

1 [Conditionally Disapproving Conditional Use Authorization - 1846 Grove Street]

2

3 **Motion conditionally disapproving the decision of the Planning Commission by its**
4 **Motion No. 20681, approving a Conditional Use Authorization, identified as Planning**
5 **Case No. 2018-011441CUA, for a proposed project at 1846 Grove 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) proposes the construction of four two-story single-
11 family dwelling units in the rear yard of a vacant lot within an RH-2 (Residential, House - Two
12 Family) and RH-3 (Residential, House - Three Family) Zoning District and a 40-X Height and
13 Bulk District; 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 3 categorical exemption; and

18 WHEREAS, On April 9, 2019, the Planning Commission found that the Project is
19 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. 20681, and
21 the Board hereby incorporates such findings herein by reference; and

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

1 MOVED, That the Planning Commission’s approval on April 9, 2019, of a Conditional
2 Use authorization identified as Planning Case No. 2018-011441CUAVAR, by its Motion No.
3 20681, for residential density of one unit per 1,500 square feet of lot area to permit the
4 construction of four two-story single-family dwelling units on a vacant lot within an RH-2
5 (Residential, House - Two Family) and RH-3 (Residential, House - Three Family) Zoning
6 District and a 40-X Height and Bulk District, for a proposed project located at 1846 Grove
7 Street, Assessor’s Parcel Block No. 1187, Lot No. 003H, is hereby disapproved and, be it

8 FURTHER MOVED, That the Board hereby approves a Conditional Use authorization
9 for the same property incorporating all the conditions imposed by the Planning Commission
10 and with the following additional conditions: 1) the Project may consist of no more than two
11 residential units on the lot; and 2) the maximum occupancy of the lot shall be no more than 16
12 persons; and, be it

13 FURTHER MOVED, That the disapproval of the Conditional Use authorization and the
14 approval of the Conditional Use authorization with different conditions are subject to the
15 adoption of written findings of the Board in support of this determination.

16
17
18
19
20
21
22
23
24
25