

REPORT TO THE PLANNING COMMISSION



DATE: September 13, 2016

TITLE: Title 17 (Zoning), Chapter 17.40.110 (Fences, Walls and Hedges) discussion regarding fences, walls, and hedges height and type limits.

Prepared by: Nathan Bouvet, Community Development Director

RECOMMENDATION

Discuss and consider possible modifications to Chapter 17.40.110 (Fences, Walls and Hedges) and provide staff direction.

DISCUSSION

Currently the City does not allow various fences (e.g., vinyl, wood, solid metal, chain link, etc.) unless approved by the Planning Commission or proposed within a Specific Plan (SP). Section 17.40.110(A)(3) allows the PC to approve other types of fences and walls subject to the following:

17.40.110 (Fences, Walls and Hedges)

The following standards shall apply to the installation of all fences, walls and hedges:

A. Height and type limits.

1. Perimeter fences, walls, and hedges located on property lines shall conform to the limitations outlined in Table 17.40.01 (Exhibit 1).
2. Required perimeter fences and walls shall be constructed at the top of slope, adjacent property lines.
3. Solid masonry fencing (i.e., block rock, brick – with and without stucco covering) is permitted in any location on the lot provided the color of the masonry or stucco matches or compliments the adjacent walls or structures. Gray precision concrete block shall not be used unless all exterior surface visible from the outside has been texture coated or other comparable coating approved by the Director.

Other fence or wall materials may be approved by the Planning Commission through the design review process if it can be demonstrated that said materials will survive the extreme desert conditions and maintain an acceptable finished appearance.

Planning Commission workshops have been conducted in the past regarding revisions to the City's fence and wall regulations (e.g., vinyl fencing being used). The previous Planning Commission asked staff to revise the aforementioned ordinance allowing vinyl fences and other types of materials; however, a draft has not been prepared at this time since new members were appointed back in January and have yet had an opportunity to discuss the issue. Most recently Gallery Vista Santa Fe Homes, LLC submitted a request proposing vinyl fencing but that request was denied by the Community Development Director and forwarded to the Planning

Commission (April 12, 2016) for further review, which was ultimately denied. More specifically, that request proposed vinyl fences in the side yards of twenty-two (22) internal lots within their subdivision off Via Del Sol Drive.

RECOMMENDATION

Staff would recommend that the Planning Commission discuss and consider possible modifications to Chapter 17.40.110 (Fences, Walls and Hedges) and provide staff direction.

EXHIBITS

1. Chapter 17.40.110 (Fences, Walls and Hedges)