

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;

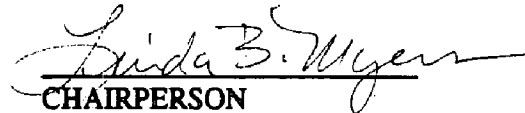
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

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.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION