

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Willie Edwin Rogers, 2620 Riesling Way, Rancho Cordova, CA 95670		
OWNER	Willie Edwin Rogers, 2620 Riesling Way, Rancho Cordova, CA 95670		
PLANS BY	Willie Edwin Rogers, 2620 Riesling Way, Rancho Cordova, CA 95670		
FILING DATE	9/30/83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Exempt	EIR	ASSESSOR'S PCL. NO. 023-021-2500

APPLICATION: Planning Director's Variance to waive a required six-foot masonry wall adjacent to residential use and zone

LOCATION: 4801 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to remodel a used car lot on a .5± ac. vacant lot in the General Commercial (C-2) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and offices
1965 Colonial Community Plan Designation:	Shopping or Commercial
Existing Zoning:	C-2
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; C-2
South:	Commercial; C-2
East:	Residential; C-2; R-1
West:	Commercial/vacant; C-4

Property Dimensions:	Varies
Property Area:	20,680 square feet
Street Improvements/Utilities:	Existing

STAFF EVALUATION:

1. The subject site consists of approximately .5± acres in the General Commercial (C-2) zone adjacent to residential use and zone.
2. A site check showed a used car lot with a trailer/office; existing unplanted, non-irrigated planters, and a mostly intact wood fence which follows most of the easterly property boundary (see Exhibit A). The fence is approximately five feet high.
3. The applicant is requesting a variance from the required six-foot masonry wall fence adjacent to residential uses. The Zoning Ordinance requires a six-foot high solid wall of masonry, brick or similar material along property lines which abut residential zones or existing residential uses.

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Such a wall would reduce noise from the proposed 'detailing shop' and used car lot and would provide an additional safety factor from vehicles being driven through inadequate fences. Staff cannot find any hardships or special circumstances which justify waiver of the six-foot masonry wall.

4. The applicant proposes to remove the existing trailer/office and replace it with a former gas station structure to be moved onto the site. This will serve as the used car lot office and a 'detailing' business.

STAFF RECOMMENDATION

Staff recommends denial of this request for a variance from the required masonry wall, based on the following Findings of Fact.

Findings of Fact

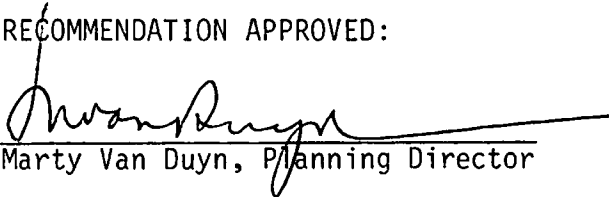
1. Allowing continuation of an inadequate fence in partial disrepair would be a special privilege extended to one individual property owner in that the adjacent residents would not have a noise or safety barrier from the used car lot and proposed 'detailing' operation.
2. The proposal would be injurious to the surrounding properties in that the existing wood fence would not mitigate the potential noise from the expanded commercial use.

REPORT PREPARED BY:



Penny Bell, Associate Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

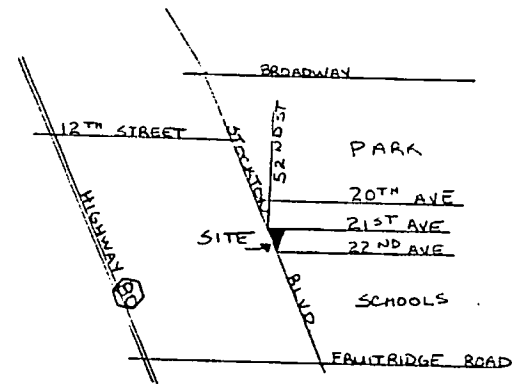
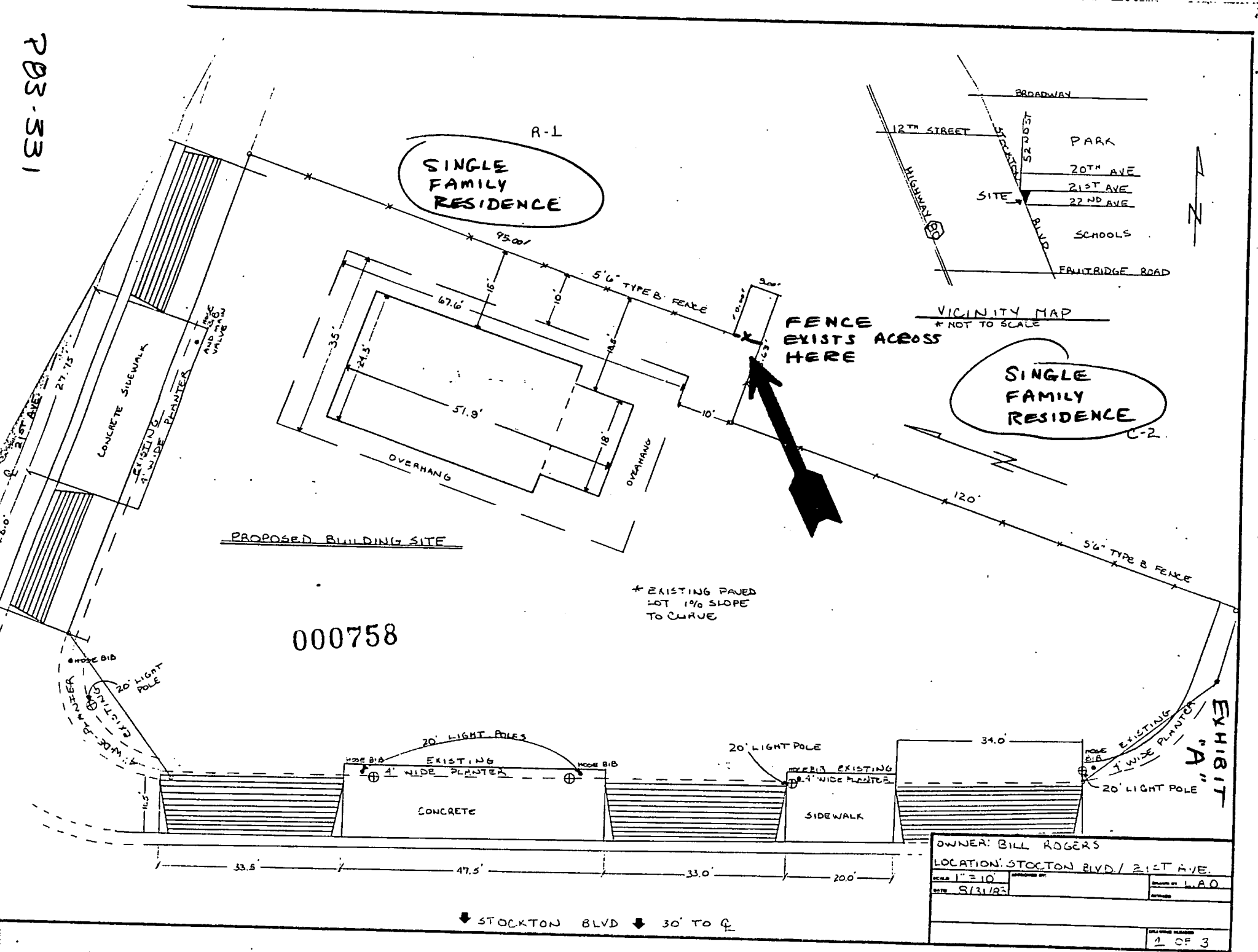
PB:bw

Attachment

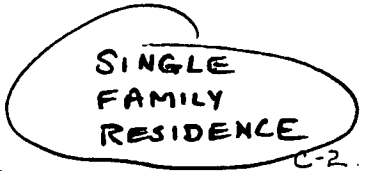
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203-531



VICINITY MAP
* NOT TO SCALE



FENCE EXISTS ACROSS HERE

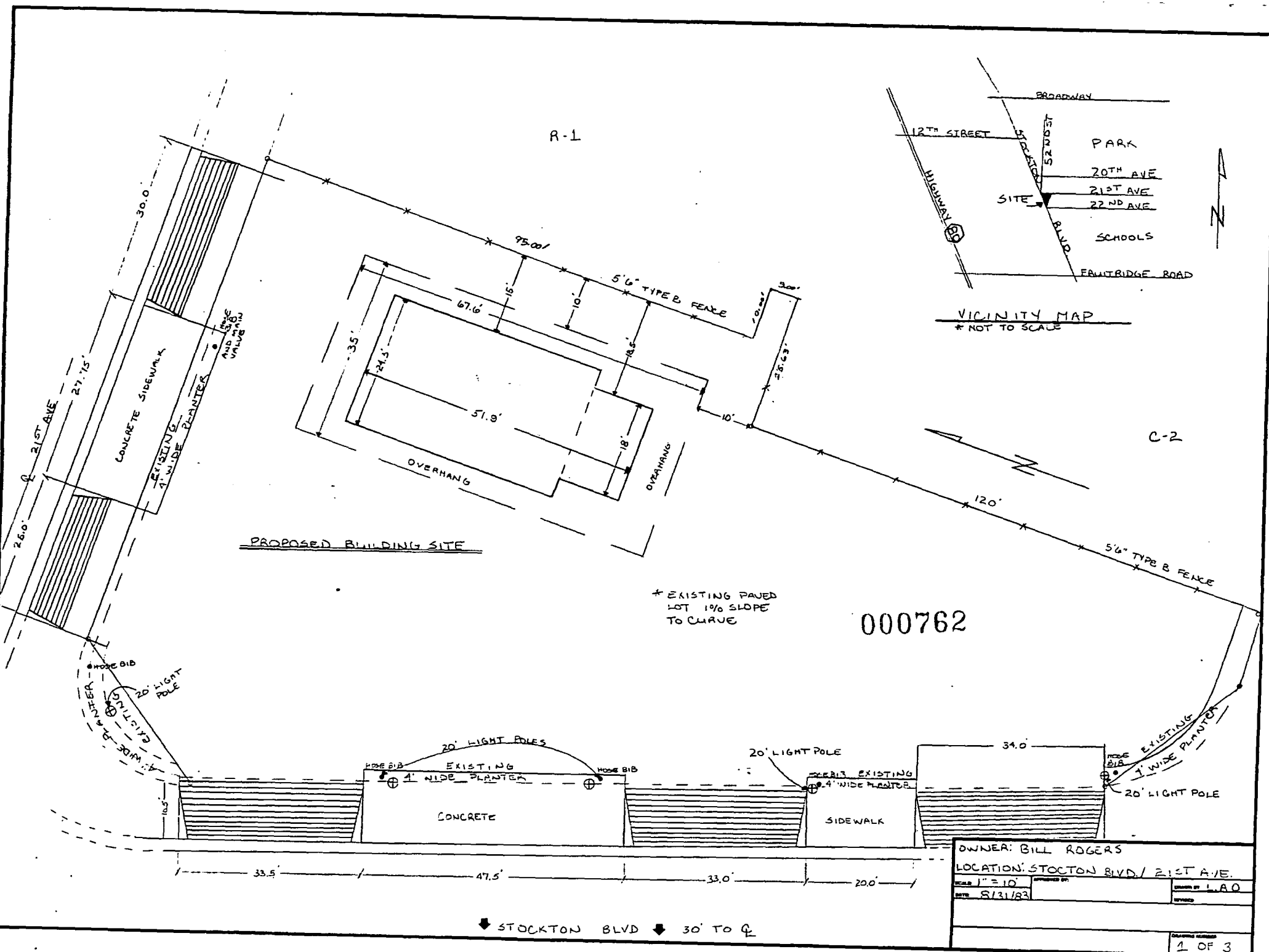
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* EXISTING PAVED LOT 1% SLOPE TO CURVE

OWNER: BILL ROGERS	
LOCATION: STOCKTON BLVD / 21ST AVE.	
SCALE: 1" = 10'	DESIGNED BY: L.A.O.
DATE: 9/31/83	DATE: 9/31/83
DRAWING NUMBER: 1 OF 3	

STOCKTON BLVD 30' TO Q

EXHIBIT "A"



R-1

VICINITY MAP
* NOT TO SCALE

C-2

000762

* EXISTING PAVED LOT 1% SLOPE TO CURVE

OWNER: BILL ROGERS	
LOCATION: STOCKTON BLVD / 21ST AVE.	
SCALE: 1" = 10'	DESIGNED BY: L.A.O.
DATE: 5/31/83	REVISED:
DRAWING NUMBER: 1 OF 3	

STOCKTON BLVD 30' TO Q

202 202

Totally FALSE
These people are operating a hotel for Mentally Retarded people, have a Business Lic & Are paid by the State for their keep Run for Profit

This is correct

SINGLE FAMILY RESIDENCE

8 to 10 people

20TH AVE
21ST AVE
22ND AVE

SCHOOLS

FALTRIDGE ROAD

VICINITY MAP
NOT TO SCALE

FENCE EXISTS ACCESS HERE

SINGLE FAMILY RESIDENCE

C-2 is the correct zoning

Not True

PROPOSED BUILDING SITE

to those bids
Count 'EM
see Paragraph 2
on Page I

* EXISTING PAVED LOT 1% SLOPE TO CURVE

000763

EXHIBIT "A"

OWNER: BILL ROGERS
 LOCATION: STOCKTON BLVD / EAST AVE.
 Scale 1" = 10'
 Date 8/31/93
 Sheet 1 OF 3

STOCKTON BLVD 30' TO Q

