

ATTACHMENT E

RESOLUTION NO. 1875

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION
ON THE DATE OF DECEMBER 14, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT TO
CONSTRUCT 41 RESIDENCES IN THE SINGLE
FAMILY ALTERNATIVE PUD (R-1A{PUD}) ZONE
FOR PROPERTY LOCATED ON THE
SOUTHEAST CORNER OF LAKE FRONT DRIVE
AND RUSH RIVER DRIVE.

(P95-066) (APN:#031-1340-048; -049; -051; -052)

WHEREAS, the City Planning Commission on DECEMBER 14, 1995, held a public hearing on the request for approval of a special permit to construct 41 single-family residences on 5.92± vacant acres in the Single Family Alternative PUD (R-1A{PUD}) zone for property 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 of the preparation of a Negative Declaration;

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 to construct the 41 single-family homes:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed single family residential development is compatible with the surrounding area.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the site is designated for single-family residential development in the SGPU and Pocket Community Plan and has been conditioned to provide for public safety with respect to circulation and emergency access.

3. The proposed development will not enlarge or encourage the development of a skid row or blighted area in that the construction materials and home designs have been reviewed by Planning Staff for compatibility with the existing area.
4. The proposed use will not be contrary to or adversely affect any progress of redevelopment or neighborhood conservation in that the project site is not within a designated redevelopment area.
5. The project is consistent with both the General Plan and Pocket Community Plan which designate the site as Low Density Residential (4-15 du/na) and (7-15 du/na) respectively.

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

The Special Permit for the construction of 41 single-family homes in the Single-Family Alternative PUD (R-1A(PUD)) zone is hereby approved, subject to the following conditions:

- a. Homes shall be built per the plans submitted and shall consist of stucco (building) and tile (roof). Final floor plans and elevations are subject to Planning Staff review. Significant changes to floorplans and elevations may result in the requirement for additional Planning Commission or Zoning Administrator approvals.
- b. Front door areas and entry ways shall be visible from the street.
- c. An attached unenclosed patio cover (8' x 10' maximum-not to exceed total lot coverage of 55%) may be constructed/added to all homes in the rear yard area without additional Planning Commission Review. Construction design and materials shall be compatible with those of the existing homes.
- d. Homes on lots with less than a 20-foot long driveway shall provide roll-up garage doors.

Linda B. Meyer
CHAIRPERSON

ATTEST:

Gund Strachan
SECRETARY TO PLANNING COMMISSION
P95-066