

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, May 24, 1994, the Zoning Administrator approved with conditions a special permit to allow barbed wire on a fence on residential property for the project known as Z94-049. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to allow existing barbed wire on top of a fence in a residential zone to remain on a 0.44± vacant acres in the Standard Single Family (R-1) zone.

Location: 270 Lampasas Avenue

Assessor's Parcel Number: 263-181-023

Applicant:	Jerry Wymore 6355 Riverside Boulevard Sacramento, CA 95831	Property Owner:	Larry E. Pierce 270 Lampasas Avenue Sacramento, CA 95815
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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:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North:	R-1; Single Family Residence
South:	R-1; Vacant
East:	R-1; Single Family Residence
West:	R-1; Vacant

Property Dimensions:	132 feet x 145 feet
Property Area:	0.44± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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Project Plans: See Exhibit A

Background Information

On March 24, 1994, the Planning Commission approved a Parcel Merger and a Subdivision Modification to merge two parcels into one parcel. The southern parcel had an existing six foot chain link fence with three strands of barbed wire at the top. The applicant was directed to remove the barbed wire as a condition of approval prior to recordation of the parcel merger.

Additional Information

The applicant proposes leave the existing barbed wire on top of a six foot chain link fence that encloses a vacant lot. The barbed wire is located only located on the south and west sides which are adjacent to large vacant fields. 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 have been submitted to the neighborhood association and the Association supports the barbed wire fencing. Additionally, the applicant has circulated a petition to all adjacent residential property owners who would like the barbed wire retained to provide more security for their properties (see Exhibit B).

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 north or east side.
2. If the adjacent west or southern parcels are developed with residential in the future, then the barbed wire shall be removed from the fence.

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. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:

- a. the barbed wire is only located on the fencing adjacent to open fields;
 - b. the neighbors want the barbed wire to remain to provide security for their properties; and
 - c. the barbed wire will be removed when the vacant areas are developed with residential development.
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 (4-8 du/na) respectively.

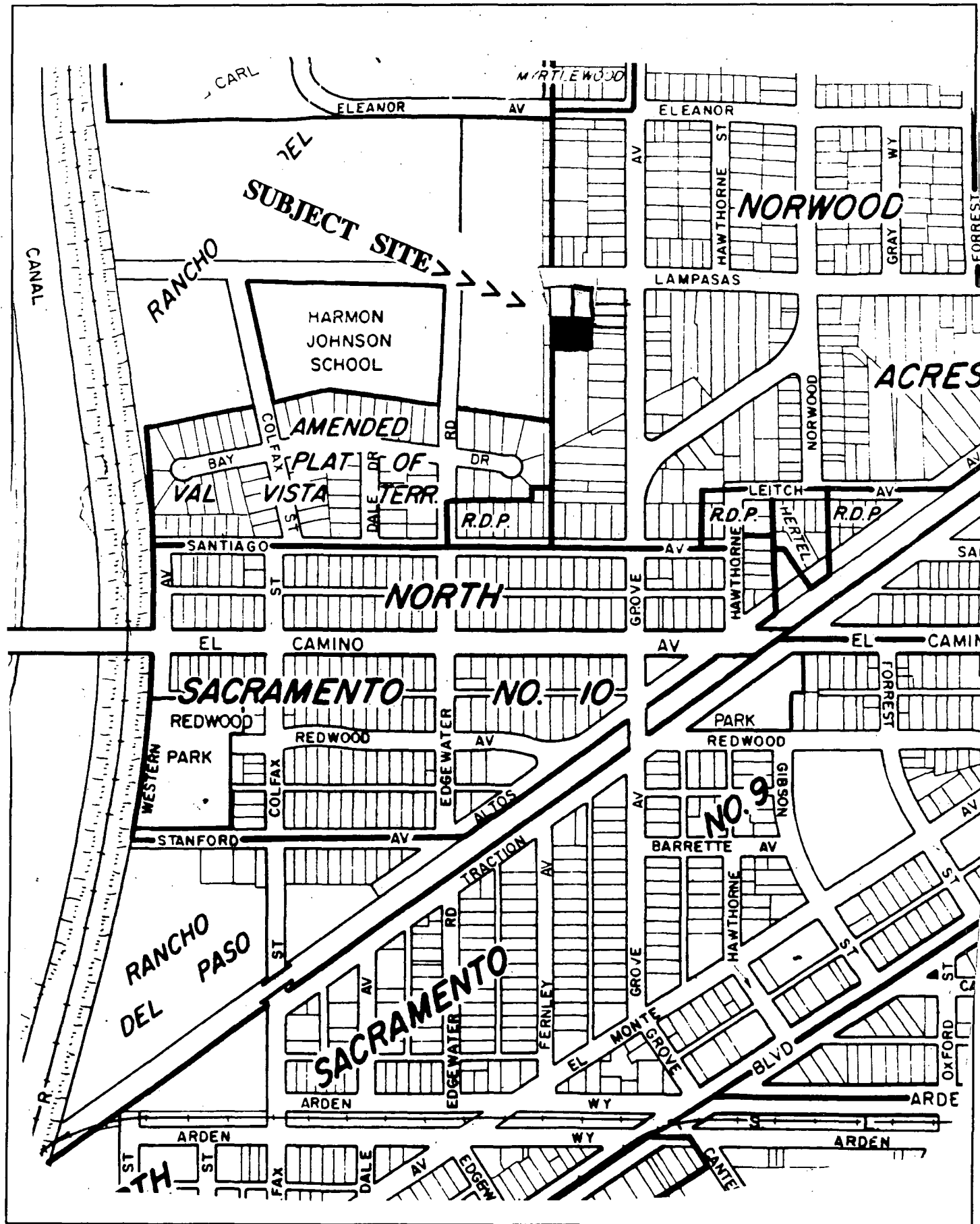


Joy D. Patterson
Zoning Administrator

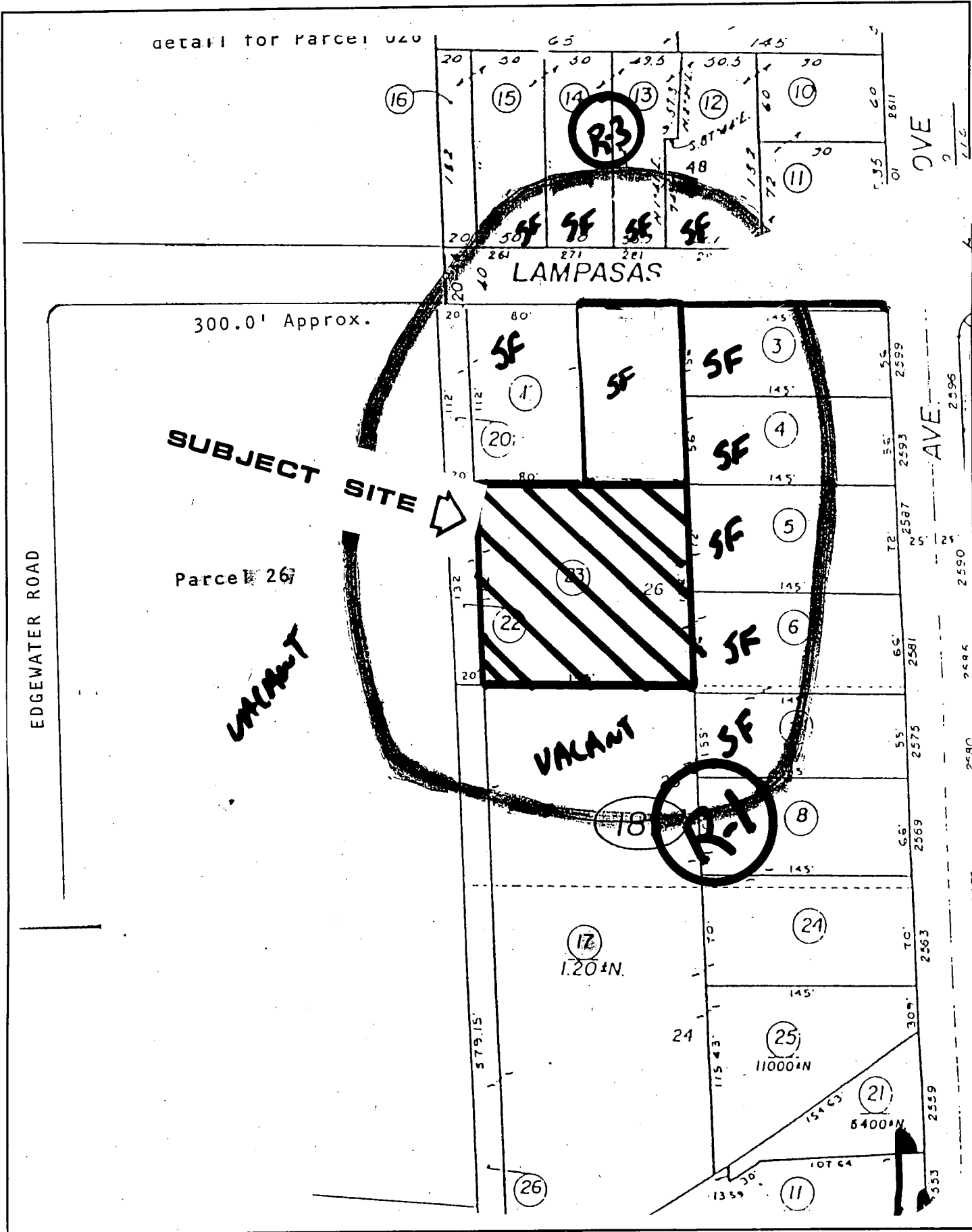
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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

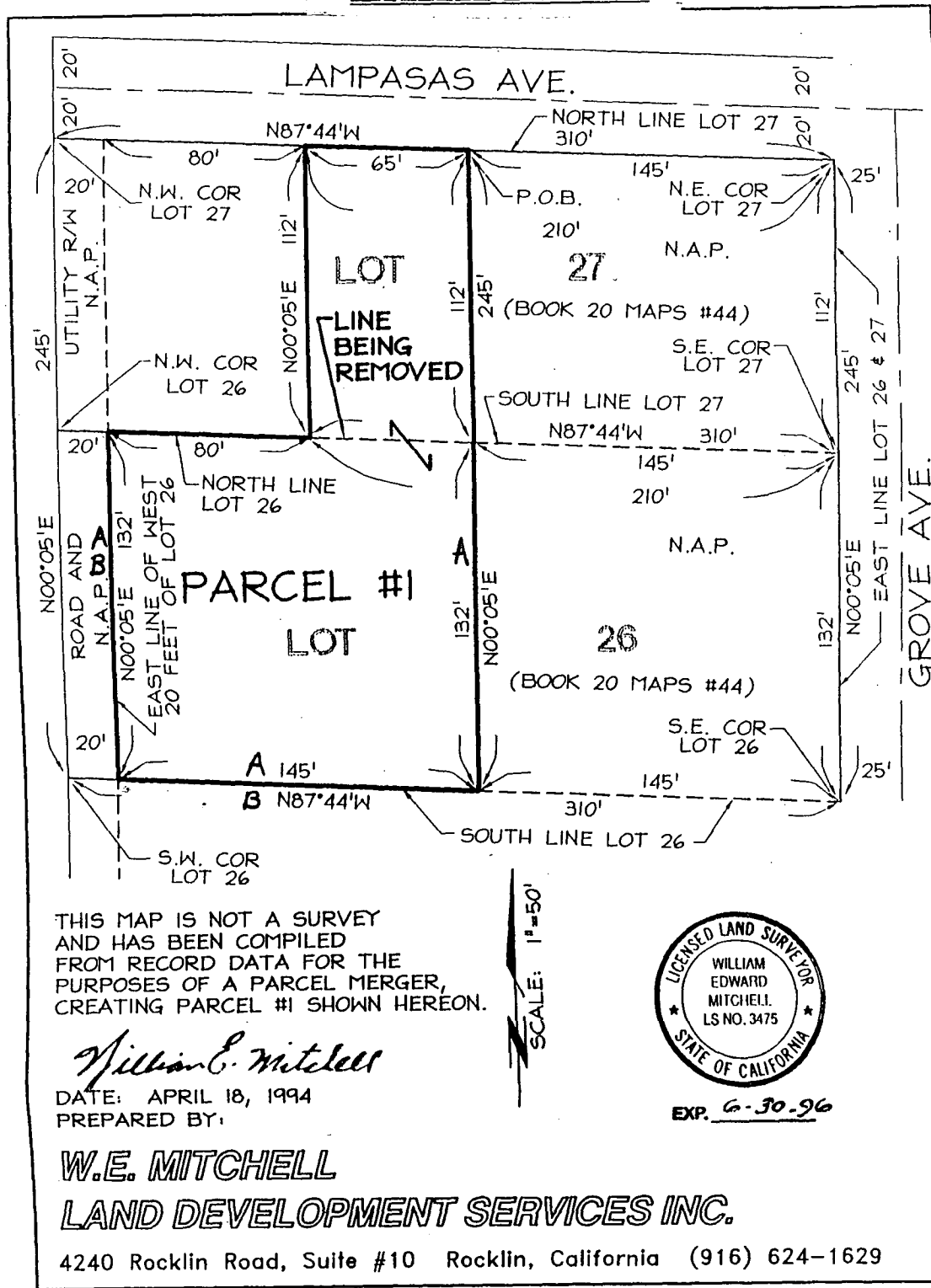


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - A



THIS MAP IS NOT A SURVEY
AND HAS BEEN COMPILED
FROM RECORD DATA FOR THE
PURPOSES OF A PARCEL MERGER,
CREATING PARCEL #1 SHOWN HEREON.

William E. Mitchell

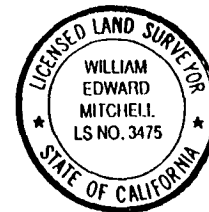
DATE: APRIL 18, 1994
PREPARED BY:

W.E. MITCHELL

LAND DEVELOPMENT SERVICES INC.

4240 Rocklin Road, Suite #10 Rocklin, California (916) 624-1629

SCALE: 1"=50'



EXP. 6-30-96

LEGEND:

NEW CHAIN LINK FENCE LOCATION IS OUTLINED IN BLUE **A**
LOCATION OF BARBED WIRE IS OUTLINED IN GREEN **B**

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EXHIBIT B

294-049

PETITION

To the Honorable Planning Commission of the City of Sacramento:

The undersigned are neighbors, property owners and friends of Mr. Larry E. Pierce whose home is located at 270 Lampasas Avenue in the City of Sacramento. He has only recently purchased the large vacant parcel that is directly behind his home and subsequently installed a chain link fence around a portion of the property. He has planted many fruit and also decorative shade trees and is putting in a large garden on the remainder of the fenced portion. His efforts are a very significant benefit to our entire neighborhood. He has applied to your body for a special permit to allow the barbed wire on a portion of his new chain link fence to remain. We are all strongly in favor of his request and signify by our signatures below our complete approval, and urgently request the permit be granted. The new fence that he has installed gives us all an added sense of security and provides a buffer between our property and the vacant P. G. & E. property to the West.

Thank you for the opportunity to contribute to your deliberations.

NAME	ADDRESS	PARCEL #
Warren Rose	281 Lampasas Ave	263-0151-013-0000
William Carroll	261 Lampasas Ave	263-0151-015-0000
Primo J. [Signature]	260 Lampasas	263-0181-001-0000
Lysia M. Bowman	260 Lampasas	263-0181-001-0000
Maureen Adamson	291 Lampasas Ave	263-0151-012-0000
Aracema Antunes	2601 Grove Ave.	263-0151-012-0000
Elizabeth B. [Signature]	2600 Grove Ave	263-0152-019-0000
Jan R. [Signature]	2600 Grove Ave	263-0152-019-0000
Seber [Signature]	2599 Grove Ave	263-0181-003-0000
Patricia [Signature]	2596 - Grove Ave	263-0184-013-0000
Raul Baca	2597 - Grove Ave	263-0181-005-0000
Amie Baca	2597 Grove Ave	263-0181-005-0000
[Signature]	2581 Grove Ave.	263-0181-006-0000
[Signature]	2575 Grove Ave	263-0181-007-0000
[Signature]	2563 Grove Ave	263-0181-024-0000
Mary Olivarez	2576 Grove Ave	263-0184-019-0000
Mary Taylor	2593 Grove Ave.	263-0181-004-0000
Maria de Jesus	2593 Grove Ave.	263-0181-004-0000
Paulo [Signature]	2599 Grove Ave	263-0181-003-0000
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