

In the matter of the decision of the City Planning Commission to approve a Special Permit to allow construction of 20 zero-lot line units on 2+ acres in the Single Family (R-1) zone located at 620 Hayes Avenue (P86-156)

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

Based upon documentary and oral evidence presented at its regular public hearing on May 22, 1986, the City Planning Commission indicated an intent to approve the above entitlement, subject to conditions and based upon findings of fact due June 12, 1986.

Conditions

1. Front setbacks shall be varied from 20 feet to 25 feet. One side yard setback shall be a minimum of 10 feet. The applicant shall submit a master setback plan for staff review and approval prior to issuance of building permits.
2. Front yards shall be landscaped. Plans shall be submitted for staff review and approval prior to issuance of building permits.

Findings of Fact

1. The Special Permit is based upon sound principles of land use, in that it will encourage development in an area which has experienced little activity recently.
2. The Special Permit will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
  - a. front setbacks are staggered;
  - b. adequate parking is provided;
  - c. adequate landscaping is provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for seven to 15 residential units per acre by the 1984 North Sacramento Community Plan, and the proposed zero-lot line use conforms with the plan designation.

Approved by the Planning Commission on  
June 12, 1986 for the May 22, 1986 City  
Planning Commission meeting

CHAIR