

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday December 21, 1993 the Zoning Administrator approved with conditions a variance to allow a six foot fence in the street sideyard setback and a four foot high fence in the front setback for the project known as Z93-087. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to exceed the three foot fence height limit in the front and street side setback by allowing a six foot chain link fence along the property lines for a single family residence on 0.19± developed acres in the Standard Single Family (R-1) zone.

Location: 2779 Fairfield Street

Assessor's Parcel Number: 263-0132-012

Applicant:	Rosalinda Esparza 2779 Fairfield Street Sacramento, CA 95815	Property Owner:	Frank and Rosalinda Esparza Same As Applicant
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General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento

Community Plan Designation: Residential (4-8 du/na)
Existing Land Use of Site: Single Family Residence
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: R-1; Single Family Residence	Front:	25'	30'
South: R-1; Single Family Residence	Side(N.):	5'	7'
East: R-1; Single Family Residence	Side(S.):	12.5'	5'(existing)
West: R-1; Single Family Residence	Rear:	15'	82'

Property Dimensions: 55 feet x 150 feet
Property Area: 0.19± acres

Z93-087

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Square Footage of Building:	1,646 square feet
Height of Building:	One Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibit A

Additional Information:

The applicant requested to allow a partially constructed six foot chain link fence located in the front and street side yard setback areas to remain in the setback areas. The Zoning Ordinance only allows a six foot high decorative wrought iron fence in the front and street side yard setback areas. All other fence types in these areas are limited to three feet in height. The applicant stated the fence is necessary to provide safety and stop various criminal acts against her property. Staff has had no comments on the project from adjacent property owners. There is an existing wood fence along a portion of the street sideyard, in the setback area, and along the rear property line.

The proposed plans were submitted to the Police Department for their comments on the use of a chain link fence as a deterrent to crime as opposed to the allowed decorative wrought iron fence. The Police Department stated a chain link fence would not stop nor deter the types of incidents reported to the Police. The Police Department believes a wrought iron fence would be more appropriate and also stated that chain link leads to blighted areas and even more crime.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(e) and 15305(a)}.

Condition of Approval

A six foot high chain link fence is permitted in the street sideyard setback area up to the point of the existing post (approximately 20 feet from the front property line). The fence then shall be reduced to a maximum height of four feet in the front yard setback area (see Exhibit A).

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that an single family residence is allowed in the Standard Single Family (R-1) zone.

3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the proposed fence is compatible in size and style with the adjacent residential properties;
and
 - b. there are other four foot chain link fences in the area.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.

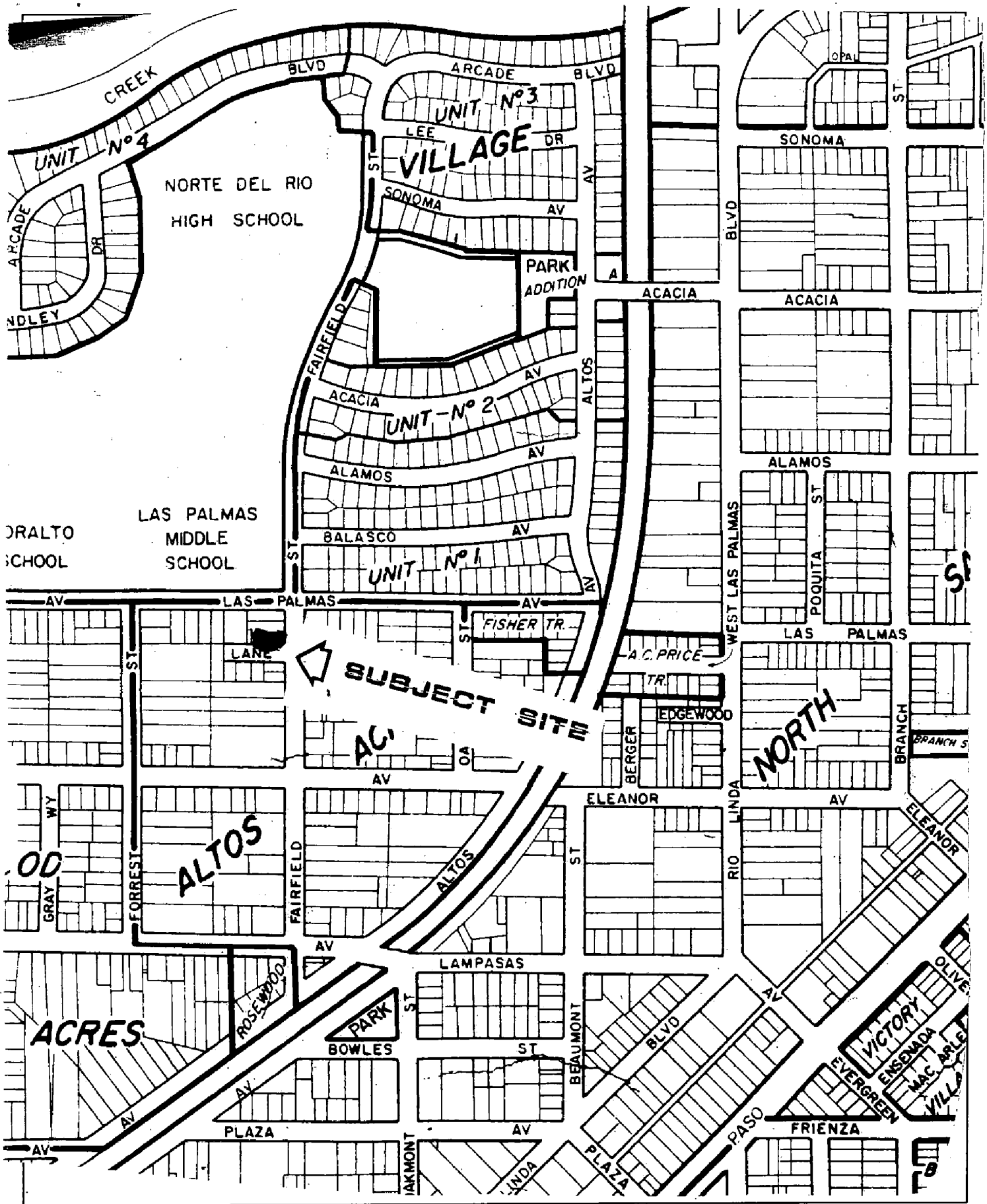
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

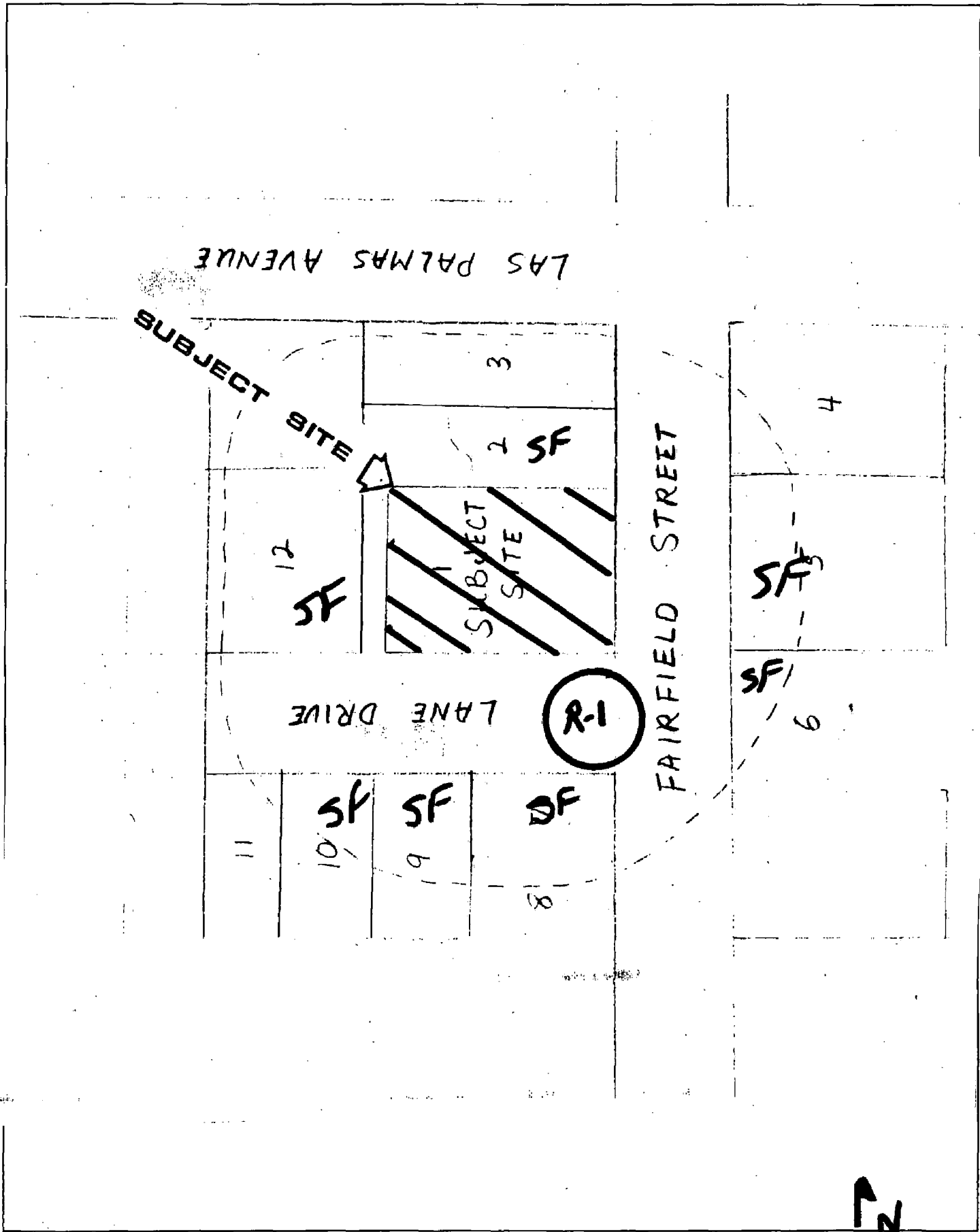
A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book
Bob Rose, Neighborhood Services

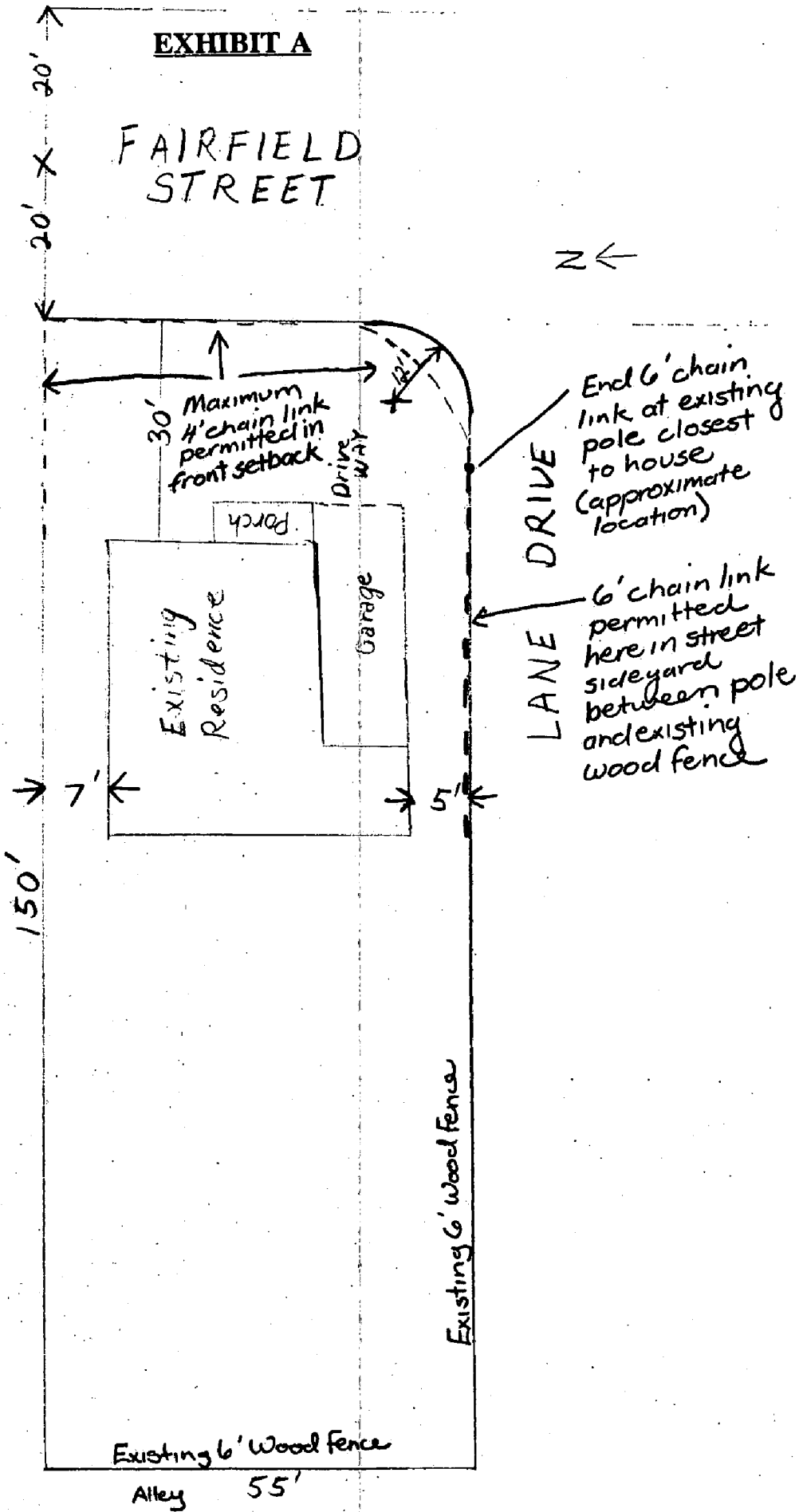


VICINITY MAP



LAND USE & ZONING MAP

280 86Z



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ITEM 2