

REPORT TO THE CITY COUNCIL



DATE: March 7, 2017

TITLE: Ordinance Amending the Desert Hot Springs Municipal Code Regarding Fences, Walls and Hedges

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RECOMMENDATION

Introduce and read by title only, "An Ordinance of the City Council of the City of Desert Hot Springs amending Desert Hot Springs Municipal Code Section 17.40.110 "Fences, Walls and Hedges."

BACKGROUND:

Currently, the City of Desert Hot Springs Municipal Code ("DHSMC") regulates fences in Section 17.40.110. The DHSMC currently does not allow vinyl fencing. Over the past decade, vinyl fencing, along with other kinds of solid fencing, have become more sturdy and aesthetically pleasing.

ORDINANCE:

The proposed Ordinance provides for more fencing options, such as vinyl, block wall, corrugated metal and the like. The Ordinance requires that the Director, or his designee, make the following findings in order to approve a fence administratively:

- a. Proposed fencing is constructed and installed in a manner sufficient to withstand the climatic conditions of the City;
- b. Proposed fencing complies with all applicable local, state and federal standards;
- c. Proposed fencing utilizes professionally, well-designed materials which incorporate interesting architectural elements into the design;
- d. Proposed fencing has complimentary materials, color, texture and design to other existing structures on the lot.

The Ordinance further allows for fencing to be brought to Planning Commission in certain circumstances.

Lastly, the Ordinance clarifies the section on chain link fences, without amending the original intent, with one exception. During the Planning Commission hearing, it was suggested to add the allowance of chain link fencing on residential properties 10,000 square feet or greater only along the rear yard property line and only when adequately screened with landscaping.

At the February 14, 2017 Planning Commission Regular meeting, the Commission voted 3-1 (Commissioner Cirner voting Nay, and Commissioner De la Torre absent) to recommend that the City Council adopt the Ordinance with the amendment regarding the chain link fence.

FISCAL IMPACT:

None.

EXHIBIT:

- 1) Draft Ordinance