

# RESOLUTION NO. 1749

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT 201 ELEANOR AVENUE (P95-004) (APN: 263-0110-027 AND -028)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing on the request for approval of a Special Permit to allow two 1,085 square feet residential structures on two lots located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public or preparation of a Negative Declaration;

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 to allow the construction of two 1,085 square foot single family residential units is hereby approved based upon the findings of fact which follow:
  - A. Granting the Special Permit does not constitute a special privilege extended to an individual property owner in that similar variances would and have been granted to other property owners facing similar circumstances.
  - B. Granting the Special Permit would not be detrimental to the public welfare nor result in creation of a public nuisance in that:
    - 1) The proposed development will not present a potential hazard to motorists, pedestrians; and;
    - 2) The proposed development will be integrated with and be harmonious to the existing residential structure in the project vicinity;

2. The Special Permit for two 1,085 square foot single family residential units is hereby approved, subject to the following conditions:

- A. The applicant shall obtain a building permit.
- B. Only one domestic water service will be allowed per parcel.
- C. Any new domestic water services shall be metered.
- D. The connection point for the sanitary sewer services for these two parcels shall be at the common lot line between the parcels.
- E. Entry way shall be clearly lit.
- F. House numerals should appear on garage in order to be clearly identifiable to emergency response equipment.

Advisory Note:

The following advisory notes are informational in nature and are not a requirement of this Special Permit:

- A. The applicant must comply with the City of Sacramento's grading, Erosion and Sediment Control Ordinance. The ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities. This Manual is available from the Department of Utilities by calling 433-6218.

*Linda Myers*  
CHAIRPERSON

ATTEST:

*Suzanne Alimstad*  
SECRETARY TO PLANNING COMMISSION  
P95-004