

PLANNING DIRECTOR'S VARIANCE

927-10th Street, Suite 300 . SACRAMENTO, CALIFORNIA 95814

APPLICANT	MacKay & Soms, 1787 Tribute Road, Suite E, Sacramento, CA 95815		
OWNER	Morrison Homes, 4441 Auburn Boulevard, Suite P, Sacramento, CA 95814		
PLANS BY			
FILING DATE	10/23/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15303(e)	EIR	ASSESSOR'S PCL. NO. 225-240-03

APPLICATION: Planning Director's Variance to exceed the six-foot fence height requirement by one-half foot (P84-412)

LOCATION: Rivergate Subdivision; west of the extension of Mendel Way

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential (4-21 du/ac - 7 du min avg.)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Proposed park; A
East:	Vacant; R-1
West:	Residential; R-1

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Property Dimensions:	780' x 980'
Property Area:	17.6± acres
Square Footage of Lot:	4,275 average
Topography:	Flat

PROJECT EVALUATION:

1. The subject site encompasses the entire Rivergate Subdivision. The site is zoned Townhouse (R-1A) and is designated for residential uses on both the 1974 General Plan and the 1978 South Natomas Community Plan.
2. The applicant is proposing to construct a six and one-half foot high wood fence along the north and west perimeters of the subdivision. In addition, it is proposed that the six and one-half foot wood fence be constructed along the rear yards separating individual lots and along the side yards in the back yard area only of the new subdivision. The proposed fencing would exceed the maximum height limit by one-half foot. The applicant has indicated that the higher fence is required for privacy due to the mixture of one and two-story structures and the limited rear yard areas.
3. The applicant had originally proposed an eight-foot high fence which staff could not support and which created neighborhood opposition. However, the six and one-half foot high fence has not received neighborhood opposition.

P-84412

4. Staff has no objections to the six and one-half foot fence since the fence is not high enough to create a visual obstruction and it is unlikely that the untrained eye would notice the six-inch difference in height.

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

STAFF RECOMMENDATION: Staff recommends approval of the proposed variance, subject to conditions and based on the Findings of Fact which follow.

Conditions

- a. The proposed fence shall be no higher than six and one-half feet;
- b. The proposed fence shall be constructed along the north and west perimeter of the subdivision and along the rear property lines between individual lots and in the rear yard setback area of each lot of the subject subdivision. In no event shall the fencing be located in any clear vision area or in any other manner which would violate the City Fence Ordinance.

Findings of Fact

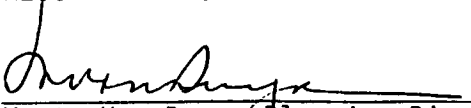
- a. The project is compatible with the 1974 General Plan and the 1978 South Natomas Community Plan which designate the site for residential use.
- b. The project, as conditioned, is based upon sound principles of land use, in that:
 - 1) adequate setbacks are provided between the proposed fences and adjacent residential structures;
 - 2) the proposed fences are compatible with the surrounding land uses which consist of residential uses.
- c. The project, as conditioned, will not be detrimental to property in the vicinity, in that:
 - 1) fences are permitted in residential zones;
 - 2) adequate setbacks are provided.
 - 3) the increased fence height will not alter the character of the neighborhood significantly.

REPORT PREPARED BY:


Fred Goodrich, Associate Planner

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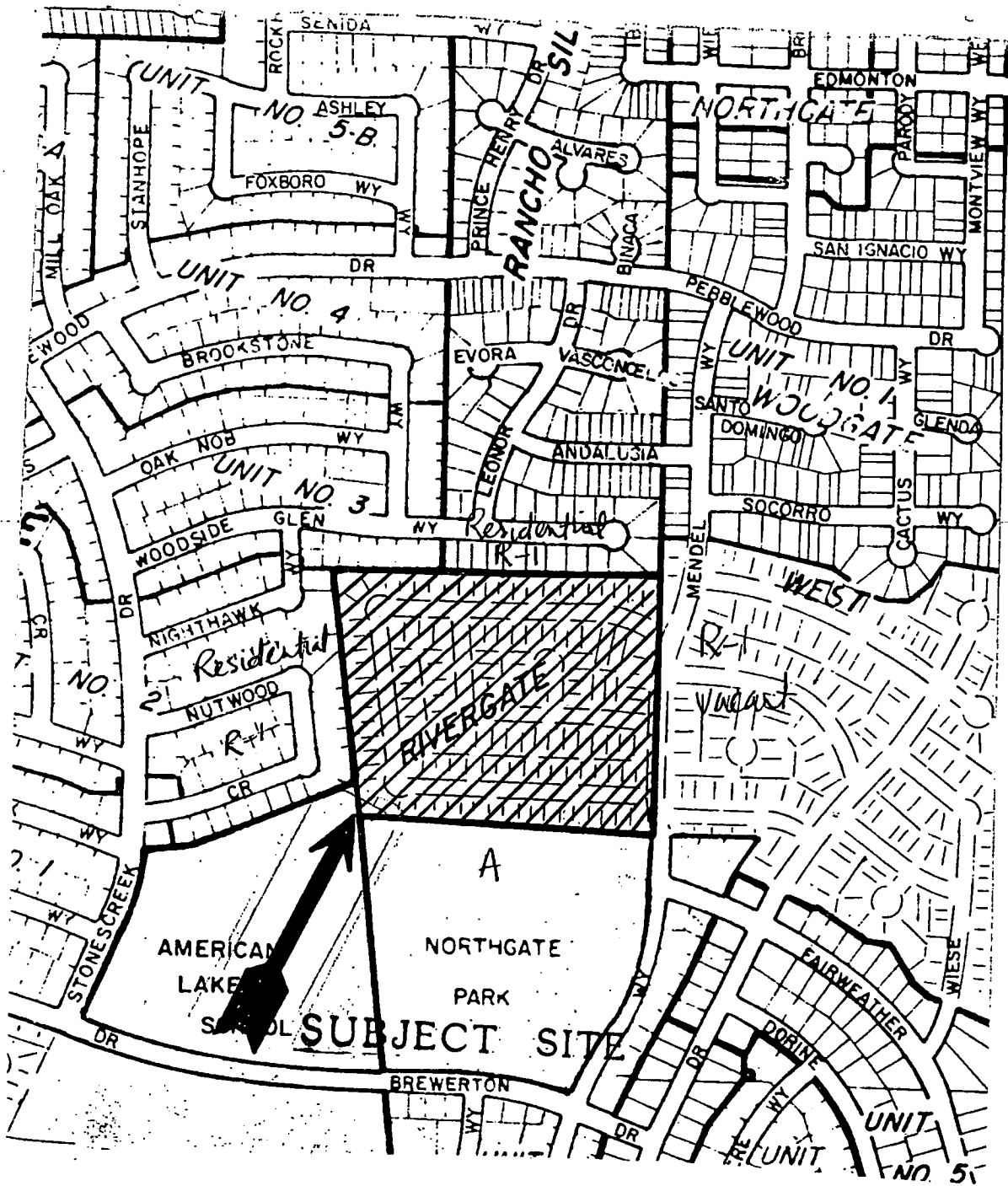
RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

12/20/84
Date

FG:bw

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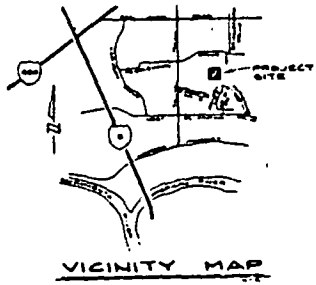
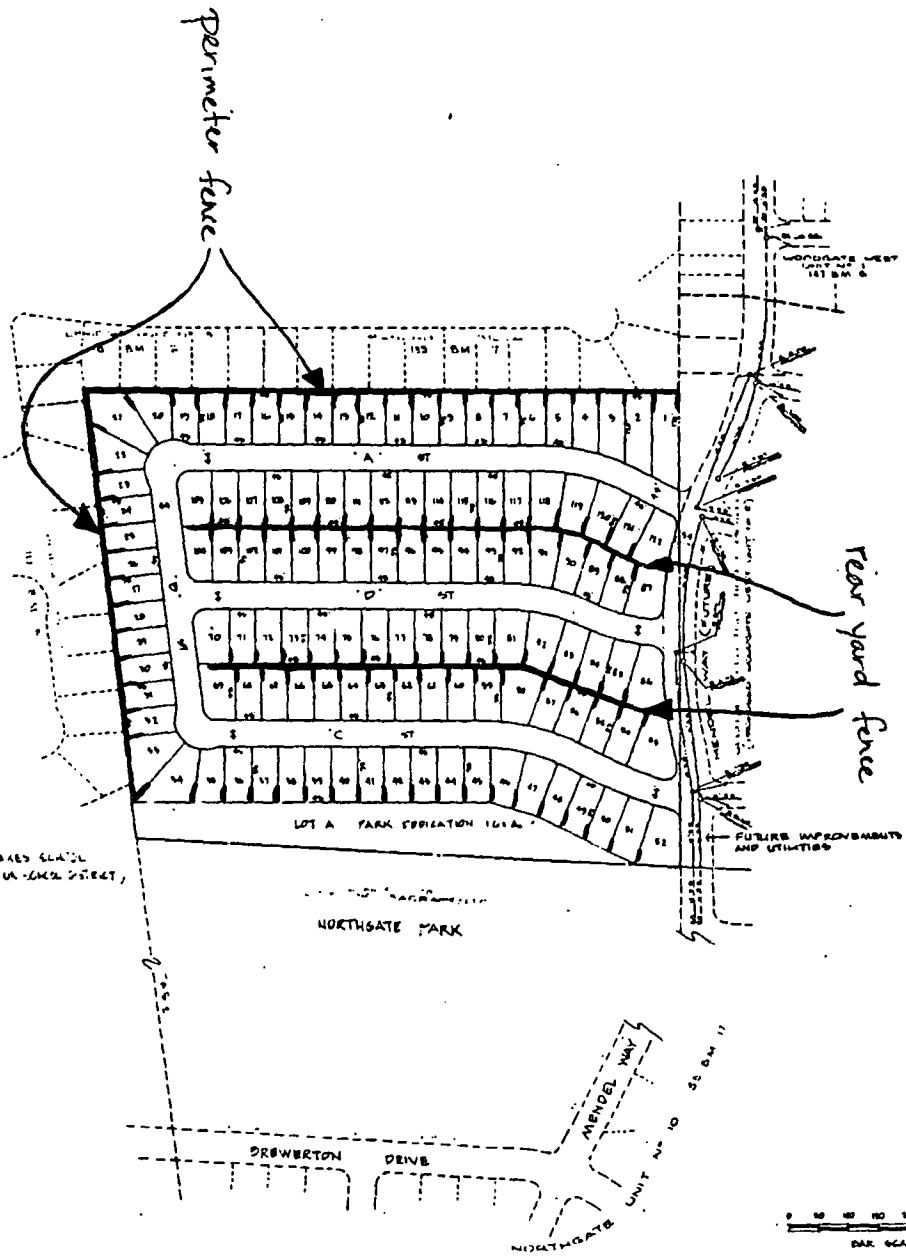


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VICINITY - LAND USE - ZONING

P84-412

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GENERAL NOTES

OWNER: North Sacramento School District
 410 Sacramento Avenue
 Sacramento, CA
 Phone: 927-2402 - 9111 extension

DEVELOPER: Sampson & Sons
 4100 Riverdale Boulevard
 Sacramento, CA 95831
 Phone: 927-7283 - Steve Sampson

ENGINEER: Mackay & Samps
 1727 Franklin Road, Suite 8
 Sacramento, CA 95815
 Phone: 927-6092 - Gary T. Purser

EXISTING USE: Vacant

PROPOSED USE: Single Family Detached

ASSessor'S PARCEL NO.: 225-276-03

AREA: 17.5 Acres (Approx. 2.2 Acres Cont)

NUMBER OF LOTS: 155 5/8" 1 P.A. 1/4 L.P.T.

LOT SIZE: 7.0 Acre/acre (Approx) 1 Acre/acre (Cont)

LOT SIZE: 45' x 90'

NORTH/SOUTH ORIENTATION: 109.30% (89%)

CITY: City of Sacramento

LEAD: County Collection District No. 1

DRAINAGE: City of Sacramento

STREET IMPROVEMENTS: City of Sacramento Standard

SCHOOL DISTRICT: North Sacramento School District
 South Sacramento School District
 South Union High School District

ST-1100 ZONE: A

PROPERTY-80 ZONE: R-1A

EXHIBIT 'B'
TENTATIVE MAP
RIVERGATE

BEING A PTN. OF LOT 115 OF
 NATOMAS EASTSIDE 44160 17 DM 34
 JULY 1985 SCALE 1"=100'

Mackay & Samps
 CIVIL ENGINEERS
 SACRAMENTO CALIFORNIA

BY _____ (Mackay & Samps)
 CIVIL ENGINEER APPROVED 7-17-85
 BY COMMISSIONER _____
 DATE _____
 CITY DATE _____

