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**RESOLUTION NO. 1881**

**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION**

**ON DATE OF DECEMBER 14, 1995**

**A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING VARIANCES AND A LOT LINE  
ADJUSTMENT FOR PROPERTY LOCATED AT  
2132 COLFAX STREET TO BE DEVELOPED AS  
A CONTRACTOR'S WORKSHOP(P95-117)  
(APN:275-0114-012)**

WHEREAS, the City Planning Commission on December 14, 1995, held a public hearing on the request for approval of a Variances to allow back-out maneuvering onto Colfax Street, to waive one of the 2 required parking spaces, and to waive a masonry wall, and a Lot Line Adjustment to adjust a lot line and merge to lots for the property located at the above described location for the specified use as a contractor's workshop;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15061(b)(3) and 15303(c).

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:**

**VARIANCES**

1. **FINDINGS OF FACT:** The Variances to allow back-out maneuvering onto Colfax Street, to waive one of the two required parking spaces, and to waive a masonry wall are hereby approved based upon the findings of fact which follow:
  - A. Granting the Variances does not constitute a special privilege

extended to an individual property owner in that similar variances would and have been granted to other property owners facing similar circumstances.

- B. Granting the Variances would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - 1) The proposed maneuvering, waiver of parking spaces, and waiver of the masonry wall will not present a potentially significant hazard to motorists or pedestrians; and;
    - 2) The propose site plan will be integrated with and be harmonious to the buildings and site which it will occupy;
  - C. The project is consistent with the General Plan which designates the site for Industrial uses.
2. **CONDITION OF APPROVAL:** The Variances are hereby approved, subject to the following conditions:
- A. The applicant shall obtain from City Council approval of a Driveway Length Variance and a Driveway Width Variance.
  - B. The proposed site plan design is subject to approval by the Design Review and Preservation Board.
  - C. The applicant shall be required to obtain a Building Permit from the Planning and Development Department.
  - D. Subsequent development of the site will require reconsideration of the masonry wall requirement.

**LOT LINE ADJUSTMENT**

1. **FINDINGS OF FACT**

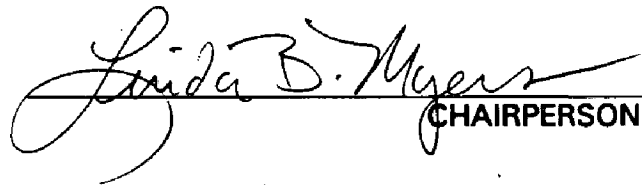
- A. The Lot Line Adjustment will not result in the abandonment of any street or utility easement of record, and that, if the Lot Line Adjustment will result in the transfer of property from one owner to another owner, the deed to the subsequent owner expressly reserves any street or utility easement of record;
- B. The Lot Line Adjustment will not result in the elimination or reduction in size of the access way to the resulting parcels, or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created; and

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- C. The proposed Lot Line Adjustment will result in parcels which conform to the requirements of the City's Building Code and the City's Zoning Ordinance.

2. **CONDITIONS OF APPROVAL**

The Lot Line Adjustment is approved subject to the following conditions which must be completed at the Public Works Department Engineering Services, prior to the Lot Line being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Pay off existing assessments.
- D. Properly abandon any excess water services to the satisfaction of the Water Division (on service per lot is permitted).
- E. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the project should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

  
CHAIRPERSON

ATTEST:

  
SECRETARY TO PLANNING COMMISSION  
P95-117