

May 24, 2013

TO: Mayor and City Council
Planning Commission
City Manager

From: Jeffery W. Gibson, Community Development Director

SUBJECT: Community Development Director Action for Following Request(s) for the week of **May 20 – 24, 2013.**

FENCE HEIGHT EXCEPTION:

Applicant: Corey and Kelly Lane

Case No.: FEN13-00002

Location: 23408 Walnut Street

Zoning: R-1

Summary: Request for an Administrative Approval of a Fence Height Exception to allow a 6-foot tall redwood fence with 2-foot extension (a maximum of 8-feet in height). The 2-foot extension will begin 45-feet behind the front property line and run along the south property line and for a distance of 60-feet towards the rear, on property located in the R-1 Single Family Residential Zone at 23408 Walnut Street.

APPROVED

05/21/13



CITY OF TORRANCE

COMMUNITY DEVELOPMENT DEPARTMENT

FENCE HEIGHT EXCEPTION

Date: May 20, 2013
To: Jeffery W. Gibson, Community Development Director
From: Planning Division
Applicant(s): Corey and Kelly Lane
Case No.: FEN13-00002
Location: 23408 Walnut Street
Zoning: R-1: Single Family Residential

Description of Subject Request: The applicant is requesting a Fence Height Exception to allow a 6-foot tall redwood fence with 2-foot extension (a maximum of 8-feet in height). The 2-foot extension will begin 45-feet behind the front property line and run along the south property line and for a distance of 60-feet towards the rear.

The Fence Height Exception is permissible for one (1) or more of the following reasons:

- Enclosure of a private swimming pool or outdoor recreation area;
- Rear yard areas abutting commercial or multiple residential uses;
- Capping of a six (6) foot fence with less than an eight (8) inch cap or decoration;
- Fences constructed on terrain with a grade difference of one (1) foot fall in five (5) linear feet.

Comments: According to the applicant, the fence is intended to provide privacy for the residence as the property to the south at 23414 Walnut Street sits at a slightly higher elevation and has a deck along the side. Staff also notes that the subject property sits at a lower elevation than the street. Staff mailed a notice to the adjacent neighbor at 23414 Walnut Street and received correspondence (Attachment #1). The correspondence indicates concerns with the materials used and aesthetics. Staff recommends a condition that the applicants utilize the optional post covers to provide one unified look in materials. Staff visited the subject site and has determined that it will not be detrimental to the public welfare of surrounding properties.

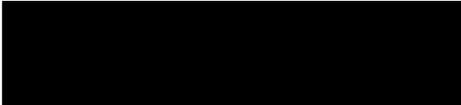
Based on the above findings staff recommends approval of FEN13-00002 with the following conditions:

1. That the total height of the fence and extensions shall not exceed 8-feet; (Planning)

2. That the applicant shall install the post covers to the satisfaction of the Community Development Director; (Planning)
3. Obtain required building permits; (Building & Safety)

Staff Recommendation: X Approval ___ Denial

Prepared by,



Oscar Martinez
Planning Associate

Recommended by,



Gregg Lodan, AICP
Planning Manager

Attachments:

1. Correspondence from 23414 Walnut Street
2. Site plan, elevations, pictures and letter from proponent (File)

This request for a Fence Height Exception (FEN13-00002) is ✓ APPROVED
___ DENIED per Ordinance No. 2327, Section 92.13.1, Fences, Walls, Retaining
Walls, and Hedges of the Torrance Municipal Code, Division 9.

21 May 13
DATE



Community Development Director

Decisions made by the Community Development Director are appealable to the Planning Commission within 21 calendar days following the above date of approval/denial.