

CITY PLANNING COMMISSION

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

| | | | |
|---------------|--|------------------------|------------------|
| APPLICANT | Earl J. Martin, 2232 Florin Road, Sacramento, CA 95822 | | |
| OWNER | Earl J. Martin, 2232 Florin Road, Sacramento, CA 95822 | | |
| PLANS BY | Earl J. Martin, 2232 Florin Road, Sacramento, CA 95822 | | |
| FILING DATE | 5-14-82 | 50 DAY CPC ACTION DATE | REPORT BY: SC:bw |
| NEGATIVE DEC. | EIR | ASSESSOR'S PCL. NO. | 047-061-30 |

LOCATION: 2232 Florin Road

PROPOSAL: Planning Director's Variance to allow the erection of a cyclone fence over three feet in height in the front yard setback area.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Meadowview Community Plan
Designation: 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

Property Dimensions: 109' x 61'
Property Area: 6,649 square feet
Square Footage of Building: 1,000
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION.- STAFF EVALUATION

The subject site is located on a frontage street on the south side of Florin Road. A sound and visual barrier of Oleanders is located along the frontage road opposite the site. This property is also located in an area that has experienced a high incidence of crime. Since the front of this site is isolated by the planted barrier, and due to the propensity for crime in this area, the applicant is requesting a variance to construct a cyclone fence over three feet in height in the front setback area for security purposes. The applicant indicated the request was prompted by a recent theft on this property.

It is believed by staff that the need for security in high crime areas is of foremost importance and therefore has no objection to the variance request.

The applicant has indicated that the fence height should be at least five or six feet for security purposes. Staff believes a five-foot fence will provide the necessary deterrent against crime and would lessen somewhat the impact of this type of fence on the neighborhood.

001714

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

RECOMMENDATION

It is recommended that the variance request be approved, subject to conditions and based on Findings of Fact which follow.

Conditions

1. The cyclone fence shall not exceed five feet in height, and;
2. The fence shall be set back three feet from the front yard property line. This three-foot area shall be landscaped with low shrubs. (As shown on Exhibit "A").

Findings of Fact

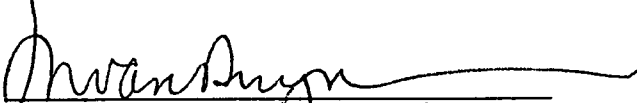
1. The variance to allow the erection of a five-foot high security fence in the front setback area does not constitute a special privilege extended to one property owner in that the property is located in an area of high crime, and security needs in such areas is of foremost importance.
2. The request does not constitute a disservice to public welfare in that the fence is being constructed for security purposes and should deter crime in an area where crime is prevalent.

REPORT PREPARED BY:



Sharon Caudle, Assistant
Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning
Director

MVD:SC:bw

Attachments

P82-125

001715

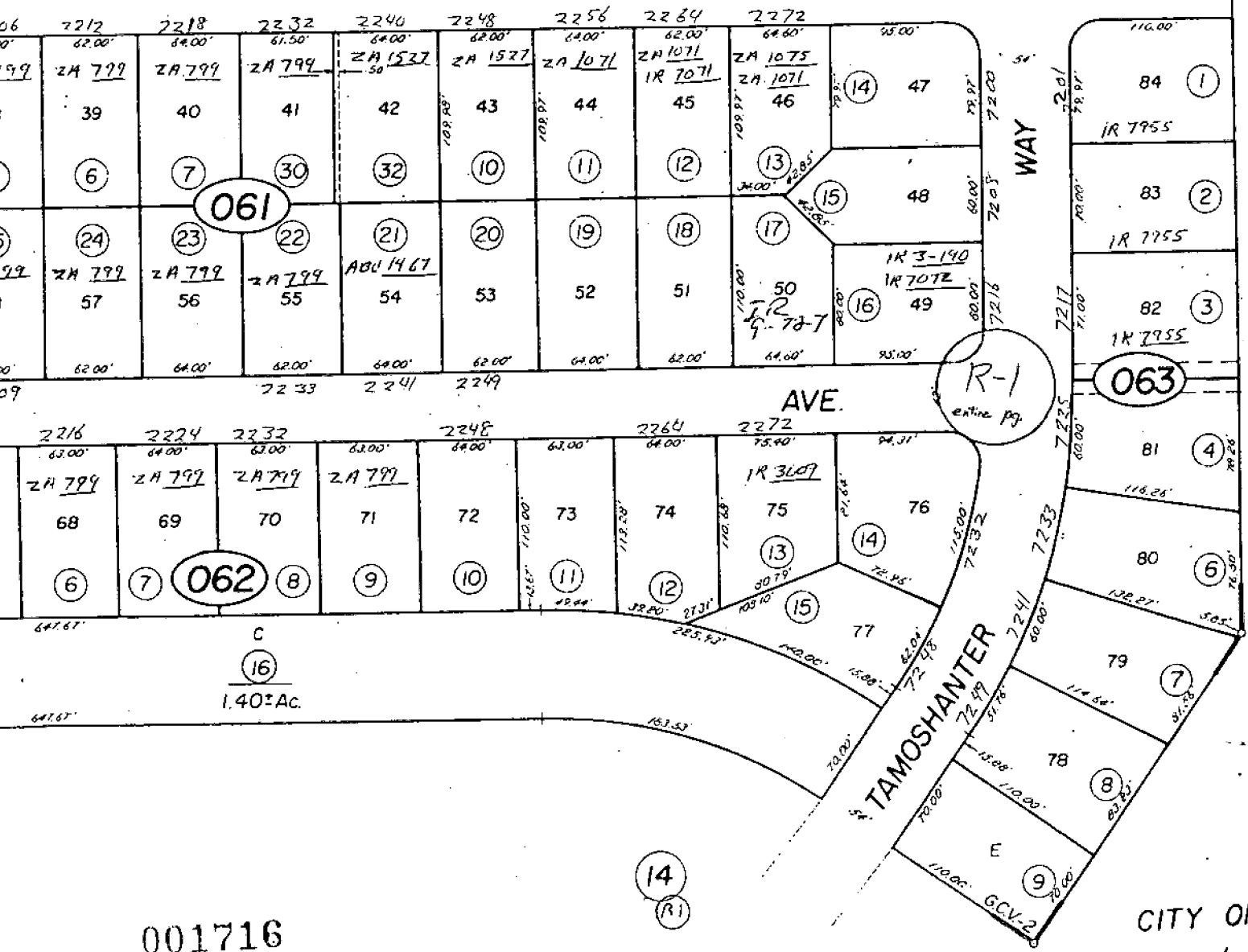
047-del-30

Bk. 35

TAMOSHANTER WAY

RD.

GCV-2



001716

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CITY OF SA
Assessor's Map
County of Sac

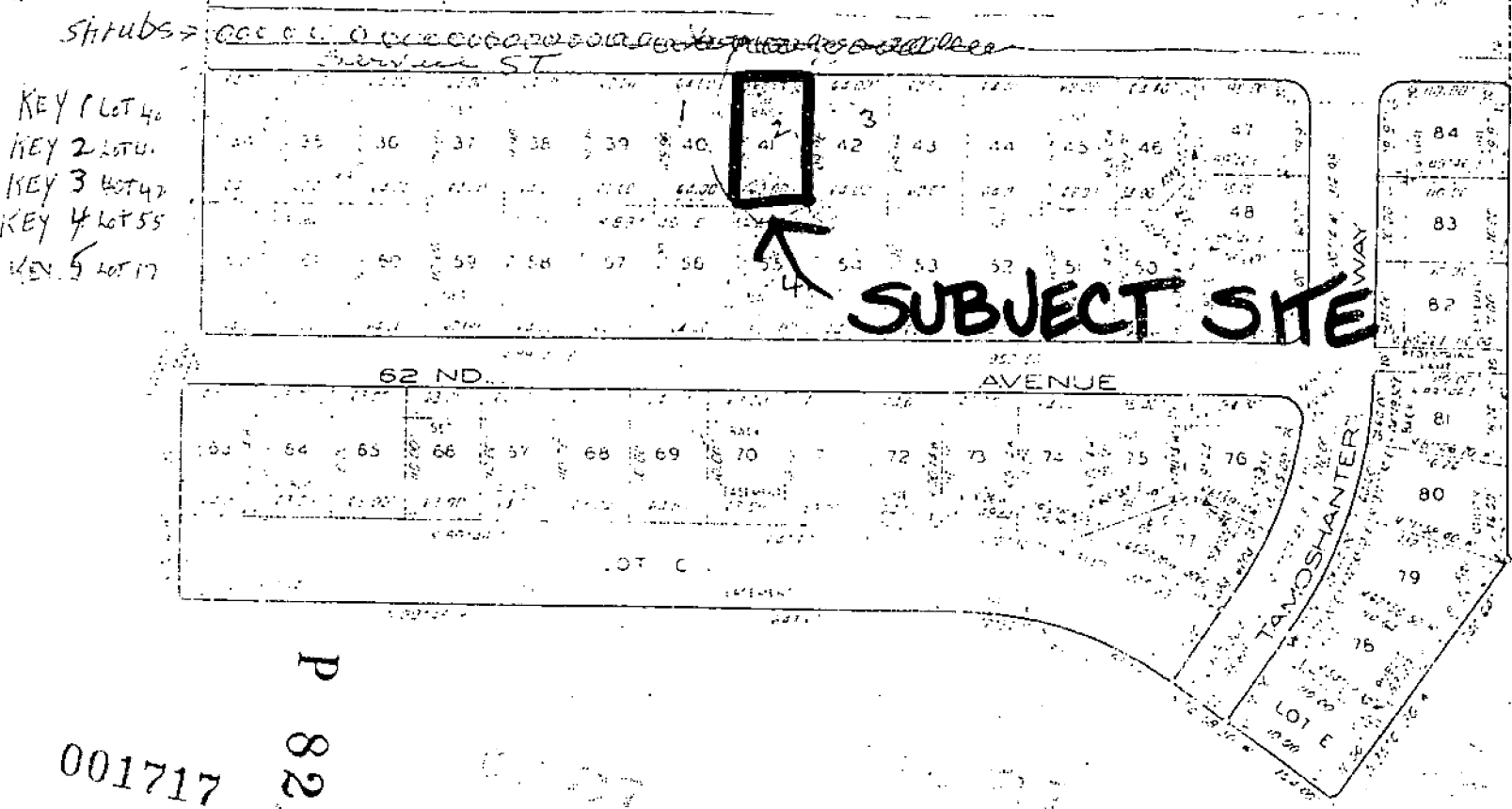
PLAT OF GOLF COURSE VILLAGE UNIT NO. 2

CITY OF SACRAMENTO, CALIFORNIA

SEPTEMBER 1954 SCALE 1 INCH = 100 FEET

LOT 17
 J. SPINK, ENGINEER

SHUBS
 SHUBS
 FLOORIN ROAD



- KEY 1 LOT 40
- KEY 2 LOT 41
- KEY 3 LOT 42
- KEY 4 LOT 55
- KEY 5 LOT 17

P
 001717
 82125

PREPARED FROM RECORDED PLAT
 CAPITAL CITY TITLE CO
 801 J STREET
 3212 K STREET, OFFICE 2442 FULTON AVENUE, OFFICE
 SACRAMENTO, CALIF

P82-125

South
BACK YARD

EAST
←

6' Wood Fence

HOUSE
LOT 4'

GARAGE

6' Wood Fence

WEST
→

Gate

PROPOSED
CHAIN LINK FENCE
APPROX 100 FT
EXCLUDING gate.

Chain Link Fence

Gate 26'

LAWN

DRIVE WAY

40'

16'

tree

Fire Plug

Gate

Proposed Chain Link
Present fence 3' wood

P 851 25

SERVICE ST of Florin Rd

001718

North
↑

FLORIN Rd

SHRUBS

SHRUBS

Roller Gate

WOODS

WOODS

PLAT OF GOLF COURSE VILLAGE UNIT NO. 2

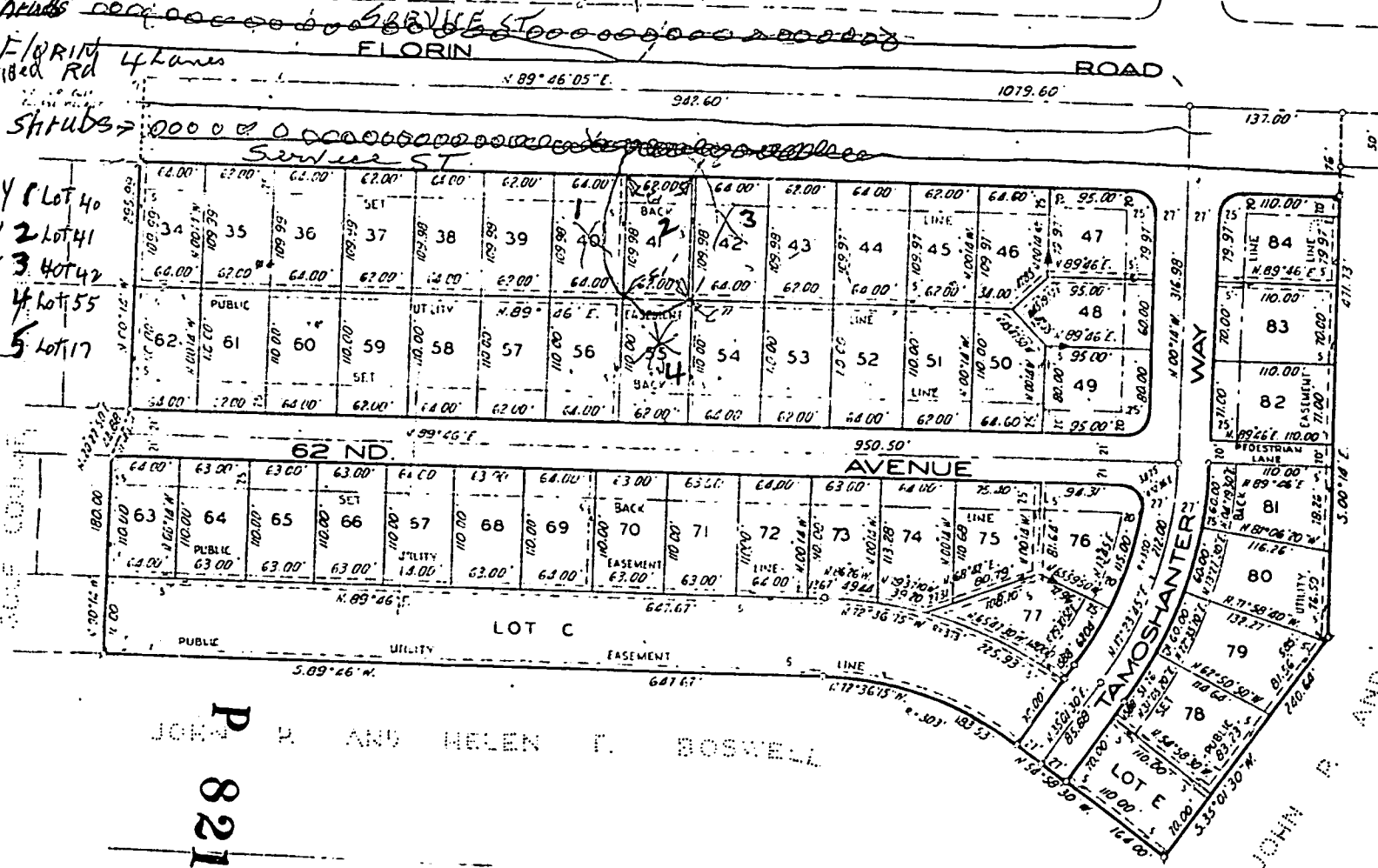
CITY OF SACRAMENTO, CALIFORNIA

SEPTEMBER 1954 SCALE: 1 INCH = 100 FEET

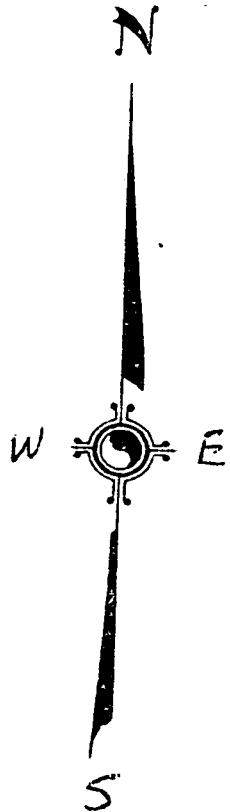
JOSEPH E. SPINK, ENGINEER

SHRUBS
SHRUBS
FLORIN
Divided Rd
SHRUBS

KEY 1 LOT 40
KEY 2 LOT 41
KEY 3 LOT 42
KEY 4 LOT 55
KEY 5 LOT 17



HELEN T. BOSWELL



JOHN P. AND HELEN T. BOSWELL

P 82125

PREPARED FROM RECORDED PLAT
 CAPITAL CITY TITLE CO
 801 J STREET
 2212 K STREET, OFFICE 2442 FULTON AVENUE, OFFICE
 SACRAMENTO, CALIF.

001719

LEGEND:
 SET BACK LINE
 PUBLIC UTILITY EASEMENT LINE
 GUY WIREPANS ANCHORAGE EASEMENT
 1/2" IRON PIPE MONUMENT STAMPED R.E. 2675