

RESOLUTION NO. 1491

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 18, 1993

**A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A VARIANCE FOR PROPERTY LOCATED
AT 3410 IVY STREET (P93-140).
(APN:252-0262-018)**

WHEREAS, the City Planning Commission on December 9, 1993 held a public hearing on the request for approval of a variance to allow an additional 251 square feet of floor area to an existing 640 square foot 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 variance to allow an additional 251 square feet of floor area to an existing 640 square foot second residential unit is hereby approved based upon the following findings of fact:
 - a. The proposed project meets the density for the site.
 - b. Granting the Variance 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 second unit footprint as previously approved and does not exceed the maximum rearyard coverage;
 - 2) The second residential unit with the loft 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

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Sacramento Community Plan which designate the site for Residential land use.

2. The variance for the proposed addition to a second residential unit is hereby approved, subject to the following conditions:

- A. The applicant shall obtain a Building Permit for the proposed loft.
- 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.

Rita Donahue
Vice - CHAIRPERSON

ATTEST:

Supreme Elmsted
SECRETARY TO PLANNING COMMISSION

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