

ATTACHMENT H

RESOLUTION NO. 1822

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF September 14, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT TO ALLOW A COMBINATION WOOD/(MASONRY/CONCRETE /BRICK) WALL ALONG A MAJOR STREET (DEVIATION FROM DESIGN CRITERIA-SECTION 3.1 ZONING ORDINANCE) IN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE FOR PROPERTY LOCATED ON THE SOUTH SIDE OF POCKET ROAD.

(P95-011) (APN:#031-0112-003; -004; -005; #031-0120-039; -047)

WHEREAS, the City Planning Commission on September 14, 1995, held a public hearing on the request for approval of a special permit to allow a combination wood/(masonry/concrete/brick) wall along a major street in the Single Family Alternative (R-1A) zone for 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;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit to allow the combination wall along a major street:

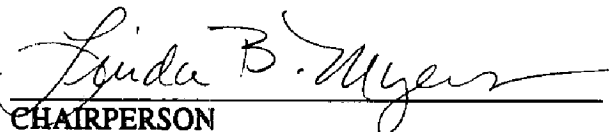
1. The project, as conditioned, is based upon sound principles of land use in that the proposed single family residential development is compatible with the surrounding area and in that additional noise attenuation construction materials are required for the homes adjacent to Pocket Road.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the site is designated for single-family residential

development and has been conditioned to provide for public safety with respect to circulation and emergency access.

3. The proposed development will not enlarge or encourage the development of a skid row or blighted area in that the proposed wall is subject to staff review for construction materials and design for compatibility with the existing area.
4. The proposed use will not be contrary to or adversely affect any progress of redevelopment or neighborhood conservation in that the project site is not within a designated redevelopment area.
5. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).

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

1. The special permit to allow a combination wall (concrete/wood) along a major street in the Single-Family Alternative (R-1A) zone is hereby approved, subject to the following conditions:
 - a. The applicant shall construct noise barriers (combination wall) in Lots A & B to the satisfaction of the Public Works Department, City Arborist, and the Planning Division. The applicant shall submit a detailed plan of the wall design for review and approval of Public Works, City Arborist, and Planning Staff prior to the issuance of any Building Permits. The wall shall be compatible with other walls in the area and in character with the design of the homes within the development.
 - b. Construction of this wall shall be in compliance with Mitigation Measures designed for tree preservation (Negative Declaration, Noise Mitigation Measure G). Barrier placement is subject to approval by the City Arborist prior to issuance of any Building Permits.
 - c. This wall shall be owned and maintained by the Homeowners Association. CC&R's should include a graffiti abatement policy.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION
P95-011