

RESOLUTION NO. 1663 (Amended By Applicant and CPC 8-25-94)

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION
ON DATE OF AUGUST 25, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING TWO SPECIAL PERMITS ~~AND A VARIANCE~~ FOR
PROPERTY LOCATED AT 2604 H Street (*Variance withdrawn
by applicant at CPC meeting 8-25-94*)
(APN: 007-0035-0040) (P94-055)

WHEREAS, the City Planning Commission on August 25, 1994, held a public hearing on the request for approval of two Special Permits ~~and a Variance~~ to allow the construction of a multi-family residence and to waive ~~three~~ *four* parking spaces on a 40' X 80' (3,200 square foot) parcel in the Multi-Family Residential (R-4) zone. (*Amended by CPC 8-25-94*)

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303 and 15305).

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:

- A. The Special Permit to allow the construction of a multi-family residence in the R-4 zone:
1. Granting the Special Permit is based on sound principles of land use.
 2. Granting the project would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the property is zoned for multi-family uses, and
 - b. the required building setbacks will be met.
 3. The project is consistent with the General Plan and Central City Community Plan which designate the site Multi-Family Residential.
- B. The Special Permit to waive ~~three~~ *four* parking spaces:
1. Granting the Special Permit is based on sound principles of land use.
 2. Granting the project would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:

- a. adequate on-street parking is provided, and
 - b. design and traffic impacts will be reduces.
3. The project is consistent with the General Plan and Central City Community Plan which designate the site Multi-Family Residential. *(Amended by CPC 8-25-94)*
- ~~C. The variance to allow back out parking on a 40' X 80' (3,200 square foot) parcel in the Multi Family Residential (R-4) zone:~~
- ~~1. Granting the variance does not constitute a special privilege extended to an individual property owner in that the Variance would be granted to other property owners facing similar circumstances.~~
 - ~~2. Granting the variance would not be detrimental to the public welfare nor result in the creation of public nuisance in that adequate on street parking will be available.~~
 - ~~3. Granting the variance does not constitute a use variance in that multi family residences are permitted within the Multi Family (4) zone.~~
 - ~~4. The project is consistent with the General Plan and Central City Community Plan which designates the site Multi Family Residential. *(Variance withdrawn by applicant at CPC meeting 8-25-94)*~~

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

1. The two Special Permits are hereby approved subject to the following conditions:
 - a) All required building permit(s) shall be secured prior to occupancy of the building.
 - b) The elevations and site plan are subject to the review and approval of the Design Review/ Preservation Board prior to issuance of any Building Permit(s). The garage shall be eliminated from the plan. Proposed windows need to better reflect the character of the neighborhood.
 - c) Prior to the issuance of building permits applicant shall negotiate with the Sacramento Unified School District, a written agreement in satisfaction of the proposed impacts on the District, as mutually agreed to by the applicant and the District.
 - d) Water service is required from the alley or 26th Street. This will required

an offsite-private easement.

- e) Replace existing deteriorated sidewalks curbs and gutters.
- f) Notice: Property to be developed in accordance with this Special Permit may be subject to flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Working Map for the Sacramento community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- g) This project is located within the service area of the Combined Sewer System. It appears that this project does not exceed the levels of increased sanitary or storm flows that we consider to have significant impact upon the Combined Sewer System, and therefore no Impact/ Mitigation Agreement is required.
- h) Comply with the city's Cross Connection Control Policy.

~~2. The Variance is hereby approved subject to the following conditions:~~

- ~~a) The driveway and parking space shall meet City Standards for size, surfacing, etc. Revised plans showing the parking pad shall be reviewed and approved by the Planning Director and Transportation Division staff prior to issuance of any building permit. (Variance withdrawn by applicant at CPC meeting 8-25-94)~~


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

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