

APPEAL OF PAMELA BEATTY
vs. CITY OF SACRAMENTO PLANNING COMMISSION'S
APPROVAL OF SPECIAL PERMIT FOR A SECOND
RESIDENTIAL UNIT AT 1600 CARAMAY WAY (P92-030)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of June 9, 1992, the City Council heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Council APPROVED the appeal based on the following findings:

FINDINGS OF FACT - SPECIAL PERMIT

The project is not based on sound principles of land use and would be detrimental to the public welfare and surrounding properties, in that:

- a) The number of dwelling units (two on one lot) would not be consistent with the great majority of parcels in the neighborhood, which have one dwelling unit;
- b) The new dwelling unit would not be compatible in size with other dwelling units in the neighborhood (640 square feet compared to 1,200-1,800 square feet for dwelling units);
- c) The new dwelling unit would not be compatible with the streetscape of the neighborhood, in that its facade facing the street would be significantly smaller than those of the dwelling units of neighboring properties; and,
- d) The project site, and lots in the vicinity, are particularly small, and the addition of a second site would result in an overcrowded and overbuilt lot.

Each of the foregoing reasons is a separate, distinct and independent ground for denial of the project.

Lynn Robie
V.I.O.B. MAYOR

ATTEST:

Talicia G. Burrows
CITY CLERK

APPROVED
BY THE CITY COUNCIL

JUN 23 1992

OFFICE OF THE
CITY CLERK

b:\cc6-23\p92-030.findings(rev6/22)

CERTIFIED AS TRUE COPY
Findings of Fact P92-030
OF 1600 Caramay WAY

July 1, 1992
DATE CERTIFIED

Talicia G. Burrows
CITY CLERK, CITY OF SACRAMENTO

000794

In the matter of the decision of the City Planning)
Commission to approve a variance to waive the)
required garage for an existing single family)
residence on 0.13+ developed acres in the Standard)
Single Family (R-1) zone (P92-058).)

NOTICE OF DECISION
AND
FINDINGS OF FACT

On June 11, 1992, the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Planning Commission indicated its intent to take the following action:

Approve the variance to waive the required garage for an existing single family residence subject to conditions and based upon findings of fact which follow:

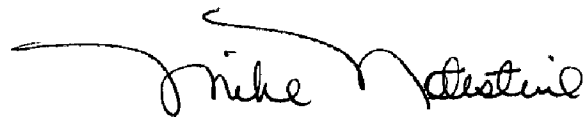
Conditions

1. The detached accessory structure shall be used as a laundry room, bathroom and den/family room and shall not be used as a second residential unit;
2. The proposed exterior remodel shall be consistent in design with the elevation plans, as shown on Exhibit A; and
3. The applicant shall obtain all necessary building permits prior to commencing construction.

Findings of Fact

1. Granting the variance will not be injurious to public health, safety, or welfare nor result in the creation of a public nuisance in that:
 - a. the existing driveway will provide adequate off-street parking; and
 - b. the design and materials of the proposed accessory structure remodel will be consistent with the existing single family residence on the subject site.
2. Granting the variance does not constitute a use variance in that single family residences and accessory structures are permitted in the Standard Single Family (R-1) zone.
3. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).


Secretary to the Planning Commission


Chairperson

Approved by the Planning Commission on
June 25, 1992 for the June 11, 1992 meeting

002249