

In the matter of the decision of the)
 City Planning Commission on application)
 for a General Plan Amendment from)
 Residential to Commercial, 1986 South)
 Natomas Community Plan Amendment from)
 Special Planning District to Commercial)
 Shopping Center, Rezone 0.86+ acres from)
 Garden Apartment (R-2A) to General)
 Commercial/Review (C-2-R) and Special Permit)
 to allow drive through window for a)
 restaurant on one lot located at the south-)
 east corner of Patio Avenue and Northgate)
Boulevard (P86-012))

NOTICE OF DECISION
 AND
 FINDINGS OF FACT

On August 14, 1986, the City Planning Commission indicated an intent to approve the above entitlements, subject to conditions and based upon findings of fact due August 28, 1986.

Based upon documentary and oral evidence submitted at the public hearing on August 14, 1986, the Planning Commission approved the General Plan Amendment, Community Plan Amendment, rezoning and special permit subject to conditions and based upon Findings of Fact which follow.

Conditions

1. A 25 foot landscaped setback shall be established along the Northgate Boulevard property frontage. This landscaped setback shall contain a four foot high berm with ground cover and trees.
2. A 5 foot landscaped setback shall be established along the Patio Avenue property frontage.
3. The detached signing shall be limited to one monument sign with a maximum height of six feet.
4. The project shall comply with requirements of the City Traffic Engineer.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that its proximity to the office park to the north and future hospital site to the southwest detract from the site's potential for residential development.

In addition, since the subject site is located on the northerly edge of a residentially zoned block and has frontage on a major street (corner lot), it would be more desirable for a non-residential use.

2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that the site plan review required by the zoning will allow additional review of any development on the site and provide adequate landscaping similar to the business park to the north.
3. Based on the location of the site on the corner and surrounding non-residential uses, the Commission determined the property is more appropriate for commercial use and therefore recommended for amendment of the General Plan and the 1986 South Natomas Community Plan to Commercial/Office and Commercial Shopping Center designation, respectively.

Approved by the Planning Commission on
August 28, 1986 for the August 14, 1986
City Planning Commission meeting

CHAIR