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RESOLUTION NO. 1549

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 17, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT
MODIFICATION FOR PROPERTY LOCATED AT
4840 MARYSVILLE BOULEVARD (P94-
009)(APN:226-0270-001 & -002)

WHEREAS, the City Planning Commission on March 17, 1994, held a public hearing on the request for approval of a Special Permit Modification to allow the addition of two portable classrooms (1,280 square feet each) to an existing 4,160 square foot church at 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 Modification is hereby approved based upon the following findings of fact:
 - 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 Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1)The proposed church use is compatible with the surrounding residential and industrial land uses in the area.
 - c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for

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Residential land use.

2. The Special Permit Modification for the proposed portable classrooms is hereby approved subject to the following conditions:

- A. The applicant shall enter into an agreement to not protest any future assessment district to provide infrastructure (curbs, gutters, sidewalks, street widening, drainage, sewers, and street lighting) prior to issuance of the Certificate of Occupancy.
- B. In keeping with the adopted Magpie Creek Goals and Policies, the applicant shall dedicate an easement on the northwest corner of the subject parcel that is triangular in shape with sides being 100, 125, and 150 feet in length (See Exhibit 3-B). This easement will allow space for future channel improvement as well as being consistent with the proposed improvements and right-of way width along the Magpie Creek corridor in the Crooked Creek subdivision to the north.
- C. The applicant shall obtain a Building Permit for the proposed new structures.



 CHAIRPERSON

ATTEST:



 SECRETARY TO PLANNING COMMISSION

P94-009

Mike O'Connell
CHAIRPERSON

ATTEST:

Suzanne Alimstad
SECRETARY TO CITY PLANNING COMMISSION