

RESOLUTION NO. 1659

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF AUGUST 25, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT 2414 24TH STREET TO ALLOW THE CONVERSION OF A 1,059± SQUARE FOOT RESIDENCE TO OFFICE 0.07± DEVELOPED ACRES WITHIN THE RESIDENTIAL-OFFICE (R-O) ZONE. (P94-064) (APN: 010-0223-012)

WHEREAS, the City Planning Commission on August 25, 1994, held a public hearing on the request for approval of a special permit to allow the conversion of a residence to office within the Residential-Office (R-O) zone for property located at the above described location;

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

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 approval of the special permit:


1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the site is appropriately zoned for the proposed use;
 - b. adequate parking will be provided on-site without interfering with vehicle operations within the alley;
 - c. a valuable residential structure will be preserved; and
 - d. design elements will be compatible with and complimentary to the overall quality of the neighborhood.

2. The project will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that:
 - a. adequate parking is provided on-site without interfering with vehicle operations within the alley,
 - b. a five foot high fence will be constructed between the proposed office and adjacent residences, and
 - c. adequate fire safety equipment will be provided.

3. The project is consistent with the General Plan and Central City Community Plan which designate the site for High Density Residential (30+ du/na) and Residential-Office, respectively.

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

1. The special permit for the proposed office building is hereby approved, subject to the following conditions:
- a. Prior to issuance of any Permit, from the Building Division, the property owner shall submit a Statement of Recycling Information pursuant to Section 34 of the Comprehensive Zoning Ordinance,
 - b. The parking space parallel to the alley must be 20' (minimum) long,
 - c. Prior to issuance of any Permit, from the Building Division, the applicant obtain a building permit for the change in use,
 - d. Prior to issuance of any Permit, from the Building Division, the applicant meet with and obtain written verification from the City Fire Department representative regarding the inclusion of a fire sprinkler system, and
 - e. Prior to issuance of any Permit, from the Building Division, the applicant must receive:
 - 1. Design Review Preservation Board staff review and approval of the project's compatibility to the existing architectural integrity of the building and neighborhood, and
 - 2. review by the Neighborhood Associations (Sierra Curtis Neighborhood Association and Land Park Community Association).


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P94-064

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