

AMENDED BY STAFF 7/12/94

RESOLUTION NO. 1633

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JULY 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY BOUNDED BY DEVELOPMENT DR., HARRIS AVE., PERFORMANCE AVE. AND OPPORTUNITY DR.

(P94-050) (APN:250-028-016)

WHEREAS, the City Planning Commission on July 14, 1994, held a public hearing on the request for approval of a special permit to increase the allowable office space from 25 percent to 69 percent 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 Special Permit 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) The use is compatible with the surrounding industrial uses; and
 - 2) The increase in office area does not make the use non-industrial.
 - 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 on-site and along perimeter streets will be available; and
 - 2) adequate landscaping has been provided.

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- C. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site Industrial-Employee Intensive and Labor Intensive (office, commercial, light industrial), respectively.
2. The Special Permit for the proposed warehouse/office is hereby approved, subject to the following conditions:
- A. The overall office space shall not exceed 69 percent of the total 119,820 square feet of building square footage.
- ~~B. Phase II development (Bldgs. C & D) shall be subject to Special Permit approval by the City Planning Commission. Amended By Staff~~
- C. Any tentative improvements in the buildings shall be subject to building code standards and a building permit shall be issued.
- D. The undeveloped portion of the site shall remain weed free.
- E. The Special Permit (P94-050) shall allow an average of 69 percent office over the four buildings combined (Bldgs. A,B,C,D). If buildings C and D have not obtained building permits for construction by 2004, this Special Permit (P94-050) shall only be valid for buildings A and B and shall not apply to buildings C and D.
- ~~F. A Special Permit shall be obtained for the construction of buildings C and D. Amended By Staff~~



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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