

ATTACHMENT D

RESOLUTION NO. 1791

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION
ON DATE OF JULY 27, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT MODIFICATION FOR PROPERTY LOCATED AT 2264 FAIR OAKS BOULEVARD TO AND ADD 2,035± SQUARE FEET OF NEW OFFICE/RETAIL SPACE ON 0.73± DEVELOPED ACRES IN THE SHOPPING CENTER (SC) ZONE. (P95-033) (APN: 295-0381-002)

WHEREAS, the City Planning Commission on July 27, 1995, held a public hearing on the request for approval of a special permit to allow a 2,035± square foot expansion of office/retail use at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 {e-1}).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for approval of the special permit:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the site is appropriately zoned for the proposed use;
 - b. adequate parking will be provided on-site without interfering with vehicle operations of the adjacent offices nor on-street operations;
 - c. design elements will be compatible with and complimentary to the existing structure and with the overall intent of the Planned Unit Development (PUD).
2. The project will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that adequate parking is provided on-site and the site is adequately served/accessible to fire safety equipment; and
3. The project is consistent with the General Plan land use designation of Community Neighborhood Commercial and Office.

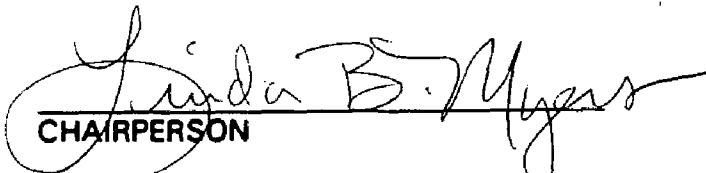
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit for the proposed project is hereby approved, subject to the following conditions:
 - a. There shall be no medical office space leased within the subject building;
 - b. Retail uses shall not exceed 7,000 gross square feet;
 - c. Prior to issuance of Building Permit by the Building Division, the applicant shall eliminate from the project Site Plan the two noted driveway curb cuts located near the intersection of Fair Oaks Boulevard and University Avenue (these accesses are not in use);
 - d. The applicant shall obtain the necessary building permits from the Building Division prior to start of construction;
 - e. Prior to issuance of any Permit, from the Building Division, the applicant shall design the trash enclosure in compliance with the trash enclosure requirements of the City's Zoning Ordinance; and
 - f. Prior to issuance of any Permit, from the Building Division, the applicant/property owner shall submit a Statement of Recycling Information pursuant to Section 34 of the Comprehensive Zoning Ordinance.

ATTEST:



SECRETARY TO PLANNING COMMISSION



CHAIRPERSON

P95-033