

RESOLUTION NO. 1860

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 16, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR AN ADDITIONAL 305 SQUARE FEET OF FLOOR AREA FOR A SECOND RESIDENTIAL UNIT AND A VARIANCE TO REDUCE THE REQUIRED 15 FOOT REAR YARD SETBACK TO 7 FEET FOR PROPERTY LOCATED AT 515 SOUTHGATE ROAD (P95-091)(APN:275-0184-012)

WHEREAS, the City Planning Commission on November 16, 1995 held a public hearing on the request for approval of a variance to allow an additional 305 square feet of floor area for second residential unit for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(E)(1)).

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 allow an additional 305 square feet of floor area in excess of the allowable 640 square foot second residential unit is hereby approved based upon the following findings of fact and subject to the following conditions:
 - A. Findings of Fact
 1. The proposed project meets the density for the site.
 2. Granting the Variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a) The proposed project does not result in an increase in the size of the existing footprint and does not exceed the maximum rearyard coverage;

maximum rear yard coverage;

- b) The second residential unit is compatible with the front dwelling unit and the adjacent residential units in the area.
- c) The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Residential land use.

B. Conditions

- 1. The applicant shall obtain a Building Permit for the existing second residential unit.
- 2. Any future addition or expansion of the existing second residential unit shall be reviewed and approved by the Planning Commission prior to issuance of a Building Permit.

2. The variance from the required 15 foot rear yard setback to 7 feet for an existing second residential unit is hereby approved based upon the following findings of fact, and subject to the following conditions:

A. Findings of Fact

- 1. The proposed project meets the density for the site.
- 2. Granting the Variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a) The proposed project does not result in an increase in the size of the existing footprint and does not exceed the maximum rear yard coverage;
 - b) The second residential unit is compatible with the front dwelling unit and the adjacent residential units in the area.
 - c) The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Residential land use.

B. Conditions

- 1. The applicant shall obtain a Building Permit for the structure.
- 2. Any future addition or expansion of the existing second residential unit shall be reviewed and approved by the

#16
Pg 13

Planning Commission prior to issuance of a Building Permit.

Linda B. Myers
CHAIRPERSON

ATTEST:

Carol Stambone
SECRETARY TO PLANNING COMMISSION

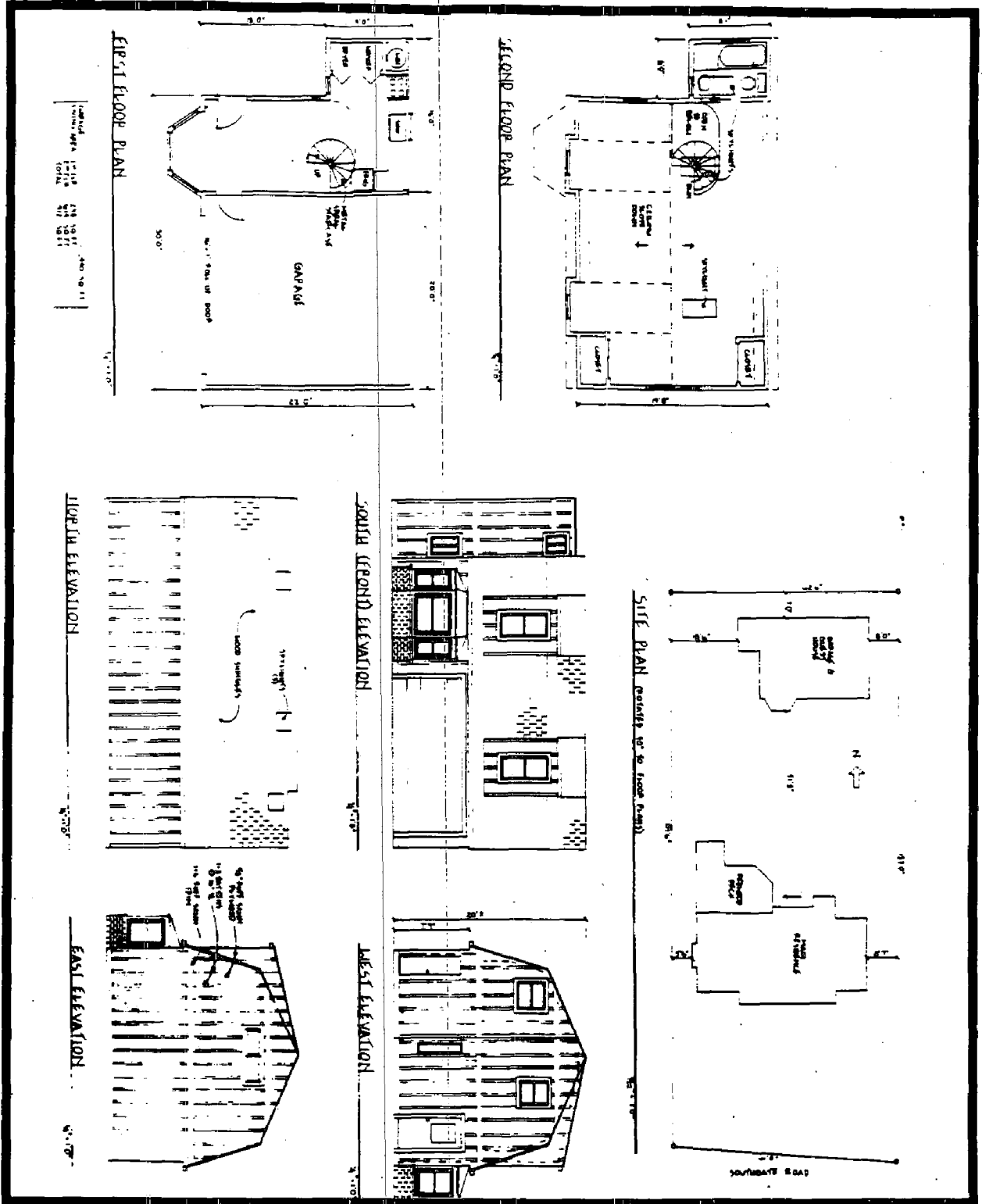
P95-091

EXHIBIT A

P95-091

NOVEMBER 16, 1995

ITEM # 16
PAGE # 14



SITE/FLOOR PLAN