



**CITY OF SACRAMENTO PLANNING COMMISSION
RECORD OF DECISION**

New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814

Project Name: Florin Walgreens
Project Number: P06-149
Project Location: Southwest corner of Florin Road and Riverside Boulevard
Assessor's Parcel No.: 030-0042-050
Applicant: Paul Stephens, Hawkins Companies, 8645 West Franklin Road, Boise, ID 83709
Action Status: Denied Action Date: 2/22/2007

REQUESTED ENTITLEMENT(S): **A. Environmental Determination:** Mitigated Negative Declaration;
B. Mitigation Monitoring Plan;
C. Special Permit to allow drive-through pharmacy service for a 14,820 square foot retail store in the Shopping Center (SC-R) zone;
D. Plan Review to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone;
E. Special Permit to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone;
F. Variance to exceed the maximum allowable number of attached signs by one (1) sign.

ACTIONS TAKEN: On February 22, 2007 the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Denied Items A through F above.

Action certified by: 
David Kwong, Planning Manager

Sent to Applicant: 2/23/2007

By: 
Staff Signature

APPEALS

Appeals of the Planning Commission decision of this item to the City Council must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before March 5, 2007. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. Environmental Determination:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by the public agency. No action or further findings pursuant to CEQA are required.
- B. Mitigation Monitoring Plan:** The project is denied, and the California Environmental Quality Act (CEQA) does not apply to projects that are denied by the public agency. No action or further findings pursuant to CEQA are required.
- C. The Plan Review** to allow a new 14,820 square-foot retail store with pharmacy in the Shopping Center Review (SC-R) zone is denied based on the following findings of fact:
1. The Commission has considered the site layout, the orientation and location of the proposed building, signs, open spaces, landscaping and other development features in relation to the physical characteristics, zoning and land use of the site and surrounding properties, and the other considerations that are identified in Zoning Code Section 17.220.010.B;
 2. The proposed facilities are not properly related to the remainder of the shopping center property, nor to existing streets and neighborhoods;
 3. Approval of the plan review would be contrary to the public health or safety in that the proposed store would create negative impacts that would result in negative impacts on the neighborhood.
- D. The Special Permit** for drive-through service is denied based on the following findings:
1. Granting the special permit would not be based upon sound principles of land use in that the proposed drive through would not be an appropriate land use for the subject site and would create circulation problems on the site, and would require a building orientation that would not be consistent with the other stores and activities in the shopping center.
- E. The Special Permit** to allow 10 off-site parking spaces for a 14,820 square-foot retail store in the Shopping Center Review (SC-R) zone is denied based on the following findings of fact:
1. The Special Permit would not be consistent with sound principles of land in that the site for the proposed use has sufficient space to accommodate required parking for an appropriate use.
- F. The Variance** to exceed the maximum allowed attached signage by one sign is denied based on the following finding:
1. The Variance would be a special privilege extended to one individual property owner. There are no unusual features of the project site that make compliance with the sign requirements difficult to achieve without the issuance of a Variance.