

In the matter of the decision of the City)
Planning Commission to approve a special)
permit to establish a 6' x 10' drive-up)
drop off package facility on a 0.30+)
acre lot in the General Commercial (C-2))
zone located at 1600 J Street (P86-178))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of June 12, 1986, the City Planning Commission indicated an intent to approve the above entitlement, subject to conditions and based upon findings of fact due June 26, 1986. Based upon oral and documentary evidence at the public hearing, the Commission approved the special permit, subject to conditions and based upon findings of fact which follow:

Conditions

1. All signage shall be in accordance with the City Sign Ordinance and a sign permit is required.
2. All driveway, alley, sidewalk or other site improvements shall be reviewed and approved by the City Public Works Director and Traffic Engineer.
3. A revised site plan shall be submitted to the Planning Division and the Traffic Engineering Division for review and approval of the revised building location and the on-site circulation pattern prior to the issuance of building permits.
4. The applicant shall obtain a building permit for all on-site construction.
5. The applicant shall submit the proposed project to the Design Review Board for review and approval prior to the issuance of building permits.

Findings of Fact

1. The project is based upon sound principles of land use, in that:
 - the drive-up use is compatible with existing office and commercial uses in the area.
2. The project will not be detrimental to public health, safety or welfare, nor result in a nuisance, in that:
 - a. the revised location of the structure will improve the safety and flow of traffic;
 - b. design of the structure is compatible with other structures in the area; and
 - c. adequate on-site parking is available.