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Appeal of Frederick W. Stephenson)
vs City of Sacramento Planning)
Commission's denial of a Variance)
to waive required paving and land-)
scaping for property located at)
the NE corner of Arden Way and)
Lexington Street (P-8732))

NOTICE OF DECISION
and
FINDINGS OF FACT

At its regular meeting of February 5, 1980 the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence submitted at the hearing, the Council denied the appeal. The Council's action on the appeal is based on the following findings:

1. The Variance would constitute a special privilege in that:
 - a. other recently established businesses in the area have complied with the paving and landscaping requirements;
 - b. the limited time that the use will exist does not constitute justification for granting a Variance.
2. The request for Variance would be injurious to the public welfare and property in the vicinity in that:
 - a. the current use of the subject site causes gravel and mud to be tracked onto Arden Way and thus create a hazardous road condition;
 - b. the subject site is an eyesore, and, as such, impacts the property values in the immediate vicinity.
3. The requested Variance is not in harmony with the General Plan which encourages beautification of all areas of the City.


VICE MAYOR

ATTEST:


CITY CLERK
ACTING

bw

P-8732



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

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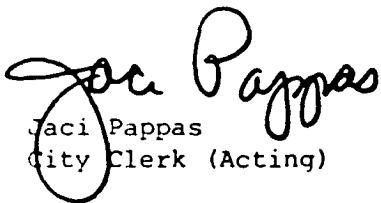
February 19, 1980

Frederick W. Stephenson
901 H Street, Suite 303
Sacramento, CA 95814

Dear Mr. Stephenson:

On February 19, 1980, the City Council adopted a Notice of Decision and Findings of Fact in the appeal vs. the City of Sacramento Planning Commission's denial of a Variance to waive required paving and landscaping for property located at the northeast corner of Arden Way and Lexington Street, a copy of which is attached. (P-8732)

Sincerely,


Jaci Pappas
City Clerk (Acting)

JP:HO'

Encl.

cc: Planning Department
Franklin Trailer Sales
State of CA

Item No. 18