

#16
Pg 9

RESOLUTION NO. 1859

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 16, 1995

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT FOR
PROPERTY LOCATED AT 515 SOUTHGATE
ROAD (P95-091)(APN:252-0262-018)**

WHEREAS, the City Planning Commission on November 16, 1995, held a public hearing on the request for approval of a special permit to allow an additional 305 square feet of floor area for a second residential unit for property located at the above described location;

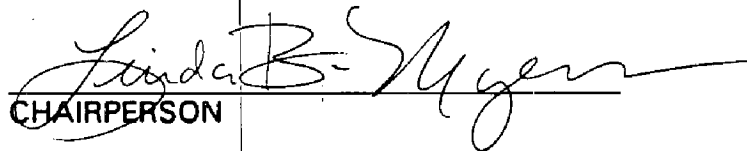
WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(E)(1)).

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 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 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 existing footprint, and does not exceed the maximum rearyard coverage;
 - 2) The second residential unit 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 for the existing residential unit is hereby approved subject to the following conditions:
- A. The applicant shall obtain a Building Permit for the existing second residential unit.
 - B. Any future addition or expansion of the existing second residential unit shall be reviewed and approved by the Planning Commission prior to issuance of a Building Permit.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION