

ATTACHMENT I

RESOLUTION NO. 1821

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF September 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 FOR PROPERTY LOCATED ON THE SOUTH SIDE OF POCKET ROAD.

(P95-011) (APN:#031-0112-003; -004; -005; #031-0120-039; -047)

WHEREAS, the City Planning Commission on September 14, 1995, held a public hearing on the request for approval of a Variance to exceed the 40 percent lot coverage requirement in the Single Family Alternative (R-1A) zone 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;

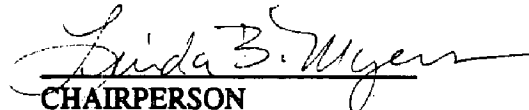
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The variance to exceed the 40 percent lot coverage requirement is hereby approved based upon the following findings of fact:
 - A. 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.
 - B. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate open space is provided by the rear yards and the common lots of the subdivision.

- C. Granting the variance does not constitute a use variance in that single-family residential units are allowed in the Single-Family Alternative (R-1A) zone.
- D. The project is consistent with the General Plan which designates the site for Low Density Residential (4-15 du/na) land use.

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

- 1. The variance to exceed the 40 percent lot coverage requirement is hereby approved, subject to the following conditions:
 - a. No more than 26 homes (50%) of the homes shall exceed the 40% lot coverage requirement.
 - b. Maximum lot coverage for any lot shall be 55%.
 - c. 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.


Linda B. Myers
CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

P95-011