

RESOLUTION NO. 1490

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT
MODIFICATION FOR PROPERTY LOCATED AT
3410 IVY STREET (P93-140)
(APN:252-0262-018)**

WHEREAS, the City Planning Commission on December 9, 1993, held a public hearing on the request for approval of a special permit modification to allow an additional 251 square feet of floor area to an existing second residential unit for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(E)(1)).

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 Special Permit Modification is hereby approved based upon the following findings of fact:
 - a. The proposed project meets the density for the site.
 - b. Granting the Special Permit Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) The proposed project does not result in an increase in the size of the second unit footprint as previously approved and does not exceed the maximum rearyard coverage;
 - 2) The second residential unit with the loft is compatible with the front dwelling unit and the adjacent residential units in the area.
 - c. The project is consistent with the General Plan and North

Sacramento Community Plan which designate the site for Residential land use.

2. The Special Permit Modification for the proposed loft is hereby approved subject to the following conditions:
- A. The applicant shall obtain a Building Permit for the proposed loft.
 - B. Any future addition or expansion of the existng second residential unit shall be reviewed and approved by the Planning Commission prior to issuance of a Building Permit.

ATTEST:

Vice *Rita Donahue*
CHAIRPERSON

Suzanne Elmsted
SECRETARY TO PLANNING COMMISSION