

**Attachment C
Resolution - Variance**

RESOLUTION NO. 1703

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 17, 1994.

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A
VARIANCE FOR PROPERTY LOCATED AT 1912 O STREET.

(P94-101) (APN: 007-0244-006)

WHEREAS, the City Planning Commission on November 17, 1994, held a public hearing on the request for approval of a Variance to waive two required off-street parking stalls for an expanding commercial building on 0.14[±] developed acres in the General Commercial (C-2) zone;

WHEREAS, the proposed project involves the minor alteration of an existing private structure which will not result in the addition of more than 50% of the existing floor area of the structure, or 2,500 square feet and therefore qualifies for categorical exemption pursuant to Section 15301(e)(1) of the California Environmental Quality Act (CEQA) Guidelines.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the variances:

1. The variance does not constitute a special privilege extended to one individual property owner in that the same variance would be appropriate for any other property owner facing similar circumstances.
2. The proposal does not constitute a "use variance" in that printing shops and parking lots are acceptable land uses in the C-2 zone.
3. The proposal, as conditioned, will not be injurious to the public welfare nor to property in the vicinity of the applicant in that:
 - a. six parking spaces will be provided for the tenants and customers of the subject site;
 - b. adequate on-street parking exists which can accommodate a total of three more parked vehicles; and
 - c. the exterior of the proposed expansion will be subject to review by the

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City's Design Review staff.

4. The project is consistent with the General Plan and Central City Community Plan which designate the site as "Community / Neighborhood Commercial & Offices" and "General Commercial", respectively.

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

The variance for the proposed project is hereby approved, subject to the following conditions:

- a. Prior to the issuance of building permits, the applicant shall submit a new site plan indicating the location of recycling receptacles and enclosures pursuant to Section 34 of the City's Zoning Ordinance. The submitted material shall be subject to review by the Design Review staff.
- b. Doors or gates relating to the trash enclosure shall not be permitted to open into the alley.
- c. Prior to the issuance of building permits, the building elevations shall be subject to review by Design Review staff.
- d. Signage shall be placed at the southwest corner of the subject site warning oncoming vehicles of the potential hazard of vehicles backing out of the proposed parking lot.
- e. A mirror-system shall be installed at the rear of the parking lot which will provide drivers who are backing out of the parking lot greater visibility of the alley.


 CHAIRPERSON

ATTEST:


 SECRETARY TO PLANNING COMMISSION

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