

**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	Property	Larry E. Pierce
	6355 Riverside Boulevard	Owner:	270 Lampasas Avenue
	Sacramento, CA 95831		Sacramento, CA 95815

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

**Z94-049**

**MAY 24, 1994**

**ITEM 3**

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.



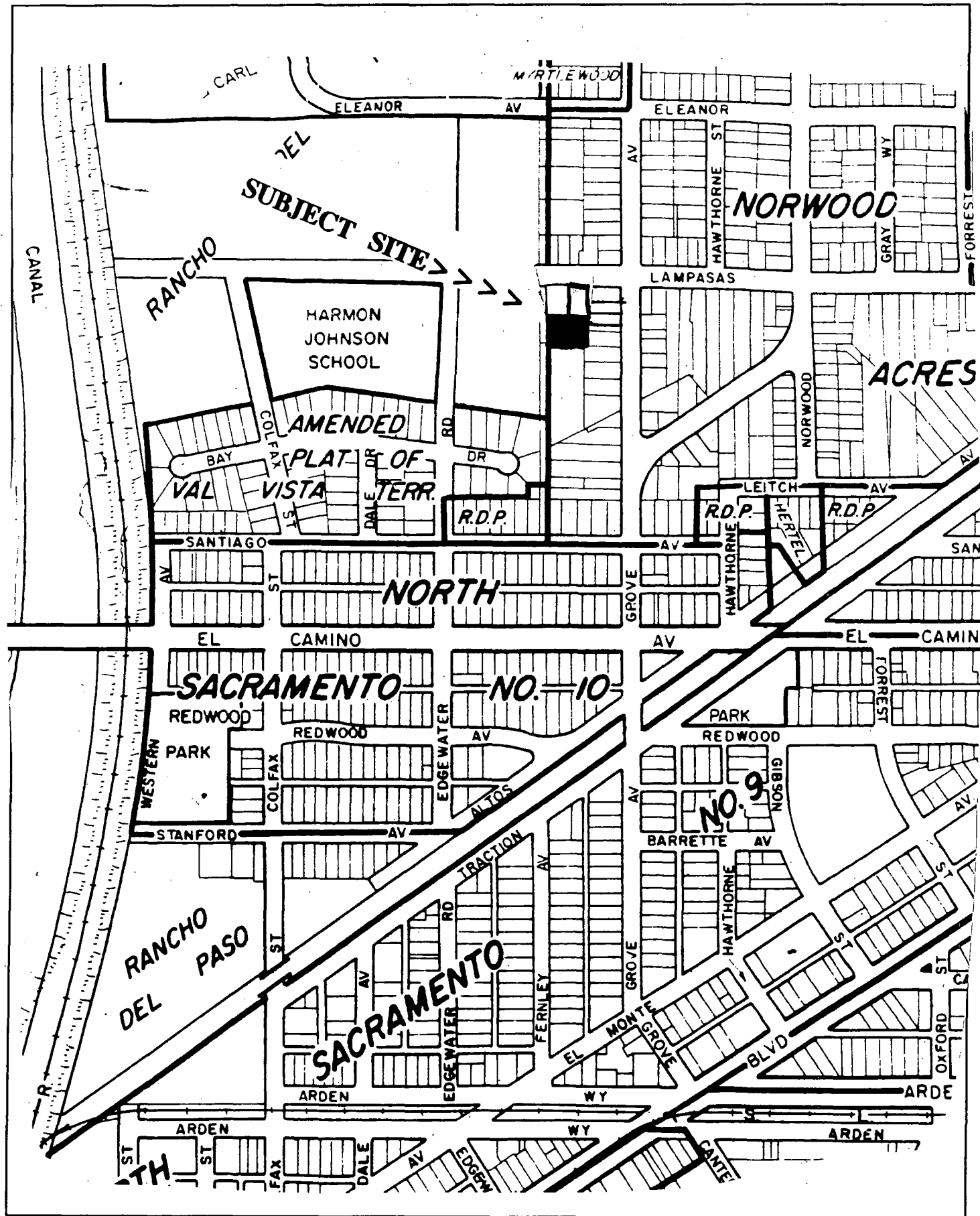
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Joy D. Patterson  
Zoning Administrator

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.

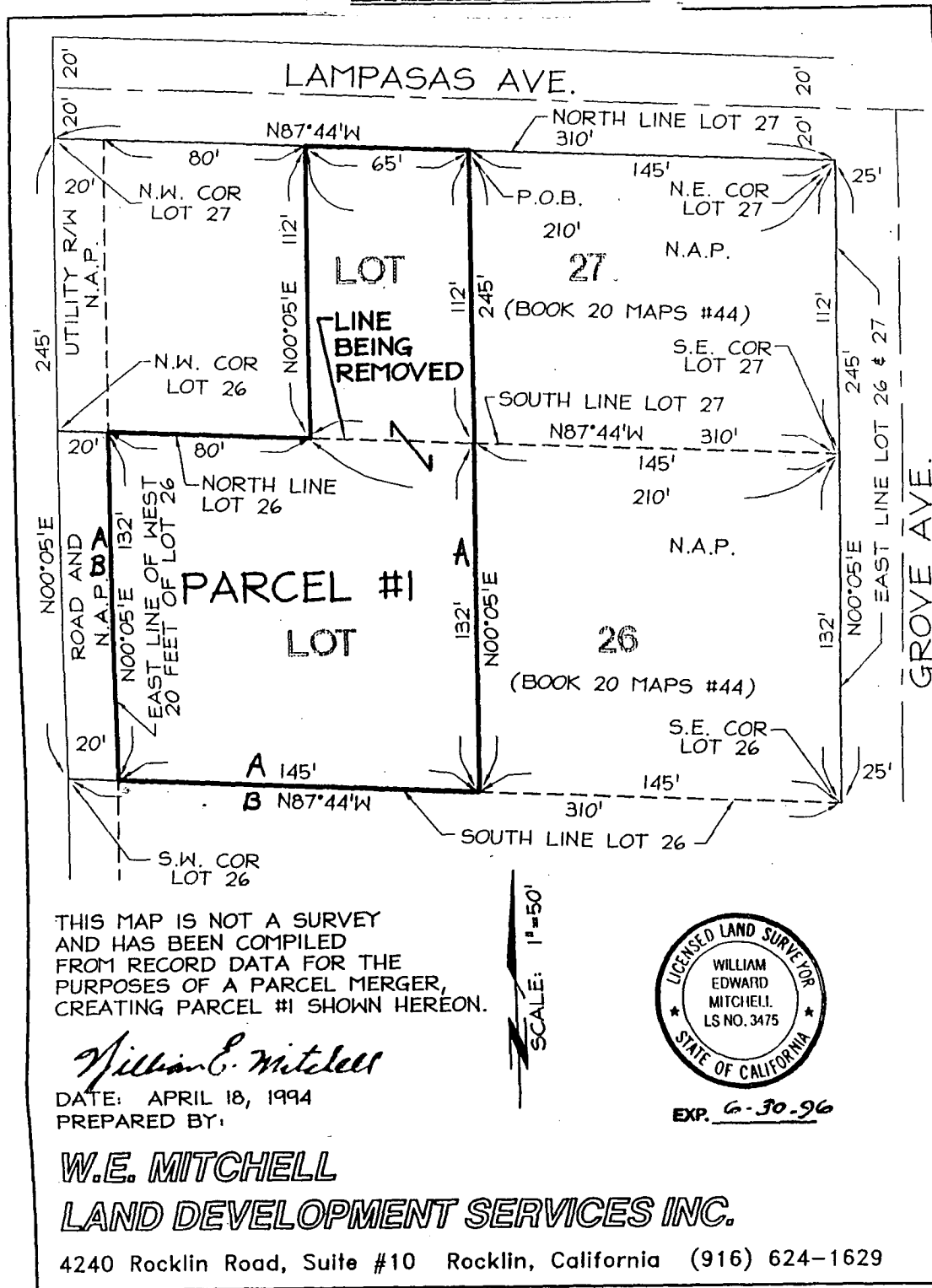
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Applicant  
ZA Log Book



VICINITY MAP



# EXHIBIT - A



**LEGEND:**

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

294-049

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ITEM 3

