

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Polly Pools Stock Corp. - 9140 Jackson Road, Sacramento, CA 95826				
OWNER	Randy & Cheryl Matulich - 4901 Joaquin Way				
PLANS BY	Polly Pools Stock Corp. - 9140 Jackson Road, Sacramento, CA 95826				
FILING DATE	4-29-83	50 DAY CPC ACTION DATE	6-9-83	REPORT BY:	SC:sg
NEGATIVE DEC.	Ex. 15103e	EIR		ASSESSOR'S PCL. NO.	018-164-0100

APPLICATION: Variance to locate a swimming pool within five feet of the 25 foot setback area in the (R-1) Single Family zone on a corner lot.

LOCATION: 4901 Joaquin Way

PROPOSAL: The applicant is requesting entitlements necessary to locate a vinyl lined swimming pool five feet into the front setback area on property where the front of the house faces the side yard.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Light density residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family dwelling
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1
Parking Required:	1
Parking Provided:	2
Property Dimensions:	Irregular
Property Area:	6,050 sq. ft.
Density of Development:	7 units per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The subject site is located in a single family residential neighborhood in the Sutterville Heights Community Plan area. The site is located on the southeast corner of Joaquin Way and Virginia Way. Based on the definition of a front yard, in corner lot configurations, the Zoning Ordinance designates the narrowest street frontage as the front of the property. The site was developed with the front of the structure facing the street side yard. Due to the irregular placement of the structure on this lot the applicant has been using the designated front yard area as a back yard and the area is presently fenced from the street within 17 feet from the sidewalk.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The dwelling was developed in such a manner that no rear yard area was provided for the residential use. The applicant has, therefore, fenced in an area to the side of the structure.

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2. At the present time the fence encroaches at least eight feet into the required front yard setback area. The fence was constructed prior to the 1980 Zoning Ordinance amendment restricting fences in the front setback area. The proposed vinyl lined pool (in-ground) will be located within the fenced area and it is not anticipated that the pool will alter the appearance of the site. Staff, therefore, has no objections to this request.
3. The proposed pool will be 12 feet by 24 feet and approximately five feet of the pool width will be located within the front setback area.
4. Staff would like to caution the applicant that the existing fence cannot be moved farther into the front setback area when the pool is constructed.

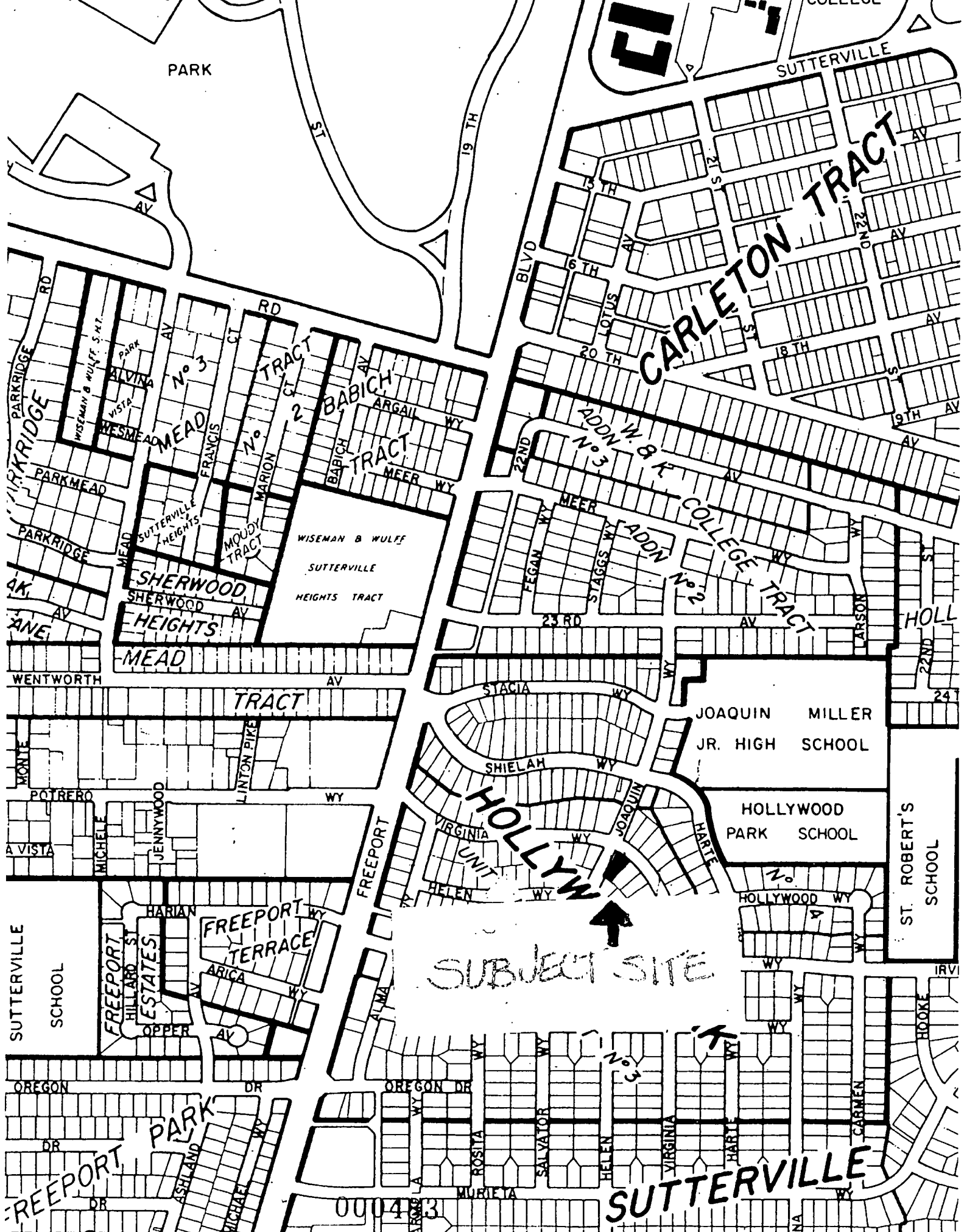
STAFF RECOMMENDATION: Staff recommends the Commission approve the requested variance subject to conditions and based upon findings of fact to follow:

Condition - Variance

The existing fence shall not be relocated or altered by the pool addition. After the pool has been completed the fencing shall be replaced and the Planning Director shall inspect the site to ensure conformance with exhibits submitted with this request. This shall be accomplished prior to final inspection on the building permit.

Findings of Fact - Variance

- a. As proposed the variance is not a special privilege extended to one property owner in that the same variance would be granted to other property owners under similar circumstances where the structure is located in such a manner that no rear yard is provided for personal recreation.
- b. As conditioned the variance will not be injurious to public welfare or other property in the vicinity in that the appearance of the site will not be altered by the proposed pool.
- c. The proposed variance is in harmony with the intent of the Zoning Ordinance and is consistent with the General Plan and Sutterville Heights Community Plan in that the site is designated for residential purposes.



PARK

SUTTERVILLE

CARLETON TRACT

WISAMAN & WULF S.M.T.
ALVINA
VISTA
WESMEAD
No 3
MEAD TRACT
FRANCIS CT
No 2
BABI CH TRACT
ARGAIL WY
BABI CH TRACT
MEER WY
SUTTERVILLE HEIGHTS
MOODY TRACT
WISAMAN & WULF SUTTERVILLE HEIGHTS TRACT
SHERWOOD SHERWOOD MEAD
SHERWOOD HEIGHTS
MEAD

BLVD
15 TH
16 TH
20 TH
LOTUS
22ND
ADDN W. B. F. No 3
MEER
EGAN WY
STAGGS WY
ADDN No 2
COLLEGE TRACT
LARSON WY
HOLL

WENTWORTH AV
TRACT
MONTE
POTRERO
MICHELE
JENNYWOOD
LINTON PIKE WY
AV VISTA

STACIA WY
SHIELAH WY
HOLLYWOOD UNIT
VIRGINIA WY
HELEN WY
JOAQUIN WY
HARLE WY
JOAQUIN MILLER JR. HIGH SCHOOL
HOLLYWOOD PARK SCHOOL
ST. ROBERT'S SCHOOL

SUTTERVILLE SCHOOL
FREEPORT HILLARD ST
ESTATES
HARIAN
FREEPORT WY
TERRACE
ARICA WY
OPPER AV

ALMA
OREGON DR
ROSTA WY
SALVATOR WY
HELEN WY
VIRGINIA WY
HARLE WY
CARMEN WY
HOOKE
SUTTERVILLE

SUBJECT SITE

085-132

June 9, 1985

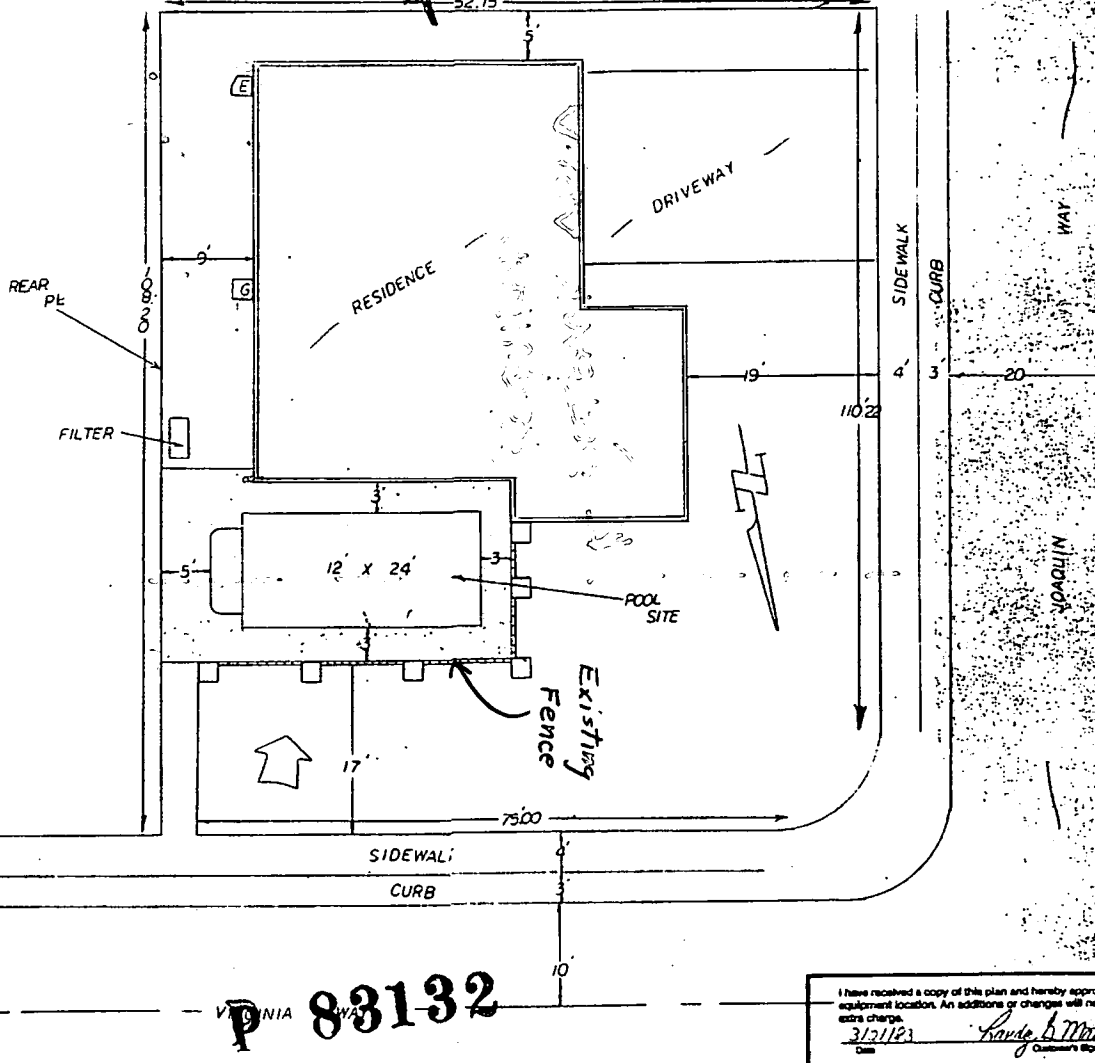
Item 30

000484

9140 JACKSON ROAD
SACRAMENTO, CA 95826

POLLY POOLS

CONT. LIC. NO. 308258-C53
PHONE 362-9218



GENERAL SPECIFICATIONS

Pool Area 264 Depth 3' to 6'
 Length 24 Width 12 Per. 70
 Capacity 7,500 Shape RECTANGLE
 Liner Design CLOUD BLUE
 Filter STA-RITE Size 15 Rate SAFT
 Pump STA-RITE Size 3/4 Rate HP
 Turnover Time 2 HRS
 Wall Structure Treated Wood YES

EXCAVATION

Access Width 6' Walkout 50'
 Concrete Removal NO Sewer —
 Pre Grade GRASS
 Easements —
 Tree Removal NO No — Size —
 Ramp Side SHALLOW
 Fence Removal NO Replace NO
 Extra —

PLUMBING

P.V.C. Schedule 1" 1 1/2" W"
 Skimmer Location DEEP
 Return Location DEEP
 Anti-Gyphon Valve YES
 Gas Line Footage —
 Pool Cleaner Plumbing YES 1 1/2"
 Extra —

ELECTRICAL

Time Clock(s) YES-1
 Sub — Panel Change —
 U.W. Light 400 WATT LIGHT
 Overhead Electrical NO
 Switch Locations PAD
 G.F.I. PAD
 Electrical Run (Panel to equip.) 75'
 Extra —

DECKING

Deck Area — Type SALT FINISH
 Deck Color — Expansion BLACK
 Cantilever — Steps —
 Piers — Footings —
 Decodrain AS NEEDED
 Extra —

REROUTES

Overhead Wires —
 Underground Electric —
 Water Lines —
 Gas Lines AS PER P.G. & E WORK ORDER
 Sewer Lines —
 Sprinkler System SEE SALEMAN FOR
 Extra CAPPING WATER LINES

P 83132

I have received a copy of this plan and hereby approve pool and equipment location. An addition or changes will necessitate an extra charge.
 Date 3/2/1985
 Signature Randy A. Matulich
 Customer's Signature

DESIGNED FOR
Randy & Cheryl Matulich
 Address 4921 JOAQUIN WAY
 City SACRAMENTO Zip Code —
 Home Phone 451-9354 Business Phone —
 Nearest Cross Street —
 Salesman CRSE License No. AA15680
 Lot No. — Tract No. — Map No. —
 MAP # 54-A-5
 PARCEL # 018-164-0100

OWNER

- Pool area to be fenced per county or city ordinance, gates to be self-closing and self-latching prior to filling the pool with water.
- Do not turn pool light on before pool is filled with water.
- Do not turn off fill water or vacuum before water level is to return lines.
- Do not swim in pool for 48 hours after pool has been filled with water.
- Keep animals contained during construction of swimming pool.
- It shall be the owner's responsibility to notify the dealer prior to any pool draining to determine if it can be drained without damage.

NOTES
 SCALE 1/4" = 1' APPROX.

- 8' FIBERGLASS UNIVERSAL STEPS
- P.G. & E TO REROUTE GAS LINE SERVICE AROUND POOL SITE
- BECK WALL TO BE REMOVED & REPAIRED BY HOMEOWNER
- BACK PLANTERS TO BE REMOVED BY BUILDER

ACCESSORIES

Diving Board — Pool Cleaner STANDY
 Ladder YES-1 Side — Curve —
 Heater — Size — Type —
 Solar SOLAR PANELS No. of panels —
 Solar Blanket — Chlorinator —
 Rope Anchors — Type Spa —

LEGEND:

Beam
 Ledge
 Pool
 Filter
 Light
 Pool Cleaner
 Panel
 Chlorinator
 All Sides
 Beam
 Ledge
 Pool
 Filter
 Light
 Pool Cleaner
 Panel
 Chlorinator
 All Sides



FOR CONTINUATION SEE MAP 53

FOR CONTINUATION SEE MAP 57

KEY # 1

SUBJECT PROPERTY SITE

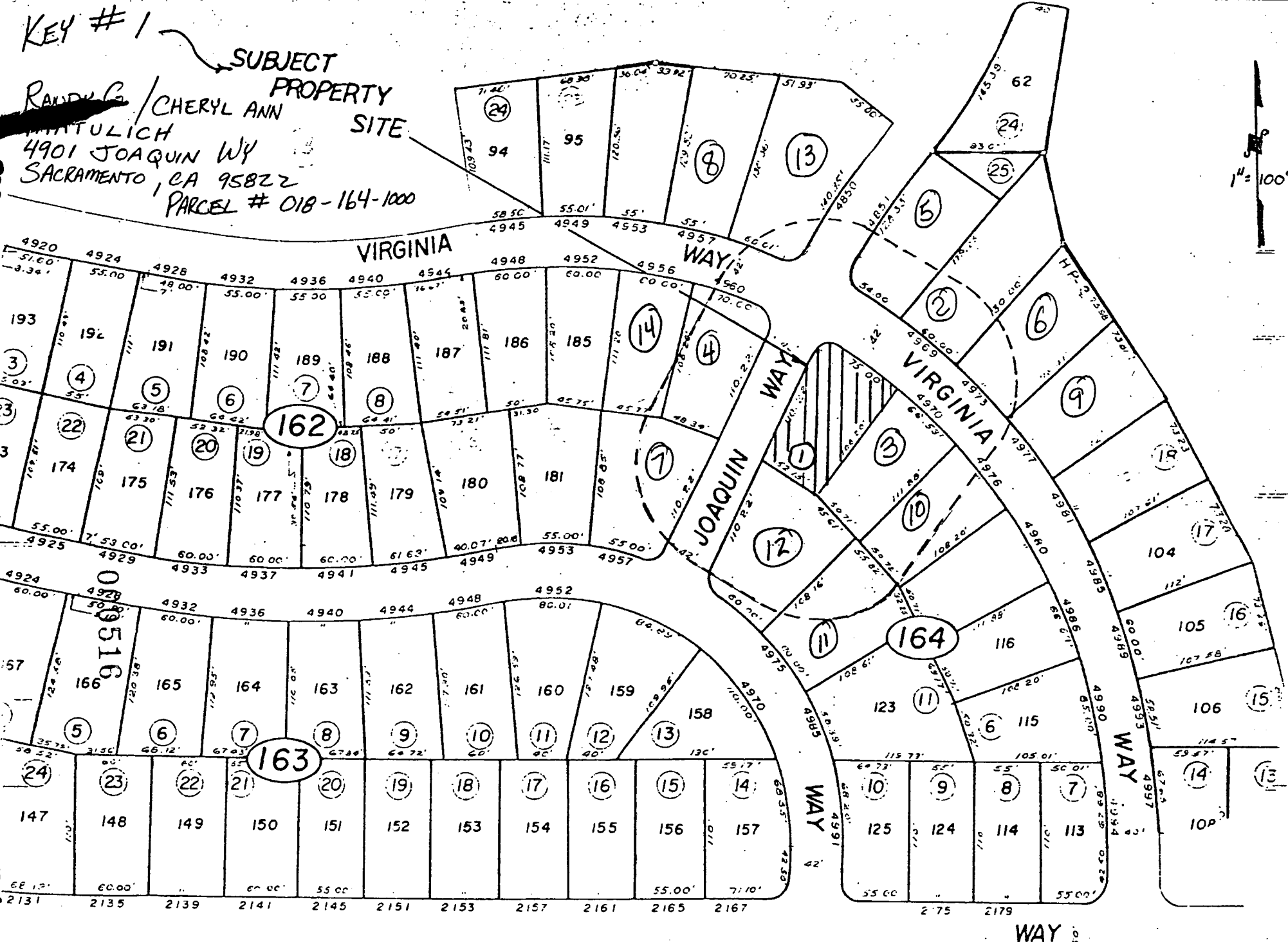
RAUDY G. / CHERYL ANN
MANTULICH
4901 JOAQUIN WY
SACRAMENTO, CA 95822
PARCEL # 018-164-1000

1" = 100'

003-132

June 9, 1983

Item 30



19