



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

927 TENTH STREET
SUITE 300

SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

December 8, 1982

PLANNING DEPARTMENT - Variance

APPLICANT: Lilia Cielo

SUBJECT: The applicant is requesting a Planning Director's Variance to erect a fence four feet in height in the front yard setback area for the purpose of providing additional security. (P82-231)

LOCATION: 7551 Twilight Drive (APN: 049-125-03)

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

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

BACKGROUND INFORMATION: The applicant originally submitted a variance to locate a five or six foot fence in the front yard setback area for the purpose of providing security. The neighbors have objected to this proposal and the applicant subsequently modified this request by limiting the height of the fence to four feet.

According to the proposal, the main purpose of the fence is to protect the applicant's automobiles from theft and destruction. In an effort to minimize any possible adverse effect of this fence on the surrounding neighborhood, staff recommends the fenced area be limited to the driveway, and on-site parking space as shown in Exhibit A. This fence plan should meet the needs of the applicant for providing security while minimizing the fenced area. Staff additionally recommends that the curved portion of the fence, which is facing the street, be landscaped with low shrubbery.

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 with conditions and based upon the following Findings of Fact:

Conditions:

1. The fence shall not exceed four feet in height and shall be limited to the driveway area as shown on Exhibit A.

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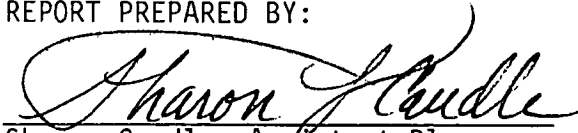
P-82231

2. The curved portion of the fence that faces the street shall be landscaped with low shubbery. Plans for the fence and landscaping shall be submitted to Planning for review and approval.

Findings of Fact

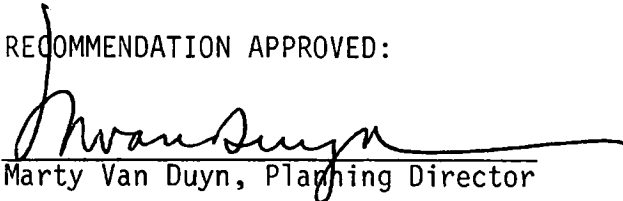
1. The variance is not a special privilege extended to one property owner in that variances for fences located in front yard setback areas have been granted to other applicants for security purposes in areas experiencing crime.
2. Granting this variance will not be injurious to the surrounding properties in that the fence will not exceed four feet as conditioned, and the fenced area will be limited to the driveway.

REPORT PREPARED BY:



Sharon Caudle, Assistant Planner

RECOMMENDATION APPROVED:



Marty Van Duyn, Planning Director

SC:bw

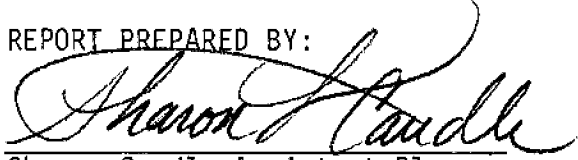
Attachments

P82-231

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2. The proposed project is not consistent with the General Plan policy to:
"Preserve established residential areas from deteriorating influences."

REPORT PREPARED BY:



Sharon Caudle Assistant Planner

RECOMMENDATION APPROVED:

Marty Van Duyn, Planning
Director

SC:bw

