

RESOLUTION NO. ZA-2023-053

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
DENYING A MINOR CONDITIONAL USE PERMIT FOR A 7.2-FOOT-TALL WOOD
FENCE, LOCATED WITHIN THE 20-FOOT FRONT YARD SETBACK AND THE 15-
FOOT SIDE-CORNER SETBACK, FOR THE PROPERTY LOCATED AT 3496 SPRING
CREEK DRIVE, SANTA ROSA, APN: 013-214-020, FILE NO. CUP22-067**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Conditional Use Permit application for a 7.2-foot-tall wood fence, located within the front and side-corner yard setbacks of the property, located at 3496 Spring Creek Drive has been denied. The Santa Rosa Zoning Administrator has based this action on the following findings:

1. The design, location, size and operating characteristics of the proposed fence would not be compatible with the existing and future land uses in the vicinity in that the design of the 7.2-foot-tall wood fence creates a visual barrier along Spring Creek Drive that is imposing to pedestrians along an otherwise open residential street façade; and
2. The issuance of the permit is not 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 in that the existing residence has ample space in the rear yard of the residence for private outdoor space; and
3. The orientation and location of the proposed fence is not in proper relation to the physical characteristics of the site and the surrounding neighborhood in the design of the 7.2-foot-tall wood fence creates a visual barrier along Spring Creek Drive that is imposing to pedestrians along an otherwise open residential street façade.

This Minor Conditional Use Permit for a 7.2-foot-tall wood fence is hereby denied on this 2nd day of November, 2023. The denial is subject to appeal within ten calendar days from the date of denial.

APPROVED: _____
SUSIE MURRAY, ZONING ADMINISTRATOR