

City Planning Commission  
Sacramento, California

Members in Session:

Subject: Findings of Fact for June 14, 1984 meeting

The staff report on this item is being prepared  
and will be forwarded to you at the earliest possible  
time.

Respectfully submitted,

*Suzanne Glimstad*

Suzanne Glimstad,  
Sec. to Commission

In the matter of the decision of the City )  
Planning Commission on an application for )  
a variance to waive six required parking )  
spaces for an existing structure located at )  
1724 Broadway in the C-2 zone (P84-168) )

NOTICE OF DECISION  
and  
FINDINGS OF FACT

On June 14, 1984 the Planning Commission indicated an intent to approve the request, based upon Findings of Fact due June 28, 1984. Based up documentary and oral evidence, the Planning Commission approved the variance and hereby finds:

Findings of Fact - Variance

1. The proposed variance is not a special privilege extended to one individual property owner in that the location of the existing structure on the site and the substandard size of the parcel does not permit adequate space for the required off-street parking spaces;
2. The variance will not be injurious to the public welfare or other property in the vicinity in that:
  - a. adequate on-street parking exists in the vicinity of the subject site;
  - b. the use will not increase the on-street parking demand significantly.
3. The variance is in harmony with the General Plan and the Riverside-Land Park Community Plan which designate the subject site for commercial uses.

Approved by the Planning Commission  
on June 28, 1984 for the June 14,  
1984 City Planning Commission meeting

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CHAIR

In the matter of the decision of the City  
Planning Commission on an application for  
a variance to reduce the required 50-foot  
building setback along Greenhaven Drive to  
25 feet and 30 feet for property located  
at the northeast corner of Greenhaven  
Drive and Corporate Way (P84-140)

NOTICE OF DECISION  
and  
FINDINGS OF FACT

On June 14, 1984, the Planning Commission indicated an intent to approve a 30-foot building setback along Greenhaven Drive, based on Findings of Fact due June 28, 1984.

Based on documentary and oral evidence submitted at the public hearing on June 14, 1984, the Planning Commission approved the variance request to reduce the required 50-foot building setback to 30 feet along a portion of Greenhaven Drive and hereby finds:

1. The proposed variance does not constitute a special privilege extended to one individual property owner in that:
  - a. the height and square footage for the proposed office buildings have been reduced from what was originally approved for the site;
  - b. a variance would be granted to other property owners facing similar circumstances.
2. The proposed project does not constitute a use variance in that office uses are allowed in the Office Building (OB(PUD)) zone and day care centers are allowed in the General Commercial (C-2(PUD)) zone with special permit approval.
3. The project, as conditioned, does not constitute a disservice to surrounding property owners and will not be injurious to the community in that the required 30-foot landscape setback along Greenhaven Road will be maintained. This area shall be landscaped with trees, shrubs and four-foot high berms screening the office buildings from Greenhaven Drive and adjacent residential properties.
4. The project is consistent with the 1974 General Plan and Greenhaven Executive Park PUD Schematic Plan which designate the site for office and commercial uses.

Approved by the Planning Commission on  
June 28, 1984 for the June 14, 1984  
City Planning Commission meeting

CHAIR

