

On the matter of the decision of the City Planning Commission on application for a special permit and variances to allow construction of a second residential unit, conversion of a garage to living quarters, tandem parking and reduction of the rear yard setback from 15' to 6'9" on 0.11+ acres in the Single Family (R-1) Zone.

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

On December 4, 1986, the City Planning Commission indicated an intent to approve the above entitlements based upon Findings of Fact due December 18, 1986.

Based upon documentary and oral evidence submitted at the public hearing on December 4, 1986, the Planning Commission approved the special permit and variances based on the condition and Findings of Fact which follow:

Special Permit - Condition:

The roof material for the second residential unit shall be tile to match that of the existing residence on the site.

Findings of Fact - Special Permit:

1. The project is based on sound principles of land use in that:
  - a) a second residential unit is allowed in the R-1 zone with a special permit;
  - b) the proposed use will not alter the character of the neighborhood which consists of residential uses;
  - c) the proposal conforms to the unit size and architectural criteria for secondary residential units.
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor to surrounding properties, in that:
  - a) there are other similar uses located in the same neighborhood;
  - b) the project will be aesthetically pleasing and will not degrade the character of the area;
  - c) adequate parking will be provided on site.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential use by the 1963 East Sacramento Community Plan and the proposed second residential unit is consistent with the Plan designation.

Findings of Fact - Variances:

1. The variances are not a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances in that:  

the orientation of the house and lot configuration are such that an addition to the house would block light and air into the interior of the house.
2. The variances will not be detrimental to public health, safety or welfare, nor to surrounding properties, in that:
  - a) parking will be maintained on the subject site and since the project is not a rental, family members will work out the tandem parking arrangement;
  - b) the setbacks are existing for a garage structure, and the new residential structure will not create appreciably more impacts;
  - c) the project is aesthetically pleasing and will not degrade the character of the area.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for residential use by the 1963 East Sacramento Community Plan and the proposed second residential unit is consistent with the Plan Designation.