

AMENDED BY CPC 2/22/96

RESOLUTION NO. 1910

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF FEBRUARY 22, 1996

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A THREE YEAR TIME EXTENSION FOR A SPECIAL PERMIT AND A SPECIAL PERMIT MODIFICATION FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF TAFT STREET AND ASHLEY OAKS COURT

(P95-086) (APN: 265-0274-018)

WHEREAS, the City Planning Commission on February 22, 1996, held a public hearing on the request for approval of the Special Permit at property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that proposed time extension does not require environmental review, however, a **Negative Declaration for the originally approved project was prepared (P91-164)**;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed time extension;

WHEREAS, the Planning Commission adopts the following findings of fact for the Special Permit Time Extension and Special Permit Modification:

1. The project, as conditioned, is based upon sound principles of land use in that the zero lot line residential development is compatible with the surrounding residential neighborhood;
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate on-site parking, landscaping and building setbacks will be provided in the residential subdivision;
3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for medium density residential development.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT THE TIME EXTENSION AND SPECIAL PERMIT MODIFICATION REQUESTS ARE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Special Permit Time Extension to develop residential units and a Special Permit Modification to develop six zero lot line units on 0.35± vacant acres shall be extended for three year(s), expiring on **November 19, 1998**; if a building permit has not been obtained for construction of the units by 11/19/98, a new Special Permit will be required.
2. The Special Permit Modification shall be subject to the original conditions approved by the Planning Commission (P91-164) and the new and/or modified conditions specified below.
 - A. Garage doors shall be metal sectionals with raised panels. Each garage shall contain automatic openers.
 - B. Lot sizes and building setbacks shall comply with the approved site plan attached as Exhibit D-1. Any deviation from this shall require review and approval by Planning staff and/or Planning Commission prior to issuance of building permit.
 - C. A minimum of two color schemes shall be used in the six lot subdivision.
 - D. The roof pitch of each unit shall be 5 and 12. The roofing shall be 30 year laminated dimensional shingles or equal and/or tile. Extra heavy ridge caps shall be provide on the roof for a better design. No heating or air conditioning units shall be installed on the roof tops. The proposed roof color shall compliment the selected exterior paint colors.
 - E. Each elevation shall include one or more of the following architectural design features (stone, brick, tile, bay windows, porches, columns, concrete, etc.).
 - F. The horizontal wood siding shall continue on the west elevation on the proposed unit depicted on the corner lot of Ashley Court and Taft Street.
 - G. The proposed project site shall be subject to review and approval by the City's Design Review staff prior to issuance of a building permit. A formal application shall be submitted for review and approval by the City's Design Review staff.
 - H. The proposed site plan and elevations shall comply with the approved schematic plan, elevations and floorplans submitted in the attached Exhibits D-1 through D-3 and Attachment D.

