

PLANNING DEPARTMENT - Variance

SUBJECT: Planning Director's Variance to waive the required six-foot solid wall in conjunction with the development of a covered patio at the Stanford Settlement (APN: 274-131-06) P-9199

LOCATION: 450 El Camino Avenue

PROJECT INFORMATION:

General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential; 4-2 un/ac-7 un/average  
Existing Zoning of Site: R-2A  
Existing Land Use of Site: Senior Citizen Center  
Surrounding Land Use and Zoning:

North: Single Family; R-2A  
South: Single Family; R-2A  
East: Single Family; R-2A  
West: Single Family; R-2A

Property Dimensions: 142' x 133'

STAFF EVALUATION: The variance request concerns approximately 200 lineal feet of fencing located on the southwest portion of the subject site. A six-foot chainlink fence currently provides fencing protection along this property line. The adjacent properties are zoned Garden Apartment, R-2B and currently developed with older single-family residences. These adjacent structures either back or side onto the subject site.

Staff supports the applicant's request for the following reasons:

1. The proposed senior citizen expansion is a low-intensity type use necessary to the well being of the community. As such, staff finds that the chainlink fencing, subject to conditions which follow, will provide adequate buffering between these two uses.
2. The applicant has indicated that this fencing will be heavily planted with ivy plantings and well maintained. Given a reasonable amount of time, staff finds that this landscaping will provide a barrier which satisfies, in this particular case, the requirements of the Zoning Ordinance in respect to fencing.
3. A previous special permit (P-8521) required the applicant to develop the subject site with the parking spaces and landscaping areas as shown on Exhibit "A". It is doubtful that the applicant could construct the required parking and landscaping areas and still construct the required block wall and the necessary footings. In this respect the applicant will not be able to comply with the Planning Commission special permit conditions and still construct the required fence.

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STAFF RECOMMENDATION: Staff recommends approval of the Planning Director's variance subject to conditions and based upon findings of fact which follow:

Conditions

- a. The applicant shall intensely landscape the chainlink fence with a fast growing vine plant;
- b. Staff shall inspect the fence and the landscaping prior to issuance of occupancy permits and within one year after the site is occupied.

The required landscaping shall be well maintained at all times.

Findings of Fact

- a. The variance as conditioned, does not constitute a special privilege in that a practical hardship has been demonstrated for the applicant to comply with the requirements of both the Planning Commission and the Zoning Ordinance as it pertains to fencing requirements.
- b. As conditioned, the variance is not injurious to public welfare or to property in the vicinity of the applicant because a landscaped buffer and fence have been provided between the subject site and adjacent uses.
- c. The variance is in harmony with the intent of the General Plan in that the use of the subject site as a senior citizen complex and its related uses does not represent an intrusion of an incompatible use into a residential area.

REPORT PREPARED BY:

  
Tom Miller, Assistant Planner

RECOMMENDATION APPROVED:

  
Marty Van Duyn, Planning Director

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