

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Grupe Communities, Inc., P.O. Box 7576, Stockton, CA 95207		
OWNER	Grupe Communities, Inc., P.O. Box 7576, Stockton, CA 95207		
PLANS BY	Grupe Communities, Inc., P.O. Box 7576, Stockton, CA 95207		
FILING DATE	6/19/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC	Ex. 15305(b)	EIR	ASSESSOR'S PCL. NO. 031-070-64

**APPLICATION:** A Planning Director's Variance to allow a 6 foot fence within a setback area.

**LOCATION:** 7551 Greenhaven Drive (adjacent to Pocket Road and I-5 off-ramp)

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1979 South Pocket Community Plan Designation:	Low density residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Condos under construction
Surrounding Land Use and Zoning:	
North:	Vacant; R-1A
South:	Halfplexes; R-1A
East:	Vacant; A
West:	Vacant; A
Property Area:	18.62± acres
Height of Structure:	Fence 5'-6' high
Topography:	Flat
Street Improvements:	Existing
Exterior of Building Materials:	Wood and wrought iron

**Project Evaluation:** Staff has the following comments:

1. On October 8, 1983, the City Council approved the development of a 272 unit condominium project known as "The Pocket" on the subject site. This project is currently under construction.
2. The applicant is requesting a variance to allow construction of a six foot high fence within the setback area. The justification for this request is given as "security purposes". The proposed fence would be constructed of wood and wrought iron (see Exhibit A).
3. The proposed wrought iron fence will be along the property line fronting Pocket Road 190'. This will be permitted in the New Fence Ordinance taking effect September 1, 1984. The 236' wood section will be along an elevated portion of the Pocket Road Overpass. The wood portion of the fence will not be in the direct line of site but will be visible from the elevated portion of the Pocket Road Overpass.
4. The applicant has agreed to landscape the area behind the fence in lieu of the setback requirement. This landscaped area was approved as part of the building permit approval for the project.

Staff Recommendation: Staff recommends approval of the Variance request, subject to conditions and based on findings of fact which follow:

Conditions:

1. The applicant shall construct the proposed fence per the submitted site plan and grading plan.

Findings of Fact:

1. The proposed Variance, as conditioned, does not constitute a special privilege, in that:
  - a) This Variance would be appropriate for any other property owner under similar circumstances.
  - b) The wrought iron portion will be allowed in the New Fence Ordinance.
2. This does not constitute a use Variance.
3. This would not be injurious to the public welfare.

REPORT PREPARED BY:

  
John Ford  
Planning Intern

RECOMMENDATION APPROVED:

  
Marty Van Duyn  
Planning Director

Date 8/28/84

P84-233

FILL IN ALL SPACES

~~CITY PLANNING COMMISSION~~  
Planning Director's Variance

Upper Front W.

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

APPLICANT	Grube Communities, Inc., P.O. Box 7576, Stockton 95207		
OWNER	Same		
PLANS BY	Same		
FILING DATE	10/19/84	50 DAY CPC ACTION DATE	REPORT BY: FG
NEGATIVE DEC	EX 15305(A)	EIR	ASSESSOR'S PCL NO. 31-070-64

APPLICATION: A Planning Director's Variance to ~~allow~~ <sup>allow a 6 foot</sup> fence within a set back Area.

LOCATION: 7551 Greenhaven Dr. (adjacent to Pocket Road & I-5 off-ramp)

PROPOSAL:

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
 1979 South Pocket Community Plan Designation: Low density residential  
 Existing Zoning of Site: R-1A  
 Existing Land Use of Site: Condos under construction  
 Surrounding Land Use and Zoning:  
 North: Vacant; R-1A  
 South: Halfplexes; R-1A  
 East: Vacant; A  
 West: Vacant; A

~~Parking Required:~~

~~Parking Provided:~~

~~Property Dimensions:~~

Property Area: 18.62± acres

~~Density of Development:~~

~~Square Footage of Lot(s)~~

~~Square Footage of Building(s):~~

Height of Structure(s) Fence - 5'-6' high

~~Significant Features of Site:~~

Topography: Flat

Street Improvements: Existing

~~Utilities:~~

~~Exterior Building Colors:~~

Exterior Building Materials: Wood and wrought iron.

John  
See  
my  
comments  
on  
pages  
2 and 3  
will

FILL IN P#

APPLC. NO. P84-233

MEETING DATE

CPC ITEM NO.

000476

# LOCATION MAP



**SUBJECT SITE**



000481

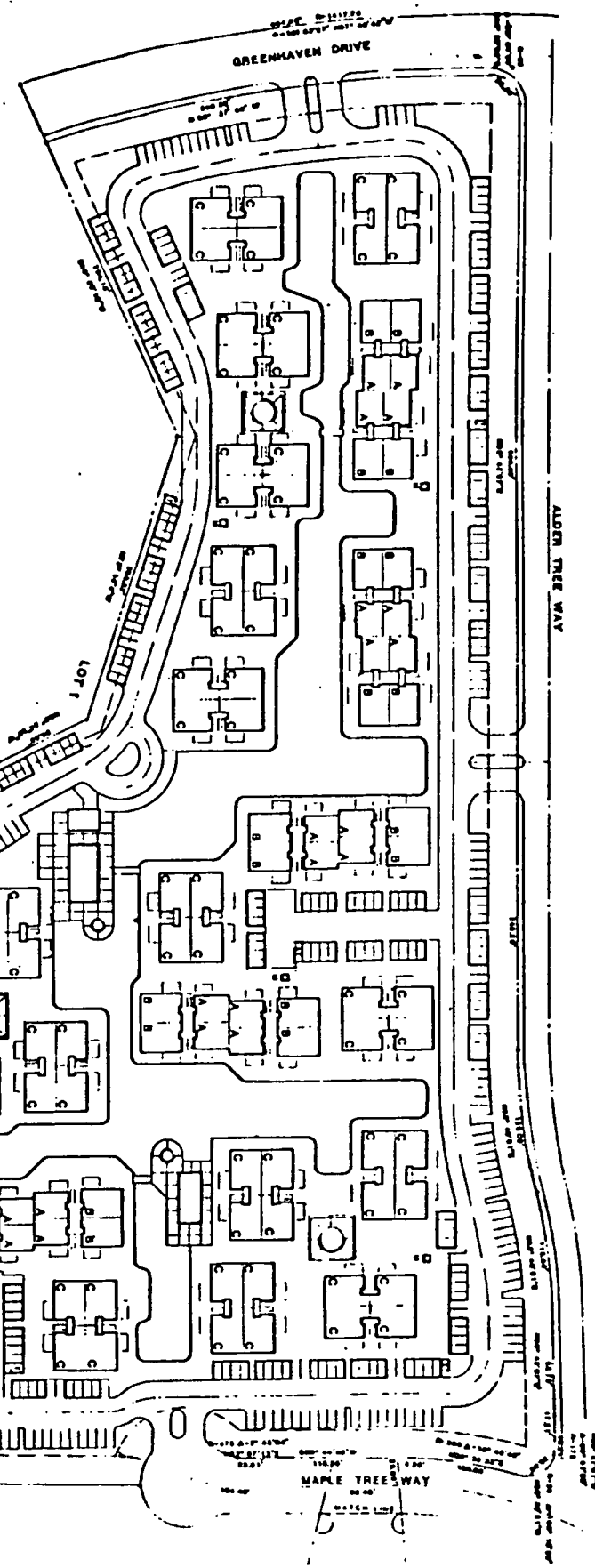
TANK 2

24

000482

SITE DATA:

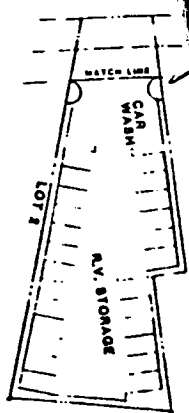
TOTAL LAND AREA	811,287
LOT 1	17,813 ACRES
LOT 2	270 ACRES
372 UNITS - 144 UNITS/ACRE	
BUILDING COVERAGE	120,000 S.F. (18%)
ROADS AND PARKING	185,400
LAND	83,440
RECREATION	14,400
PRIVATE OPEN SPACE	24,170
LANDSCAPE AND OPEN SPACE	350,787 (43%)
PARKING SPACES	478
UNIT MIX	
UNIT TYPE A	18% 18
UNIT TYPE B	28% 11/48
UNIT TYPE C	20% 28
	34
	54
	100



Wrought Iron Fence (6')

Wood Fence (6')

Proposed Fence.



THE POCKET PROJECT

SACRAMENTO, CALIFORNIA

DEVELOPER:

GRUPE COMMUNITIES, INC.

DONALD SANDY  
 JAMES BARCOCK  
 AIA

TENTATIVE MAP OF  
THE POCKET

CITY OF SACRAMENTO, CALIFORNIA  
JULY, 1983 SCALE: 1"=100'

DESCRIPTION:

A PORTION OF PARCEL 1 OF "MARK PLACE SOUTH"  
100 AC. TRACT, A PORTION OF LAND DESIGNATED  
"MILBURN" RESUBDIVISION 28,908 ACRES, ON 28 AC. 10

ASSESSOR'S PARCEL NO.:

31-070-64

OWNER:

THE POCKET, A LIMITED PARTNERSHIP, 4 RANCO BNT, INC.  
170 COLLEGE TOWN DRIVE, SUITE 204  
SACRAMENTO, CALIF. 95822

DEVELOPER:

DELTA COMMUNITIES, INC.  
211 W. MARKET AVENUE, SUITE 207  
STOKTON, CA 95207 WADY POLJES  
209/951-6220

ENGINEER:

G.W. CONSULTING ENGINEERS  
1000 GLENDALE AVENUE, SUITE 10  
SACRAMENTO, CALIF. 95828 JOHN C. LEAHY  
209/480-7120

ZONING:

PRESENT: R1A PROPOSED: R1A

NO. OF PARCELS & AREA:

2 LOTS:  
1ST L: 213.78 AC.

WATER, SEWER, & STORM DRAIN:

CITY OF SACRAMENTO

SCHOOL DISTRICT:

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

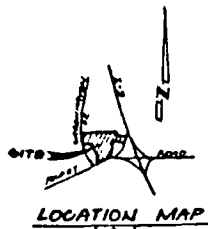
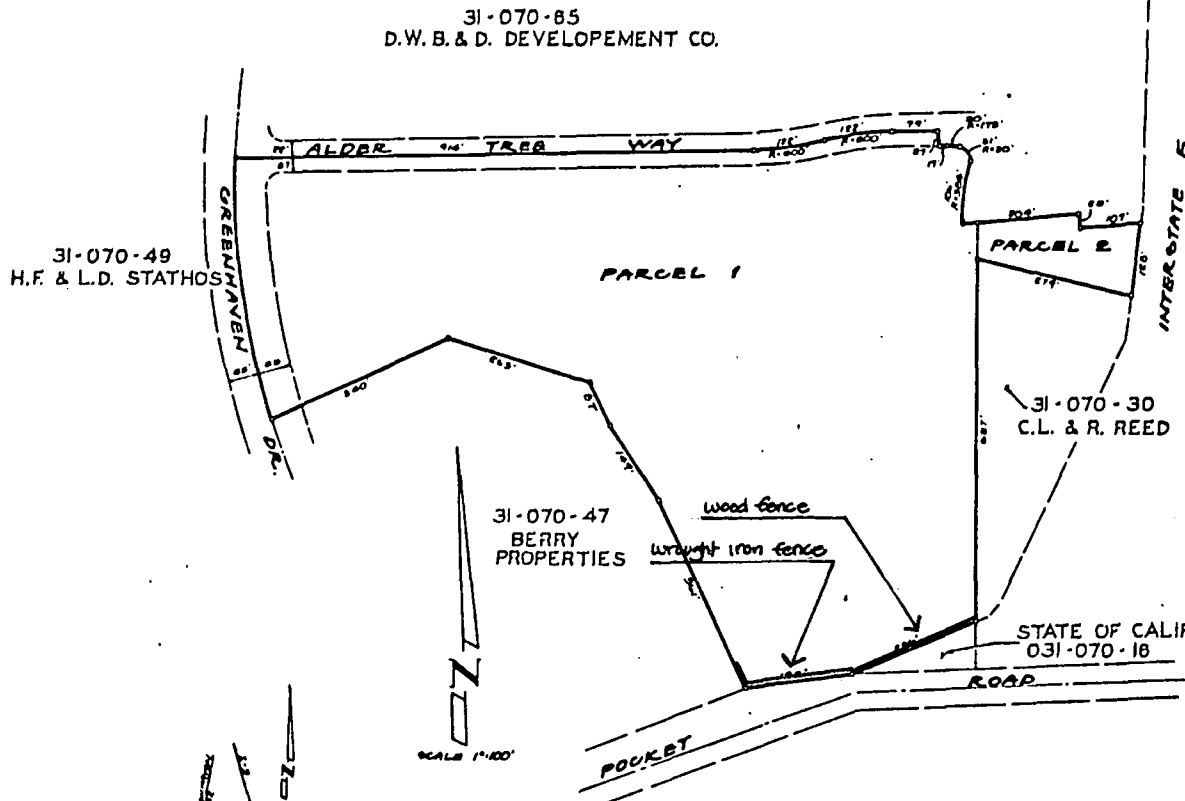
FIRE DISTRICT:

CITY OF SACRAMENTO

■ Proposed wood fencing

■ Proposed wrought iron fencing:

1. minimum distance of 12'-6" behind back of sidewalk shall be maintained
2. fencing shall return 25' up north west property line



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EXHIBIT A

		G.W. CONSULTING ENGINEERS PLANNING & ENGINEERING & SURVEYING 2000 UNIVERSITY AVENUE, SUITE 200 SACRAMENTO, CALIF. 95822		TENTATIVE MAP OF THE POCKET CITY OF SACRAMENTO CALIFORNIA		PREPARED BY: <u>G. W. CONSULTING ENGINEERS</u> CHECKED BY: <u>[Signature]</u> DATE: <u>7/1/83</u>	SHEET NO. <u>1</u> OF <u>1</u>
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