
23 authorizations, the appeal letters, the other written records before the Board of Supervisors  
24 including the response to the appeal by the Planning Department, and heard testimony and  
25 received public comment regarding the conditional use authorizations; now, therefore, be it

1            MOVED, That the Planning Commission’s approval on December 12, 2019, of a  
2            Conditional Use Authorization identified as Planning Case No. 2018-015554CUA, by its  
3            Motion No. 20602, for a subdivision of an existing lot currently containing a single-family  
4            dwelling unit into four new lots, two of which will be substandard lots, within the RH-1  
5            (Residential-House, One Family) Zoning District and the 40-X Height and Bulk District, for a  
6            proposed project located at:

7            95 Nordhoff Street, Assessor’s Parcel Block No. 6763, Lot No. 001

8            is hereby approved; and, be it

9            FURTHER MOVED, That the Board hereby incorporates by reference and adopts as  
10           its own, as though fully set forth, the above CEQA Findings and the Planning Commission’s  
11           findings of consistency with the General Plan, and Planning Code, Section 101.1.

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