

AMENDED BY STAFF 8/17/94

AMENDED BY CPC 8/25/94

RESOLUTION NO. 1661

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF August 25, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED
AT 1919 ARDEN WAY

(P94-020) (APN: 277-0160-042)

WHEREAS, the City Planning Commission on August 25, 1994, held a public hearing on the request for approval of a special permit to expand an existing retail building to exceed 40,000 square feet 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;

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

1. The Special Permit is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that the expansion is compatible with the surrounding commercial use; and
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking on-site and off-site with reciprocal assessment easements has been provided.
 - C. The project is consistent with the General Plan land use designation and policy language in the General Plan in that:
 - 1) the General Plan designates the site for Regional Commercial & Offices; and
 - 2) policy language in the General Plan promotes the vitalization and expansion of existing commercial shopping centers along commercial strips.

2. The special permit for the proposed retail expansion is hereby approved, subject to the following conditions:

- A. The overall Toys "R" Us use shall not exceed 53,573 square feet.
- B. The new trash enclosure location shall comply with the City's Trash Enclosure requirements and Recycling Ordinance.
- C. The applicant ~~may~~ shall be required to submit a Transportation Management Plan to the Transportation Division for review and approval prior to issuance of building permits. Said plans shall address the parking deficiencies (34 parking spaces) on the Toys "R" Us site. The applicant shall also be required to join a Transportation Management Association when and if formed. (Amended by CPC)
- D. Any new signage shall meet the requirements of the Sign Ordinance.
- E. The five parking spaces adjacent to the new loading area shall be restriped and in place prior to final building permits.
- F. ~~The new color bands incorporated as part of the new expansion shall be carried around all four elevations of the Toy's "R" Us building. The new color bands shall be reflected on the revised elevations for review and approval of Planning staff prior to issuance of Building Permits.~~
The elevations as revised shall provide color bands as shown on the attached amended Exhibit C-3. The South (front) elevations painted strips shall match the colors of the north, east and west elevations. (Amended by Staff).
- G. The existing sprinkler system shall be extended to serve the new expansion and the expansion must not block existing fire connections or access on the site.
- H. A Building Permit shall be obtained prior to any construction on the site.
- I. A sign permit shall be obtained prior to any new and/or modified language placed on the site.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION