

STAFF REPORT- STUDY SESSION



DATE: February 14, 2017

TITLE: A ORDINANCE OF THE CITY OF DESERT HOT SPRINGS
AMENDING DESERT HOT SPRINGS MUNICIPAL CODE
SECTION 17.40.110 FENCES, WALLS AND HEDGES

Prepared by: Jennifer A. Mizrahi, City Attorney

STAFF RECOMMENDATION:

That the Planning Commission recommend that the City Council adopt the attached Ordinance.

BACKGROUND:

Currently, 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 has 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.

FISCAL IMPACT:

None.

Exhibit No. 1 – Strikeout version of Ordinance