

RESOLUTION NO. 1660

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF AUGUST 25, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT 2414 24TH STREET TO: 1) WAIVE THE REQUIRED SIX FOOT HIGH MASONRY BARRIER, AND 2) FOR MANEUVERING IN ORDER TO ALLOW ONE PARALLEL PARKING SPACE TO BE LOCATED OFF THE ADJACENT ALLEY ON 0.07± DEVELOPED ACRES IN THE RESIDENTIAL-OFFICE (R-O) ZONE.

(P94-064) (APN: 010-0223-012)

WHEREAS, the City Planning Commission on August 25, 1994, held a public hearing on the request for approval of a Variance to waive the required six foot high wall and a Variance for maneuvering in order to allow one parallel parking space to be located off the adjacent alley for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 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 approval of the 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 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 without interfering with vehicle operations within the alley;
 - b. a five foot high fence will be constructed between the proposed office and adjacent residences;
 - c. fire safety equipment will be provided; and
 - d. design elements will be compatible with and complimentary to the overall quality of the neighborhood.

3. Granting of the variance does not constitute a use variance in that offices are allowed with in the R-O zone.
4. The project is compatible and appropriate with the adjacent established residential neighborhood in that adequate setbacks are provided.
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 waive the required six foot high wall; and 2) for maneuvering in order to allow one parallel parking space to be located off the adjacent alley on 0.07± developed acres in the Residential-Office (R-O) zone is hereby approved, subject to the following conditions:
 - a. Prior to issuance of any Permit, from the Building Division, the property owner shall submit a Statement of Recycling Information pursuant to Section 34 of the Comprehensive Zoning Ordinance,
 - b. The parking space parallel to the alley must be 20' (minimum) long,
 - c. Prior to issuance of any Permit, from the Building Division, the applicant obtain a building permit for the change in use,
 - d. Prior to issuance of any Permit, from the Building Division, the applicant meet with and obtain written verification from the City Fire Department representative regarding the inclusion of a fire sprinkler system, and
 - e. Prior to issuance of any Permit, from the Building Division, the applicant must receive:
 1. Design Review Preservation Board staff review and approval of the project's compatibility to the existing architectural integrity of the building and neighborhood, and
 2. review by the Neighborhood Associations (Sierra Curtis Neighborhood Association and Land Park Community Association).


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION
P94-064

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