

In the matter of the decision of the
City Planning Commission to deny)
a 24 hour convenience store)
on 0.59+ acres in the General)
Commercial-Executive Airport Overlay)
Zone 2 (C-2 {EA-2}) zone located)
at 1235 Florin Road (P87-029)

NOTICE OF DECISION
AND
FINDINGS OF FACT

Based upon documentary and oral evidence presented at its regular public hearing on February 26, 1987, the City Planning Commission indicated an intent to deny the above entitlement, based upon findings of fact due March 12, 1987.

Findings of Fact

1. The proposal is not based upon sound principles of land use, in that:
 - a. The 24 hour/convenience store will not be compatible with the adjacent land uses which include commercial, office and residential uses.
 - b. The proposed convenience store will create additional traffic and noise after-hours in a residential neighborhood.
2. The proposal will be detrimental to public health, safety and welfare or result in the creation of a nuisance, in that:
 - a. The proposed use will create light and glare onto adjacent apartments.
 - b. The sale of beer and wine between 11 P.M. and 2 A.M. could create loitering, crime and littering problems onto the nearby residential neighborhood and commercial uses.

Approved by the Planning Commission on
March 12, 1987 for the February 26, 1987
City Planning Commission meeting

CHAIR