

Residential Fence within front setback

Minor Conditional Use Permit

3071 Las Mesitas Drive

September 3, 2020

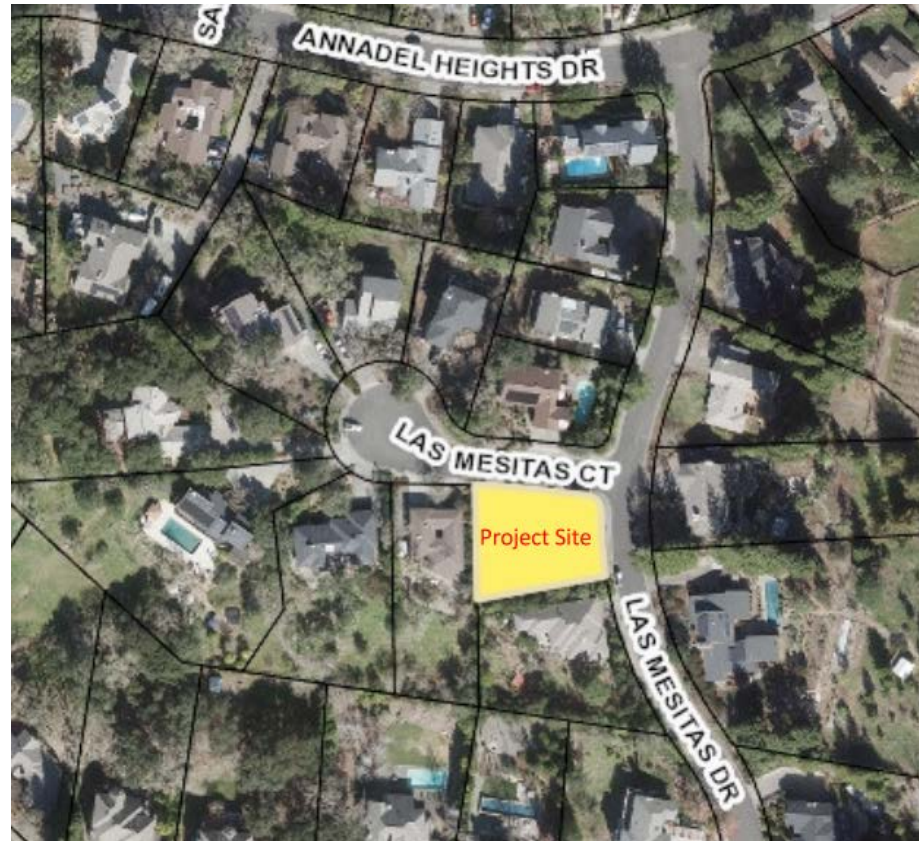
Conor McKay, City Planner
Planning and Economic Development



Project Description

This minor Conditional Use Permit would allow the construction of a 6' residential fence with 2' lattice located 14' from back of sidewalk where a 15' side setback is required.

Project Location



Existing fence location



Proposed fence location



Vision triangle



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 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.
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 a minor Conditional Use Permit to allow the construction of a 6' residential fence with 2' lattice located 14' from back of sidewalk where a 15' side setback is required.

Conor McKay, City Planner
Planning and Economic Development
CTmckay@srcity.org
(707) 543-4351

