

7' Solid Privacy Fence

Minor Conditional Use Permit

121 Walnut Ct

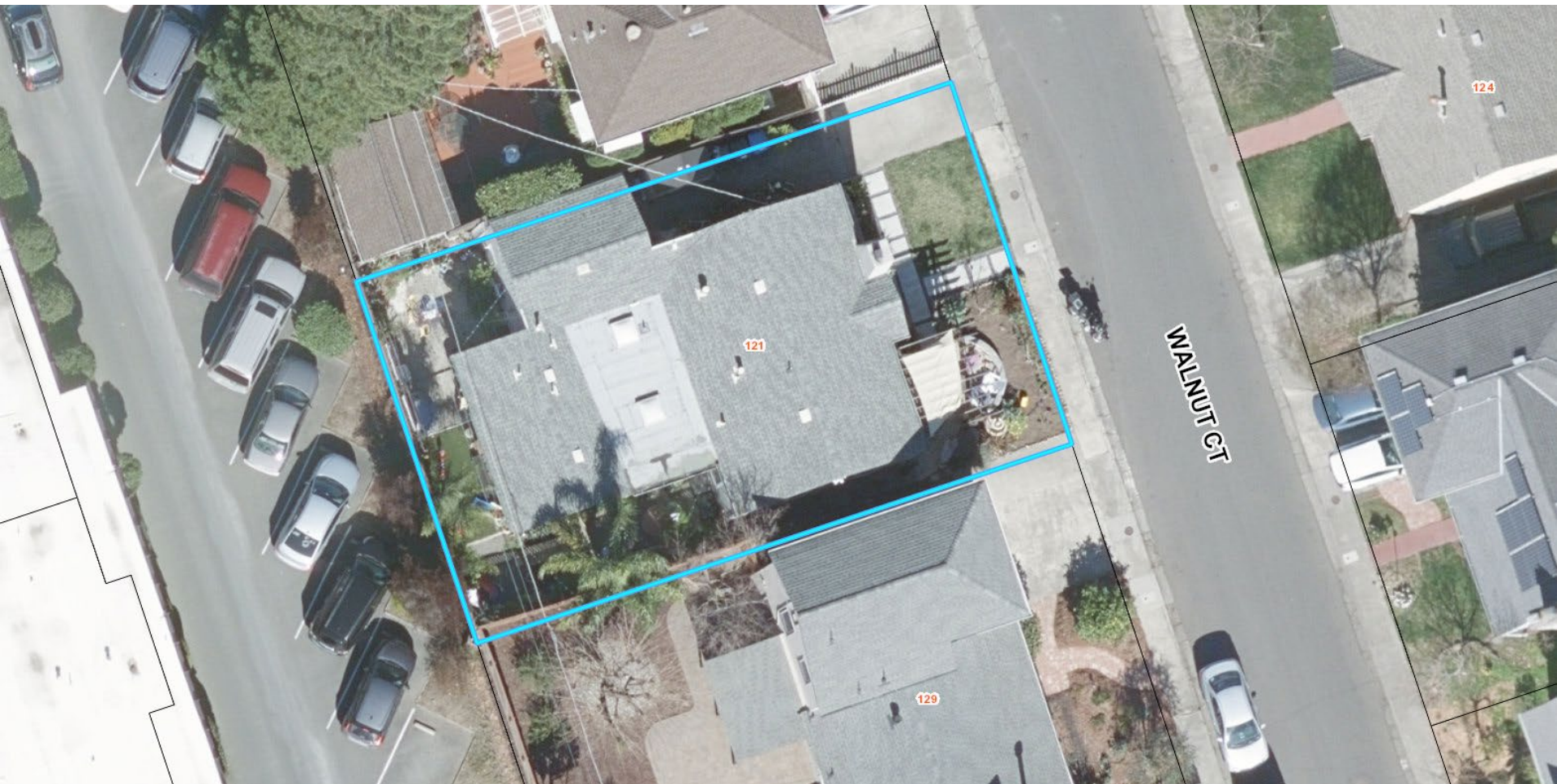
November 17, 2022

Sachnoor Bisla, City Planner Trainee
Planning and Economic Development

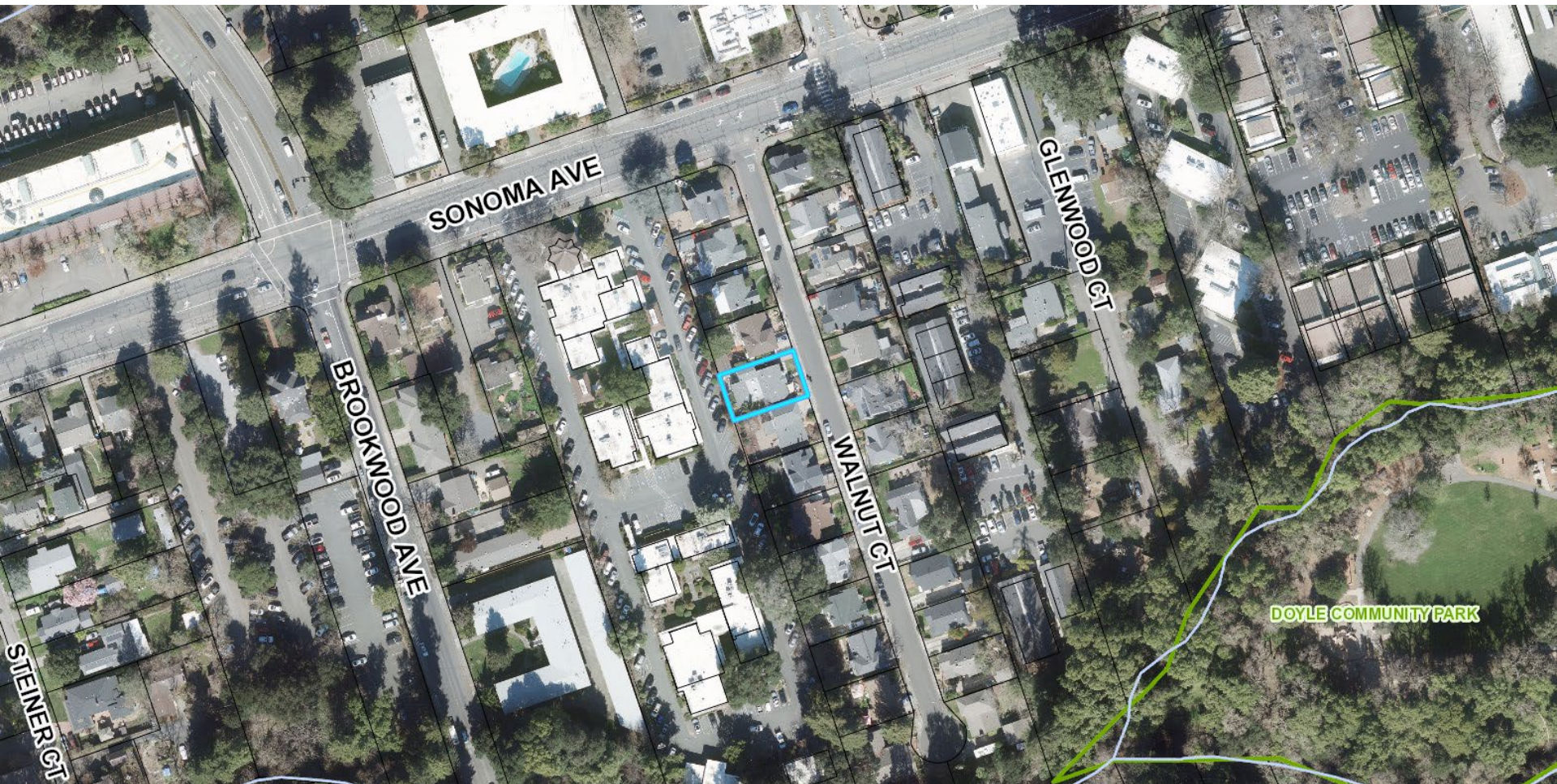
- Legalize 7 ft fence built in the sides and rear of the property for privacy

Required Entitlements: Minor Conditional Use Permit

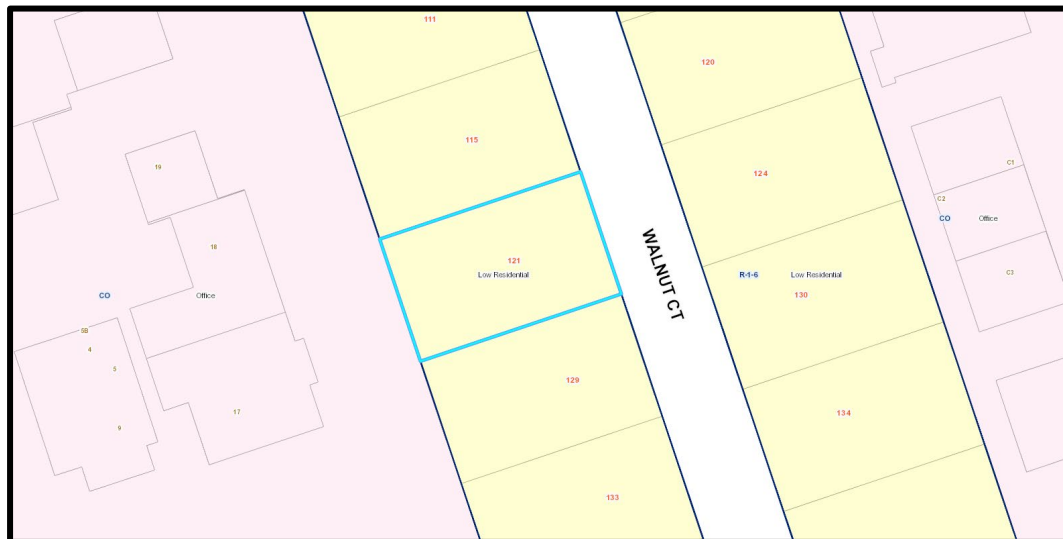
121 Walnut Ct



Neighborhood Context



General Plan & Zoning

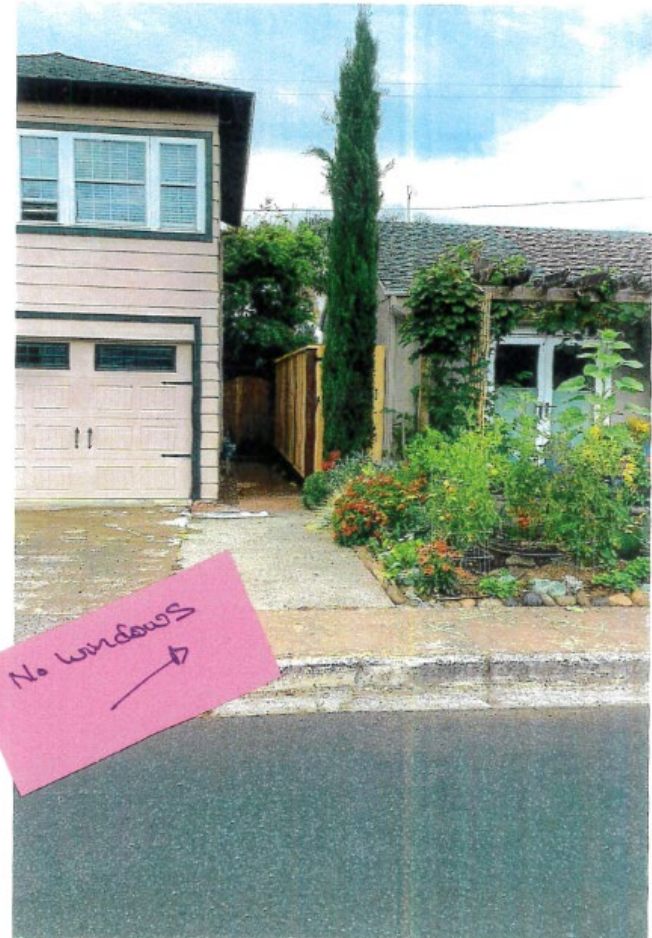
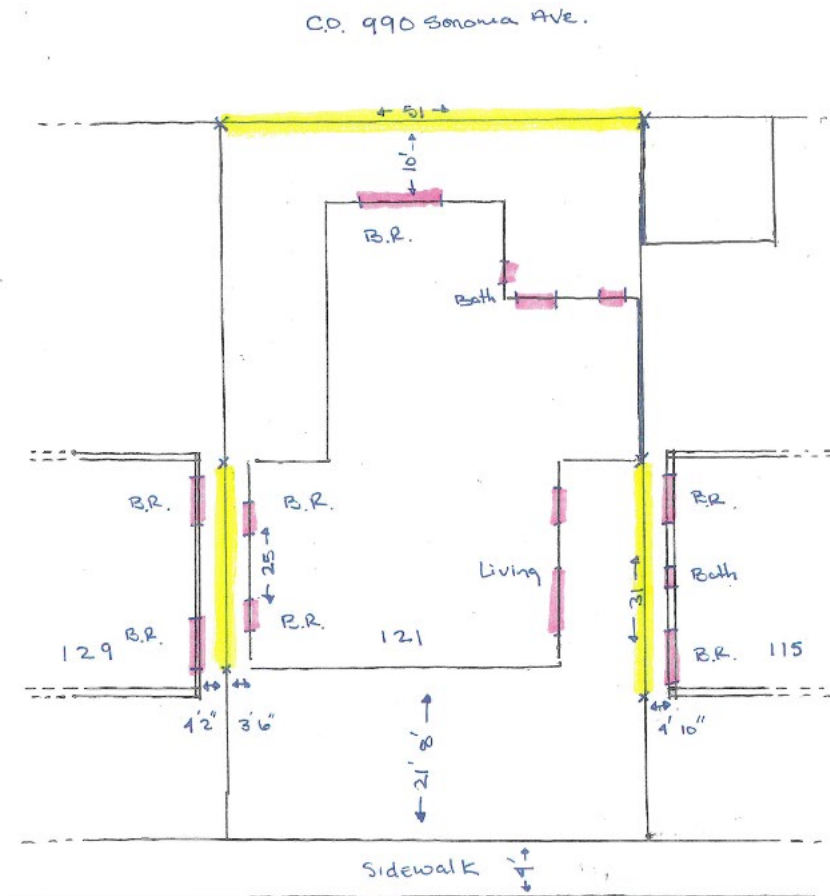


General Plan: Low Density
Residential

Zoning: R-1-6



Supporting Plans



After.

Required Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning 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; and
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.

Required Findings (additional height)

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.

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - CEQA Guidelines Section 15303
 - Construction of an accessory structure

- There are no unresolved issues as a result of staff review.
- No public comment has been received.

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to legalize the 7' fence at 121 Walnut Ct.

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

