

Aug 27, 2021

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### Project Description

The fencing proposed below is to replace aging and failing fences that were of roughly the same type and height as those proposed below.

The home at 5022 Boulder Lane is situated on a roughly rectangular lot. The backyard area is approximately 99'x95'. The homes on the South side of Boulder Lane are built on lots that gradually slope from east to west. The neighboring property, located at 5026 Boulder Lane is at slightly higher elevation than the subject property located at 5022. Likewise, the home at 5018 Boulder Lane is at a slightly lower elevation than the subject property at 5022. The property located behind the 5022 property, 5099 Newanga, is at a significantly higher elevation than 5022. See Site Plan – Attachment D1 and the aerial view of the Boulder Lane properties to be fenced – Attachment D2.

As each property in the development is at a different elevation, fencing in such a manner as to preserve privacy for all residents requires fencing of varying heights above the standard. The proposed fences are consistent with others above the City's standard fence height as noted in neighborhood properties on Boulder Lane, see Attachment E-1 and E-2. Due to the hilly and rocky nature of the neighborhood, and consistent with the look and feel of the pre-existing fences and others in the neighborhood, the plan below is proposed.

The proposed fence between 5022 and 5018, labelled Fence A on attached images will be a 7' board fence with 1' of lattice. See Attachment A-1.

The proposed fence between 5022 Boulder and 5099 Newanga will be taller to account for the significantly higher elevation of the 5099 property. The difference in elevation can be observed in Attachment B-1. As a point of reference, the 7' ladder in B-1 is at yard level in the subject property at 5022. To preserve privacy between these two properties the proposed fence will be 7' board fence with 3' of lattice. Attachment B-2 illustrates the placement of the 5099 Newanga driveway, garage and house, well above the 5022 Boulder property with clear visibility into the 5022 backyard. The owner of 5099 Newanga and the owner of 5022 Boulder have agreed that the taller fence is necessary and mutually advantageous in terms of providing privacy for both residences.

The proposed fence between 5026 Boulder and 5022 will include a section of retaining wall, ranging from 1-2 feet as visible in Attachment C-1. Previously the soil at 5026 was built up against the fence (approximately 9-12") which seems to have contributed to the failure of the original fence. The fence proposed in this section will be a 6' board fence with 1' of lattice built along the retaining wall for part of the span and then sloping up at the ground level toward the back of the property as visible in Attachment C-1. The fence shared with 5026 Boulder is in keeping with height of the fence separating the front and back yards and entryway fencing of the 5026 Boulder property as visible in Attachment C-2 and C-3.

Fences will be built along the property lines between the properties with neighbors having agreed to share in construction of the shared fences.

City of Santa Rosa  
Planning & Economic  
Development Department  
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A-1 - fence between 5022 + 5018 Boulder Lane - 7' board + 1' lattice



B

B-1 - Elevation difference between 5822 Boulder + 5099 Nasanga

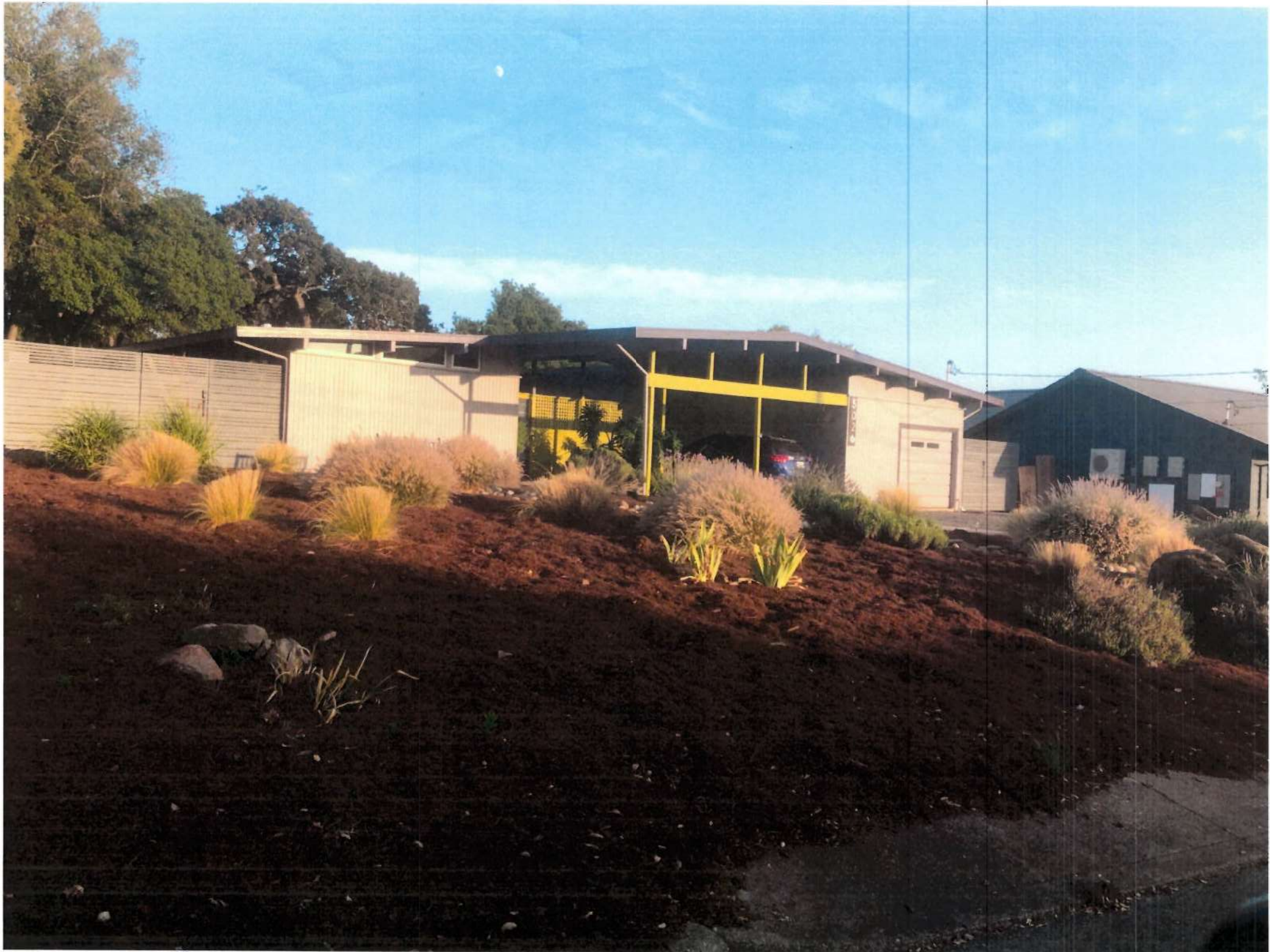


House, Garage &  
Driveway  
5099 Newanga

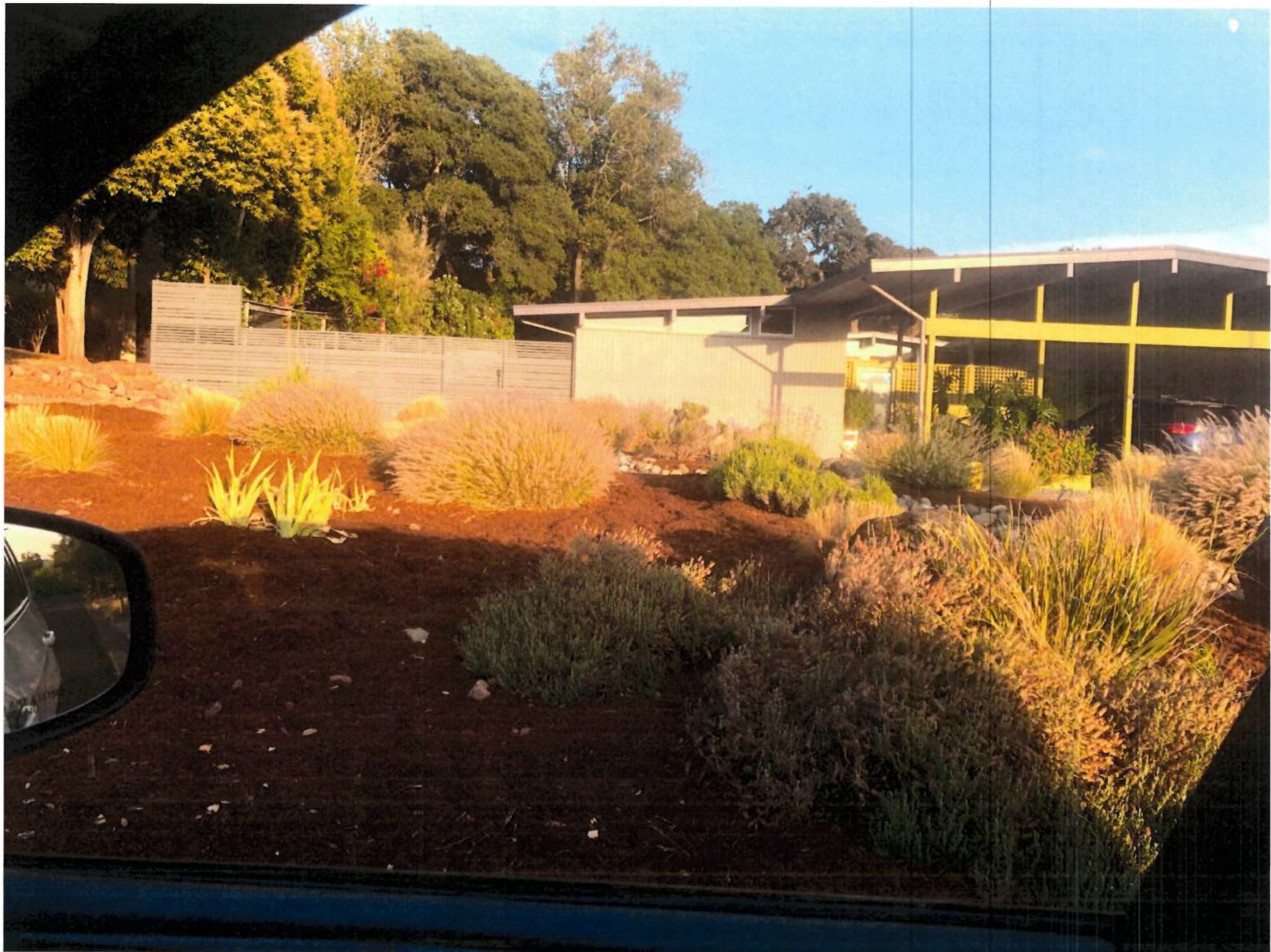
B-2 - Elevation difference 5022 Boulder + 5099 Newanga -



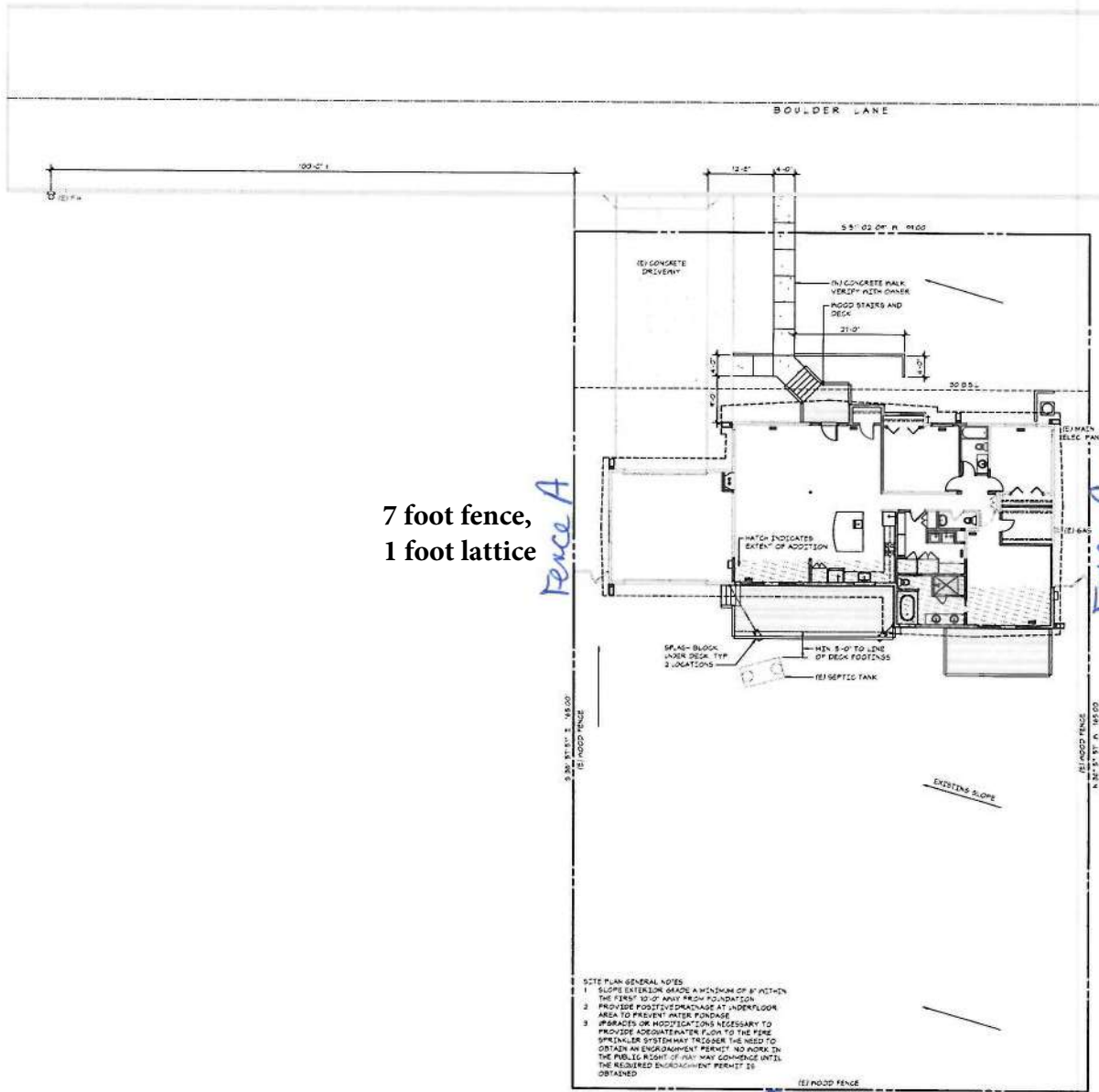
C-1



C-2



C3



7 foot fence,  
1 foot lattice

*Fence A*

2 foot  
retaining wall  
6 foot fence,  
1 foot lattice

*Fence C*

SITE PLAN  
1" = 10'-0"  
7 foot fence, 3 foot lattice

*Fence B*

- SITE PLAN GENERAL NOTES
1. SLOPE EXTERIOR GRADE A MINIMUM OF 8" PER 10' IN THE DIRECTION AWAY FROM FOUNDATION.
  2. PROVIDE POSITIVE DRAINAGE AT UNDERFLOOR AREA TO PREVENT WATER PONDING.
  3. IMPROVE OR MODIFICATIONS NECESSARY TO PROVIDE ADEQUATE WATER FLUX TO THE FIRE SUPPRESSANT SYSTEM MAY REQUIRE THE NEED TO OBTAIN AN ENGAGEMENT PERMIT. NO WORK ON THE PUBLIC RIGHT-OF-WAY MAY COMMENCE UNTIL THE REQUIRED ENGAGEMENT PERMIT IS OBTAINED.

**COKER**  
ARCHITECTS

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Santa Rosa, California  
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Meister Residence  
Addition and  
Remodel

5022 Boulder Lane  
Santa Rosa, California  
A.P.N. 13-292-005

PROJECT NUMBER  
21811

DATE  
3 July 2019

DRAWN BY  
thomas@ckr.net

CHECKED BY  
KC

REVISED

Site Plan  
A1.1

*Attachment D-I*





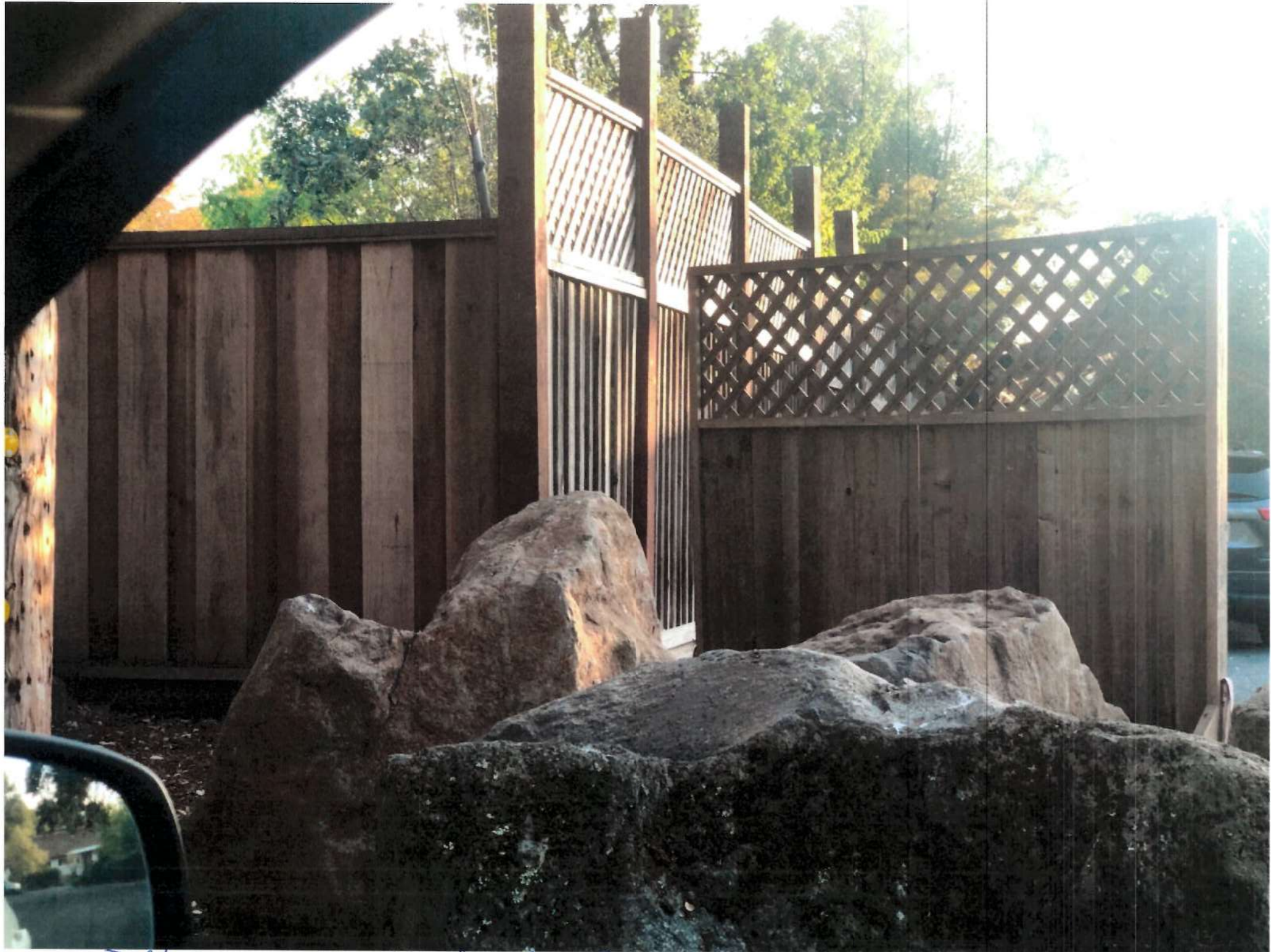
Attachment D-2



8/13/2021

Scale 1: 300

0 Miles 0.00



5015 Boulder Lane

Attachment E-II



E2