

Hilary

RESOLUTION NO. 1806

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF AUGUST 10, 1995

A RESOLUTION ADOPTING
FINDINGS OF FACT AND
APPROVING A VARIANCE FOR
THE FRONT SETBACK ON
PROPERTY LOCATED AT 4633
RALEY BOULEVARD (P95-055)
(APN: 237-0060-025)

WHEREAS, the City Planning Commission on August 10, 1995 held a public hearing on the request for approval of a variance to reduce the required 25 foot landscaped setback to 7.5 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;

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

1. The variance to reduce the required the required 25 foot landscaped setback 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) There are other structures on the same side of Raley

Boulevard that are located within the required 25 foot frontyard setback.

- C. Granting the Variance does not constitute a use variance in that church use is allowed in the Light Industrial Review (M-1S-R) zone.

2. The Variance is granted with the following conditions:

- A. The applicant shall be required to provide a landscaping and irrigation plan to ensure that the front setback is enhanced. Prior to issuance of building permits for the church landscaping and irrigation must be provided.
- B. The landscape requirement shall include a combination of turf, shrubbery, and evergreen trees, a minimum of 15 gallon size.
- C. Landscaping shall not conflict with driveway visibility.
- D. All landscaping is to be automatically irrigated.
- E. Signage shall not conflict with driveway visibility.


CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

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