

Del Secco Fence

Minor Conditional Use Permit

1451 Fulton Rd

September 7, 2023

Sachnoor Bisla, City Planner
Planning and Economic Development

6 ft Privacy Fence/Sound Wall

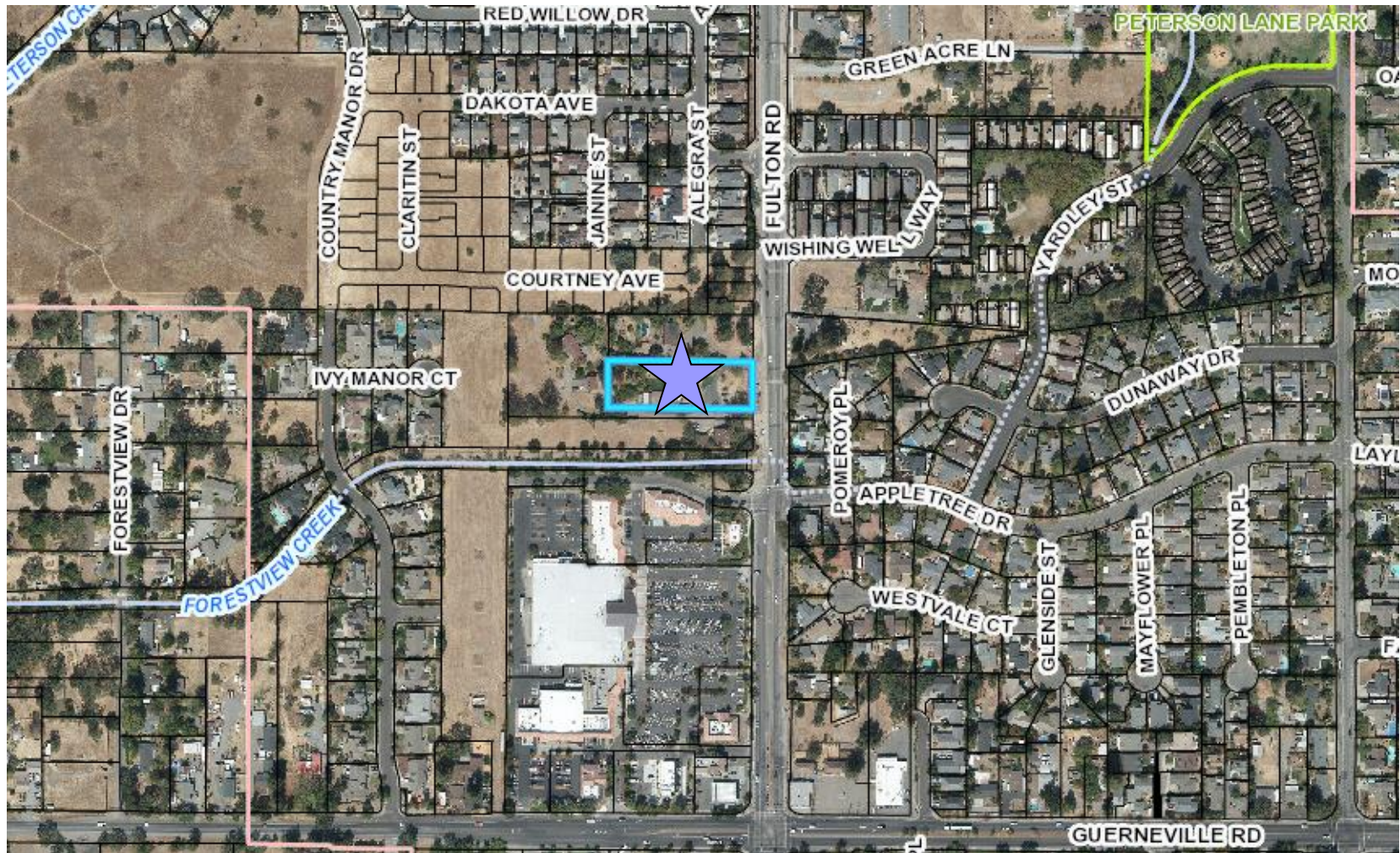
- Privacy and sound insulation from Fulton Rd vehicular/pedestrian traffic
- Precast concrete blocks
- 10' from back edge of sidewalk

Minor Conditional Use Permit

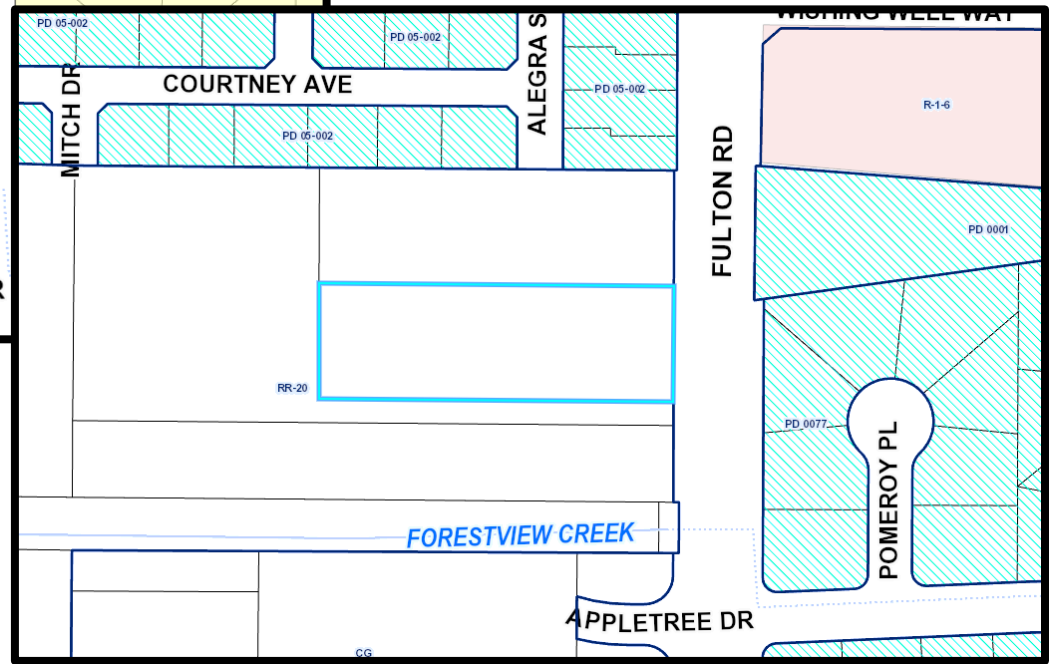
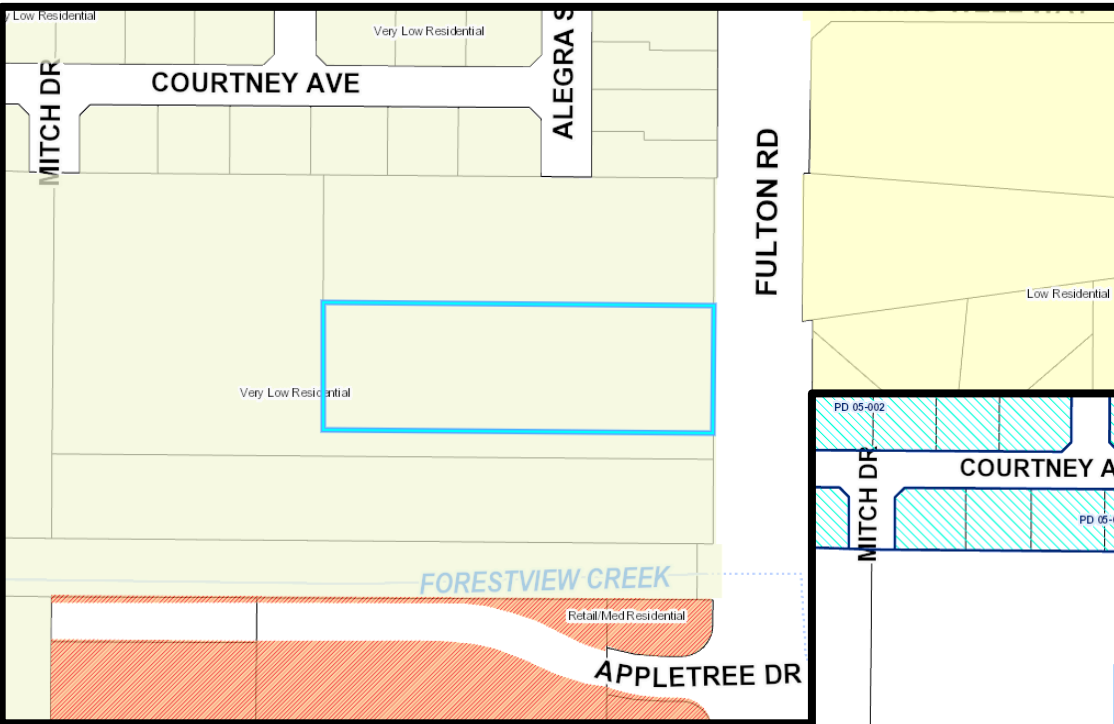
1451 Fulton Rd



Neighborhood Context

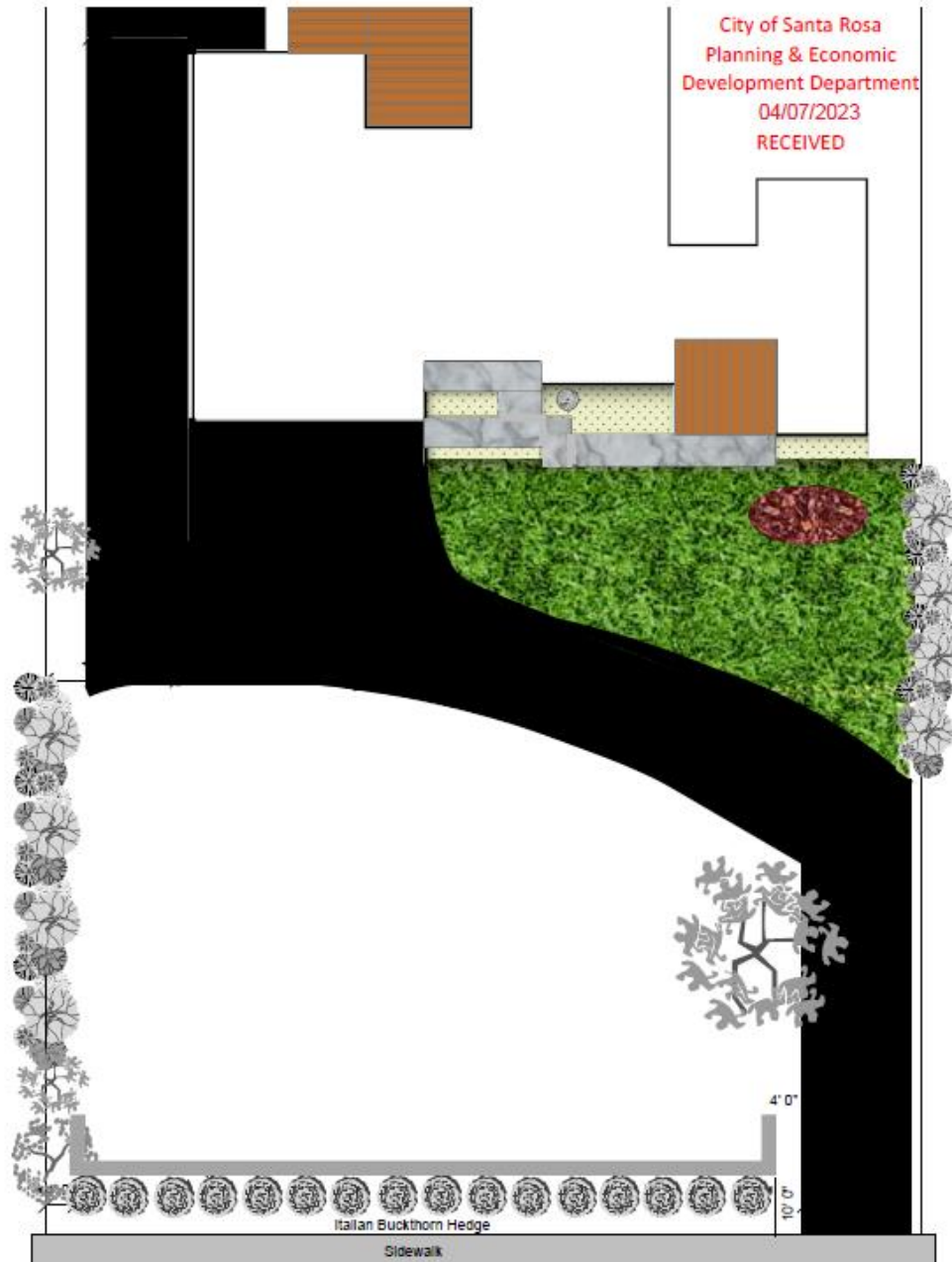


General Plan: Very Low Density Residential



Zoning: RR-20

Site Plan



Neighborhood Compatibility



2101 Fulton Rd

Required Findings

- The proposed fence is allowed within the applicable zoning district through the approval of a Minor Conditional Use Permit, and complies with all other applicable provisions of this Zoning Code and the City Code; and
- The proposed fence is consistent with the General Plan; and
- The design, location, size and operating characteristics of the proposed fence would be compatible with the existing and future land uses in the vicinity; and
- The site is physically suited for the type, density, and intensity of proposed fence, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

Required Findings – Additional Fence Height

- 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; and
- The fence will not create a safety hazard to pedestrians or vehicular traffic; and
- The appearance of the fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood; and
- The fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures; and
- The orientation and location of the fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood; and
- The fence will be of sound construction.

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - CEQA Guidelines Section 15303
 - Construction of an accessory structure

- There are no unresolved issues as a result of staff review.
- Staff received an email from a neighbor suggesting drought-tolerant California native plants be planted along the frontage in place of Italian Buckthorn

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow a 6 foot privacy wall at 1451 Fulton Rd.

Sachnoor Bisla, City Planner
Planning and Economic Development
sbisla@srcity.org
(707) 543-3223

