

## **ATTACHMENT 4**

### **RESOLUTION NO. 1465**

**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION**

**ON DATE OF OCTOBER 28, 1993**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED  
AT 3600 POWER INN ROAD**

**(P93-105) (APN: 079-300-008)**

WHEREAS, the City Planning Commission on October 28, 1993, held a public hearing on the request for approval of a special permit to exceed the 25 percent office use allowed in the (M-2) zone by allowing 76 percent office use for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit:

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed office use is existing and is compatible with the surrounding industrial area; and
  - b. there will be adequate off-street parking for the office use.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. adequate parking, setbacks and landscaping will be provided on the subject site; and
  - b. the outdoor storage will be screened.
3. The project is consistent with the General Plan which designates the site as Heavy Commercial or Warehouse. Office use exceeding 25 percent in the (M-2S) zone

is allowed with a special permit.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit for the proposed office use is hereby approved, subject to the following conditions:
  - a. The applicant shall submit a landscape and irrigation plan for the front setback area of Parcel 2 that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits.
  - b. The applicant shall comply with the Zoning Ordinance requirements for paving and screening.
  - c. If dumpsters are used then a trash enclosure shall be built to the standards in the Zoning Ordinance. The enclosures should also provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
  - d. The applicant shall meet Building Code requirements for access openings on the west side of the building on Parcel 1.

*Rita Donahue*  
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via CHAIRPERSON

ATTEST:

*Suzanne Elmstad*  
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SECRETARY TO PLANNING COMMISSION

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