

Residential Fence within corner side setback

Minor Conditional Use Permit

3513 Coffey Meadow Drive

May 20th, 2021

Michael Maloney, Administrative Secretary/City Planner Trainee
Planning and Economic Development

Project Description

This Minor Conditional Use Permit would allow the construction of a 6' solid wood meandering fence, located 0'-2' from back of sidewalk where a 15' corner side setback is required, for the single family dwelling at 3513 Coffey Meadow Drive.



3513 Coffey Meadow Drive

Coffey Meadows Subdivision

Zoning: PD0184-RC

GPLU: Low Residential

Lot Size: .14 Acre or 6098.4 Feet



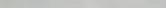

Zoning - Setbacks

Zoning District:	?	PD 0184-RC
Base Zoning:	?	R-1-6
General Plan Land Use:	?	Low Residential
Subdivision Name:	?	Coffey Meadows Subdivision
Recorded Map Lot #:	?	88
Lot Type Designation:	?	Not Applicable
Front Yard:	?	15 ft.
Interior Side Yard 1st Floor:	?	5 ft.
Interior Side Yard 2nd Floor:	?	10 ft.
Corner Side Yard:	?	15 ft.
Rear:	?	5 ft.

3513 Coffey Meadow Drive



3513 Coffey Meadow Drive

Proposed fence location: 
Current Tree's: 



3513 Coffey Meadow Drive



3513 Coffey Meadow Drive

Proposed fence location: 



3513 Coffey Meadow Drive

Proposed fence style:

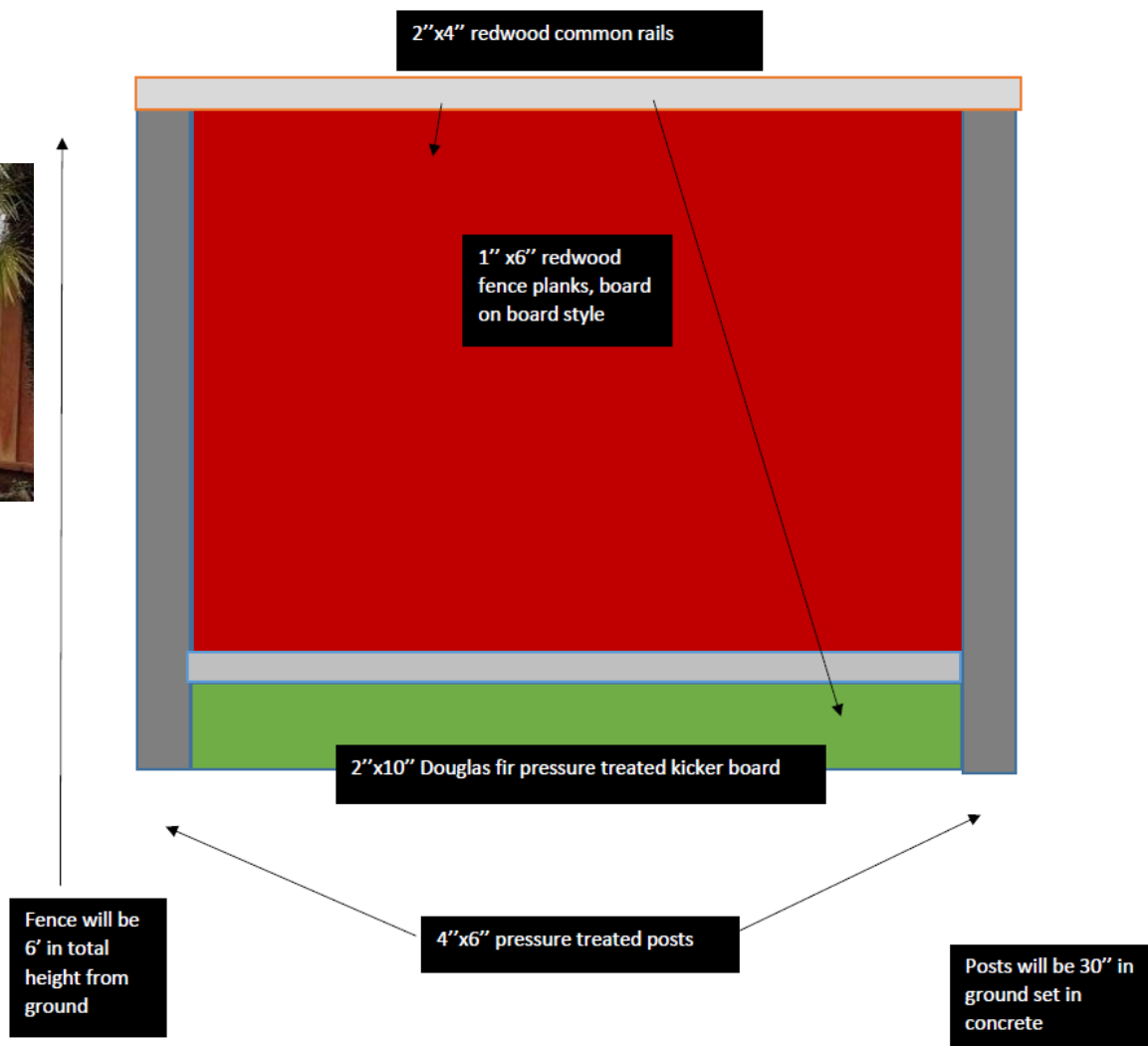


Adjacent properties visible from site:

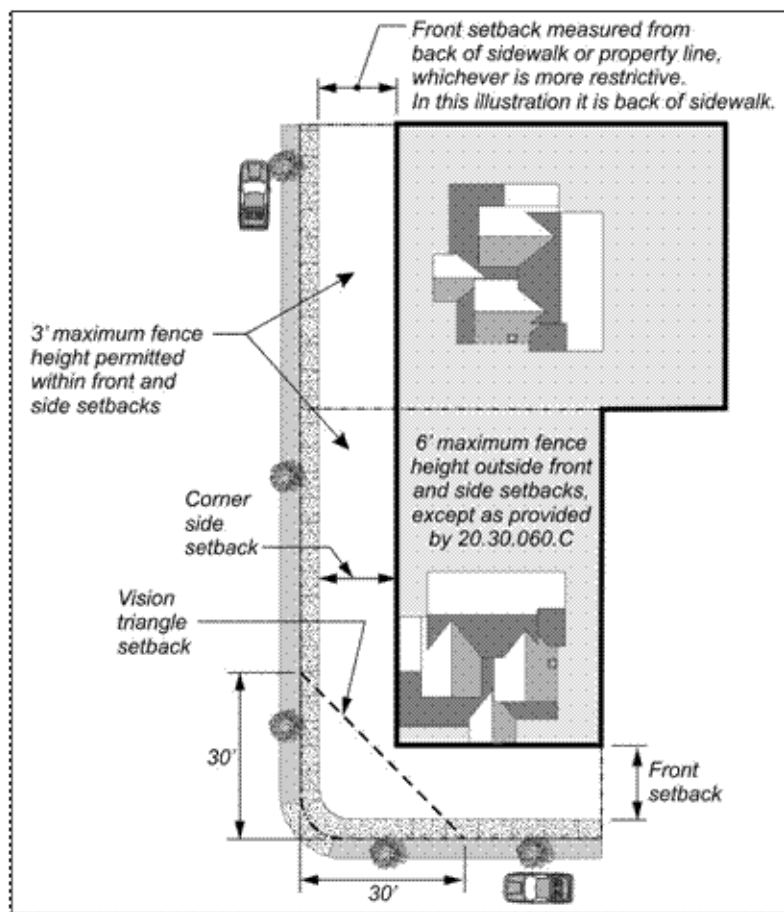


3513 Coffey Meadow Drive

Proposed fence Elevations and Plans:



Vision triangle



3513 Coffey Meadow Drive



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 the Minor Conditional Use Permit as proposed, to allow the construction of a 6' meandering fence for the single-family dwelling located at 3513 Coffey Meadow Drive.

Michael Maloney, Administrative Secretary/City Planner Trainee
Planning and Economic Development
mmaloney@srcity.org
(707) 543-3190

