

**RESOLUTION NO. 1563**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF April 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT 712 SOUTH AVENUE. WEST DEL PASO HEIGHTS

(P94-004) (APN: 250-0150-0.12)

WHEREAS, the City Planning Commission on April 14, 1994 held a public hearing on the request for approval of a variance to create and develop a landlocked parcel with less than 20 feet of street frontage for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315 Minor Land Divisions).

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 variance to create and develop a landlocked parcel with less than 20 feet of street frontage is hereby approved based upon the following findings of fact:
  - A. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
  - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - 1) the proposed driveway will be constructed to Building Code standards and specifications;
    - 2) adequate parking and maneuvering space will be provided; and
    - 3) traffic generated on driveway will be less than what might be expected on a fully developed local street.
  - C. Granting the variance does not constitute a use variance in that the residential development of this size and density is allowed in the standard single family (R-1) zone.

- D. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential development with a density of 4 to 15 dwelling units per acre.
2. The variance for the proposed driveway access (Exhibit C-1) is hereby approved, subject to the following conditions:
- A. The project will provide a three foot wide buffer on the west side of the driveway.
- B. The project will provide utility easements within the driveway and buffer.
- C. The project will be designed to drain site runoff into South Avenue.
- D. The driveway will serve parcel 3 on an interim basis until a local street is built to provide permanent access.

  
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CHAIRPERSON

ATTEST:

  
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SECRETARY TO PLANNING COMMISSION

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