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REVISED MAY 14, 1985 AT 3:30 P.M.

Appeal of Vivian Parks Drayton vs City of Sacramento Planning Commission's Approval of a Special Permit (P85-078) to allow teaching of private swimming lessons in the Single Family, R-1 zone for property located at 1245 Lucio Lane

NOTICE OF DECISION

AND

FINDINGS OF FACT

At its regular meeting of April 30, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council granted a temporary Special Permit based on the following findings and conditions:

Findings of Fact

- 1. The proposal, as conditioned, is based upon sound principles of land use in that:
a. The activity, during the time permitted for relocation of the business will not significantly alter the character of the neighborhood which consists of residential uses.
b. Although the activity was found to be a nuisance to the neighborhood, the activity will only be allowed to operated until October 1, 1985 to allow for relocation.
c. The property is located near a major street.
2. The proposed activity, as conditioned, will not be injurious to the surrounding properties nor to the public welfare and safety in that:
a. Adequate parking will be provided on the site in the driveway during the temporary period.
b. The proposal will not increase traffic to a significant level since on Lucio Lane, however, will be limited due to the restriction of only two students are allowed per hour and only until October 1, 1985.
c. The impact of noise associated with this activity on the surrounding neighbors will be minimized by only permitting the lessons during weekdays (10 a.m. to 5 p.m.) and only until October 1, 1985.
d. While a permanent use would be injurious to the surrounding properties, a temporary use until October 1, 1985, would not be injurious.
3. The Zoning Ordinance allows swimming instructions in the Single Family, R-1 zone with the approval of a special permit.

APPROVED BY THE CITY COUNCIL MAY 14 1985 OFFICE OF THE CITY CLERK

Conditions of Special Permit

1. Swimming lessons shall be allowed only as follows: Only on weekdays (Monday through Friday) and only between the hours of 10 a.m. and 5 p.m. of the same day.
2. No more than two students per hour shall be given lessons.
3. The students or parents thereof shall park in the applicant's driveway.
4. The Special Permit to teach swimming lessons shall ~~be for a one year term and shall~~ expire on October 1, 1985.

*Aune Ruder*  
MAYOR

ATTEST:

*Anne J. Mason*  
CITY CLERK

P85-078

Appeal of Vivian Parks Drayton vs City of )  
Sacramento Planning Commission's Approval )  
of a Special Permit (P85-078) to allow )  
teaching of private swimming lessons in )  
the Single Family, R-1 zone for property )  
located at 1245 Lucio Lane )

NOTICE OF DECISION  
AND  
FINDINGS OF FACT

At its regular meeting of April 30, 1985, the City Council heard and considered evidence in the above entitled matter. Based on oral and documentary evidence at said hearing, the Council denied the appeal based on the following findings and conditions:

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that:
  - a. The activity, during the time permitted, will not significantly alter the character of the neighborhood which consists of residential uses.
  - b. The activity will only be operated until October 1, 1985 at which time the permit will expire.
  - c. The property is located near a major street.
2. The proposed activity, as conditioned, will not be injurious to the surrounding properties nor to the public welfare and safety in that:
  - a. Adequate parking will be provided on the site in the driveway.
  - b. The proposal will not increase traffic to a significant level since only two students area allowed per hour.
  - c. The impact of noise associated with this activity on the surrounding neighbors will be minimized by only permitting the lessons during weekdays (10 a.m. to 5 p.m.) and only until October 1, 1985.
3. The Zoning Ordinance allows swimming instructions in the Single Family, R-1 zone with the approval of a Special Permit.

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CITY CLERKS OFFICE  
CITY OF SACRAMENTO  
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Conditions of Special Permit

1. Swimming lessons shall be allowed only as follows: Only on weekdays (Monday through Friday) and only between the hours of 10 a.m. and 5 p.m. of the same day.
2. No more than two students per hour shall be given lessons.
3. The students or parents thereof shall park in the applicant's driveway.
4. The Special Permit to teach swimming lessons shall be for a one year term and shall expire on October 1, 1985.

\_\_\_\_\_  
MAYOR

ATTEST:

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CITY CLERK

P85-078

May 16, 1985

Vivian Parks Drayton  
1244 Lucio Lane  
Sacramento CA 95822

Dear Ms. Drayton:

On May 14, 1985, the City Council adopted Findings of Fact for the following matter:

Appeal of the Sacramento Planning Commission's approval of a Special Permit to allow teaching of private swimming lessons in the Single Family, R-1 zone for property located at 1245 Lucio Lane (P-85078).

Enclosed, for your records, is a certified copy of said Findings of Fact.

Sincerely,

Lorraine Magana  
City Clerk

LM/mls/16

Enclosure: **Certified Findings of Fact**

cc: Planning Department

Francis and Em Riggs, 1245 Lucio Lane, Sacramento 95822  
Janet Riggs, 1245 Lucio Lane, Sacramento 95822

ay 21, 1985

Vivian Parks Drayton  
1244 Lucio Lane  
Sacramento CA 95822

Dear Ms. Drayton:

On May 14, 1985, the City Council denied your appeal based on the Findings of Fact and conditions for the following matter:

Appeal of Vivian Parks Drayton vs City of Sacramento  
Planning Commission's approval of a Special Permit (P-85078)  
to allow teaching of private swimming lessons in the Single  
Family, R-1 zone for property located at 1245 Lucio Lane.

Enclosed, for your records, is a certified copy of said Findings of Fact.

Sincerely,

Anne Mason  
Assistant City Clerk

AM/mls/16

Enclosure: Certified Findings of Fact

cc: Planning Department  
Francis and Em Riggs, 1245 Lucio Lane, Sac 95822  
Janet Riggs, 1245 Lucio Lane, Sac 95822