

RESOLUTION NO.

1639

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JULY 14, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A THREE YEAR SPECIAL PERMIT MODIFICATION TIME EXTENSION FOR PROPERTY LOCATED AT 2910 RIO LINDA BOULEVARD

(P94-058) (APN: 265-0161-001;265-0111-066-069)

WHEREAS, the City Planning Commission on June 11, 1992, approved the original Special Permit Modification (P92-044) for property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed time extension does not require environmental review, however, a Negative Declaration with mitigation measures was prepared for the original application (P92-044);

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:

1. The project, as conditioned, is based upon sound principles of land use in that the multi-family center in conjunction with the church is compatible with the surrounding commercial and residential uses;
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 parking and landscaping will be provided.
3. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site Medium Density Residential (16-29 du/na) and Residential (11-21 du/na), respectively.

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT THE TIME EXTENSION REQUEST IS APPROVED:

1. The special permit modification to construct a two-story 11,200 square foot multi-purpose center on 2.79± partially developed acres is extended for three years, expiring on June 11, 1997.
2. The Special Permit Modification Extension shall be subject to the originally approved conditions approved by the Planning Commission (P92-044) and the new conditions stated below.
 - a. The applicant shall obtain a building permit for construction of the multi-purpose center prior to June 11, 1997.
 - b. If building permits for construction of the multi-purpose center have not been obtained by June 11, 1997, the applicant shall apply for a new Special Permit in order to construct the proposed use.
 - c. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
 - d. File a waiver of Parcel Map.
 - e. Properly abandon any excess water services to the satisfaction of the Water Division (one service per lots is permitted).
 - f. Notice: Property to merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.
 - g. Provide handicap ramps in accordance with A.D.A. requirements.
 - h. Remove one of the westernmost parking spaces in the "new parking lot" or provide a back-out maneuvering area for the two western-most spaces.
 - i. The new driveway and parking spaces shall comply with City standards.
 - j. The applicant shall comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepared plans to control urban runoff pollution from the project site during construction.

Rita Donahue
CHAIRPERSON

ATTEST:

Suzanne Alimstad
SECRETARY TO PLANNING COMMISSION

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