

PLANNING DIRECTOR'S VARIANCE
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	<u>V. James Cannon, P.O. Box 188031, Sacramento, CA 95818-8031</u>			
OWNER	<u>H.F. Cannon, P.O. Box 188031, Sacramento, CA 95818-8031</u>			
PLANS BY	<u>Applicant</u>			
FILING DATE	<u>08-08-89</u>	ENVIR.DET	<u>Exempt 15303e</u>	REPORT BY CL
ASSESSOR'S PCL. NO.	<u>013-0271-016</u>			

APPLICATION: Planning Director's Variance to exceed the allowed height for a fence from 6 feet to 8 feet on 0.2± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 2764 6th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to allow an existing 8 foot fence to remain.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

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

Property Dimensions: 89.57 x 100
Property Area: 0.2 ± acres
Density of Development: 5 d.u. per acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Fence Materials: Stucco & Chain-link

APPLIC. NO. P89-296 MEETING DATE N/A ITEM NO. N/A

PROJECT EVALUATION: Staff has the following comments:

A. Land use and zoning

The subject site consists of 0.2± developed acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use is single family residential and the surrounding zoning is R-1.

B. Applicant's Proposal

The applicant is requesting a variance to allow an 8 foot fence along the street side property line and front setback. The fence has been cited by Nuisance Abatement (case #88-04080-AB). The fence encloses a swimming pool. Currently, the fence is 9 feet high, 6 feet of stucco with a 3 foot chain link extension. The applicant has agreed to reduce the fence to 8 feet in height. The purpose of the fence is to keep trespassers and vandals from the swimming pool. The applicant has documented several such events reported to the police (see Exhibit A).

C. Staff Analysis

Staff has no objections to this variance request. The applicant has submitted letters from eleven of the surrounding property owners which all have positive comments regarding the fence. The applicant has agreed to reduce the fence from 9 feet to 8 feet. Staff has previously supported 8 foot fences along major streets such as Franklin Boulevard. The fence is currently covered with climbing vines. Staff suggests the vines be allowed to cover the chain link to enhance the appearance.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Sierra Curtis Neighborhood Association, and Oak Park Neighborhood Association. The following comments were received:

Building Inspections

The fence requires engineering and a Building Permit.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303e).

RECOMMENDATION: Staff recommends the Planning Director approve the variance to allow an 8 foot fence, subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall reduce the fence to 8 feet in height.
2. The applicant shall obtain a Building Permit for the fence.

Findings of Fact

1. The variance, as conditioned, does not constitute a special privilege granted to an individual property owner, in that a variance would be granted to other property owners facing similar circumstances.
2. The variance does not constitute a use variance in that residences and fences are allowed in the R-1 zone.
3. Granting the variance would not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that the fence is screened with climbing vines and does not block traffic's view.
4. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

Report Prepared By:

Cindy Lauchland
Cindy Lauchland, Junior Planner

10-19-89
Date

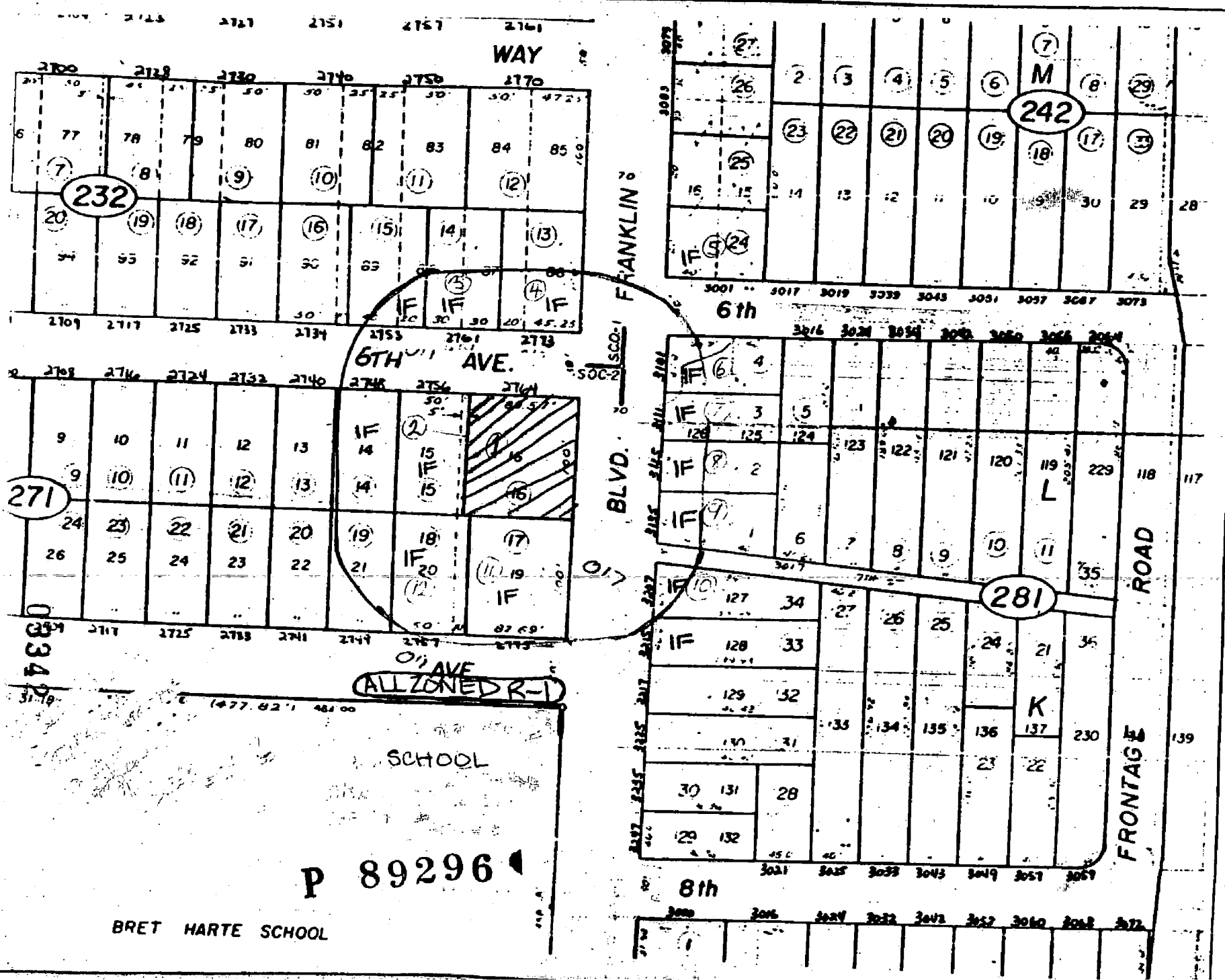
Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

10/20/89
Date

PR9-291

VICINITY - LAND USE - ZONING



P 89296

BRET HARTE SCHOOL

ALL ZONED R-1

SCHOOL

FRANKLIN BLVD.

6TH AVE.

FRONTAGE ROAD

6th

8th

242

232

271

281

2100	2128	2130	2140	2150	2170			
77	78	79	80	81	82	83	84	85
(7)	(8)	(9)	(10)	(11)	(12)			
(20)	(19)	(18)	(17)	(16)	(15)	(14)	(13)	
94	95	92	91	90	89	88	87	86
IF	IF	IF						

2709	2717	2725	2733	2734	2753	2761	2773		
2708	2716	2724	2732	2740	2748	2756	2764		
9	10	11	12	13	IF	(2)	16		
(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)		
24	23	22	21	20	(19)	(18)	(17)		
26	25	24	23	22	21	IF	(11)	(19)	IF
IF	IF	IF							

27	2	3	4	5	6	(7)	8	(28)		
(26)	(23)	(22)	(21)	(20)	(19)	(18)	(17)	(25)		
15	15	14	13	12	11	10	9	30	29	28
IF	(24)									

3001	3017	3019	3039	3043	3051	3057	3067	3073							
3016	3024	3032	3040	3048	3056	3064									
IF	(6)	4	(5)	(3)	(2)	(1)	6	7	8	9	(10)	(11)	35	118	117
IF	(7)	3	(5)	(2)	(1)	6	7	8	9	(10)	(11)	35	118	117	
IF	(8)	2	(1)	6	7	8	9	(10)	(11)	35	118	117			
IF	(9)	1	6	7	8	9	(10)	(11)	35	118	117				

3017	3025	3033	3041	3049	3057	3065											
3021	3029	3037	3045	3053	3061	3069											
IF	(10)	127	34	27	26	25	24	21	36								
IF	128	33	26	25	24	21	36										
129	32	35	34	33	32	31	30	29	28	27	26	25	24	23	22	21	36
30	131	28	23	22	21	36											
129	132	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60

3071	3079	3087	3095	3103	3111	3119	3127	3135	3143	3151	3159	3167	3175
3179	3187	3195	3203	3211	3219	3227	3235	3243	3251	3259	3267	3275	

6th AVE.

SIDEWALK

front setback 25'

Public
Setback
12.5'

FENCE ADDITION

shown
dotted

FRANKLIN BLVD

100'

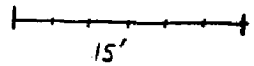
fence
addition
9' high

SIDEWALK

89.57'

R-1

N ↑ 03343



fence elevation

