

ATTACHMENT C

P95-094

NOVEMBER 30, 1995

ITEM # 10
PAGE 7

RESOLUTION NO. 1863

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A THREE YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED VARIANCES FOR THE PROPERTY LOCATED AT 2131 16TH STREET

(P95-094) (APN: 009-0154-023)

WHEREAS, the City Planning Commission on December 14, 1995, held a public hearing on the request for approval of time extensions for various variances to reduce parking and setbacks 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 a Negative Declaration has previously been ratified;

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 time extension for the variances:

1. Granting the variances does not constitute a special privilege extended to an individual property owner in that the variances would be appropriate for other property owners facing similar circumstances.
2. Granting the variances will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. sufficient off-street parking is being provided;
 - b. the city street trees will be preserved and maintained and additional landscaping shall be installed;
 - c. a solid masonry wall shall be installed to mitigate existing and future noise levels, and;

- d. the setbacks are consistent with existing development in the immediate area.
3. Granting the variance does not constitute a use variance in that residential and retail/restaurants uses are allowed in the General Commercial (Neighborhood Corridor) (C-2(NC)) zone.
4. The project is consistent with the General Plan and Central City Community Plan which designate the site for Community/Neighborhood Commercial and Offices and General Commercial, respectively.

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

1. The time extension for the variances are hereby approved, subject to the following conditions:
 - a. Comply with requirements included in the Mitigation Monitoring Plan and with the entitlement conditions included in the approved resolution for the original request (Resolutions 1454). These documents are on file in the Planning Division Office (P93-071).
 - b. A root inspection shall be conducted by a certified arborist prior to the cutting of any root greater than two inches in diameter, when sidewalks are repaired as required by the Department of Public Works.
 - c. The developer shall work with the Public Works Department to reconstruct the landscape planter area between the curb and sidewalk adjacent to the property at 2131 16th Street (along 16th Street & V Street). The planter area shall include irrigation, lawn or flowers and trees.
 - d. On site paving, grading, drainage shall be approved by Public Works prior to issuance of a building permit.

Advisory Notes:

1. Only one domestic water service will be allowed per parcel;
2. Multiple fire services are allowed per parcel and may be required
3. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
4. Any new domestic water services shall be metered.

5. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P95-094