

RESOLUTION NO. 1579

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MAY 12, 1994.

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW FOR THE DEVELOPMENT OF A 3,150± SQ. FT. OFFICE BUILDING; AND VARIANCES TO 1) ALLOW TWO TANDEM PARKING SPACES; 2) REDUCE THE REQUIRED 15 FOOT REARYARD SETBACK TO TEN FEET; 3) REDUCE THE REQUIRED FIVE FOOT SIDEYARD SETBACKS TO ZERO FEET; AND 4) REDUCE THE REQUIRED 26 FEET VEHICLE MANEUVERING AREA TO 24 FEET IN THE OFFICE BUILDING (OB) ZONE FOR R PROPERTY LOCATED AT 714 ALHAMBRA BOULEVARD. (P93-165) (APN: 003-0212-013)

WHEREAS, the City Planning Commission on May 12, 1994, held a public hearing on the request for approval of a Plan Review for the development of a 3,150± sq. ft. office building; and Variances to: 1) allow two tandem parking spaces; 2) reduce the required 15 foot rearyard setback to ten feet; 3) reduce the required five foot side-yard setbacks to zero feet; and 4) reduce the required 26 feet vehicle maneuvering area to 24 feet in the Office Building (OB) zone.

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

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 variance:

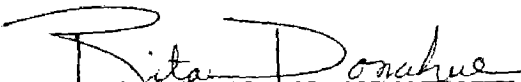
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variances would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the side-yard and rear-yard variances are appropriate and compatible with adjacent land uses and development; and
 - b. adequate on-site parking is available.

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3. Granting the variance does not constitute a use variance in that office buildings are allowed in the Office Building (OB) zone.
4. The project is consistent with the General Plan and Central City Community Plan which designate the site for "Community/ Neighborhood Commercial & Offices" and "Office Building" respectively.
5. The project is consistent with the land use goals and design guidelines set forth within the Alhambra Corridor Plan and Design Review Guidelines.

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

1. The variance for the proposed office building is hereby approved, subject to the following conditions:
 - a. The applicant shall provide a trash enclosure on-site subject to Planning staff's approval and prior to issuance of Building Permit by the Building Division; and
 - b. The applicant shall receive review and approval by the City's Design Review/Preservation Board prior to issuance of Building Permit by the Building Division.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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