

RESOLUTION NO. 1517

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JANUARY 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A VARIANCE FOR PROPERTY LOCATED AT
5730 28TH STREET

(P93-166) (APN: 025-0162-005)

WHEREAS, the City Planning Commission on January, 13, 1994, held a public hearing on the request for approval of a variance to reduce the front setback from 25 feet to 13 feet for an existing single family residence for property located at the above described location;

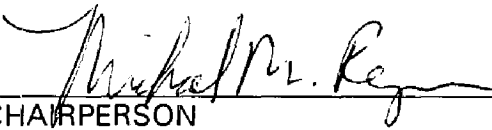
WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a and 15315).

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

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

1. The variance to reduce the front setback from 25 feet to 13 feet is hereby approved based upon the following findings of fact:
 - A. 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.
 - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that it is an existing residence. The new residence will meet all current setback requirements.
 - C. Granting the variance does not constitute a use variance in that single family residences are allowed in the Standard Single Family (R-1)(EA-4) zone.
 - D. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site for Low Density Residential (4-15 du/na) and Residential (4-8 du/na), respectively.

2. The variance for the setback reduction (Exhibit C-1) is hereby approved, subject to the following conditions:
- A. The new structure to be built on Parcel B shall meet all setback requirements.
 - B. Any additions to the structure on Parcel A shall meet all current setback requirements.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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