

# Residential Fence Within Corner Side Setback

## Minor Conditional Use Permit

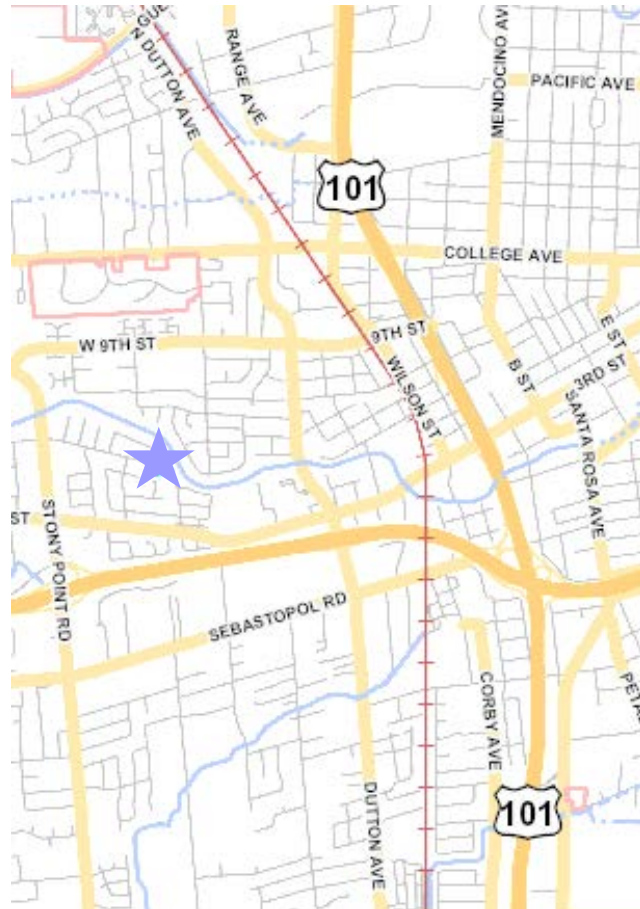
1448 Glenbrook Drive

January 6th, 2022

Michael Maloney, Interim City Planner Trainee  
Planning and Economic Development

This Minor Conditional Use Permit would legalize the existing 6-foot solid wood fence along the North East property line within the 15-foot corner side setback and allow an angled recess modification to the South East corner of the fence for the single- family dwelling at 1448 Glenbrook Drive.

# Project Location





# 1448 Glenbrook Drive

Zoning: R-1-6

GPLU: Low Residential



## Existing Fence:



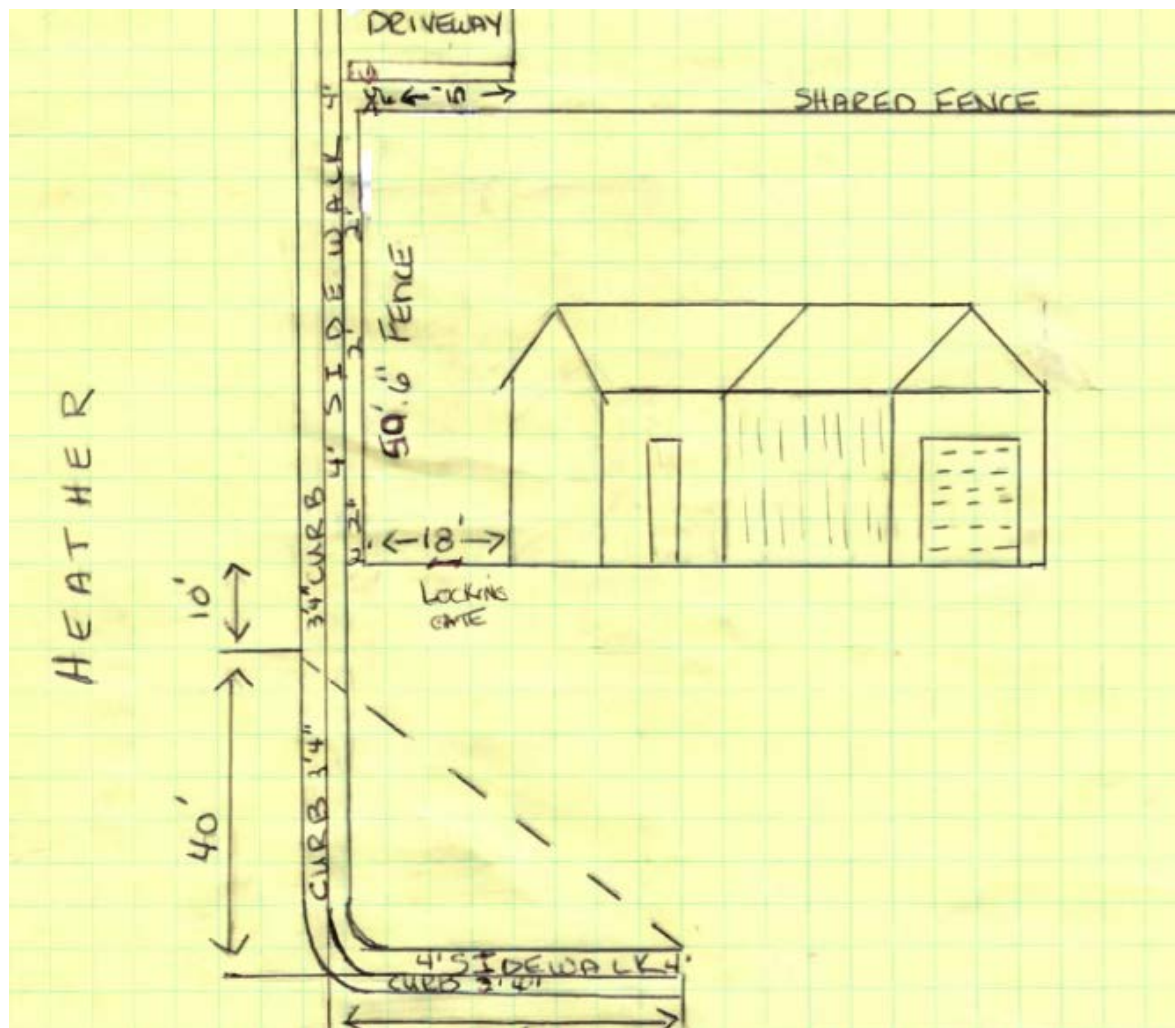


## Existing Fence:



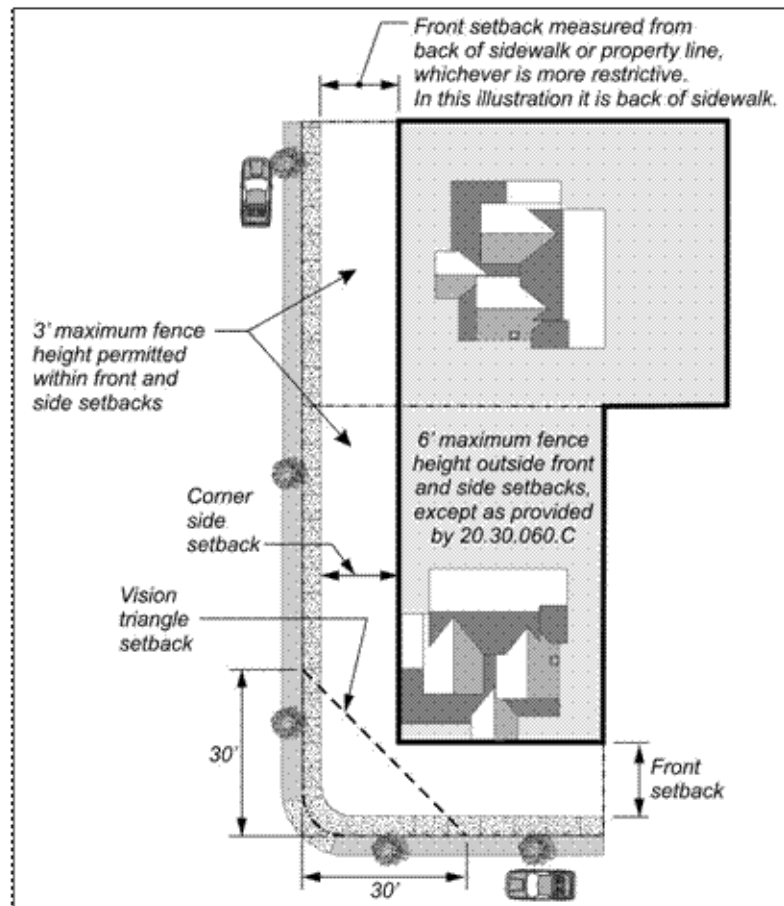
# 1448 Glenbrook Drive

Current Design:



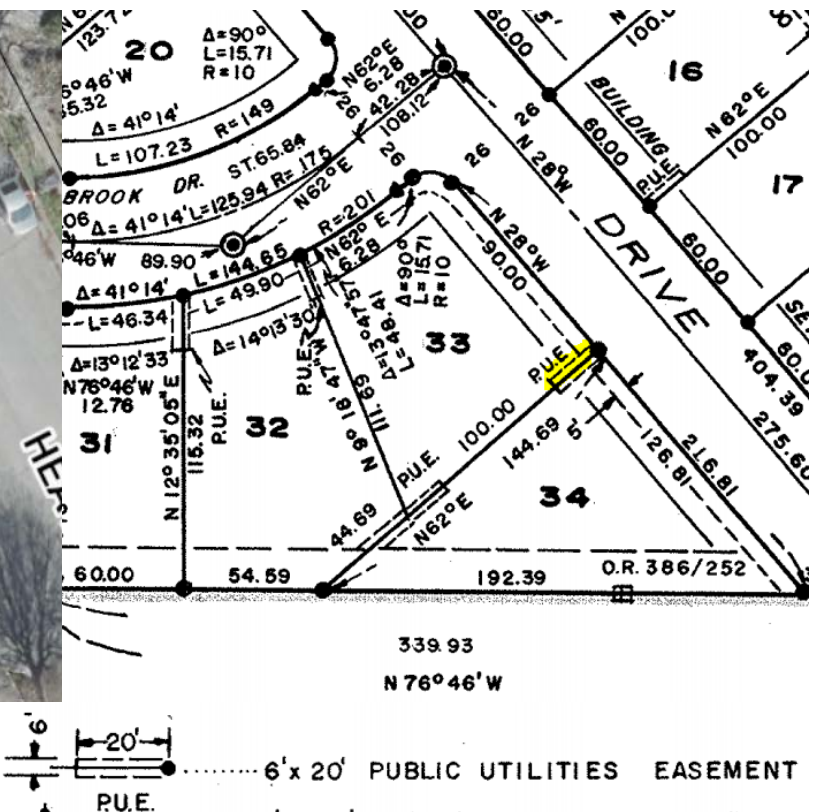
# 1448 Glenbrook Drive

Vision triangle:

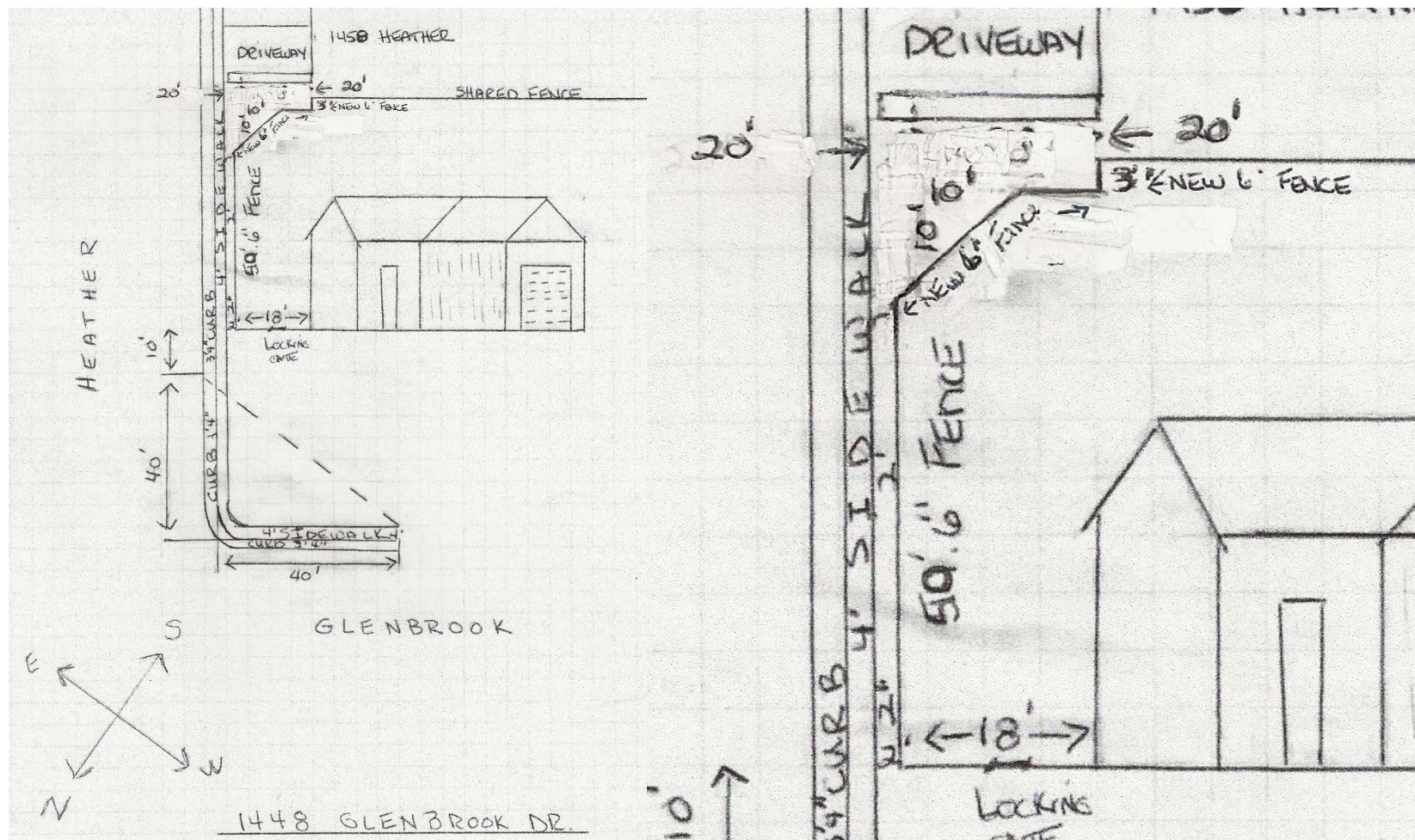




# Public Utility Easement



## Proposed Design:





# Neighborhood Compatibility

Adjacent properties:





# Exterior Landscaping

Drought Tolerant Succulents and Rocks:



## Conditional Use Permit – Select Findings

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, safety, and for 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.
7. The project has been reviewed in compliance with CEQA.

## Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by Resolution, approve the Minor Conditional Use Permit as proposed, to legalize the existing 6-foot solid wood fence along the North East property line within the 15-foot corner side setback and allow an angled recess modification to the South East corner of the fence for the single- family dwelling at 1448 Glenbrook Drive.



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