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RESOLUTION NO. 1548

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 17, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A VARIANCE FOR PROPERTY
LOCATED AT 3336 SCOBEE WAY
(P93-176)(APN:250-0230-021)

WHEREAS, the City Planning Commission on March 17, 1994, held a public hearing on the request for approval of a Variance to allow development of a land locked parcel at the property located at the above described location;

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

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 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 proposed project will result in a single family development that is similar in size to that of other single family developments in the area.
 - b. Granting the request will not be injurious to public welfare nor to property in the vicinity in that adequate setbacks and lot coverage will be provided and a garage will be constructed in order to provide off street parking.
 - c. Granting the variance does not constitute a use variance in that lots for single family development are allowed in the Standard Single Family (R-1) zone.
 - d. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site for residential land use.

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2. The Variance for development of the land locked parcel is hereby approved subject to the following conditions:
- A. The applicant shall submit an application to Design Review staff for approval prior to issuance of a building permit.
 - B. Provide an Irrevocable Offer of Dedication (I.O.D) for an additional five feet adjacent to Scobee Way. The applicant shall enter into an agreement with the City's Public Works Department to provide the I.O.D. prior to issuance of a building permit.
 - C. Provide minimum required 25 foot front yard setback from the required I.O.D..
 - D. Provide a 22 foot wide I.O.D along the south side of the lot. The applicant shall enter into an agreement with the City's Public Works Department to provide the I.O.D. prior to issuance of a building permit.
 - E. Dedicate the necessary easements for sewer and water services.
 - F. Provide a grading plan consistent with the Grading Ordinance, This may require a drainage easement in Scobee Way or across adjacent parcels.
 - G. Water service shall be extended to Ford Road within Scobee Way with a meter at Ford Road.
 - H. Sewer service shall extend to the existing main in Scobee Way.



 CHAIRPERSON

ATTEST:



 SECRETARY TO PLANNING COMMISSION

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