



Staff Report

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MEMORANDUM

TO: HONORABLE CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: Michael Allen, Contract Planning Manager
Gabriela Silva, Associate Planner

SUBJECT: Discussion of Possible Zoning Code Amendment Related to Fences and Administrative Fence Waivers

Culver City Municipal Code (CCMC) Title 17 - Zoning Code, Section 17.300.030 - Fences, Hedges, and Walls, outlines the development standards for fences, walls, and hedges in residential and non-residential zones, including height restrictions, visibility requirements, and locational standards. As needs and preferences in the community change, revisions to existing Zoning Code standards may be necessary in order to adequately regulate site improvements, accommodate new desirable trends, and/or restrict trending features that may be inappropriate. Fences, hedges, and walls, are among the features that can enhance the aesthetics of a site while providing security, but if not regulated properly can also detract from the quality of the neighborhood streetscape. The following are a few discussion points related to the most common fence inquiries, requests, or violations encountered by Planning Division and Code Enforcement Division staff:

- Consideration of administrative waivers or changes to regulations to allow an increase in height for fences within front yard setbacks for non-residential zones.
- Request to increase the height of an interior side or interior rear yard fence by adding two (2) feet of lattice to a six (6) foot high fence within a residential zone (where six (6) feet is the maximum for side and rear yards).
- Consideration of administrative waivers or changes to regulations to allow a height increase or fully solid fence within front yard setbacks for residential zones.

Based on discussion of this topic and recommendations by the Planning Commission, staff will present recommended changes to the Zoning Code to address these issues.