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20*Amended by CPC 2-8-96***RESOLUTION NO. 1898**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 8, 1996

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT AND
VARIANCE FOR PROPERTY LOCATED AT 912
20TH STREET****(P95-108) (APN: 007-0014-008)**

WHEREAS, the City Planning Commission on February 8, 1996, held a public hearing on the request for approval of a special permit to establish a parking lot in the C-4 zone and a variance to waive the landscape planter requirement for parking lots 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:

Subject to the findings of fact and conditions of approval set forth below, the following entitlements are approved: i) Special Permit to establish a parking lot in the C-4 zone; ii) Variance to waive the landscape planters adjacent to the public right-of-way for a parking lot in the C-4 zone.

SPECIAL PERMIT

The special permit is hereby approved based upon the following findings of fact and subject to the following conditions of approval.

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- h. The driveways along 20th Street shall be removed and the sidewalks, curb, gutter and landscaping strip shall be improved to the satisfaction of Public Works.
- i. The four northerly parking spaces shall be redesigned for handicapped parking.
- j. If the sign existing on the site is replaced a monument sign not exceeding six feet in height shall be provided.
- k. The project shall be reviewed and approved by the Design Review staff prior to building permit.
- l. *The special permit shall be valid and effective for an initial period of five years from February 8, 1996, the date of approval. The special permit shall thereafter expire unless extended by the Planning Commission upon written request of the applicant or successor in interest, filed during the period one year prior to the expiration date. (Added by CPC)*
- m. *The applicant shall work with the Public Works Department to install irrigation to the planter strips along the I Street and 20th Street frontages. Additional street trees (two each street) shall be added to the landscape planter strips along the I and 20th Street frontages. (Added by CPC)*

Variance

The variance is approved, based upon the following findings of fact and subject to the following conditions of approval:

Findings of Fact

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 with site remediation.
2. Granting the variance will not be detrimental to the public welfare nor result in the creation of a public nuisance in that
 - a. Adequate lighting shall be installed at the site, and
 - b. The planter will be installed with irrigation and maintained with low shrubs/bushes, flowers or sod.
3. Granting the variance does not constitute a use variance in that parking lots are permitted in the Heavy Commercial (C-4) zone with a special permit.

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1. *The applicant shall work with the Public Works Department to install irrigation to the planter strips along the I Street and 20th Street frontages (See site plan). Additional street trees (two each street) shall be added to the landscape planter strips along the I and 20th Street frontages. (Added by CPC)*



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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