

In the matter of the decision of the City)  
Planning Commission to approve a Special )  
develop three single family residences )  
on 0.34+ vacant acres in the General )  
Commercial (C-2) zone located at 5611, )  
5621 and 5631 Wilkinson Street. P90-377 )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

On December 13, 1990 the Planning Commission heard and considered public testimony regarding the above entitlement. Based on verbal and documentary evidence at said hearing, the Commission indicated its intent to approve the Special Permit to develop the three residential units based upon conditions and Findings of Fact which follow:

Conditions:

1. A three foot high masonry wall, 3 1/2 lbs./sq. ft. minimum surface weight, finished on both sides shall be constructed along the north property line in the twenty five foot front setback area. An eight foot high double sided wood slat fence shall be constructed along the remaining length of the north side property line to the east property line. The barrier constructed must have pickets attached on both sides of the fence subject to the requirements of the environmental mitigation measure.
2. A six foot high wood fence shall be constructed along the side and rear property lines of the three lots in accordance with the Fence Ordinance.
3. The front yard of each lot shall be landscaped with grass and a tree within six months of occupancy.
4. A 25 year laminated dimensional shingle in a color to compliment the unit color shall be installed.  
The lap siding shall be wrapped around the side of the units a minimum of two feet.
6. A grid window shall be installed on the side elevation to match the proposed grid window located in front.
7. The applicant shall use the horizontal lap siding on the three sides (north, south and west) of the chimneys.
8. A variation of siding shall be used on the units, six inch siding on the end units and eight inch siding on the middle unit.
9. Mechanical equipment shall not be visible from the front of the units.
10. The garage doors shall be a metal overhead sectional as proposed.
11. No commercial uses shall be allowed except as provided under Section 11 (Home Occupation) of the Zoning Ordinance.
12. The applicant shall comply with the mitigation measures of P90-377.
13. The special permit shall expire two years from the date of approval. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is compatible with the residential uses to the south, east and west of the subject site.  
The proposed project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that adequate setbacks, landscaping and noise attenuation shall be provided.

3. The proposed project, as conditioned, is consistent with the General Plan and the 1986 South Sacramento Community Plan in that residential uses are allowed in the C-2 zone with the approval of a special permit.

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Approved by the Planning Commission  
on January 10, 1991, for the  
December 13, 1990, meeting.

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Chairperson