

ATTACHMENT C

RESOLUTION NO. 1896

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION
ON DATE OF JANUARY 25, 1996

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT TO CONSTRUCT A DUPLEX UNIT WITHOUT PARKING LOCATED AT 2022 4TH STREET ON 0.07 VACANT ACRES AND A SPECIAL PERMIT TO CONSTRUCT A DUPLEX UNIT WITHOUT PARKING LOCATED AT 2024 4TH STREET ON 0.07 VACANT ACRES IN THE MULTI-FAMILY (R-3A) ZONE. (P95-111) (APN: 009-0111-011 AND 009-0111-012)

WHEREAS, the City Planning Commission on January 25, 1996, held a public hearing on the request for approval of a special permit(s) to allow the development of two 40' by 80' lots with duplex units at the above described location(s);

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303 {b}).

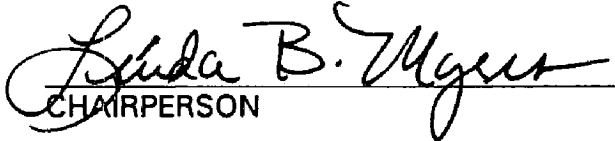
WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for approval of the special permit(s):

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the site is appropriately zoned for the proposed use;
 - b. adequate on-street parking is available in the project vicinity;
 - c. design elements will be compatible with and complimentary to the neighborhood.
2. The project will not be detrimental to the public welfare and will not result in the creation of a public nuisance in that adequate parking is available within the project site without interfering with vehicle operations on 4th or U Streets and adequate fire safety equipment will be provided; and
3. The project is consistent with the General Plan land use designation of Medium Density Residential and the Central City Community Plan Designation Light Density Multi-Family.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit(s) for the proposed project is hereby approved, subject to the following condition(s):
 - a. Paving for parking spaces shall under no circumstances be permitted within the front yard setbacks of the two said lots; and
 - b. The applicant shall obtain the necessary building permits from the Building Division prior to start of construction.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION