



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

### VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: 34 LOT PRD, TTM, DR

Project Location: 6789 STREETER AVENUE

Assessor's Parcel Number (APN): 190-263-030-8

**VARIANCES REQUESTED** – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

SEE ATTACHED

**REQUIRED FINDINGS** – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered “yes” and 3 and 4 “no” to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

SEE ATTACHED

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

SEE ATTACHED

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

SEE ATTACHED

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

SEE ATTACHED

Requested Variance: To allow a 6 foot high decorative masonry wall where a maximum 3 foot high masonry wall is permitted.

Required Findings:

1. The strict application of the Zoning Code does not recognize reverse frontage treatment for PRDs and would limit the reverse frontage wall to 3 feet along the Streeter Avenue frontage. By limiting the wall height to 3 feet, it would expose future residents to high noise levels from traffic of Streeter Avenue, an 88' Arterial, severely limit back yard privacy and result in greatly increased security risks. This would constitute a practical difficulty and unnecessary hardship. Alternately, to provide a 20 foot landscape setback along Streeter Avenue to allow a 6 foot high wall would also result in practical difficulties and unnecessary hardships. The project site is flanked by "side-on treatment with 6 foot high walls at property line. To provide a 20 landscaped setback in this situation would be out of character with the surrounding neighborhood and would become an attractive nuisance. Finally, by requiring a 20 landscape setback in a reverse frontage situation would severely limit available rear yard space for the adjacent lots and limit opportunities for creative use of private open space within the interior of the site, another practical difficult and unnecessary hardship.
2. The project site is zoned R-1-7000, the same as the surrounding area. The surrounding area is characterized by residential development with 6 foot block walls built on the property line, with no intervening landscaping. This condition has become the neighborhood pattern. In fact, a conventional subdivision on this property would be allowed to continue this pattern. Since this in-fill project proposes a Planned Residential Development rather than a conventional subdivision, a 20 foot setback is required. This would be totally out of character with the surrounding residential neighborhood, which constitutes a special circumstance that does not apply elsewhere in this general area.
3. No, to the contrary. As proposed, a 6 foot high decorative masonry wall will be constructed behind a 10 foot landscaped setback. The proposed wall will afford privacy and sound protection for the adjoining residential lots. Furthermore, the 10' landscaped setback and decorative masonry wall will allow for sufficient landscaping and design aesthetic to create a warm, softening effect between the public and private realm without being totally out of character with the pre-existing development pattern along Streeter.
4. Not at all. The variance actually supports GP policies by protecting residents from noise impacts along Streeter Avenue and creating a strong urban design consistent with neighborhood patterns.