

**RESOLUTION NO. 1684**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 22, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW FOR PROPERTY LOCATED AT 1600 ARDEN WAY

(P94-093) (APN:277-0272-003)

WHEREAS, the City Planning Commission on September 22, 1994, held a public hearing on the request for approval of a Plan Review to construct a 1,000 sq.ft. service station/convenience market, a 1,300 sq.ft. car wash building and a 3,426 sq.ft. gas island canopy for property located at the above described location;


WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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

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

1. The is hereby approved based upon the following findings of fact:
  - A. The project, as conditioned, is based upon sound principles of land use in that:
    - 1) adequate on-site parking and landscaping has been provided;
    - 2) the convenience store, gasoline service and car was will be compatible in the area which include office, retail businesses and restaurant establishments; and
    - 3) the proposed uses conform with the Point West PUD guidelines;

- B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
- 1) adequate parking and vehicle circulation has been provided; and
  - 2) the convenience store, gasoline sales and the sell of beer and wine has been a 24 hour operation for almost 10 years.
- C. The project is consistent with the General Plan which designates the site Regional Commercial & Offices.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION

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PROOF OF SERVICE BY MAIL OF  
ZONING ADMINISTRATOR'S NOTICE OF DECISION

The below signed verily states:

On April 25<sup>th</sup>, 1997 I served the applicant with a copy of the Zoning Administrator's Notice of Decision for the above referenced project by placing a true copy thereof with postage fully prepaid in the United States mail at Sacramento, California.

  
Signature

4-25-97  
Date