

ATTACHMENT 3

P93-154

FEBRUARY 10, 1994

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RESOLUTION NO. 1537

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 10, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT FOR
PROPERTY LOCATED AT 300 HARRIS AVENUE
(P93-154)(APN:250-0027-011)

WHEREAS, the City Planning Commission on February 10, 1994, held a public hearing on the request for approval of a special permit to allow a church to use an existing 2,730 square foot structure 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 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 would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) The proposed project does not result in an increase in the size of the Norwood Tech PUD as previously approved and does not exceed the maximum setback requirements;
 - 2) The proposed church use is compatible with the surrounding residential and industrial land uses in the area.

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- c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for Light Industrial land use.
2. The Special Permit for the proposed church use is hereby approved subject to the following conditions:
- a. The applicant shall obtain the Certificate of Compliance for the proposed use prior to the issuance of a Building Permit.
 - b. The applicant shall assure Engineering Development that adequate lighting is provided between the entry and the parking lot prior to issuance of the Certificate of Occupancy.
 - c. The applicant shall submit a seating plan to the Building Department prior to issuance of a Certificate of Occupancy.
 - d. The applicant shall obtain a Building Permit for the change in the type of occupancy for the existing structure.

ATTEST: *Rita Donahue*
VICE CHAIRPERSON

Suzanne Alimstad
SECRETARY TO PLANNING COMMISSION