

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

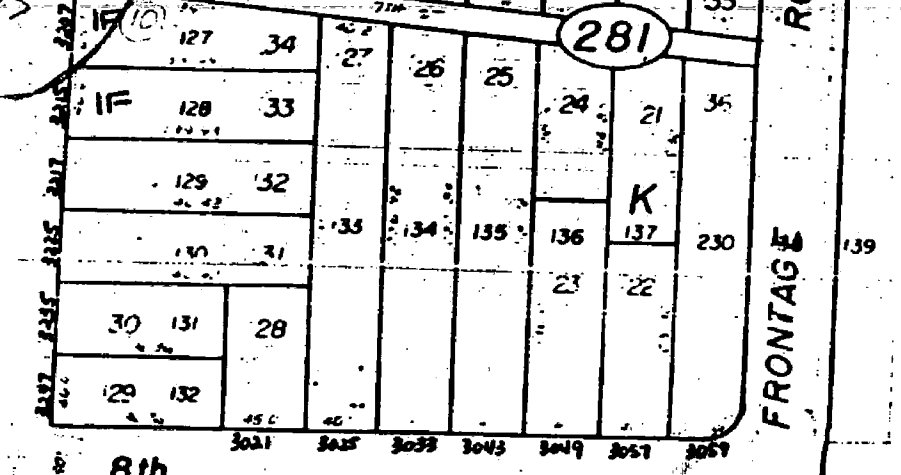
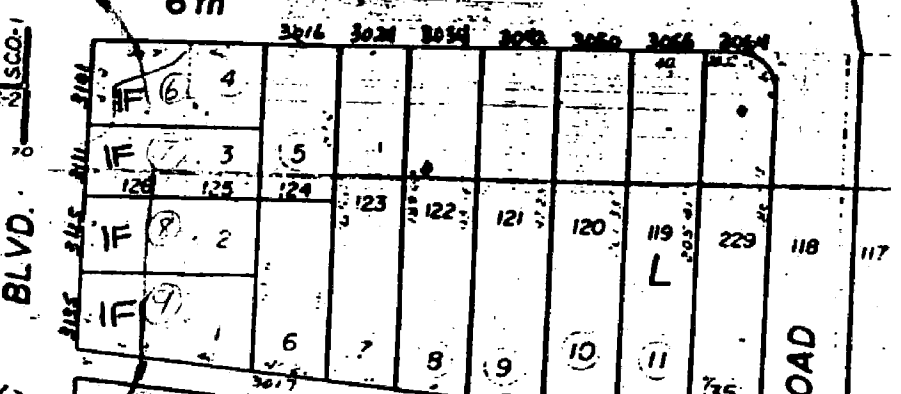
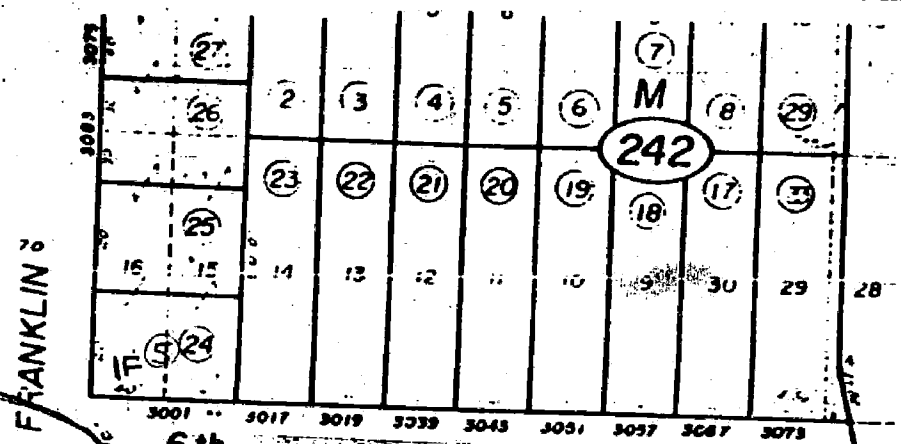
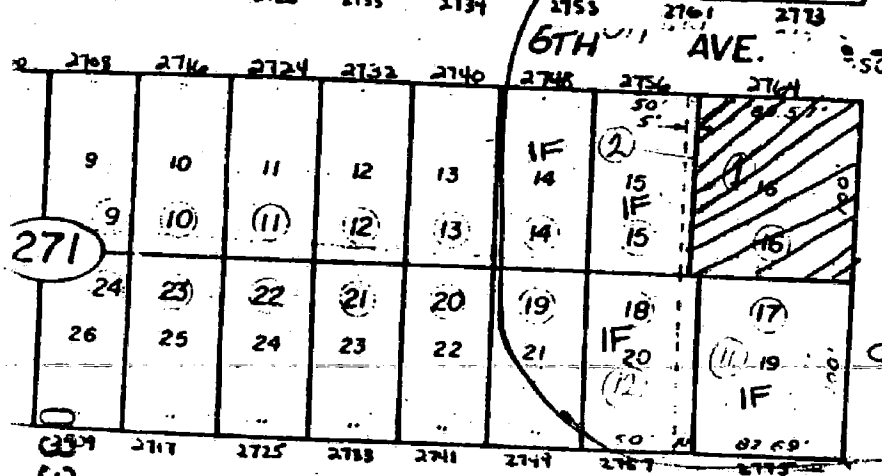
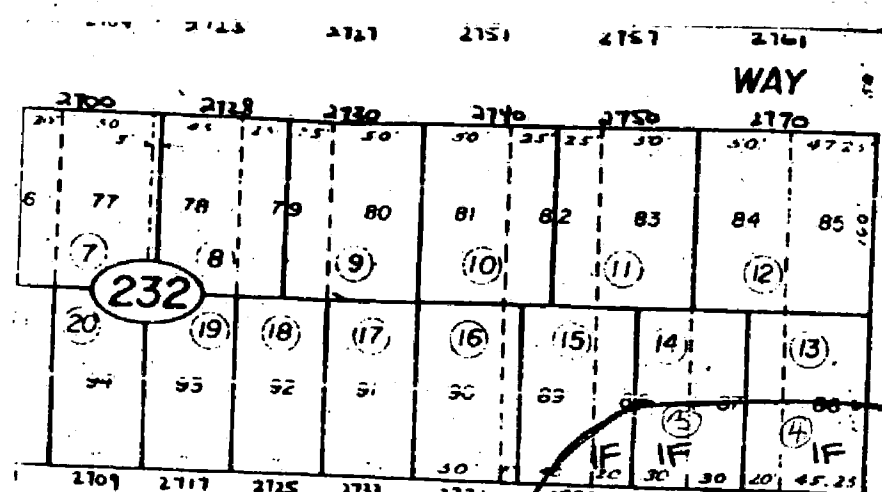
Recommendation Approved By:

Marty Van Duyn
Marty Van Duyn, Planning Director

10/20/89
Date

P89-291a

VICINITY - LAND USE - ZONING



ALL ZONED R-1

SCHOOL

P 89296

BRET HARTE SCHOOL

6th AVE.

SIDEWALK

front setback 25'

Public
Setback
12.5'

FENCE ADDITION

shown
dotted

FRANKLIN BLVD

100'

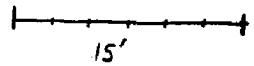
fence
addition
9' high

SIDEWALK

89.57'

R-1

N ↑ 03343



fence elevation

