

CITY PLANNING COMMISSION

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

APPLICANT Alfred Hill (Trustee), 2760 Riverside Boulevard, Sacto., CA		
OWNER New Hope Baptist Church, 3700-32nd Street, Sacramento, CA 95820		
PLANS BY _____		
FILING DATE 5-12-82	50 DAY CPC ACTION DATE _____	REPORT BY: GM:bw
NEGATIVE DEC. _____	EIR _____	ASSESSOR'S PCL. NO. 020-014-28

APPLICATION: Request for Planning Director's Variance (P82-124) to install a six-foot high ornamental wrought-iron fence with gates in the street side yard setback area.

LOCATION: 3700-32nd Street

PROJECT INFORMATION:

1965 Fruitridge Community
 Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Baptist Church

Surrounding Land Use & Zoning:

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

STAFF EVALUATION

1. The applicant proposes to install a six-foot high decorative wrought-iron fence for 290 lineal feet along the east property line of the subject site. The fence includes two driveway gates, two pedestrian gates and a section of masonry wall containing the church name. The purpose of the fence is to control access to the church property in order to deter vandalism and other illegal activities.

Based upon the hardship conditions the church is experiencing, staff has no objection to the variance request. The decorative fence as proposed will be compatible with the church and surrounding residences.

2. Staff requests that the applicant set back the gate proposed for the northernmost driveway (inbound driveway) a minimum of 20 feet to allow for adequate auto stacking at the driveway entrance.

STAFF RECOMMENDATION: Staff recommends approval of the variance based on the condition and Findings of Fact which follow.

Condition

The northernmost driveway gate shall be set back a minimum of 20 feet from the property line.

001685

Findings of Fact

1. The project is not a special privilege extended to one individual property owner in that fence variances are granted in cases where the applicant proposes to improve security in order to deter crime and vandalism.
2. The granting of the variance would not be injurious to the public welfare nor to property in the vicinity of the applicant in that driveway gates shall be set back a minimum of 20 feet from the property line to allow adequate auto stacking distance from the street.
3. The proposal is consistent with the 1974 City General Plan which states, "Preserve established residential areas from deteriorating influences."

REPORT PREPARED BY:

Gene Masuda

Gene Masuda, Associate Planner

RECOMMENDATION APPROVED:

Marty Van Duyn

Marty Van Duyn, Planning
Director

MVD:GM:bw

Attachments

001686

CITY PLANNING DEPARTMENT

PLANNING DEPARTMENT - Variance

SUBJECT: Planning Director's Variance to waive four feet of the 15-foot rear yard setback requirement in order to construct a 175 square foot attached room addition to a single family dwelling

LOCATION: 8712 Fallbrook Way

PROJECT INFORMATION

General Plan Designation:	Residential
Community Plan Designation:	Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family

Surrounding Land Use and Coning:

North:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1

Parking Required: 1	Parking Provided: 1
Ratio Provided: 1:1	Ratio Required: 1:1
Property Dimensions: 57' x 100'	Area: 5,700 sq. feet
Square footage of building:	170 sq. feet
Significant Features of Site:	Existing home setback 28 feet from the front property line
Street Improvements:	Provided
Existing Utilities:	Provided

STAFF EVALUATION

The Applicant wishes to construct an attached room addition to his home. The addition will be 175 square feet in size and extend four feet into the rear yard setback. After investigation of the site, staff found the entire rear yard enclosed by a fence. Heavy landscaping exists immediately south and east of the proposed addition. Staff had the opportunity to talk with one of the applicant's neighbors from across the street and found that he had no objections with the room addition. Plan elevations indicate that the addition will be lower in height than the existing house.

002794

STAFF RECOMMENDATION

Staff recommends approval of the Planning Director's Variance subject to the following condition and findings of fact:

Condition

The room addition will be constructed as per the site plan submitted with the application.

Findings of Fact

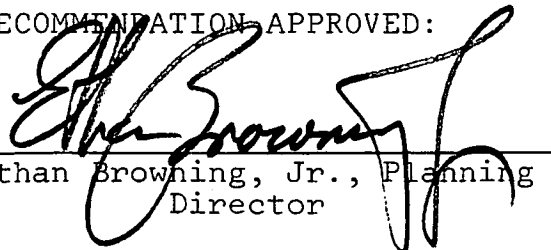
1. The Variance will not be granting a special privilege in that given similar circumstances the same variance would be appropriate for any property owner facing similar conditions.
2. The Variance is not granting a use prohibited by the Zoning Ordinance.
3. The Variance for the addition will not be injurious to the public welfare or adjoining property in that:
 - a. the addition will not visually intrude into the neighboring property or adversely reduce needed space for air and light.
4. The addition will be consistent with the General Plan to encourage the improvement of property and deter the intrusion of incompatible uses into a residential area.

Respectfully submitted,



Gary Ziegenfuss
Assistant Planner

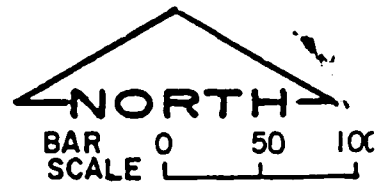
RECOMMENDATION APPROVED:



Ethan Browning, Jr., Planning
Director

EBj:GZ:bw

8th St.
Co. Assessor's Office



NAME

--	--	--	--	--	--

--	--	--	--

STREET NAME

				6	2

NAME

--	--	--	--

STREET

				5	SUBJECT SITE

--	--	--	--

STREET

					4

NAME

--	--	--	--

STREET

--	--	--	--

--	--	--	--

001689

P 82124

PDV 6/81



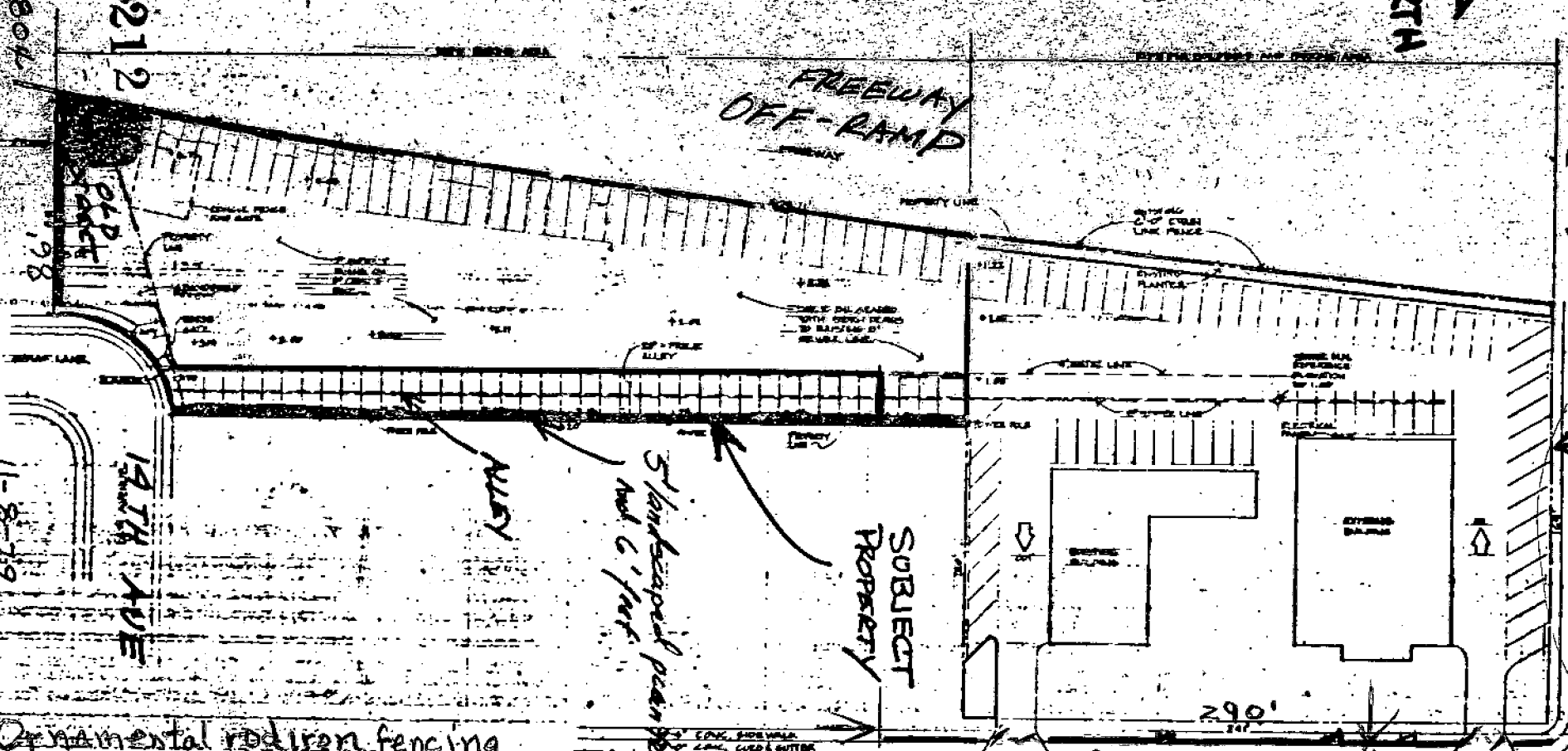
P. 8800
P. 8212
001690

FREEWAY
OFF-RAMP

Existing
cyclone fence
(State)

EXHIBIT
B

127th AVE



Ornamental rod iron fencing
290' of fence

- 1) 22' Drive Way Gate's
- 2) 24' " " " "
- 3) 7' Walk Way Gate's
with locks + keys + handles
- 4) 6' High Railings + Gates
with sign material as shown

32nd ST.

1241'
set back 6'

PROPOSED
FENCE

SETBACK GATE
A MINIMUM OF
20 FEET

NEW HOPE BAPTIST CHURCH
PROPOSED PARKING LOT

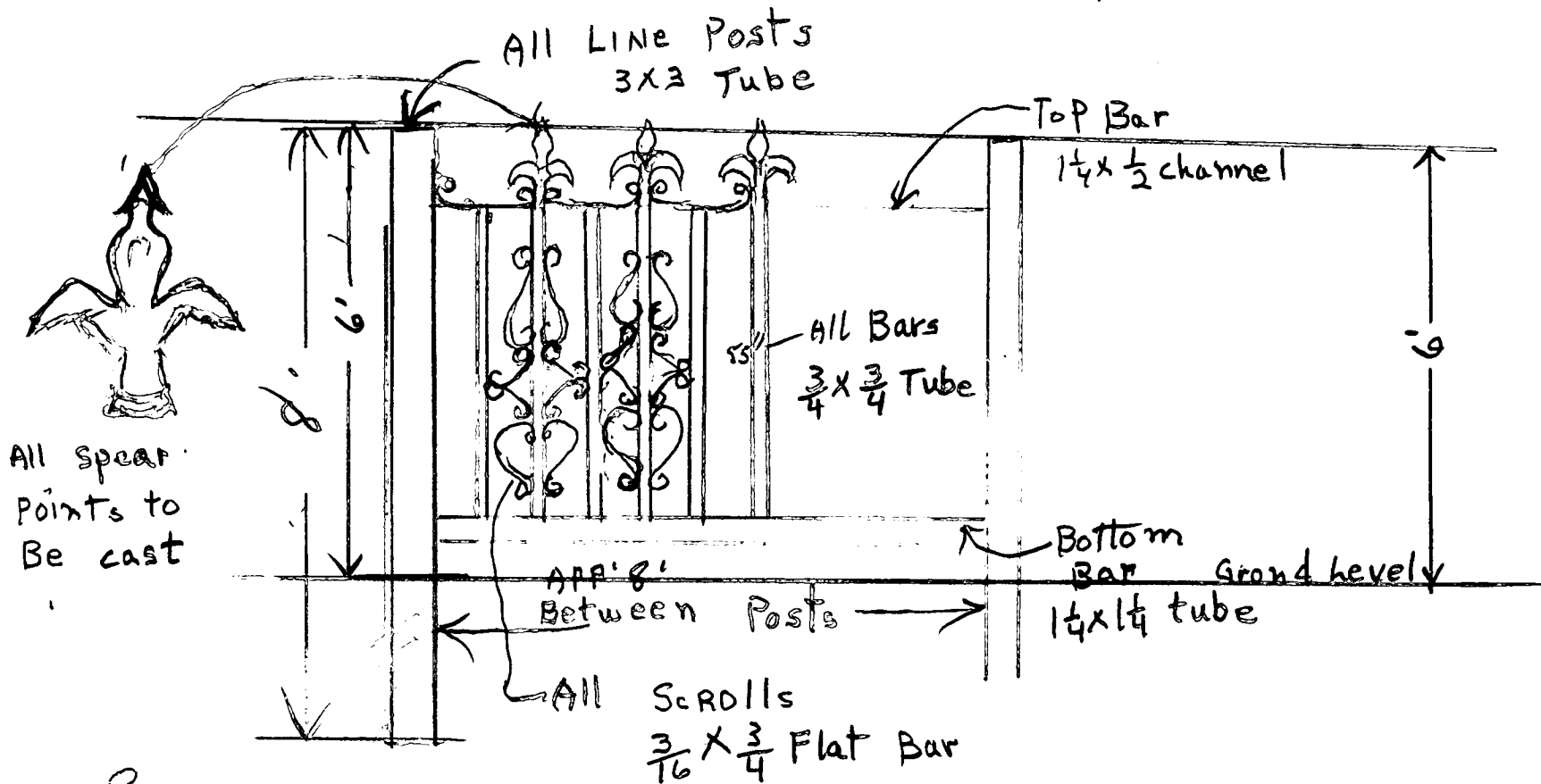
WILLIAM ALEXANDER RICE ARCHITECT

100 PLYMOUTH ST. SEASIDE, CALIF. 92083

P 82124

Description

All Ornamental rod iron fence with gates and locks will completely enclose the church property.



169100