

Amended by Staff 2/9/95
Amended by CPC 2/9/95

ATTACHMENT C

RESOLUTION NO. 1727

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 9, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE(S) FOR PROPERTY LOCATED AT 4333 I STREET TO INCREASE THE MAXIMUM ALLOWABLE REAR YARD LOT COVERAGE FROM 25% TO 74% IN THE STANDARD SINGLE FAMILY (R-1) ZONE, AND TO REDUCE THE REAR YARD SETBACK FROM SIX (6) FEET TO ZERO (0) FEET FOR DEVELOPMENT OF A DETACHED TWO VEHICLE GARAGE ON 0.13± DEVELOPED ACRES IN THE STANDARD SINGLE FAMILY (R-1) ZONE.
(P94-103) (APN: 008-0052-024)

WHEREAS, the City Planning Commission on February 9, 1995, held a public hearing on the request for approval of a variance(s) to increase the maximum allowable rear yard lot coverage from 25% to 74% in the Standard Single Family (R-1) zone, and to reduce the rear yard setback from six (6) feet to zero (0) feet for development of a detached two vehicle garage on 0.13± developed acres in the Standard Single Family (R-1) zone.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(e)(1)).

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 approval of the variance(s):

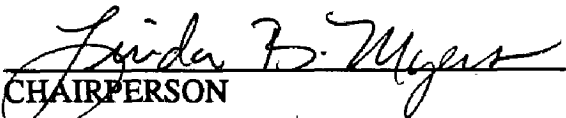
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that: a) adequate parking will be provided on-site

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- without interfering with vehicle operations within the alley, b) adequate "usable" rear yard area will be provided, and 3) the project's building materials are compatible with the existing single family residence and adjacent residences.
3. Granting of the variance does not constitute a use variance in that detached garages, for a residence, are allowed within the R-1 zone.
 4. The project is compatible and appropriate with the adjacent established residential neighborhood in that residences within the neighborhood was developed in the 1930's with detached garages.
 5. The project is consistent with the intent of the General Plan and Central City Community Plan which designate the site for residential uses.

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

1. The Variance: 1) to increase the maximum allowable rear yard lot coverage from 25% to 74% in the Standard Single Family (R-1) zone, and to reduce the rear yard setback from 6 feet to 0 feet for development of a detached two vehicle garage on 0.13± developed acres in the Standard Single Family (R-1) zone is hereby approved, subject to the following conditions:
 - a. The detached two vehicle garage shall be located along the north and ~~west-east~~ property lines in the same location as the original detached garage (as depicted in Attachment C, Exhibit A), (amended by staff 2/9/95) (amended by CPC 2/9/95)
 - b. The garage access shall be restricted off the alley in order to allow the garage to be built on the property line, and
 - c. All building construction materials be maintained on-site so as to not block access within the alley. which is along the northern property line.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

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