

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, September 19, 1995, the Zoning Administrator approved with conditions a special permit to allow barbed wire on a fence in a residential area for the project known as Z95-066. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: Zoning Administrator Special Permit to allow three barbed wire strands to remain on top of an existing wrought iron fence around the perimeter of a mobile home complex's pools on 34.86± developed acres in the Standard Single Family (R-1) zone.

Location: 1896 Bell Avenue

Assessor's Parcel Number: 238-0120-004

Applicant: Robert Troutman	Property William Steele Jr. and Dwight Kendall
55 Village Green Drive	Owner: Tower Suite 719
Sacramento, CA 95838	80 South Lake Avenue
	Pasadena, CA 91101

General Plan Designation: Low Density Residential (4-15 du/na)
North Sacramento

Community Plan Designation: Residential (7-15 du/na)

Existing Land Use of Site: Mobile Home Park

Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North: M-1; School

South: Interstate 80

East: M-1 and R-1; Vacant and Residential

West: M-1 and R-1; Vacant and Residential

Property Dimensions:	Irregular
Property Area:	34.86± acres
Fence Building Materials:	Wrought Iron and Barbed Wire
Topography:	Flat

Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: P4321

Additional Information: The applicant is requesting to allow recently installed barbed wire on the top of a six foot decorative wrought iron fence around two pool areas for a mobile home park to remain. The applicant installed three strands of barbed wire on top of the wrought iron fence that encloses both common use pool areas due to repeated vandalism and other criminal activity in the pool areas. The Police Department supports the retention of the barbed wire based on calls of service to the area. The barbed wire is painted black to match the fence. There is one pool area in the center of the complex in the north part of the parcel and one pool area for the south parcel that is adjacent to public streets. The barbed wire fence was cited by the Neighborhood Services Division. The Zoning Ordinance does not permit barbed wire fences on residential uses unless Special Permit is obtained.

The site is located within the G.R.I.N. Neighborhood Association area. The proposed plans were submitted to the neighborhood association and the association supports the barbed wire fencing. The project was noticed and staff did not received any calls concerning the project.

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)}.

Conditions of Approval

1. Size and location of the barbed wire on the fence shall conform to the plans submitted and no barbed wire shall be added to the fencing along the property perimeter.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is fencing for a residential use in a Standard Single Family Residential (R-1) zone.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the existing barbed wire is painted and compatible style with the existing fence;

and other criminal activity.

3. 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 (7-15 du/na) respectively.

Joy D. Patterson

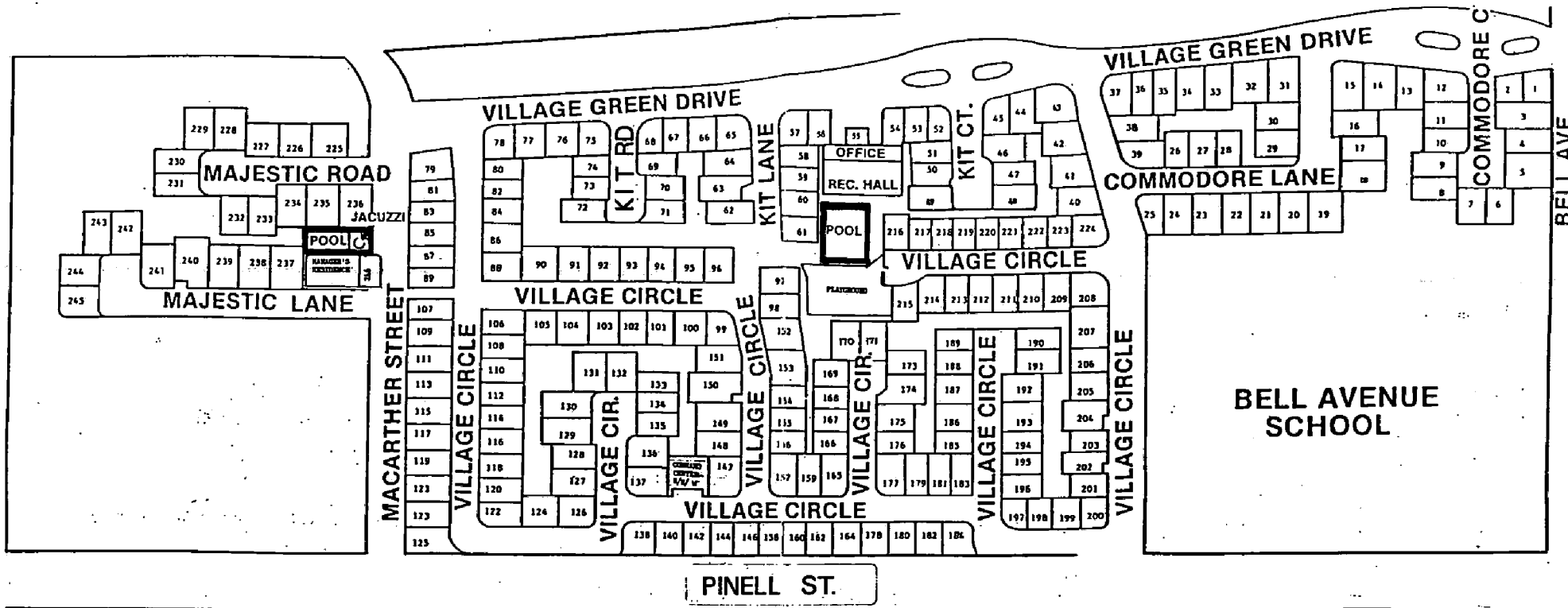
Joy D. Patterson
Zoning Administrator

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 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
Neighborhood Services- Rachael Crane ✓

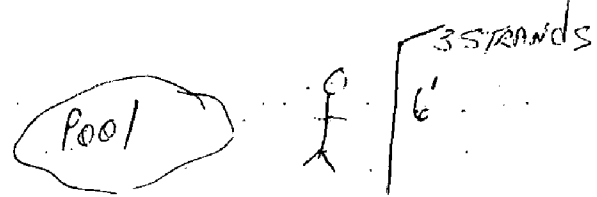
NORTH AVE.



Village Green Mobile Home Park

EXHIBIT A

NOV 25



295-066