

Appeal of Thomas M. Feiner vs. City) of Sacramento Planning Commission's) approval of a Special Permit and ) PUD Schematic Plan Amendment to ) allow the conversion of the Woolco ) Department Store into 38,000 square) feet of retail/commercial uses and ) 79,000 square feet of office space ) located at 1610 Arden Way (P-9501) )

NOTICE OF DECISION  
and  
FINDINGS OF FACT

JAN 12 1982

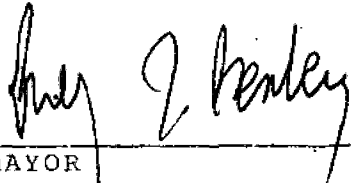
At its regular meeting of November 4, 1981 and January 12, 1982, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal and granted the Special Permit and PUD Schematic Plan Amendment to allow retail/commercial and office type uses. The action was based on the following conditions and Findings of Fact.

Conditions

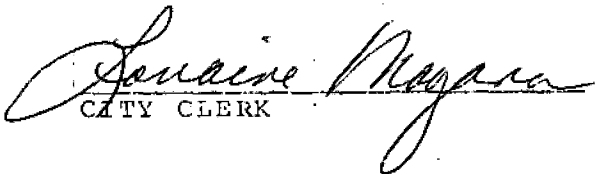
1. The applicant shall submit detailed landscape and irrigation plans for the review and approval of the Planning Director prior to the issuance of building permits. The plans shall include the following:
  - a. The installation of continuous 4-foot landscaped planters with concrete curbing down the middle of each 90° parking aisle on the eastern half of the parking lot.
  - b. Installation of additional site landscaping to achieve, as reasonably possible, the 50 percent shading requirement for surfaced areas.
2. The applicant shall remove all existing Woolco signage and sign structures (other than directional signs) prior to the issuance of building permits. A new signage program shall be submitted to staff for review and approval prior to issuance of sign permits.
3. The applicant shall provide for a minimum of 38 bicycle parking spaces of which 50 percent must be Class I facilities. The remaining 50 percent may be Class I, Class II, or Class III facilities. These bicycle parking spaces must be indicated on the construction plans and installed prior to the issuance of occupancy permits.
4. Enclosure shall be provided for trash receptacles. Their design and materials shall be subject to staff review and approval. Screening with shrubs and trees must be provided.

Findings of Fact

1. The proposed office development is based upon sound principles of land use in that it is located in a commercial zoned area and in an area consisting of commercial and office uses.
2. The proposed project, as conditioned, will not be detrimental to the public health, safety, and welfare or result in the creation of a nuisance in that the use is compatible with adjacent uses and adequate parking will be provided.
3. The proposed project complies with the General Plan and the Point West PUD Schematic Plan in that each permits office development.

  
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MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

P9501

(4)

JAN 12 1982