

Bracken Court Fence

2003 Bracken Court

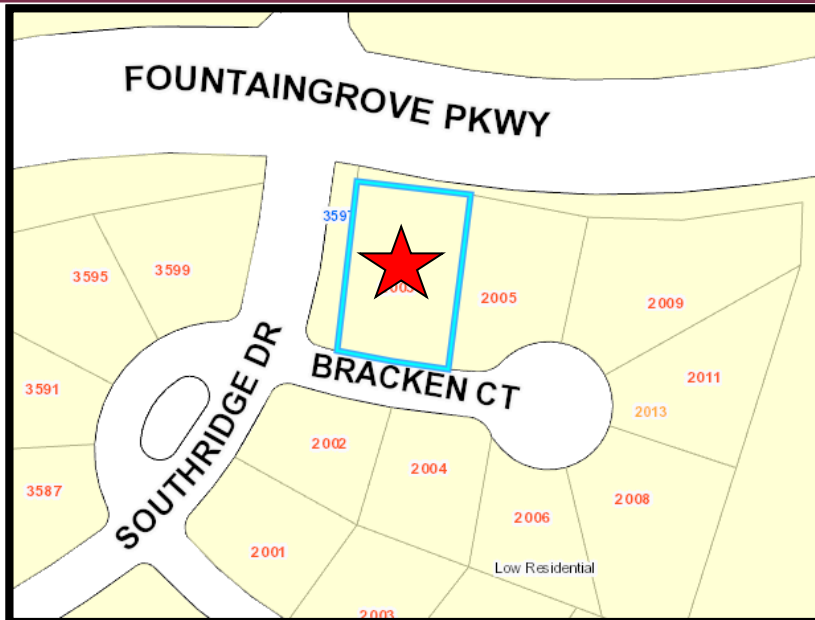
August 1, 2024

Jandon Briscoe, City Planner
Planning and Economic Development

The applicant is proposing an 8-foot fence, wood fence that fronts Southridge Drive, Bracken Court, and Fountaingrove Parkway.

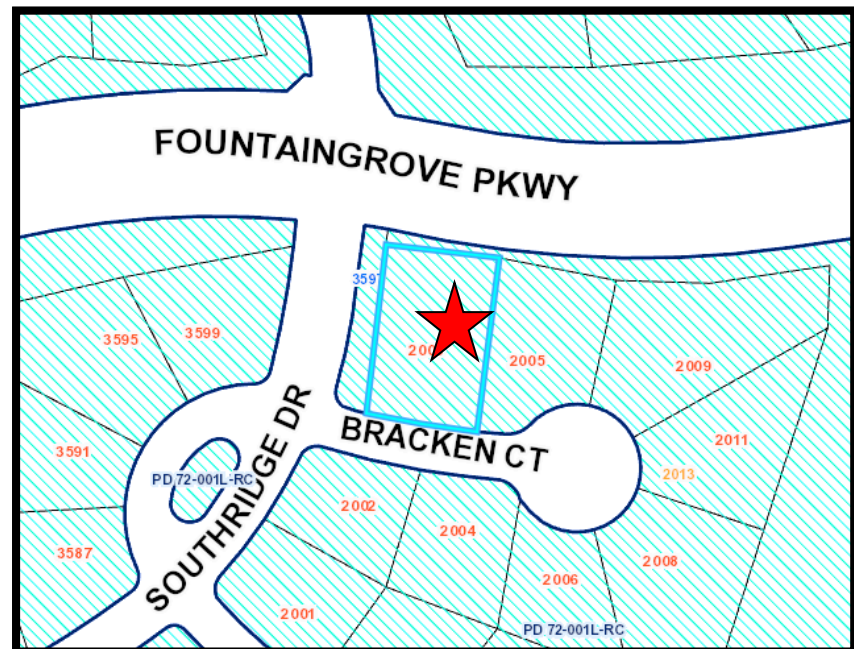
The applicant is requesting additional height and an alternative design, which requires a minor Conditional Use Permit pursuant to Zoning Code section 20-30.060(D).

General Plan & Zoning



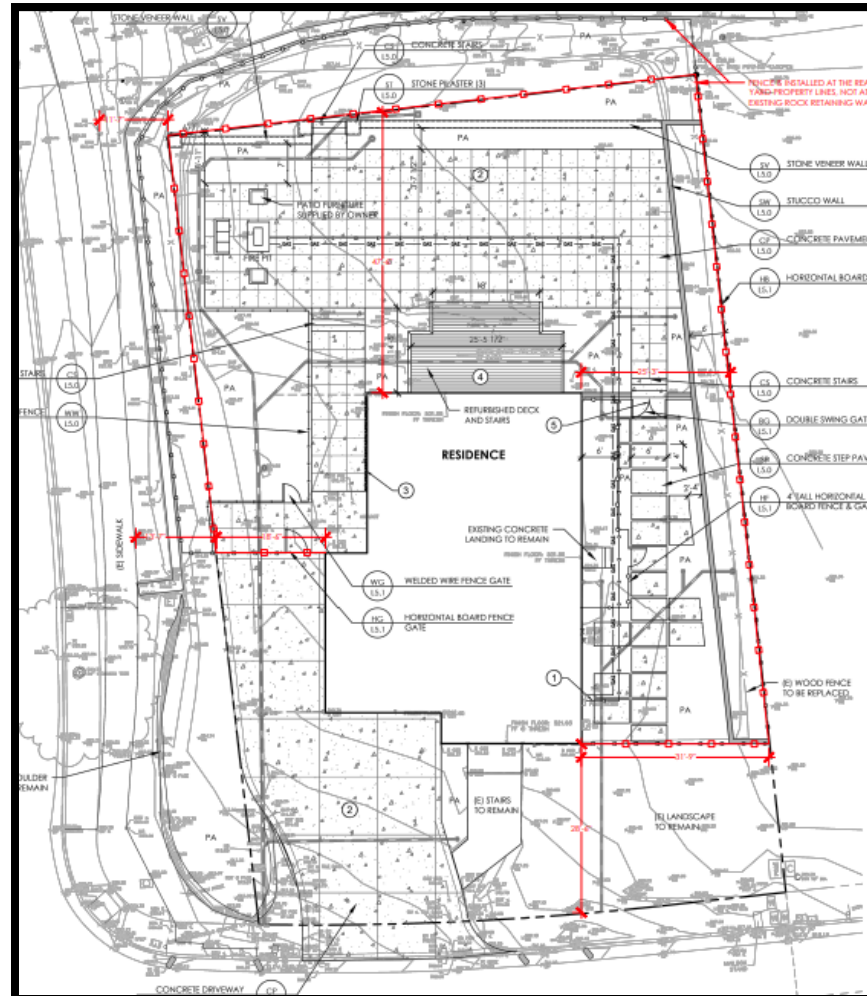
Zoning: PD 72-001L-RC

General Plan: Low Residential



Neighborhood Context





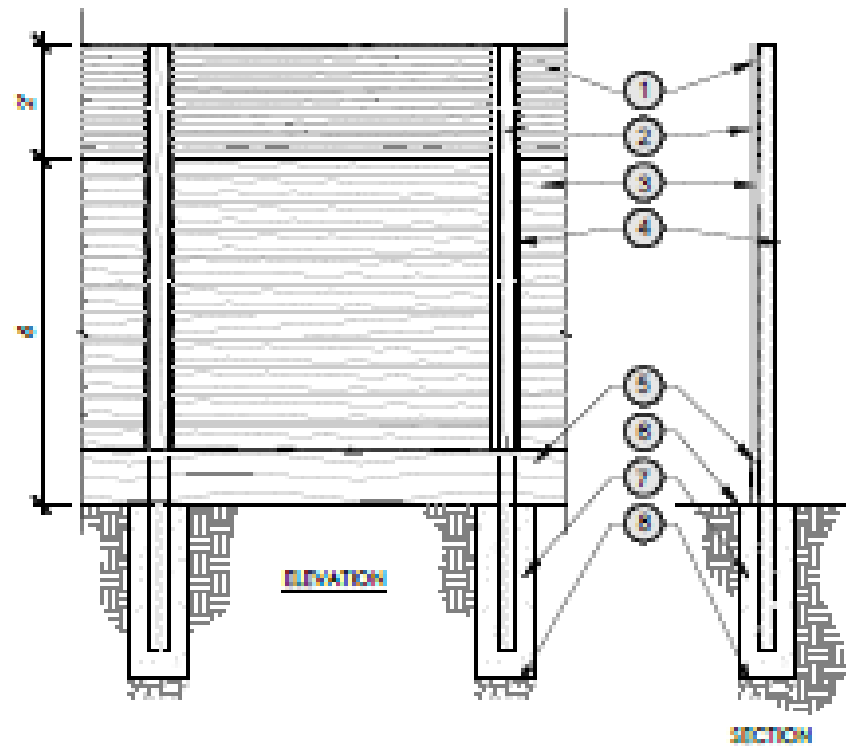
Proposed 8-Foot Fence Design

KEY:

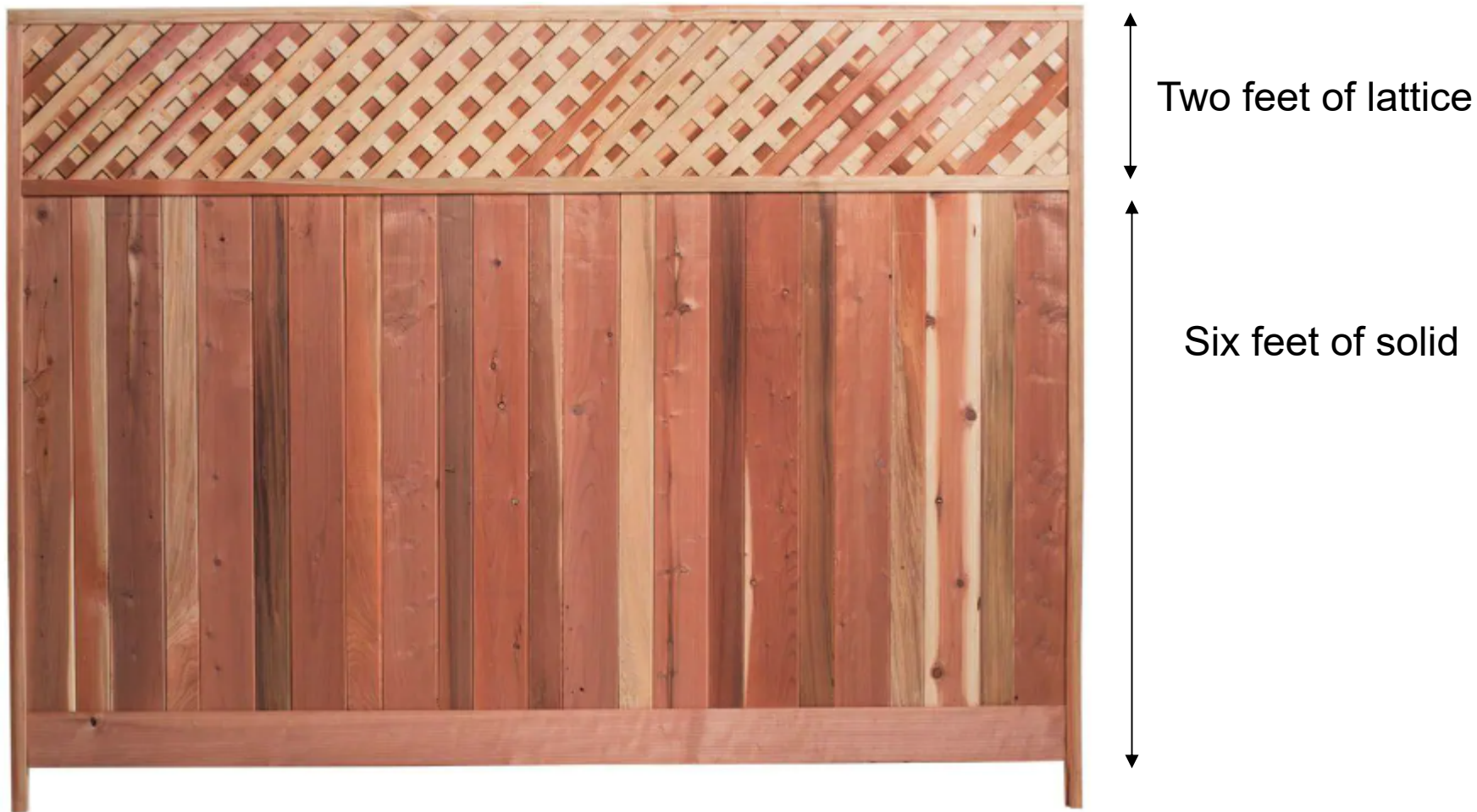
- 1 REDWOOD TRELLIS
- 2 1x6 REDWOOD FENCE BOARD INSTALLED OVER POSTS
- 3 1x6 REDWOOD FENCE BOARD
- 4 4x4 PTDF POSTS, BROWN COLOR @ 8' O.C.
- 5 2x PTDF KICKER BOARD, BROWN COLOR
- 6 FINISH GRADE
- 7 12" Ø x 3' CONCRETE FOOTING, SEE NOTE #4
- 8 4" CRUSHED DRAIN ROCK

NOTES:

1. STAIN & SEAL FENCE W/ OLYMPIC ELITE ADVANCED STAIN & SEALANT, CANYON SUNSET SEMI-TRANSPARENT COLOR, OR APPROVED EQUAL. PROVIDE A 2X2" MIN. SAMPLE FOR APPROVAL PRIOR TO STAINING FENCE
2. PROVIDE 1/4" GAPS BETWEEN FENCE BOARDS
3. ALL FASTENERS TO BE CORROSION RESISTANT
4. INSTALL SIMPSON STRONG-TIE POST BASE #PB644A FOR ALL POSTS
5. REDWOOD TO BE CONSTRUCTION HEART, NO SAP WOOD ALLOWED



Design Allowed By Right



Site Photos



View from
Fountaingrove
Parkway



View from
Bracken Court

Environmental Review

California Environmental Quality Act (CEQA)

The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303(e), the project is categorically exempt from CEQA because the fence is a small accessory structure.

- There are no unresolved issues as a result of staff review.
- No public comments have been received to date.
- Staff analysis has concluded that all findings can be met.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow an eight-foot, wood with an alternative design at 2003 Bracken Court.

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