

## ATTACHMENT C

**RESOLUTION NO. 1837**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF SEPTEMBER 28, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW FOR PROPERTY LOCATED ON NIELSEN WAY

(P95-067) (APN: 021-0163-020)

WHEREAS, the City Planning Commission on September 28, 1995 held a public hearing on the request for approval of a plan review to allow for the new construction of a 1,956 sq.ft. duplex with attached garages of 499 sq.ft.

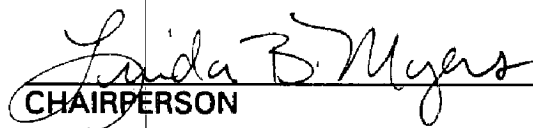
WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(b));

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 Plan Review is hereby approved based upon the following findings of fact:
  - A. The project, as conditioned, is based upon sound principles of land use in that:
    - 1) the development of the site with a duplex is consistent with the R2-R zoning of the site and;
    - 2) the development of the site will meet all City standards for parking residential development requirements.
  - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the residential use is compatible with the residential land use of the area.
  - C. The project is consistent with the General Plan which designate the site for Low Density residential uses.

2. The Plan Review for the proposed 1,956 sq.ft. duplex with attached garages of 499 sq.ft. (Exhibit C-1) is hereby approved subject to the following conditions:
- A. Front yard areas shall be landscaped and irrigated with a minimum of one tree per unit.
  - B. All rear and side yard areas shall be fenced with 6' high solid wood board fence.
  - C. The structure design shall extend the overhang of the main roof over the front and windows; or provide a protected walkway from/along the garage to the front entry.
  - D. The exterior horizontal hardboard siding shall have a smooth finish. Instead of metal end joints, the hardboard siding should be nailed and caulked per the manufacturers specifications. The number of joints should also be minimized. Single lengths of siding should be used to avoid unnecessary end joints where the distance between window and door openings and other natural break points along the exterior wall are less than the 16 foot standard length of the horizontal hardboard siding. Alternatively, the sides and rear exterior may utilize a stucco treatment, with a one bay return to the front, similar to that used on several of the other duplexes on the street.
  - E. The roofing material shall be of a minimum 25 year rating, and shall use earthtone colors to complement the duplex exterior colors.
  - F. A minimum of two exterior colors shall be utilized.
  - G. No heating or air conditioning shall be installed on the roof tops. Heating and air conditioning equipment shall be ground mounted and screened.

  
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CHAIRPERSON

ATTEST:

  
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SECRETARY TO PLANNING COMMISSION

P95-006