

PLANNING DIRECTOR'S VARIANCE

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Polly Pools Stock Corporation, 9140 Jackson Road, Sacramento, CA 95826
OWNER Curd C. Smith, 1497 34th Street, Sacramento, CA 95826
PLANS BY Polly Pools Stock Corporation, 9140 Jackson Road, Sacramento, CA 95826
FILING DATE 9/22/87 **ENVIR. DET.** Exempt 15303(a) **REPORT BY** DTH:sc
ASSESSOR'S-PCL. NO. 007-0295-012

APPLICATION: Planning Director's Variance to allow a swimming pool to be constructed 3'4" from the interior side property line. (P87-419)

LOCATION: 1497 34th Street

PROJECT INFORMATION:

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

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

Property Dimensions: 40' x 80'
Property Area: 3,200+ sq. ft.
Pool Dimensions: 12' x 24'
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: The applicant was issued a building permit in error by the Building Division to construct a 12' x 24' swimming pool in the side yard setback area. Once construction had commenced the field inspector determined that the pool was located within the required five foot side yard setback area. The existing single family residence was constructed with a 3'4" side yard setback and the proposed pool will be constructed with the same established setback.

PROJECT EVALUATION: Staff has the following comments regarding this project:

- A. The subject site consists of a .07+ acre lot on which a single family dwelling is located. The lot is zoned single family (R-1) and is designated for residential uses by the General Plan. Surrounding uses are exclusively single family.
- B. A half-constructed swimming pool is located 3'4" from the interior (side yard) property line. A minimum five foot side yard setback is required, however, the Planning Director may grant a variance from the setback requirements of up to 50 percent provided a hardship exists.

The swimming pool was proposed in the present location due to the pre-existing 3'4" setback of the house and to maintain a maximum six foot separation between the house

and the pool. In addition, since the lot is substandard in size (40' x 80') it would be difficult to construct a pool and comply with all yard setbacks.

- C. The adjacent property owners have been notified of the proposed variance. No objections have been made opposing the request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}).

RECOMMENDATION: Staff recommends the variance be approved subject to conditions and based on the findings of fact which follow:

Conditions

The applicant shall meet the following minimum noise ordinance requirements for the pool equipment pad:

1. Mechanical equipment shall not emit noises which would cause the maximum noise level to exceed:
 - a. 60 dba, one foot inside adjacent properties;
 - b. 55 dba in the center of a neighboring patio;
 - c. 55 dba outside of the neighboring living area nearest the equipment location.

Findings of Fact

1. Granting the variance does not constitute a special privilege extended an individual applicant in that:
 - a. the house has a pre-existing substandard setback and variances have been granted for other lots with pre-existing substandard setbacks;
 - b. the subject lot is substandard in size (40' x 80').
2. Granting the variance does not constitute a use variance in that a swimming pool is allowed in the R-1 zone.
3. Granting the variance will not be injurious to public welfare nor to property in the area in that:
 - a. the lot is compatible with adjoining development; and
 - b. it will not alter the residential character of the neighborhood.

002505

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Ellis and Ellis Signs, 2401 Manning Street, Sacramento, CA 95815				
OWNER	Stoddard, Buehler, Etal, P.O. Box 100, Roseville, CA 95661				
PLANS BY	Ellis and Ellis Signs, 2401 Manning Street, Sacramento, CA 95815				
FILING DATE	9-25-87	ENVIR. DET.	EX 15311(a)	REPORT BY	DTH:sc
ASSESSOR'S-PCL. NO.	266-0031-015				

APPLICATION: Planning Director's Special Permit to construct an apartment identification sign in the Light Density Multiple Family (R-3) zone.

LOCATION: 3181 Howe Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a monument-type apartment project identification sign for an existing apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Medium Density Residential
Existing Zoning of Site: R-3
Existing Land Use of Site: Apartments

Surrounding Land Use and Zoning:

North: Mobile Home Park and Motel; C-2
South: Apartments and Single Family Residential; R-3, R-1
East: Apartments; County
West: Single Family Residential; R-1

Property Dimensions: Irregular
Property Area: 1.65+ acres
Topography: Steep slope
Street Improvements: Existing
Utilities: Existing
Height of Sign: 3'11"
Sign Materials: Redwood face with a concrete block base; beige and green copy

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 1.65+ acre parcel developed with an apartment complex, located in the Light Density Multiple Family (R-3) zone. The site is designated Medium Density Residential by the General Plan. The apartment complex is surrounded by apartments to the east, apartments and single family to the south and west, and a motel and mobile home park to the north.

002604

P87-422

B. Project Description

The applicant proposes to construct a 3'11" high monument sign to identify the existing Timberwalk apartment complex. The sign is to be located at the entrance of the complex which is off of Howe Avenue, south of Auburn Boulevard.

C. Consistency with Sign Regulations

Project identification signs for multi-family complexes are permitted at major entrances to the development and may be placed within the landscaped setback areas at street corner. The height of the sign is not to exceed six feet, and the signs must be located ten feet from the public right-of-way. Twelve square feet of sign area are allowed per sign, and the materials used must complement the design of the main buildings.

The proposed sign is to be located at the major entrance of the complex off of Howe Avenue. The design, colors and materials of the sign complement the main buildings. Staff, therefore, has no objections to the proposed sign.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State Environmental Guidelines (CEQA, Section 15311{a}).

STAFF RECOMMENDATION: Staff recommends approval of the special permit request subject to conditions and based on the findings of fact which follow:

Conditions

1. The applicant shall obtain the necessary sign permits from the City Building Division.
2. The sign shall be setback ten feet from any property line or driveway.
3. The sign shall be no more than six feet in overall height measured from the parking lot, including height of berm under the sign.

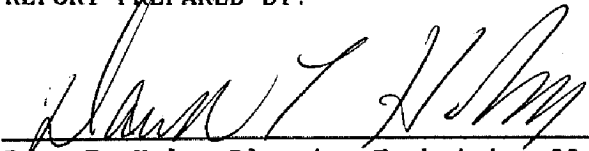
Findings of Fact

1. The proposed project is based on sound principles of land use in that:
the sign conforms with the applicable sign regulations relating to size, height, location, setback, and design.
2. The proposed sign will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance, in that:
 - a. the sign will be adequately setback from the street and will be limited in height so as not to obstruct the visibility of motorists;
 - b. the sign is compatible in design with the apartment complex buildings.

002605

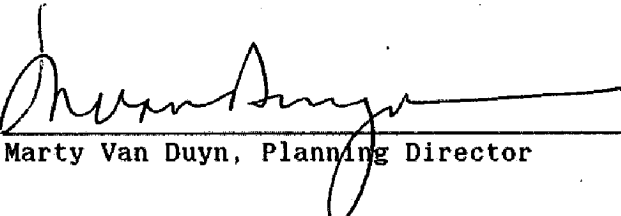
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for apartment use by the General Plan and the proposed apartment complex is consistent with the plan designation.

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

10-27-87
Date

RECOMMENDATION APPROVED:

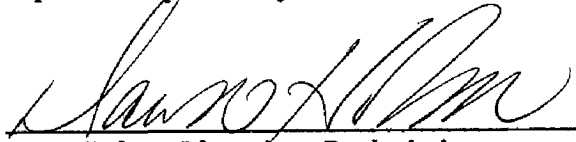

Marty Van Duyn, Planning Director

10-28-87
Date

002606

4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential uses in the 1978 South Natomas Community Plan and the proposed swimming pool conforms with the plan designation.

Report Prepared by:



Dawn Holm, Planning Technician

10-7-87

Date

Approved by:


Marty Van Duyn, Planning Director, Senior Planner

10-7-87

Date

DTH:MVD:sc

9140 JACKSON ROAD
SACRAMENTO, CA 95826

POLLY POOLS



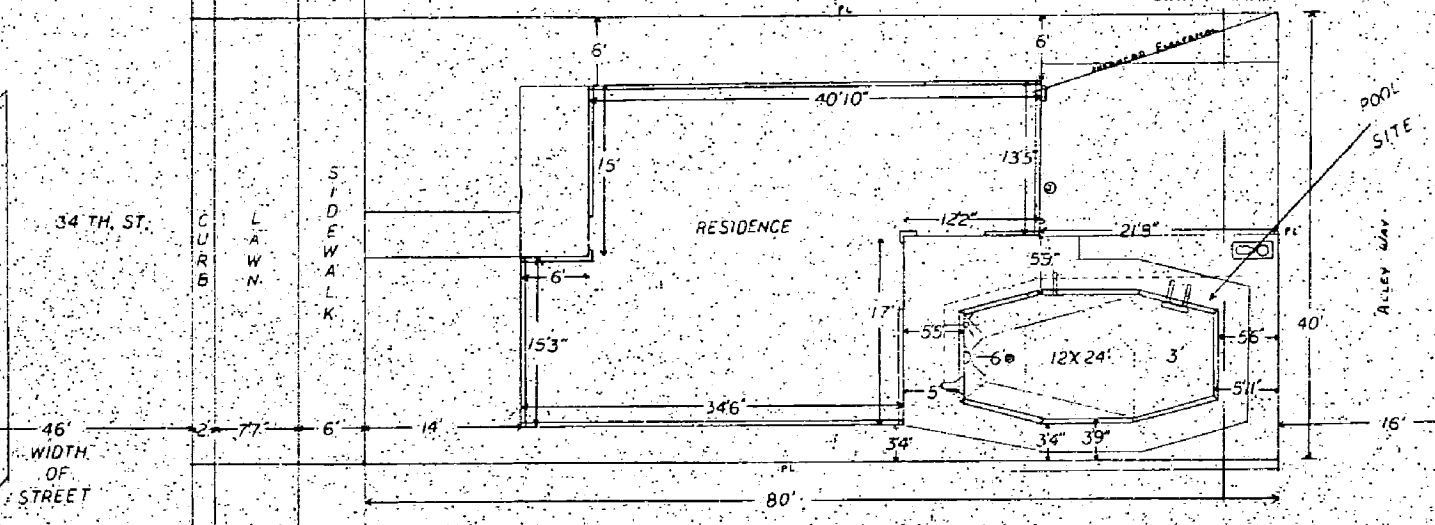
CONT. LIC. NO. 308258-CS3
PHONE 362-9218

SUBJECT SITE

13 (10)	5 (11)	15 (16)	17 (17)	19 (18)	21 (19)	23 (20)	25 (21)
14 (9)	6 (12)	16 (15)	18 (14)	20 (17)	22 (16)	24 (22)	26 (23)
16 (8)	7 (13)	18 (14)	20 (15)	22 (18)	24 (19)	26 (21)	28 (24)
18 (7)	2 (14)	4 (15)	6 (16)	8 (17)	10 (18)	12 (19)	14 (20)
19 (6)	3 (15)	5 (16)	7 (17)	9 (18)	11 (19)	13 (20)	15 (21)
20 (5)	4 (16)	6 (17)	8 (18)	10 (19)	12 (20)	14 (21)	16 (22)
21 (4)	5 (17)	7 (18)	9 (19)	11 (20)	13 (21)	15 (22)	17 (23)
22 (3)	6 (18)	8 (19)	10 (20)	12 (21)	14 (22)	16 (23)	18 (24)
23 (2)	7 (19)	9 (20)	11 (21)	13 (22)	15 (23)	17 (24)	19 (25)
24 (1)	8 (20)	10 (21)	12 (22)	14 (23)	16 (24)	18 (25)	20 (26)

SITE PLAN

002509



GENERAL SPECIFICATIONS

Pool Area 2220' Depth 3' to 6'
 Length 24' Width 12' Per 512x6'
 Capacity 2500 GAL Shape SCANDINAVIAN
 Liner Design CLARE BLUE
 Filter STA RITE Size 2038 Rate 2066M
 Pump STA RITE Size 1/2HP Rate 2066M
 Turnover Time 1 HR. 45 MIN.
 Wall Structure 3/2" Treated Wood YES

EXCAVATION

Access Width 6' Walkout 10'
 Concrete Removal YES Sewer NO
 Pre Grade NO
 Easements 5' PUE BACK
 Tree Removal NO No. --- Size ---
 Ramp Side SHRUBS
 Fence Removal NO Replace NO
 Extra ---

PLUMBING

P.V.C. Schedule 1", 1 1/2", 2"
 Skimmer Location DEEP
 Return Location DEEP
 Anti-Syphon Valve YES
 Gas Line Footage ---
 Pool Cleaner Plumbing PUMP ONLY
 Extra ---

ELECTRICAL

Time Clock(s) ---
 Sub --- Panel Change ---
 U.W. Light YES
 Overhead Electrical YES
 Switch Locations ON FILTER PAD
 G.F.I. IF NEEDED
 Electrical Run (Panel to equip.) 2-1/2 W FT
 Extra Sylvania 100 AMP

DECKING

Deck Area 303' Type Expanded Polystyrene
 Deck Color NATURAL Expansion BLACK
 Cantilever ON PAUL Steps ---
 Piers --- Footings ---
 Gocordin 28.5 LN FT
 Extra 3 1/2" BRON FINISH FOR DRIVEWAY

I have received a copy of this plan and hereby approve pool and equipment location. An additions or changes will necessitate an extra charge.
 Date _____ Customer's Signature _____

DESIGNED FOR

CURD C. SMITH
 Address 1477 34th St
 City SACRAMENTO CA Zip Code 95814
 Home Phone 233-1111 Business Phone 928-5550
 Nearest Cross Street 0 ST
 Salesman TEX CARROLL License No. AA15479
 Lot No. _____ Tract No. _____ Map No. 22CS
 Job No. PARCE 007-438-012

OWNER

- Pool area to be fenced per county or city ordinance, gates to be self-closing and self-latching prior to filling the pool with water.
- Do not turn pool light on before pool is filled with water.
- Do not turn off fill water or vacuum before water level is to return lines.
- Do not swim in pool for 48 hours after pool has been filled with water.
- Keep animals contained during construction of swimming pool.
- It shall be the owner's responsibility to notify the dealer prior to any pool draining to determine if it can be drained without damage.

NOTES

SCALE 1/4" = 1' APPROX.

ACCESSORIES

Diving Board --- Pool Cleaner PUMP ONLY
 Ladder --- Slide --- Curve ---
 Heater --- Size --- Type ---
 Solar --- No. of panels ---
 Solar Blanket YES Chlorinator ---
 Rope Anchors --- Type Spa ---

LEGEND:

Skimmer	Fit Line	Pump	Electric Box
Return Line	Light	Ladder	Gas Meter
Auto Pool Cleaner	J Box	Home BB	

REROUTES

Overhead Wires ---
 Underground Electric ---
 Water Lines BY CUSTOMER
 Gas Lines BY CUSTOMER
 Sewer Lines BY CUSTOMER
 Sprinkler System ---
 Extra ---