

Stark Fence Replacement

Minor Conditional Use Permit (CUP17-030)

2233 Grosse Ave

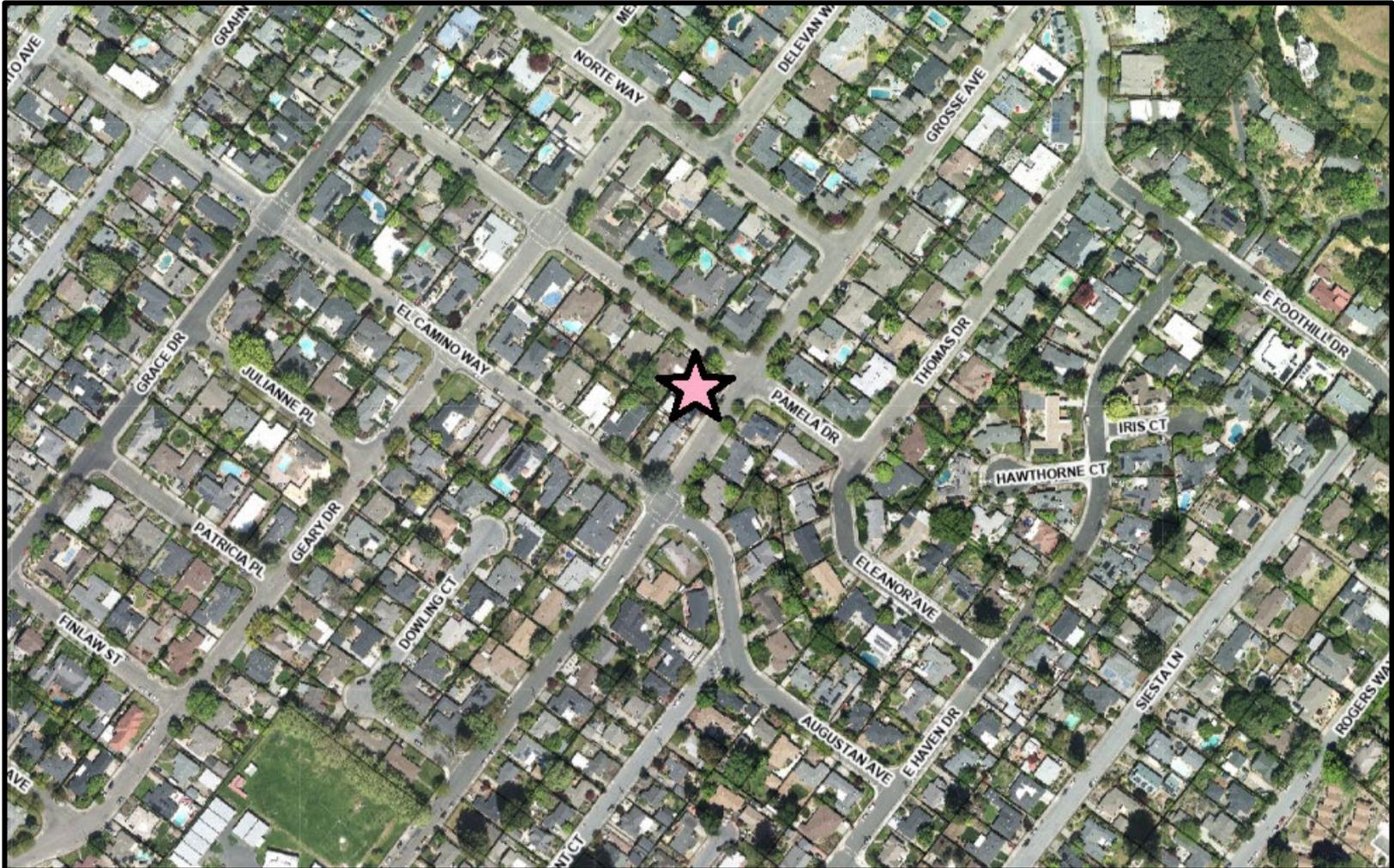
February 12, 2026

Sachnoor Bisla
City Planner
Planning and Economic Development

- Request for a Minor Conditional Use Permit to legalize a residential wood fence replacement
- 8' – 8'5" in height

Neighborhood Context Map

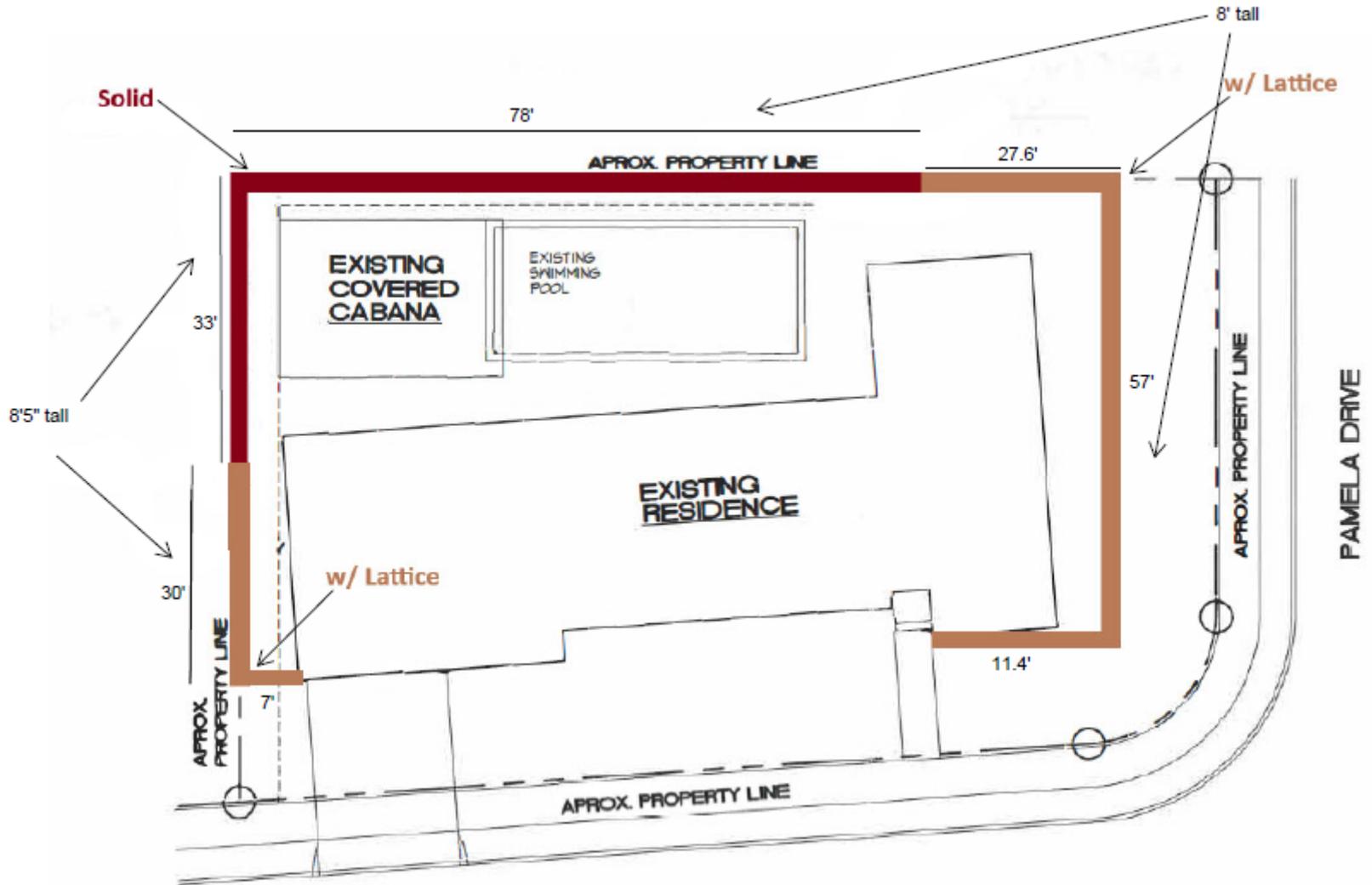
2233 Grosse Ave



Zoning: R-1-6

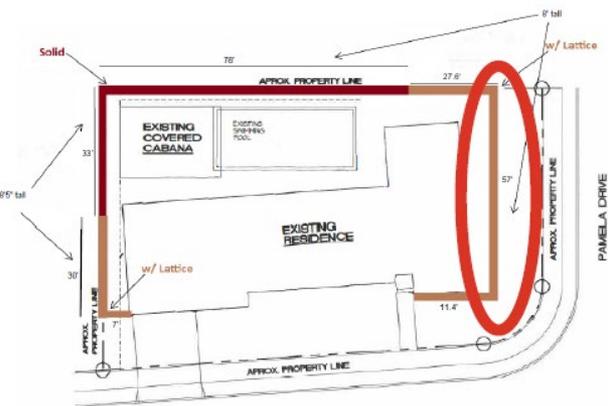


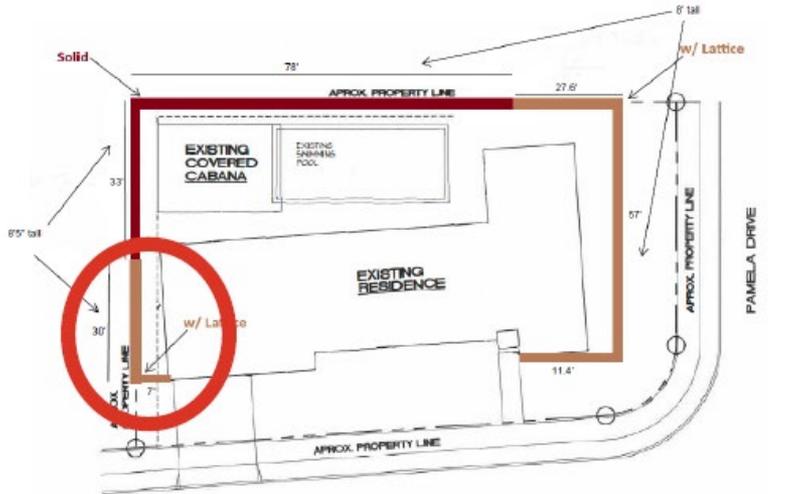
General Plan Land Use: Low Density Residential





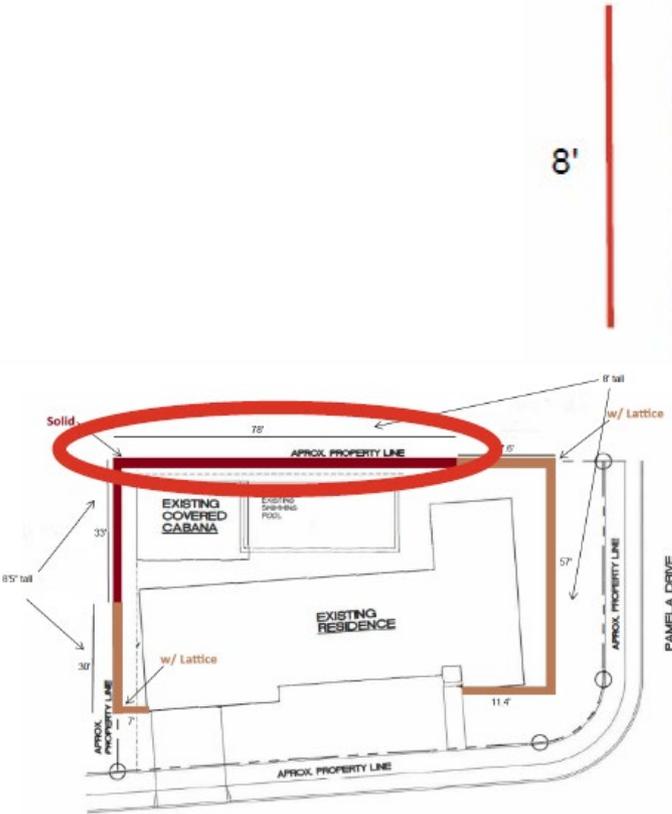
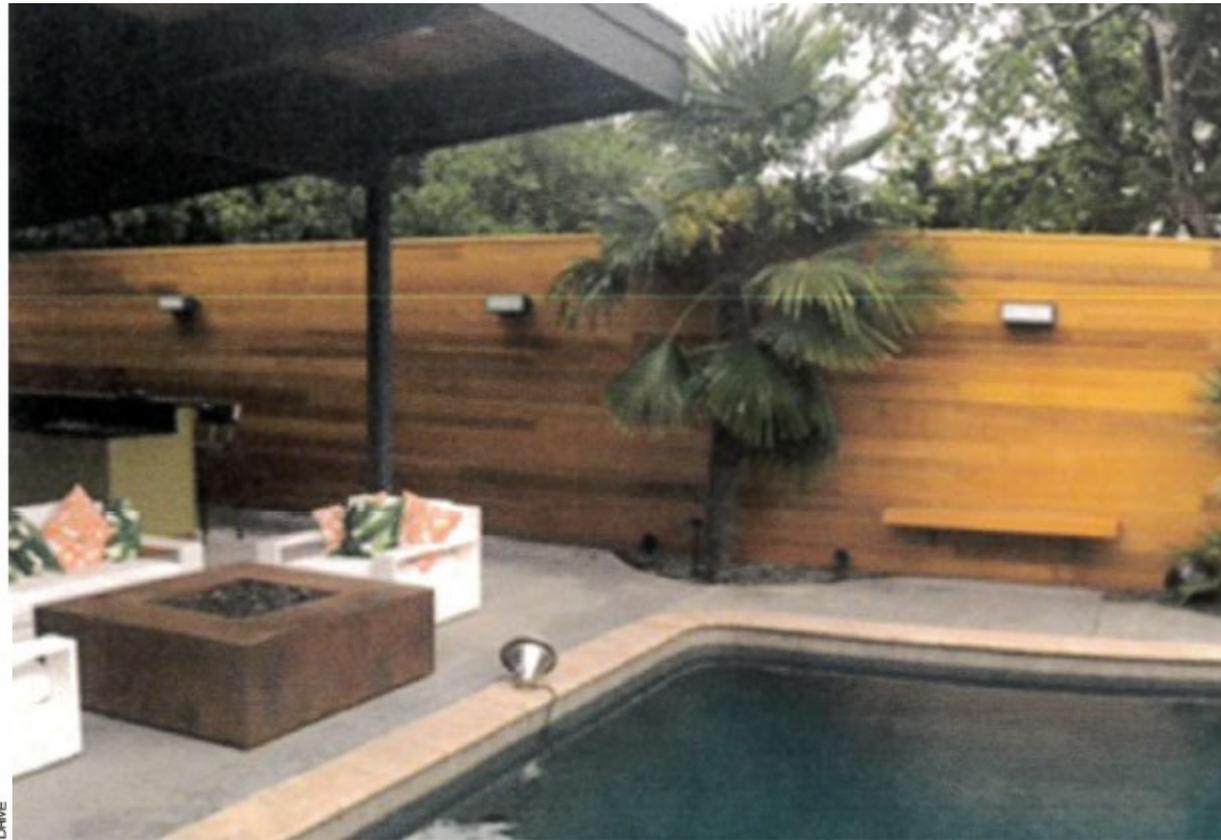
8'





8'5"





Nearby Structures



Required Findings (Fence)

1. The issuance of the permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights or the full use and enjoyment of the property;
2. The fence will not create a safety hazard to pedestrians or vehicular traffic;
3. The appearance of the fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood;
4. The fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures;
5. The orientation and location of the fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood; and
6. The fence will be of sound construction.

Required Findings (Conditional Use Permit)

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - ✓ Class 1 (15303) – construction of an accessory structure



- Question/concern regarding the fence's proximity to structures and whether it is a potential fire hazard

It is recommended by the Zoning Administrator that the Planning Commission, by resolution, approve a Minor Conditional Use Permit to legalize the Stark Fence Replacement, located at 2233 Grosse Avenue. File No. CUP17-030

Sachnoor Bisla
City Planner
Planning and Economic Development
sbisla@srcity.org
(707) 543-3223

