

## ATTACHMENT C

**RESOLUTION NO. 1613**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 23, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT MODIFICATION FOR  
PROPERTY LOCATED AT 3555 22ND AVENUE

(P94-037) (APN:020-0271-021)

WHEREAS, the City Planning Commission on June 23, 1994, held a public hearing on the request for approval of a special permit modification to allow an addition to an existing church for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to California Environmental Quality Act, Categorical Exemption Section 15301(e)(1);

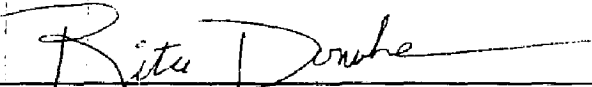
WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit;

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 project, as conditioned, is based upon sound principles of land use in that:
    - 1) the project is an expansion of an existing church in a residential neighborhood; and
    - 2) the project meets the requirements of the Zoning Ordinance; and
    - 3) the project is consistent with the General Plan.

- B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that project is consistent with the Zoning Ordinance and will provide adequate parking.
- C. The project is consistent with the General Plan which designates the site for Low Density Residential.
2. The special permit modification for the expansion of an existing church is hereby approved, subject to the following conditions:
- a. If the parking area is to be restriped for this project, all the parking spaces must be to City standards.
  - b. Remove one compact parking space at the north end of the parking lot to provide adequate back-out maneuvering room.
  - c. The chain link fence along the western property line shall be planted with vines in order to reduce noise and aesthetic impacts prior to issuance of a building permit.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

P94-037

## ATTACHMENT D

**RESOLUTION NO. 1614**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 23, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A VARIANCE FOR PROPERTY LOCATED AT 3555  
22ND AVENUE

(P94-037) (APN:020-0271-021)

WHEREAS, the City Planning Commission on June 23, 1994, held a public hearing on the request for approval of a variance to waive a required solid masonry wall 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 variance to waive the requirement for a required 6 ft. high solid masonry wall 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 and have been 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:
    - 1) a chain link fence is in place at that location; and
    - 2) the chain link fence will be planted with vines to reduce the noise and aesthetic impacts.
  - C. Granting the variance does not constitute a use variance in that a church is allowed in the Standard Single Family Residential (R-1) zone subject to Special Permit approval.

- D. The project is consistent with the General Plan which designates the site for Low Density Residential use.
- 2. The variance to waive the requirement for a solid masonry wall for the proposed church expansion is hereby approved, subject to the following condition:
  - A. The existing chain link fence must be planted with vines in order to reduce the noise and aesthetic impacts.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION