

**ATTACHMENT F**  
**RESOLUTION NO. 1874**

**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION**  
**ON THE DATE OF DECEMBER 14, 1995**

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE TO EXCEED THE STANDARD 40% LOT COVERAGE WITHIN THE SINGLE FAMILY ALTERNATIVE (R-1A) ZONE; AND A VARIANCE TO ALLOW DRIVEWAY DEPTHS OF LESS THAN 20 FEET FOR PROPERTY LOCATED ON THE SOUTHEAST CORNER OF LAKE FRONT DRIVE AND RUSH RIVER DRIVE.**

**(P95-066) (APN:#031-1340-048; -049; -051; -052)**

**WHEREAS, the City Planning Commission on DECEMBER 14, 1995, held a public hearing on the request for approval of a Variance to exceed 40 percent lot coverage in the R-1A zone, and a Variance to allow driveway depths of less than 20-feet for 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:**

- A. The Variance to exceed 40 percent lot coverage in the R-1A zone is approved, based upon the following findings of fact and subject to the following conditions of approval:**

Findings of Fact

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate setbacks are provided, as well as a condition placed on the project that no lot coverage exceed 55 percent lot coverage.
3. Granting the variance does not constitute a use variance in that single-family residences are allowed in the R-1A zone.
4. The project is consistent with the General Plan and Community Plan which designate the site for Low Density Residential land use (4-15 & 7-15 du/na, respectively).

Conditions of Approval

1. An attached unenclosed patio cover (8' x 10' maximum-not to exceed total lot coverage of 55%) may be constructed/added to all homes in the rear yard area without additional Planning Commission Review. Construction design and materials shall be compatible with those of the existing homes.
  2. Maximum lot coverage for any lot shall be 55 percent.
- B. The Variance to allow driveway depths of less than 20 feet is approved, based upon the following findings of fact and subject to the following conditions of approval:

Findings of Fact

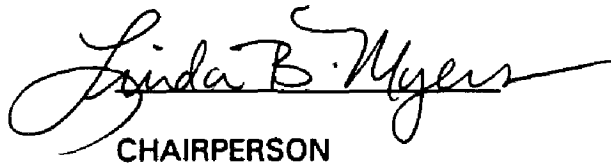
1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a

public nuisance in that a condition is placed on the project that required driveway width is provided, as well as a condition placed on the homes affected to require roll-up garage doors.

3. Granting the variance does not constitute a use variance in that a driveway is provided for the residence.
4. The project is consistent with the General Plan and Community Plan which designate the site for Low Density Residential land use (4-15 & 7-15 du/na, respectively).

Conditions of Approval

1. Homes on lots with less than a 20-foot long driveway shall provide roll-up garage doors.

  
Linda B. Myers  
CHAIRPERSON

ATTEST:

  
Gail Stonehouse  
SECRETARY TO PLANNING COMMISSION

P95-066