

#6

RESOLUTION NO. 1566

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF APRIL 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A VARIANCE FOR PROPERTY
LOCATED AT 2400, 2450, 2460, & 2500
VENTURE OAKS WAY (P94-013)
(APN:238-0320-017, -039, &-040)

WHEREAS, the City Planning Commission on April 14, 1994, held a public hearing on the request for approval of a Variance to allow additional detached signage for the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15311(a).

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 additional detached monument signage is hereby approved based upon the findings of fact which follow:
 - A. Granting the Variance does not constitute a special privilege extended to an individual property owner in that similar variances would and have been 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:
 - 1) The proposed signage will not present a potential hazard to motorists or pedestrians; and;
 - 2) The propose sign will be integrated with and be harmonious to the buildings and site which it will occupy;
 - C. Granting the Variance does not constitute a use variance in that offices are allowed in the Office Building Planned Unit Development

38814

01382

(OB-PUD) zone.

- D. The project is consistent with the General Plan which designates the site for Regional Commercial and Offices.
2. The Variance to allow additional detached monument signage is hereby approved, subject to the following conditions:
- A. The monument sign shall have a minimum 10 foot setback from all driveways; and
 - B. The applicant shall obtain a sign permit.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

P94-013

01384

APR 19 1994

ATTACHMENT 3

AMENDED BY STAFF 5-10-94

RESOLUTION NO. 1580

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MAY 12, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT FOR
PROPERTY LOCATED AT 2060 AUBURN
BOULEVARD (P94-018) (APN: 266-031-003)

WHEREAS, the City Planning Commission on May 12, 1994, held a public hearing on the request for approval of a Special Permit to allow a 78 unit senior apartment complex on the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration.

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 Special Permit to construct 78 unit apartment complex is hereby approved based upon the findings of fact which follow:
 - A. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the City Planning Commission has reviewed and considered the information contained herein.
 - B. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) The proposed project would provide a needed senior housing facility which is presently lacking in the Arden Arcade area;
 - 2) The proposed project is in keeping with the Community Plan goal to maintain high design standards along street frontages.
 - 3) The proposed project is within 2 blocks of a transit stop.

2) The proposed project is in keeping with the Community Plan goal to maintain high design standards along street frontages.

3) The proposed project is within 2 blocks of a transit stop.

2. The Special Permit to construct 78 senior apartment units is hereby approved, subject to the following conditions which must be satisfied prior to issuance of a Building Permit unless a different time for compliance is specifically noted in the condition:

- A. Provide a grading, paving and drainage plan for approval at Public Works;
- B. Provide handicap parking spaces that are in compliance with the American Disability Act (ADA) requirements.
- C. The parking stalls in the parking area on the south end of the site do not have required back-out maneuvering room. The sidewalk on the south side of the building shall be removed and the parking spaces shall be designated as compact spaces.
- D. *The three stalls on the west end and the two stalls (farthest from the building) on the east end of the parking area are extremely difficult to access. These spaces should be removed and the angled spaces restriped to standard dimensions. The restriping will result in approximately 13 parking stalls. (Amended by staff 5/10/94)*
- E. Driveways shall be constructed to City standards.
- F. The monument sign shall be a minimum of 10 feet from the sidewalk and the street right-of-way.
- G. Landscaping and project signs shall be placed so as to provide adequate stopping sight distance along Auburn Boulevard.
- H. The two handicap parking spaces in the visitor parking area do not have adequate back out maneuvering room and must be relocated.
- I. Contact the Sacramento County Sanitation District No. 1 for sanitary sewer conditions.
- J. Contact the Arcade Water District for water related conditions.
- K. A grading plan showing the existing and proposed elevations, and off-site topography shall be approved by the Utilities Department prior to the commencement of grading on the site.

- L. Provide Best Management Practices for construction and post construction activities.
- M. In keeping with the State law related to density bonuses, the project proponent shall be required to provide at least 1) 20 percent of the project for lower income (less than 80 percent of median households, or 2) 10 percent of the units for very low income (less than 50%) of median. The developer shall maintain the affordability of the units for 30 years (See Attachment 6 for letter from SHRA and an excerpt from the current state law related to density bonuses) .
- N. Eighty (80) percent of the proposed apartment units shall be required to only be rented to seniors age 55 years and above.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION
P94-018