

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday December 21, 1993, the Zoning Administrator approved with conditions a variance to allow a four foot fence in the front setback for the project known as Z93-102. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator's Variance to exceed the three foot fence height limit in the front setback by allowing a six foot chain link fence along the property lines for a single family residence on 0.15± developed acres in the Standard Single Family (R-1) zone.

Location: 672 Alamos Avenue

Assessor's Parcel Number: 263-0103-009

Applicant:	Charles and Bernice Grant 672 Alamos Avenue Sacramento, CA 95815	Property Owner:	Same as Applicant
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General Plan Designation: Low Density Residential (4-15 du/na)

North Sacramento

Community Plan Designation: Residential (4-8 du/na)

Existing Land Use of Site: Single Family Residence

Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:

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

Property Dimensions: 59 feet x 113 feet

Property Area: 0.15± acres

Topography: Flat

Z93-102

DECEMBER 21, 1993

ITEM 3

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Additional Information:

The applicant requested to allow an existing six foot chain link fence located in the front yard setback area to remain. The Zoning Ordinance only allows a six foot high decorative wrought iron fence in the front yard setback area. All other fence types in these areas are limited to three feet in height. The applicant stated the fence is necessary to provide safety due to problems with nearby neighbors. There is also a six foot sliding gate at the driveway entrance. Staff has had no comments on the project from adjacent property owners.

The proposed plans were submitted to the Police Department for their comments on the use of a chain link fence as a deterrent to crime as opposed to the allowed decorative wrought iron fence. The Police Department stated a chain link fence would not stop nor deter the types of incidents reported to the Police. The Police Department believes a wrought iron fence would be more appropriate and also stated that chain link leads to blighted areas and even more crime.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(e) and 15305(a)}.

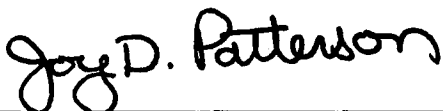
Conditions of Approval

The six foot chain link fence shall be reduced to four feet in the front setback area. The fence shall be reduced to four feet by February 1, 1994.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that an single family residence is allowed in the Standard Single Family (R-1) zone.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:

- a. the proposed fence is compatible in size and style with the adjacent residential properties;
and
 - b. there are other four foot chain link fences in the area.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the subject site as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) respectively.



Joy D. Patterson
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book
Brian Ramsey, Neighborhood Services

EXHIBIT A

HOUSE

672 ALAMOS AVE.
LOT # 71



~~42~~ FT. FENCE
reduce to 48 FT. FENCE

~~6~~ FT. FENCE
reduce to 4 FT. FENCE

37 FT.

58 FT. 10 IN.

reduce to

~~4~~ FT FENCE

SIDE WALK

293 102

ALAMOS AVE.

SIDE WALK

293-102

DECEMBER 21, 1993

ITEM 3

Charles M. DeWitt