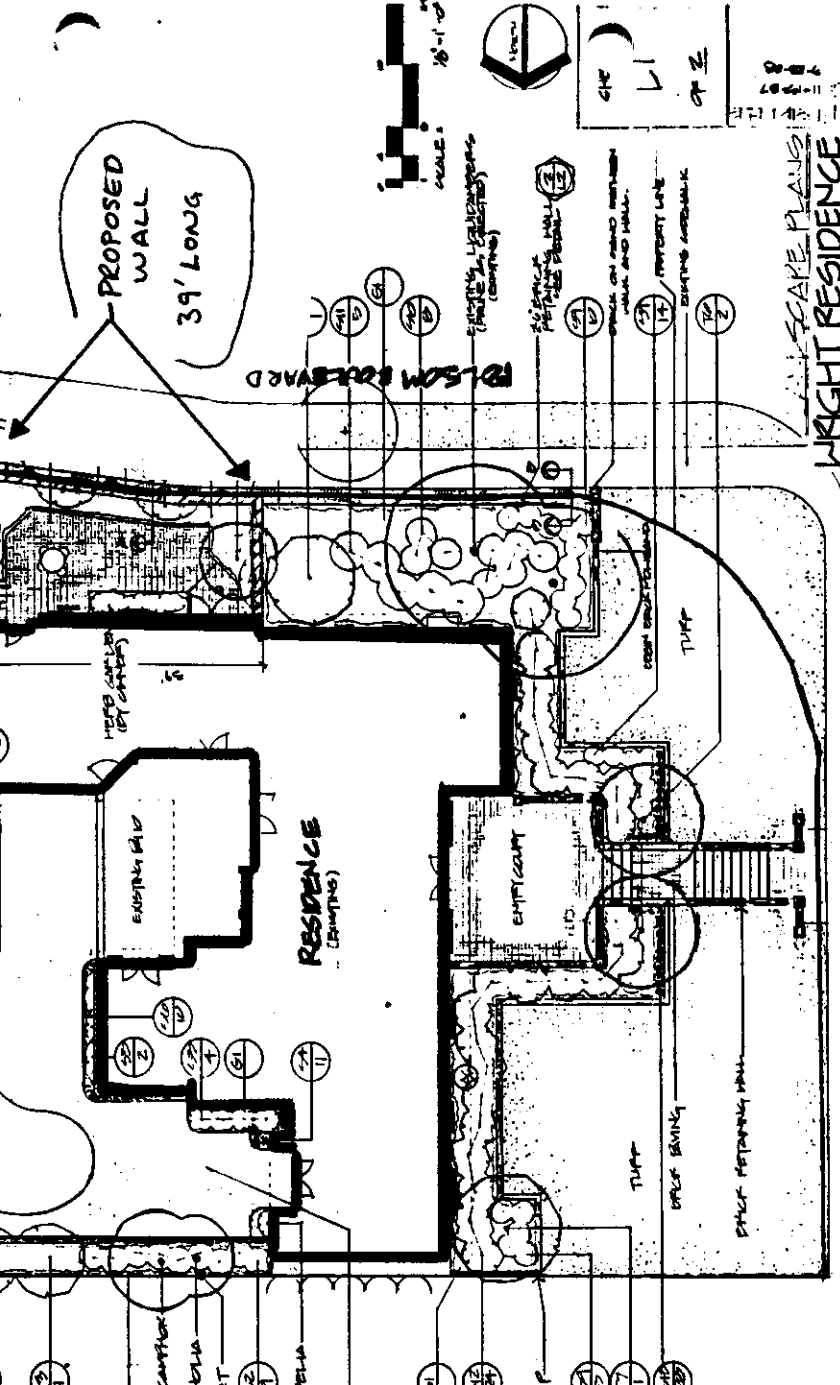
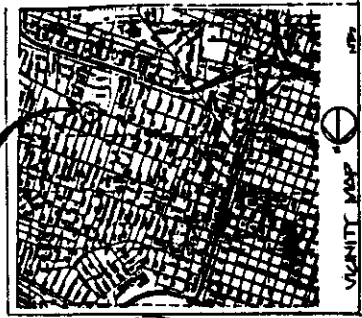
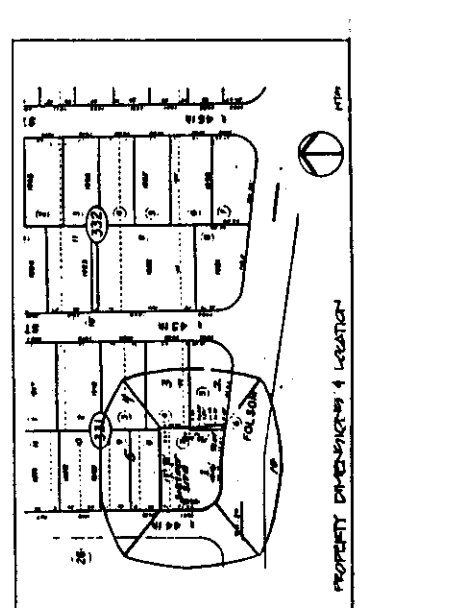
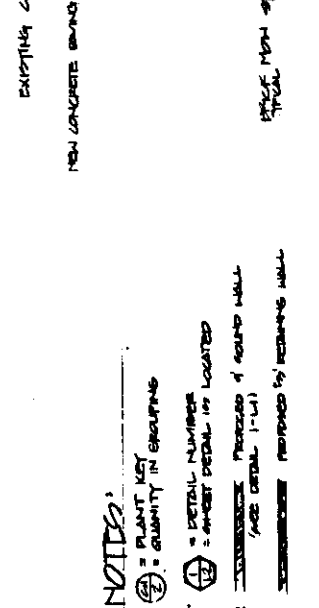


PLANT LIST:

KEY	PLANT NAME	QUANTITY
1	ATLANTA CORYMPHOSIS - 4" x 4" x 4"	3
2	ATLANTA CORYMPHOSIS - 4" x 4" x 4"	3
3	ATLANTA CORYMPHOSIS - 4" x 4" x 4"	4
4	ATLANTA CORYMPHOSIS - 4" x 4" x 4"	1
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69	ATLANTA CORYMPHOSIS - 4" x 4" x 4"	1
70	ATLANTA CORYMPHOSIS - 4" x 4" x 4"	1

NOTES:

1. PLANT KEY QUANTITY IN GROUPING
2. DETAIL NUMBER SHEET DETAIL IS LOCATED (SEE DETAIL 1-1)
3. PROPOSED BY RESIDENCE WALL



WRIGHT RESIDENCE
 1411 44th STREET
 SILKFAIRY, CA

EXHIBIT B

44th STREET
 14th STREET
 15th STREET

PROPOSED WALL
 39' LONG

PROPOSED BY RESIDENCE WALL

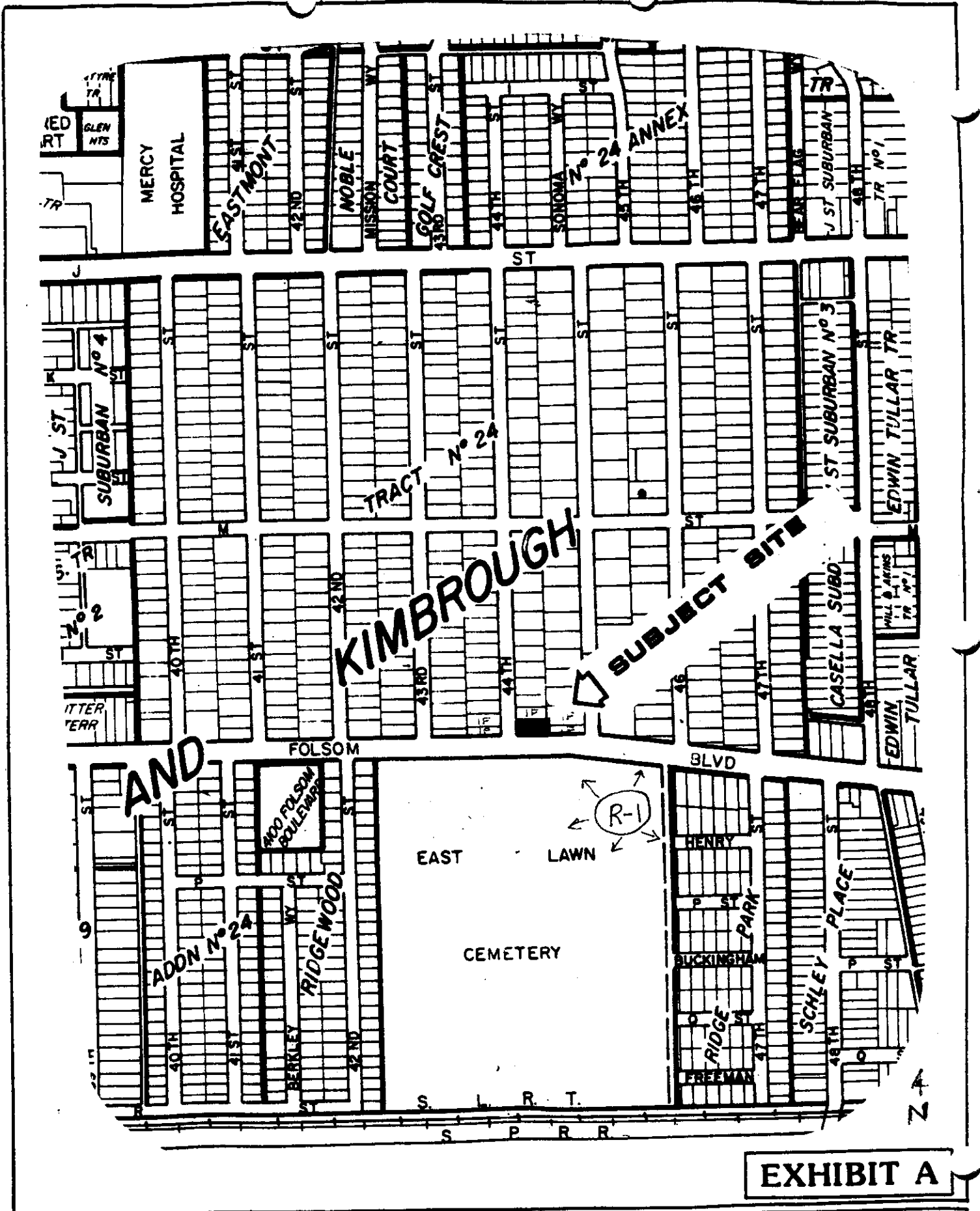


EXHIBIT A

VICINITY - LAND USE - ZONING

P88-252

7-14-88

#24

2. The proposed wall shall be set back two feet from the edge of the sidewalk. This area and the clear vision zone shall be landscaped, irrigated and maintained to City standards.
3. The clear vision zone shall be kept free of visual obstructions per the fence regulations of the City Zoning Ordinance.

Findings of Fact:

1. The variance is not a use variance in that the proposed fence/wall is permitted in the Standard Single Family (R-1) zone.
2. The variance does not constitute a special privilege extended an individual applicant in that the City has approved variances that exceed the six foot height limit in the R-1 zone.
3. Granting the variance would not be detrimental to surrounding property in that:
 - a. the clear vision zone will be maintained; and
 - b. adequate landscaping, irrigation and setback will be provided to soften the appearance of the solid wall.
4. The variance is consistent with the policies of the City's General Plan.

3. Clear Vision Zone:

The fence regulations for residential lots requires a Clear Vision Zone. Clear Vision Zones establish areas free of visual obstructions over three feet in height. The fence regulations describe the clear vision zone adjacent to driveways. It is a triangular area determined by measuring a distance of 20 feet along the curb line in each direction from the edge of the driveway then measuring along the edge of the driveway a distance equal to the required street side yard setback of the lot. Finally, a diagonal line joins these two points creating the triangular shaped clear vision zone (Exhibit C).

The applicant proposes a patio within a portion of the clear vision zone. The proposed plans will need to be revised to keep that area free of visual obstructions above three feet in height. This is a basic life and safety requirement of the Zoning Ordinance.

D. Agency Comments:

Proposed plans have been distributed to adjacent neighbors and applicable City Departments. No comments in opposition to this variance have been received from the neighbors. No comments have been received by other City departments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has prepared a Negative Declaration.

RECOMMENDATION: Staff recommends that the Commission:

- A. Ratify the Negative Declaration.
- B. Approve the variance to exceed the height limit from six feet to eight feet.
- C. Approve the variance to reduce the side yard setback for a fence from five feet to two feet subject to conditions and based upon findings of fact which follow:

Conditions:

- 1. The proposed wall shall not exceed eight feet in height from the sidewalk grade along Folsom Boulevard.

Cemetery. Surrounding zoning is Standard Single Family (R-1). The General Plan designates the area as Low Density Residential (4-15 du/na).

B. Applicant's Proposal:

The applicant proposes a nine foot high brick wall on a 40+ ft. portion of the southerly property line. The wall will be approximately 16 inches wide and will be constructed of brick. The wall is intended to provide privacy for a patio area and reduce the noise from traffic on Folsom Boulevard.

C. Staff Evaluation:

Staff has evaluated the proposal as it relates to the City's fence regulations. Three regulations are of significance in this case. They relate to the maximum fence height requirement, the street side yard setback and the clear vision zone.

1. Maximum Fence Height According To The Fence Regulations:

The maximum height for a fence or wall in a residential zone is six feet. Historically, Planning staff has not supported any fence variance over eight feet in height. Staff feels there is no overwhelming hardship to warrant going beyond eight feet in height.

Fences and walls can also create a canyon like effect along streets. Without limitations on fence height, an uninteresting streetscape would result. There are also a number of walls along Folsom Boulevard which have been constructed over the six foot height limit. Staff, therefore, recommends that the variance be approved for an eight foot high fence.

2. Street Side Yard Setback:

The Zoning Ordinance requires a five foot street side yard setback for fences. The applicant is requesting the setback to be reduced to zero feet along a 40+ ft. section of the Folsom Boulevard property line.

Staff recommends a two foot setback as a compromise. The two foot setback will reduce the canyon effect described above; soften the appearance of the solid wall, and help to improve the appearance of the general area. A two foot setback will also allow the patio to be larger than it would typically be.

CITY PLANNING COMMISSION

1231 STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	CHARLES WRIGHT, 2580 Sierra Boulevard, #B, Sac., CA 95825				
OWNER	Charles Wright, 2580 Sierra Boulevard, #B, Sac., CA 95825				
PLANS BY	Skip Mezger - Landscape Architect				
FILING DATE	6/3/88	ENVIR. DET.	Neg. Dec. 6-9-88	REPORT BY	DCS:vf
ASSESSOR'S PCL. NO.	008-0331-006 and 007				

- APPLICATION:**
- A. Negative Declaration
 - B. Variance to exceed the fence height limit from six feet to nine feet.
 - C. Variance to reduce the side yard setback for a fence from five feet to zero feet on .3+ developed acre(s) in a Standard Single Family (R-1) zone.

LOCATION: 1441 - 44th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a nine foot high fence/wall on a street side property line.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	42'
South: Commercial/Cemetery; R-1	Side(Int):	5'	3'
East : Single Family Residential; R-1	Side(St):	12'5" Bldg.	
		5' Wall	16'
West : Single Family Residential; R-1	Rear:	15'	7'

Parking Required:	1 space
Parking Provided:	2 spaces
Property Dimensions:	98' x 137'
Property Area:	.31+ acres
Square Footage of Building:	4,600 sq. ft.
Topography:	House Site: 3 to 4 feet above sidewalk grade
Street Improvements:	Existing
Utilities:	Existing
Building Materials:	Fence/wall will be constructed of brick

PROJECT EVALUATION: Staff provides the following comments:

A. Land Use and Zoning:

The subject site is on the northeast corner of the intersection of 44th Street and Folsom Boulevard. Existing land uses north of Folsom Boulevard are single family residential. To the south is East Lawn