

1 [Conditionally Disapproving Conditional Use Authorization - 95 Nordhoff Street]

2

3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 20602, approving a Conditional Use Authorization, identified as Planning**
5 **Case No. 2018-015554CUA, for a proposed project at 95 Nordhoff Street; and**
6 **conditionally approving a Conditional Use Authorization for the same Planning Case**
7 **and property with different conditions, subject to the adoption of written findings by**
8 **the Board in support of this determination.**

9

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

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

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

23 WHEREAS, This Board has reviewed and considered the conditional use
24 authorizations, the appeal letters, the other written records before the Board of Supervisors

25

1 including the response to the appeal by the Planning Department, and heard testimony and
2 received public comment regarding the conditional use authorizations; now, therefore, be it

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

9 95 Nordhoff Street, Assessor’s Parcel Block No. 6763, Lot No. 001, is hereby
10 disapproved; and, be it

11 FURTHER MOVED, That the Board hereby approves a Conditional Use Authorization
12 for the same property with all the conditions imposed by the Planning Commission and with
13 the additional conditions listed in the document entitled “95 Nordhoff Street Conditions,” dated
14 June 23, 2020, a copy of which is on file with the Clerk of the Board of Supervisors in File No.
15 200069, and which is incorporated by reference herein; and, be it

16 FURTHER MOVED, That the disapproval of the Conditional Use Authorization and the
17 approval of the Conditional Use Authorization, with different conditions, are all subject to the
18 adoption of written findings of the Board in support of this determination.

19
20
21
22
23
24
25