

RESOLUTION NO. 1553

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION
ON DATE OF MARCH 24, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A SPECIAL PERMIT AND VARIANCE FOR
PROPERTY LOCATED AT 2316 AND 2318 S Street
(P94-007) (APN: 010-0036-006)

WHEREAS, the City Planning Commission on March 24, 1994, held a public hearing on the request for approval of a Special Permit and Variance to allow a third unit above an existing duplex at 2316 and 2318 S Street.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines ((CEQA Section 15303(a)(b) and 15305(a)).

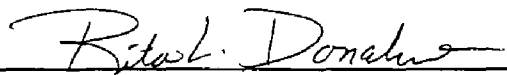
WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the Special Permit and 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 project would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate on-site and off-site parking is made available in various locations;
 - b. the project will be subject to City Design Review; and,
 - c. the concrete slabs in front of the building will be removed.
3. Granting the variance does not constitute a use variance in that a bingo hall is allowed in the Multi-Family Residential (R-3A) zone.
4. The project is consistent with the General Plan and Central City Community Plan which designate the site for Industrial uses.

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

1. The Special Permit and Variance for the third units hereby approved, subject to the following conditions:
 - a. Applicant shall obtain a building permit as necessary from the City Building Division for the expansion.
 - b. Applicant shall obtain approval of the Design Review staff prior to the issuance of a building permit. New windows for the second floor shall be consistent with that of the existing building. It is recommended that the second floor windows be in groupings of two and be separated by posts. The two concrete slabs in front of the existing building shall be reduced to 3'6" walkways. Lawn and/ or other landscaping shall be provided where concrete has been removed. Residents are not allowed to park in the front yard. *The living room windows on the west elevation shall be raised to a minimum height of approximately six feet to increase the neighbor's privacy. Final window and door design shall be subject to the review and approval of Design Review staff. (Amended by CPC 3-24-94)*
 - c. The uncovered parking space shall be set back six feet from the alley to provide 26 feet of maneuvering area.
 - d. Notice: This property may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 Tenth Street.
 - e. Only one water service is allowed per parcel. If a larger service is required for increased demands, then a new larger metered device may be purchased.
 - f. Applicant shall replace existing curb and gutter that has been destroyed or is missing. Applicant shall obtain an encroachment permit for the Public works Department and provide replacement curb and gutter.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION
P94-007

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