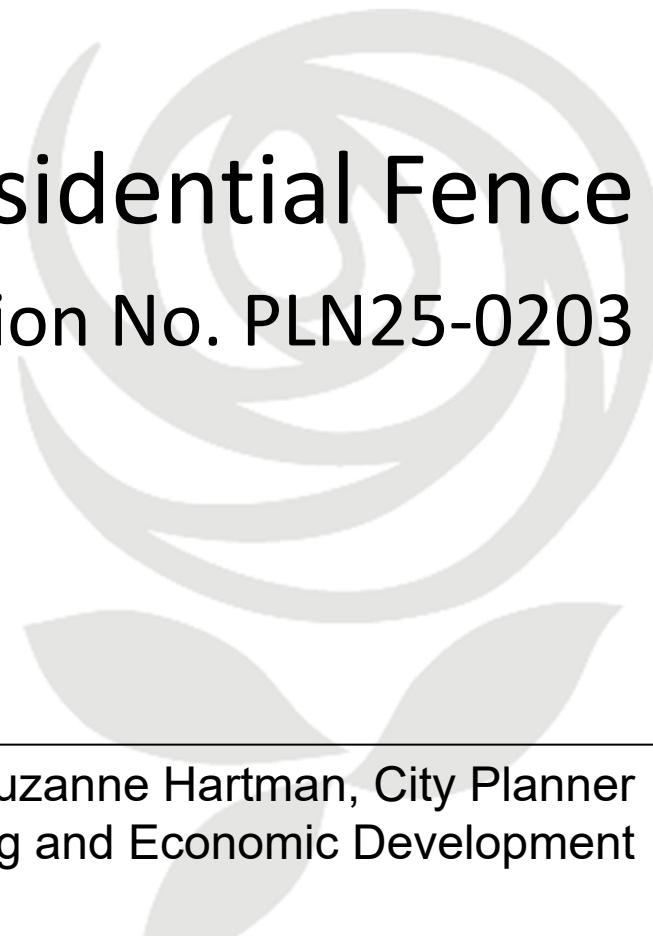




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# Residential Fence

## Application No. PLN25-0203



4040 Shadowhill Drive

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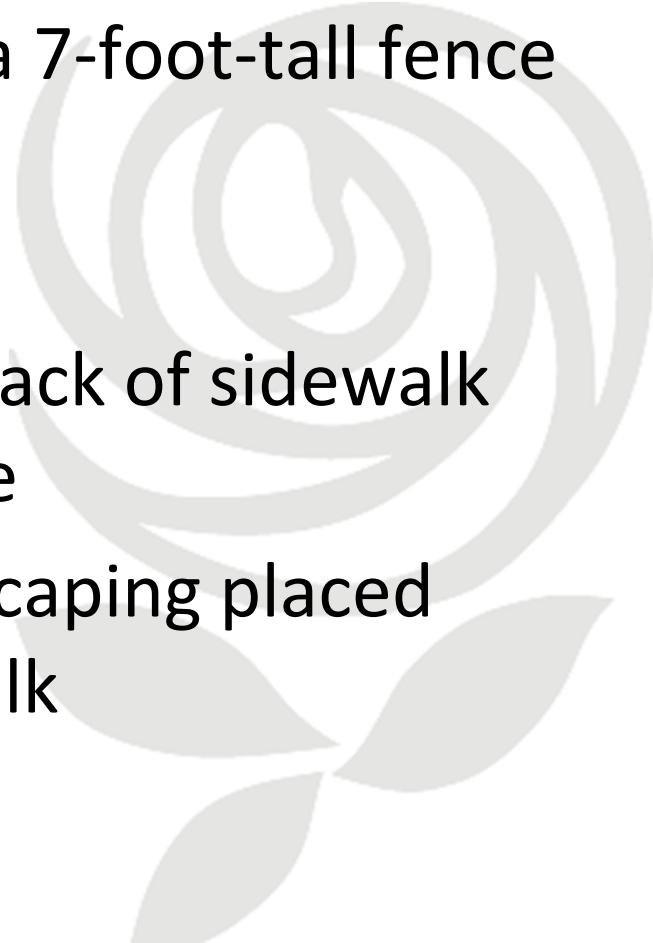
July 17, 2025

Suzanne Hartman, City Planner  
Planning and Economic Development

## Project Description

The applicant seeks approval of a 7-foot-tall fence within the corner-side setback.

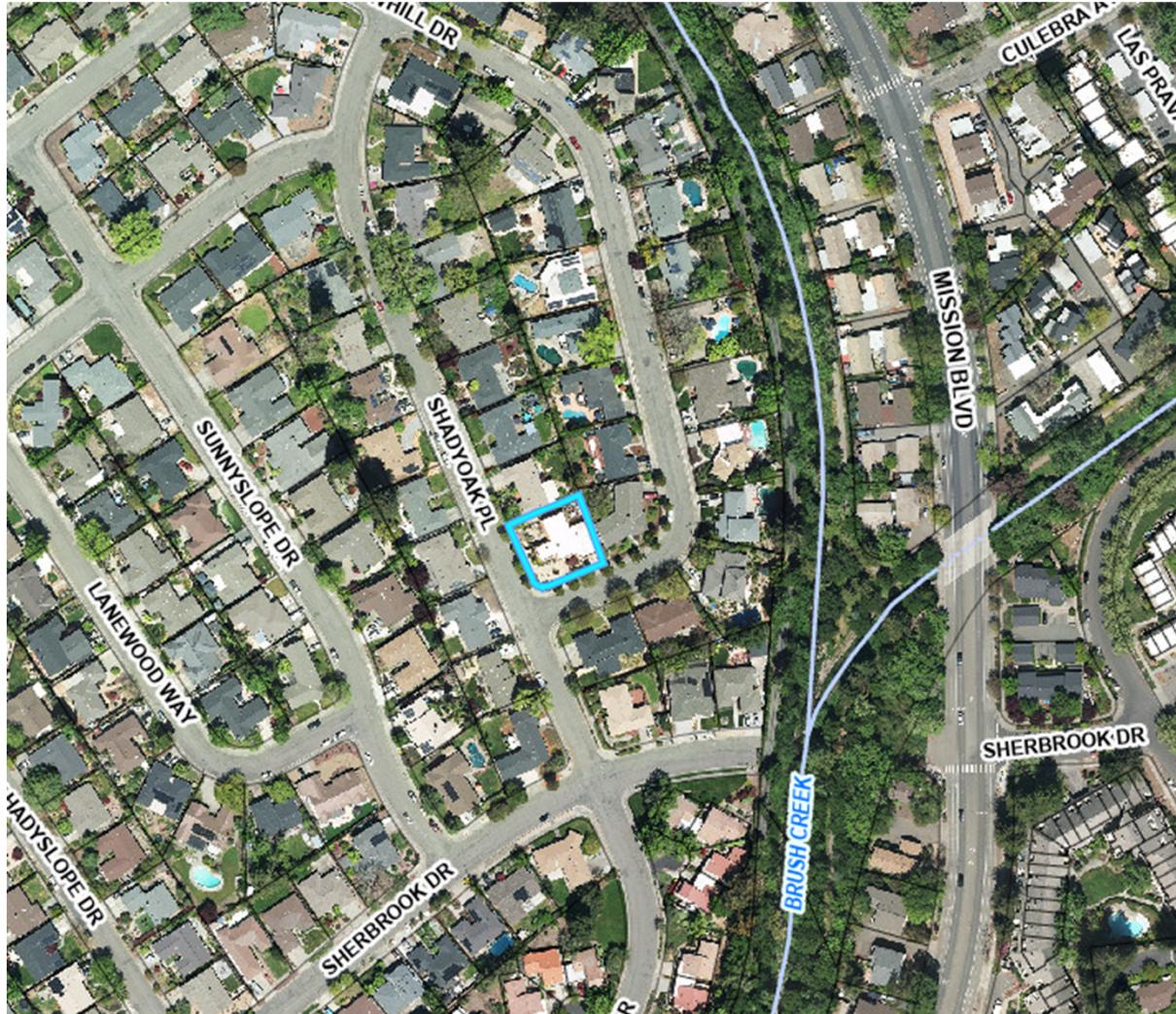
- Wood material
- Set back seven feet from the back of sidewalk along the Shadyoak Pl frontage
- Conditioned to maintain landscaping placed between the fence and sidewalk



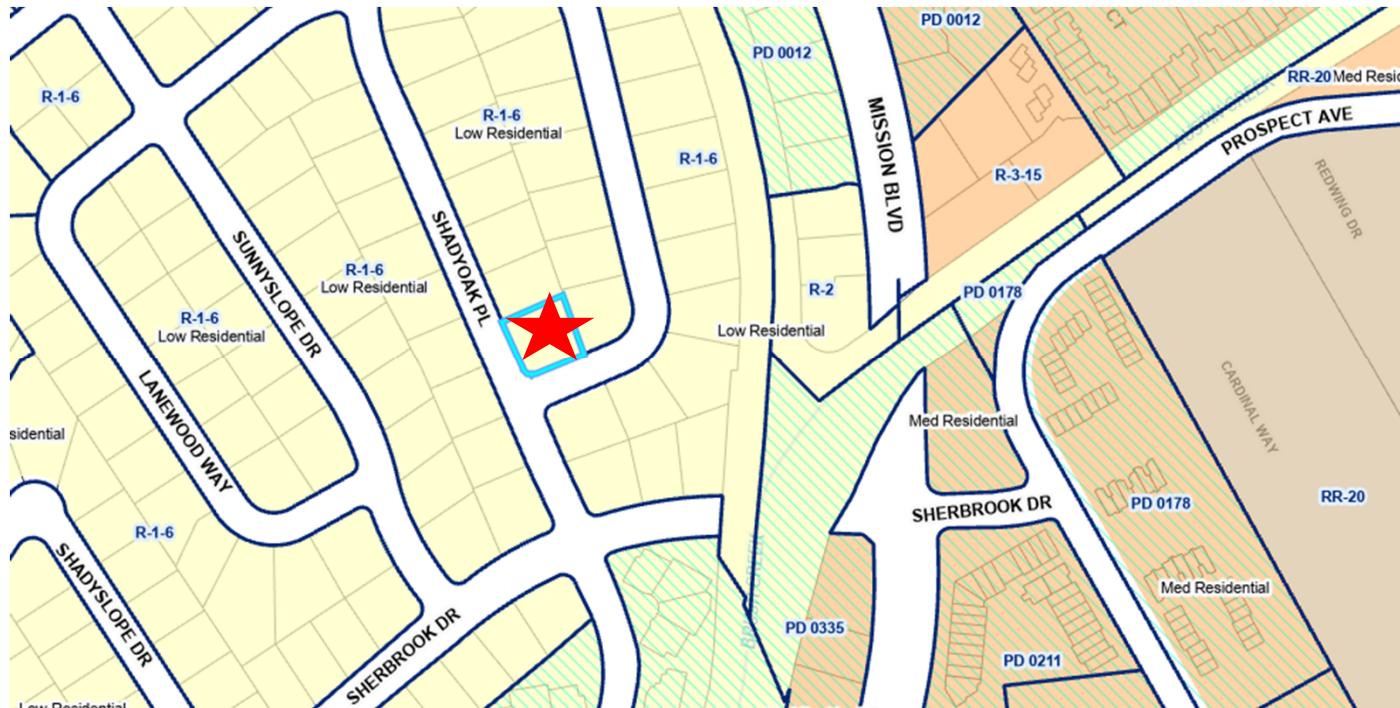
# 4040 Shadowhill Drive

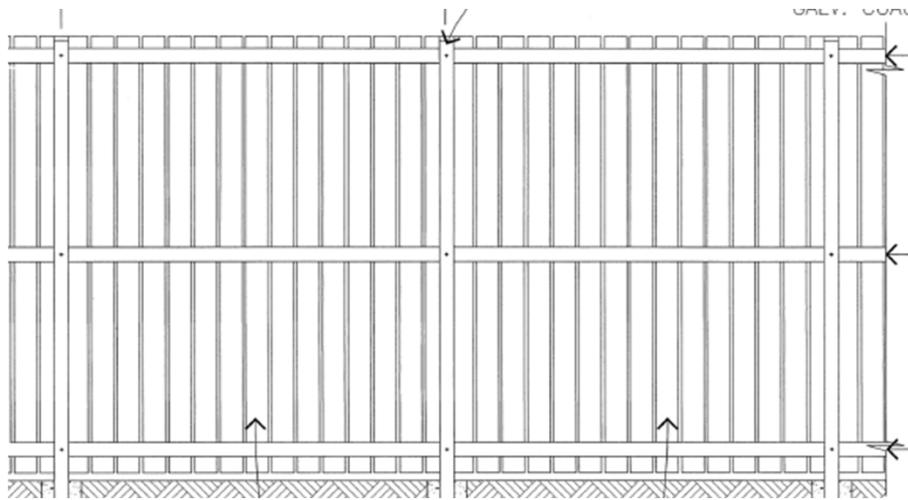
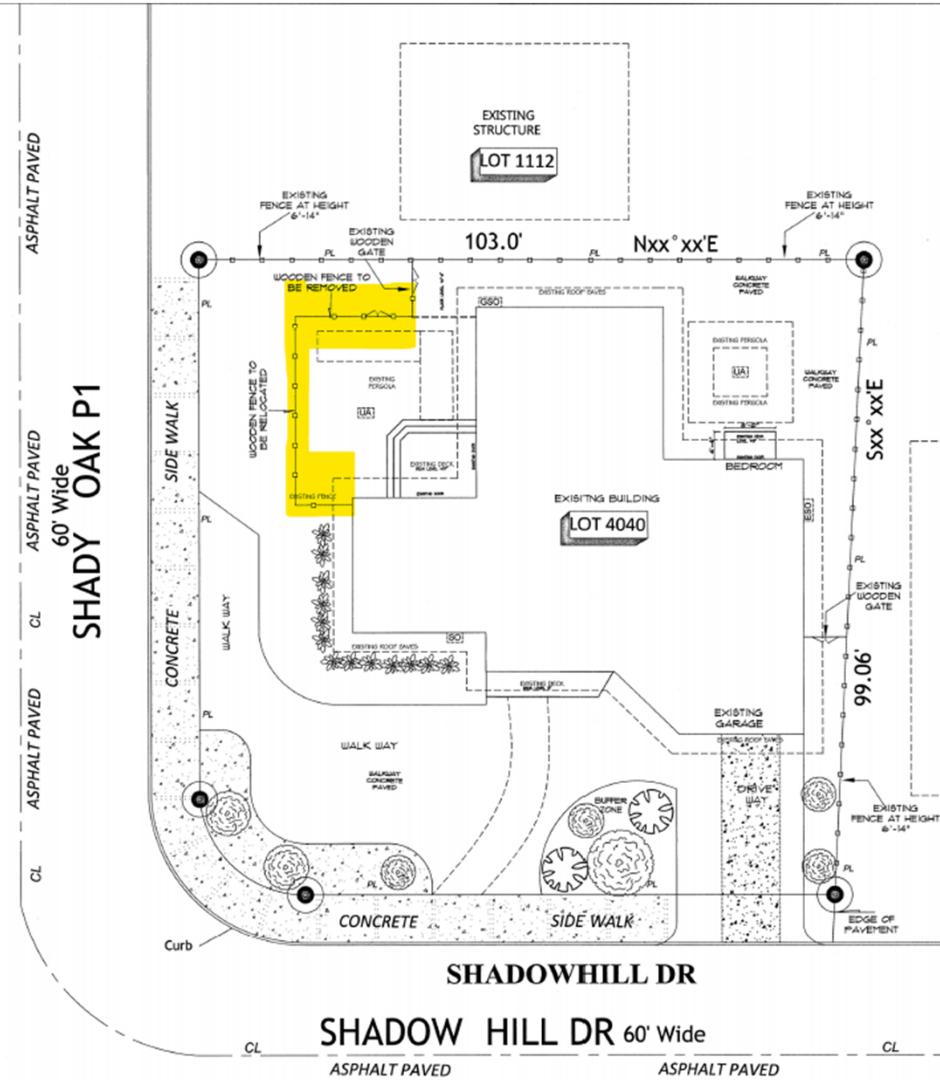


# Neighborhood Context



- Zoning:  
R-1-6 (Low-Density Residential)
- General Plan Land Use Designation:  
Low Density Residential





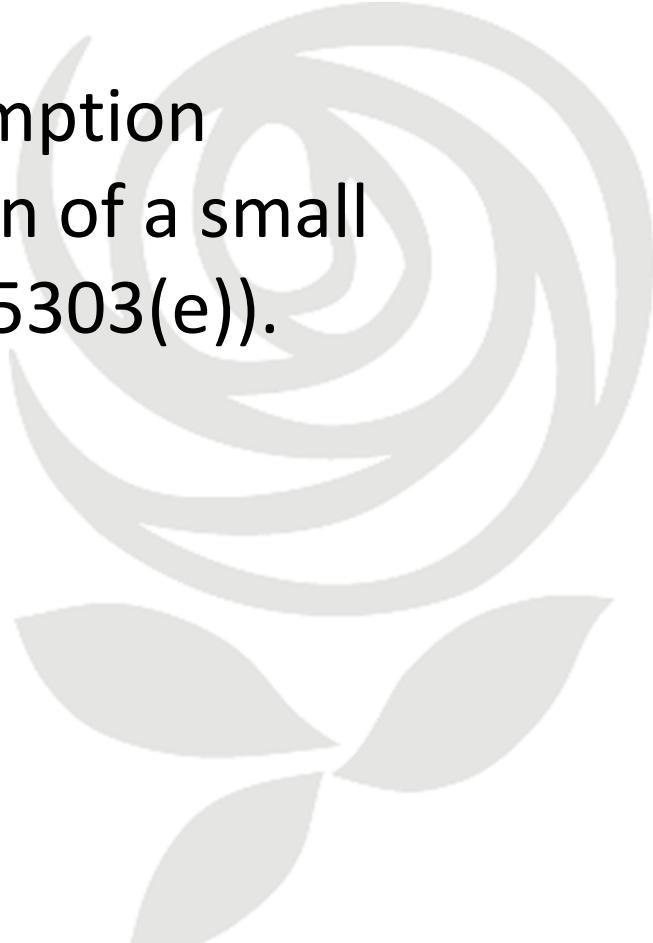
## Existing Site Photo



# Environmental Review

## California Environmental Quality Act (CEQA)

- Qualifies for a categorical exemption because it involves the addition of a small accessory structure (Section 15303(e)).



## Issues/Public Comment

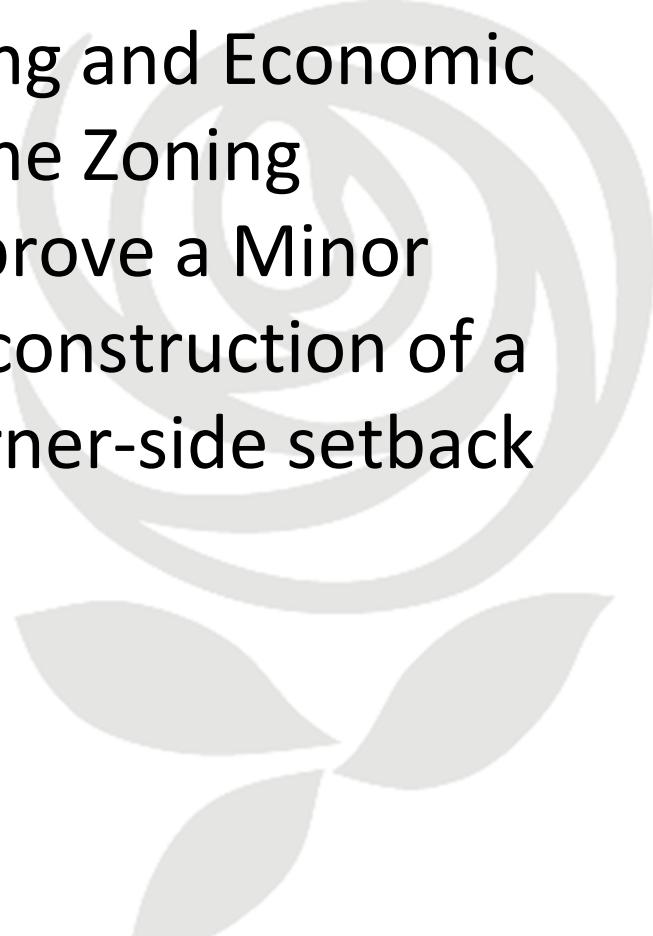
- There are no unresolved issues as a result of staff review.
- A public comment has been received for this project.
  - Concerns over fence height and lighting

- The applicant has reviewed and accepted all conditions of approval.
- Staff analysis has concluded findings can be met.



## Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit to allow construction of a 7-foot wood fence within the corner-side setback at 4040 Shadowhill Drive.



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