CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

#44

APPLICANT Victor Abi Abad & Jacques Graber, 5928 Cindy Street, Sacramento, CA 95824
OWNER Victor Abi Abad & Jacques Graber, 5928 Cindy Street, Sacramento, CA 95824
PLANS BY Victor Abi Abad & Jacques Graber, 5928 Cindy Street, Sacramento, CA 95824
FILING DATE 9/5/84 50 DAY CPC ACTION DATE REPORT BY: FG:bw
NEGATIVE DEC Ex. 15303(e) EIR ASSESSOR'S PCL. NO 027-302-04

APPLICATION: Variance to construct a five and one-half foot high solid wooden fence in the required 25-foot front yard setback area.

LOCATION: 5928 Cindy Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a five and one-half foot high wooden fence in the front yard setback area.

PROJECT INFORMATION:

5½' high wooden fence

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

003100

Parking Required:	One space
Parking Provided:	One space
Property Dimensions:	60' x 90'
Property Area:	5,400 sq. ft.
Height of Structure (fence):	5½ feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Natural
Exterior Building Materials:	Wood

home: 381-3380
work: 323-7209
7 AM - 3:45

Building Division gave him info in May
female

PROJECT EVALUATION:

A. The subject site is a 5,400 square foot lot with an existing dwelling unit. The site is designated for residential use on both the General Plan and the Colonial Community Plan. The site is presently zoned Single Family Residential (R-1).

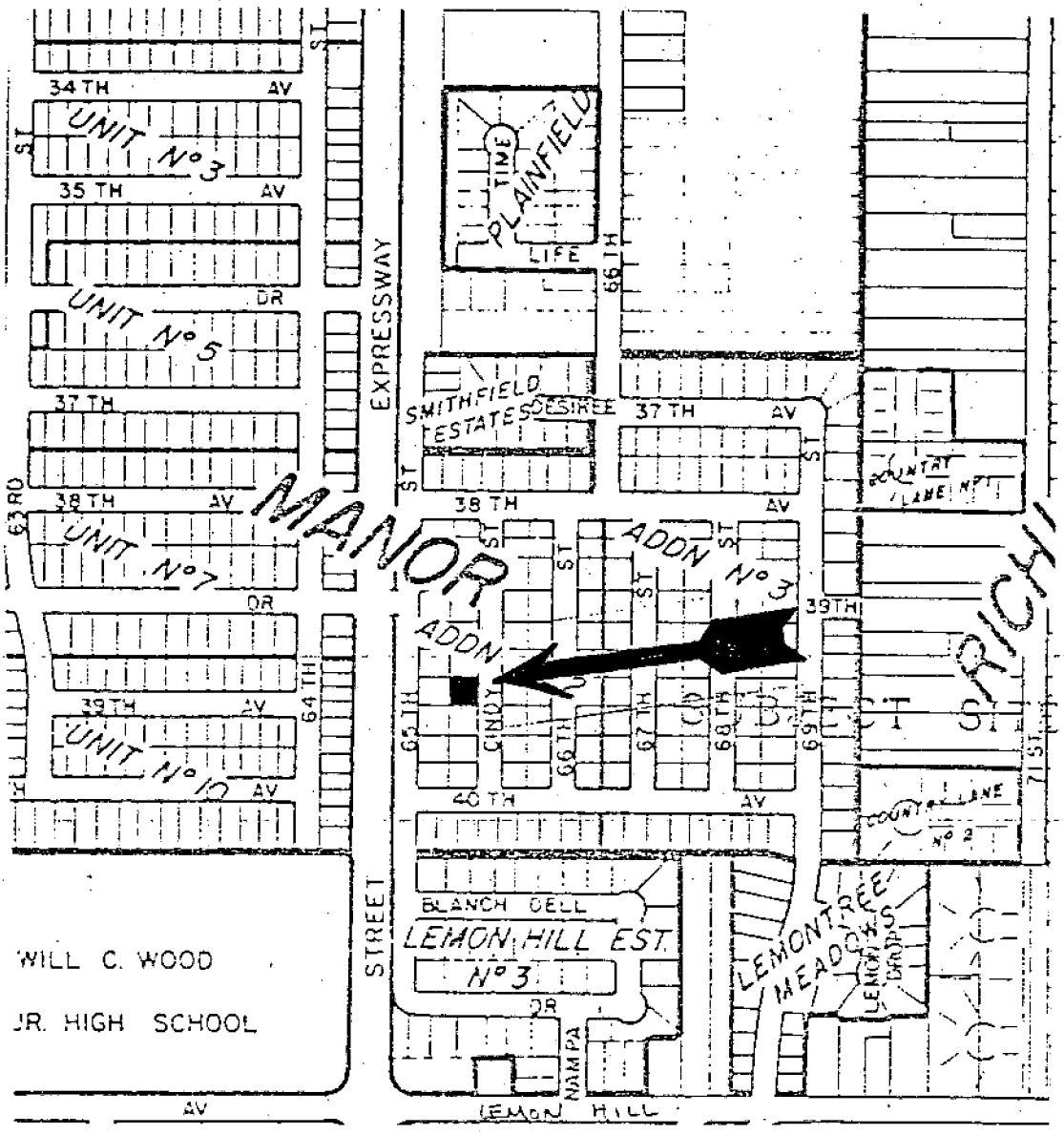
B. The applicant has constructed a 5½ foot high solid wood fence within the 25-foot front yard setback. The fence was constructed eight feet, nine inches back from the sidewalk to provide security due to the fact that the applicant has experienced attempted burglaries of the residence. The applicant has been cited by the Code Enforcement Division for violation of the fence regulations. There are no other fences of this type located in the immediate area.

See Fred

APPLC. NO. P84-335 MEETING DATE October 11, 1984 CPC ITEM NO. 44

EXHIBIT A

003105



Surrounding properties zoned R-1

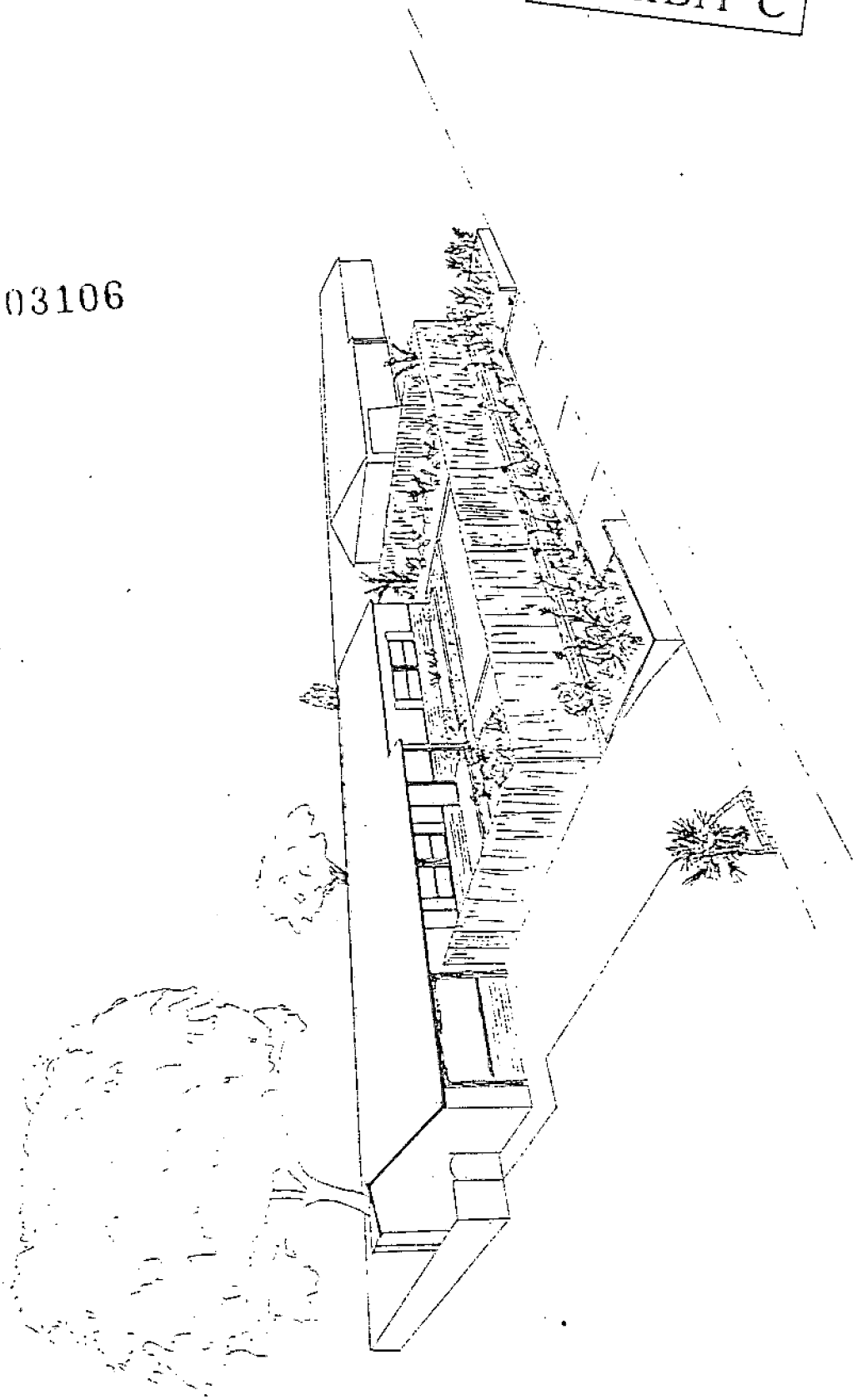
Surrounding uses - residential

VICINITY MAP

ELEVATIONS

EXHIBIT C

003106



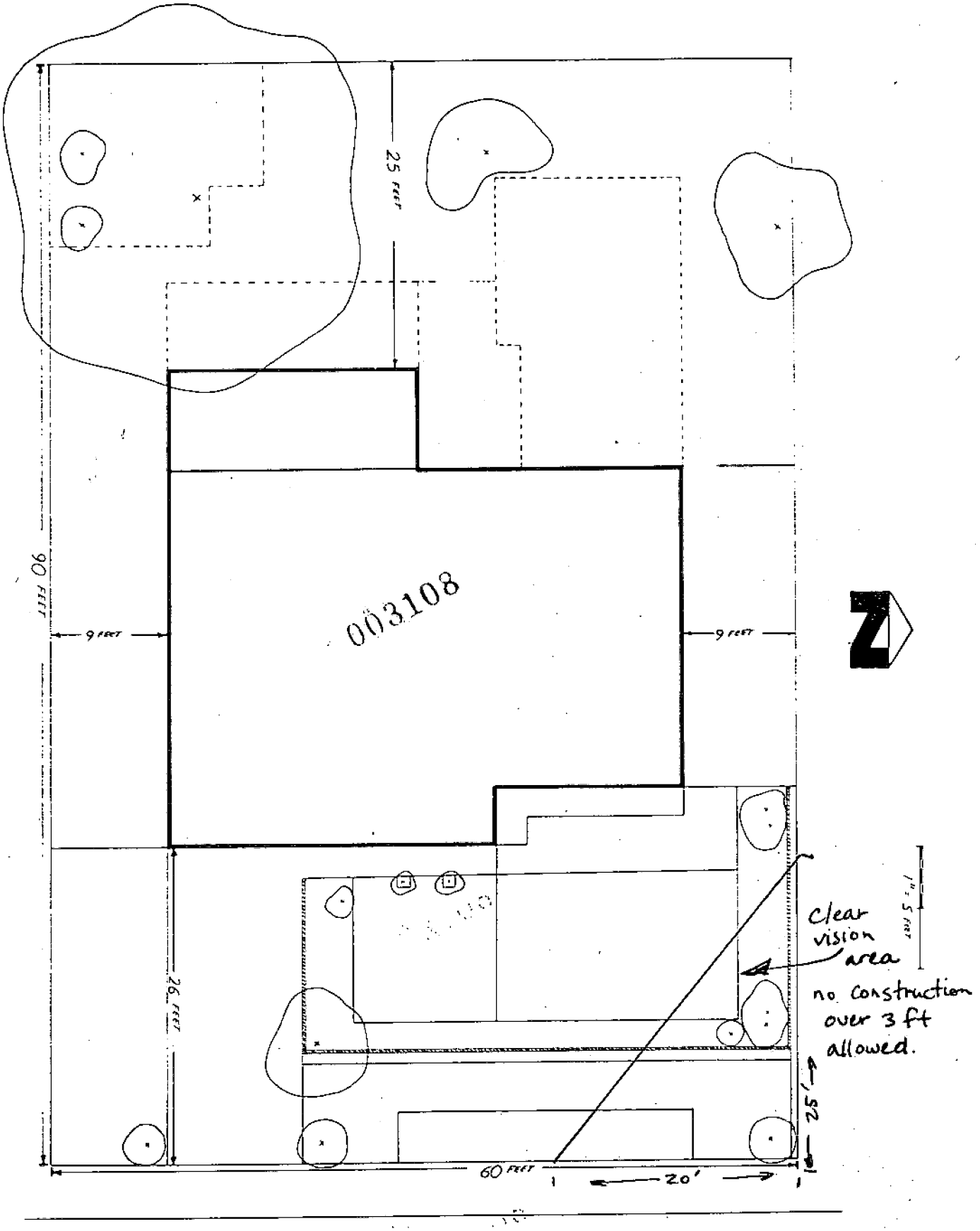
P84-335

10-11-84

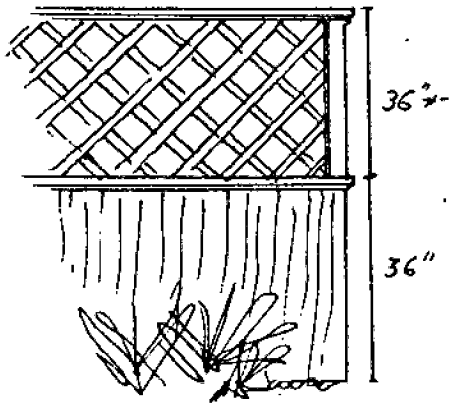
No. 44

003107

EXHIBIT B



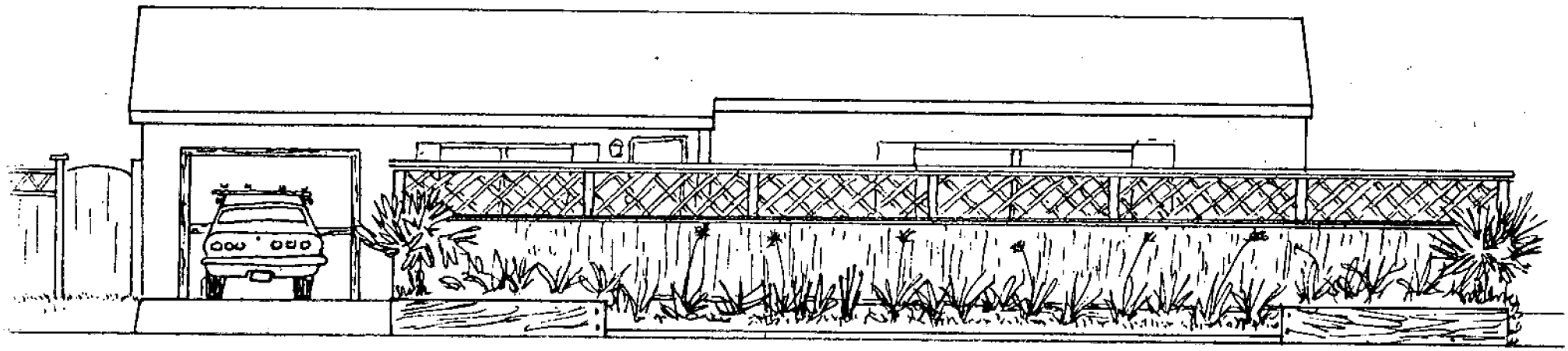
P85-039



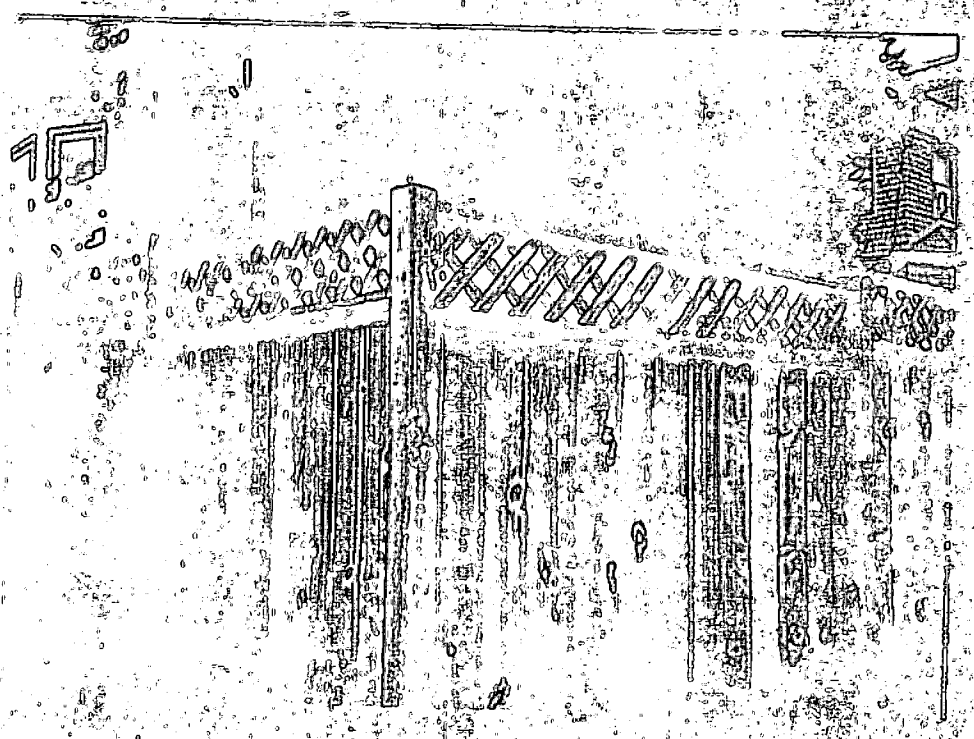
5'

Project to be completed in Spring of 85 (April)

003109



*-NEW ALTERED PORTION 1"X2" ROUGH SAWN LATH.



C. The applicant has not indicated, nor is it apparent that a hardship exists which would prohibit the applicant from constructing a fence in accordance with the applicable height and setback regulations. Staff cannot support the variance request for that reason; however, the following suggestion is an alternative which the applicant may wish to consider:

> In accordance with fence regulations for residential lots, the applicant could construct a six-foot high fence of decorative open-metal fencing (wrought iron) on the front property line or within the front yard setback area.

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

STAFF RECOMMENDATION: It is recommended that the variance request be denied, based on the following Findings of Fact:

> The granting of the variance request would result in a special privilege extended to one individual property owner, in that no hardship has been demonstrated that would prohibit the construction of a fence which would conform to the City's Fence Regulations.

003101

one block to west house has a wrought iron fence in front setback