

RESOLUTION NO. 1645

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF July 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE TO REDUCE THE STREET SIDE LANDSCAPE SETBACK FOR PROPERTY LOCATED AT 53 MORRISON AVENUE

(P94-017) (APN: 237-0031-028, 250-0351-001,002,003, 250-0025-001,002,003)

WHEREAS, the City Planning Commission on July 14, 1994, held a public hearing on the request for approval of a variance to reduce the landscape setback requirement for the property line adjacent to Opportunity Street from 25 feet to 12.5 feet for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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 variance:

1. 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.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. The reduction is no greater than 50 percent;
 - b. Landscaping will be provided; and
 - c. The driving range is an interim (temporary) use.
3. Granting the variance does not constitute a use variance in that driving ranges are allowed in the Light Industrial - Employee Intensive (M1-S LI) zone subject to approval of a Special Permit.

4. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Industrial Employee Intensive Land uses.

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

1. The variance for the proposed landscaping setback reduction to 12.5 feet is hereby approved, subject to the following conditions:
 - a. Trees and landscaping will be provided.
 - b. Irrigation will be subject to City Water Conservation policies.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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