

In the matter of the decision of the )  
City Planning Commission on the )  
application for a Special Permit to )  
amend condition 15 of P86-051 to )  
eliminate ground floor retail space )  
on 0.4+ acres located in the General )  
Commercial (C-2) zone (P87-018) )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

On January 8, 1987 the City Planning Commission indicated an intent to approve the above entitlement based upon findings of fact due January 22, 1987.

Based upon documentary and oral evidence presented at the public hearing on January 8, 1987 the Planning Commission approved the Special Permit subject to conditions and based upon findings of fact which follow.

Findings of Fact

1. The Special Permit amendment is based upon sound principles of land use in that the applicant has diligently pursued retail commercial users with no interest generated, therefore this particular site may not be appropriate for ground floor retail uses.
2. The project will not be detrimental to public health, safety or welfare, nor result in the creation of a nuisance in that adequate parking is provided because office and retail uses have the same ratio in the Central City.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for General Commercial uses in the 1980 Central City Community Plan and the proposed offices conform with the plan designation.

Approved by the Planning Commission on  
January 22, 1987 for the January 8,  
1987 Planning Commission meeting

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Chairman