

PLANNING DIRECTOR'S VARIANCE

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

APPLICANT	Mark Three Land Co. - 10235 Fair Oaks Blvd., Fair Oaks, CA 95628	966-4283
OWNER	Oliver O. Foust, c/o Mark Three Land Co.	
PLANS BY	Mark Three Land Co. - 10235 Fair Oaks Blvd., Fair Oaks, CA 95628	966-4283
FILING DATE	4-26-83	50 DAY CPC ACTION DATE _____ REPORT BY: SD:sq
NEGATIVE DEC.	N/A	EIR _____ ASSESSOR'S PCL. NO. 029-021-32

APPLICATION: Planning Director's Variance to construct an eight foot high fence.

LOCATION: Gloria Drive at 35th Avenue

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1969 North Pocket Community Plan Designation:	Multiple Family
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Townhouses
Surrounding Land Use and Zoning:	
North: Townhouse; R-1	
South: Residential; R-3	
East: Shopping Center; C-1	
West: Residential; R-1A-R	
Property Dimensions:	Irregular
Property Area:	4.5± acres
Significant Features of Site:	Proximity to shopping center
Topography:	Flat
Exterior Building Materials:	Wood

Staff Evaluation: The subject site is an irregularly shaped parcel developed with multi-family residential units. The eastern property line abuts C-1 zoned property which is developed with a shopping center. The applicant proposes to construct an eight foot high wooden fence to buffer the unsightliness, odor and noise of the storage/loading zone at the rear of the adjacent retail sales structures. The fence will extend the length of the line that is common with the shopping center, approximately 600 feet.

Fences over six feet in height require a Planning Director's variance; also a building permit is required for any fence which exceeds six feet in height. Staff has no objection to the project since building plans will be reviewed by the Building Inspection Department; and the fence will provide a visual buffer from the rear of a shopping center to the east.

Findings of Fact

1. The variance does not constitute a special privilege in that a wall is required between commercial and existing residential development. The additional height is necessary to adequately buffer the unsightliness, noise and odor of the existing, adjacent commercial uses.
2. The request does not constitute a use variance in that residential uses are allowed in the R-1A zone.
3. Granting the variance will not be injurious to surrounding property in that a building permit must be obtained which will assure structural integrity of the fence and it will not alter the character of the neighborhood which consists of residential and commercial uses.

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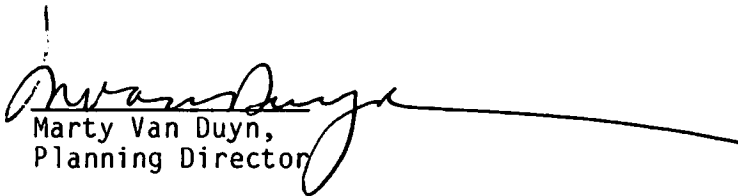
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4. The request is in conformance with the 1969 North Pocket Plan and the 1974 General Plan which designate the site for residential uses.

REPORT PREPARED BY:


Susan Desmarais,
Assistant Planner

RECOMMENDATION APPROVED:

! 
Marty Van Duyn,
Planning Director

MVD:SD:sg

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LOCATION MAP

MAIN WASTE WATER
TREATMENT PLANT

R-1



SUBJECT
Site

C-1

C-1

R-3

R-2A

C-2
R-3-R
C-1

REICHMUTH
PARK

ALICE
BIRNEY
SCHOOL

BLAIR

THIERY

47TH A

48TH AV

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R-1

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LEGEND:

- ✱ FOUND PAVEMENT NAIL
- DIMENSION POINT, NOTHING FOUND OR SET
- ✱ SET 1/2" IRON PIPE TAGGED A.C.E. 25924
- ✱ SET 1/2" REBAR TAGGED P.C.E. 25924

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF ROSA DEL RIO UNIT NO. 1 64.83 OF MAPS, MAP NO. 10

**PLAT OF
SPORTLAND
COURTS**

A PORTION OF SECTION 26 AND 27, T. 6 N., R. 4 E., M. 2 D.M., AND A PORTION OF SWAMP LAND SURVEY NO. 207

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA
JUNE, 1980
SCALE: 1" = 40'

JTS ENGINEERING CONSULTANTS
SHEET 2 OF 2

NOTES

1. ALL LOT LINES ARE TIED PERPENDICULAR OR PARALLEL TO THE EAST BOUNDARY LINE.
2. ALL LOT CORNERS AND LOT LINES OF EACH CLUSTER ARE AT RIGHT ANGLES OR PARALLEL TO EACH OTHER.
3. THIS SUBDIVISION CONTAINS 4.01 ACRES GROSS LOT "A" CONTAINS 2.90 ACRES MORE OR LESS.

THESE PLANS CONFORM TO THE CITY PLANNING COMMISSION ACTION OF *John Blumauer* DATE 1980

SOUTH LAND PARK HILLS
UNIT NO. 30
64 B.M. 31

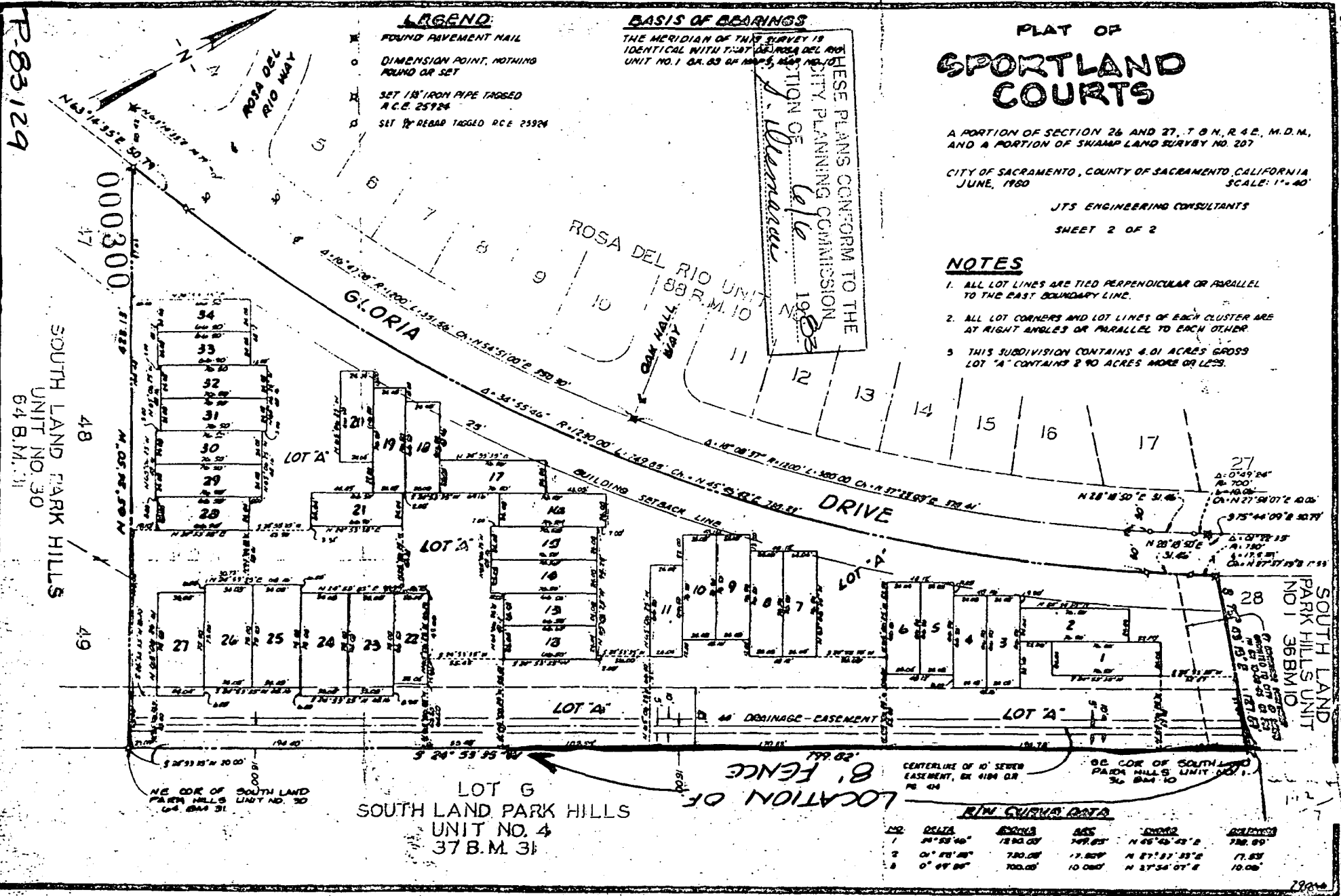
SOUTH LAND
PARK HILLS UNIT
NO. 1 36 B.M. 10

LOT G
SOUTH LAND PARK HILLS
UNIT NO. 4
37 B.M. 31

LOCATION OF
8' FENCE

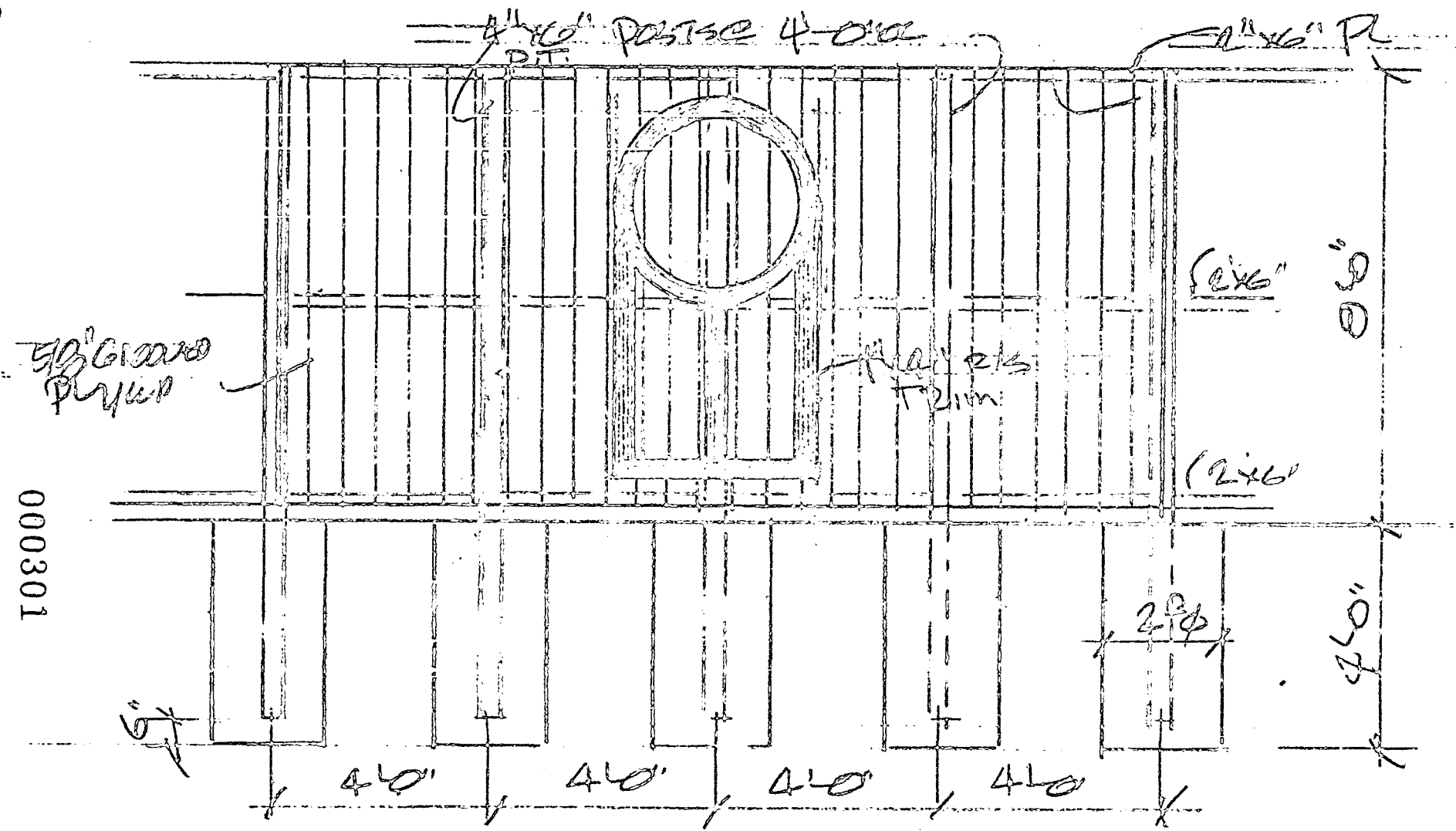
RIV CURVA DATA

NO.	DELTA	ARC LENGTH	ABS.	CHORD	CHORD BEARING
1	24° 55' 46"	18.90.00	149.85'	11.45° 45' 43" E	786.89'
2	0° 00' 00"	7.80.00	7.80.00'	N 87° 57' 55" E	71.83'
3	0° 00' 00"	700.00	10.000'	N 27° 54' 07" E	10.00'



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