



MEMORANDUM

DATE: July 30, 2010
TO: Honorable Mayor and Members of the City Council
FROM: Michael Concepcion, Planning Division
SUBJECT: Amendment to the Fences & Walls Guidelines

At the City Council Meeting of July 13, 2010, the City Council unanimously approved the Fences & Walls Guidelines, subject to inserting additional language into the Fences & Walls Guidelines. The general idea was to include language consistent with the following:

- 1) Add that the principle application of these guidelines is for those properties that are historic or have historical design houses on them, as opposed to every house within the broader parameters of the Town Core.
- 2) Change wording from "wrought iron" to "ornamental iron" in the materials section.

An updated Fences & Walls Guidelines incorporating the suggested language are attached, as well as the Draft Minutes for the City Council Meeting of July 13, 2010.

Attachments: Updated Fences & Walls Guidelines
Minutes from City Council Meeting of July 13, 2010

cc: Blaine Michaelis, City Manager
J. Kenneth Brown, City Attorney
Ina Rios, City Clerk
Ken Duran, Assistant City Manager
Larry Stevens, Assistant City Manager of Community Development
Dan Coleman, Director of Development Services
Krishna Patel, Director of Public Works
Eric Beilstein, Superintendent of Building and Safety
Planning Division

Fences & Walls

One of the more prominent features of the Town Core landscape is the low fences and retaining walls which provide definition between public and private spaces.

Traditional fence styles are appropriate for the historic character of the Town Core. No more than 42-inches high in the front yard, these fences can range from simple pickets to ornate designs.

Privacy fences should only be used in the rear yard and corner side yard, and should not exceed 6 feet in height.

Materials - Appropriate

Natural fence materials, such as wood, stone, brick, split face block, and slumpstone, are appropriate. Wood-like composite materials which simulate the architectural character and historic nature of traditional fencing are also appropriate. Attention should be paid to the scale, surface texture, and color of the material selected. When selecting a fence or wall style and material, consider compatibility with the buildings on the property.



STONE WALL WITH PILASTERS



WOOD GATE WITH STONE PILASTERS AND SMOOTH STUCCO WALL COVERED WITH VINES



WOOD GATE WITH PILASTERS AND PICKET FENCE

Materials – Discouraged

Chain link, railroad ties, landscape timbers, and bare concrete block walls and fences are discouraged. Wood fences of 1x vertical slats are also inappropriate. Modern materials such as glass, aluminum, and polished metal are discouraged.

Vinyl fencing having one or more of the following qualities is strongly discouraged: smooth, white, or shiny.

Ornamental iron fencing is discouraged. However, there may be instances where ornamental iron fencing may be appropriate, subject to review and approval by the Planning Division (i.e. ornamental fencing meant to match historic ornamental iron detailing on windows of Spanish Colonial Houses).

Materials – Other

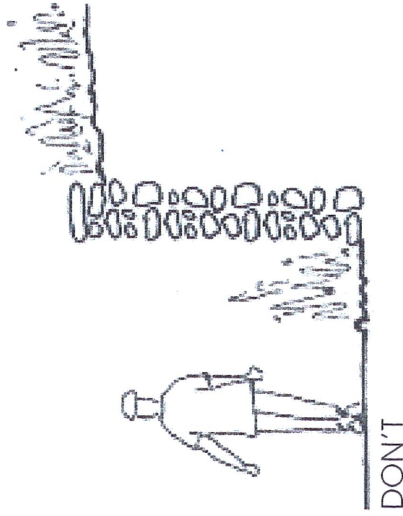
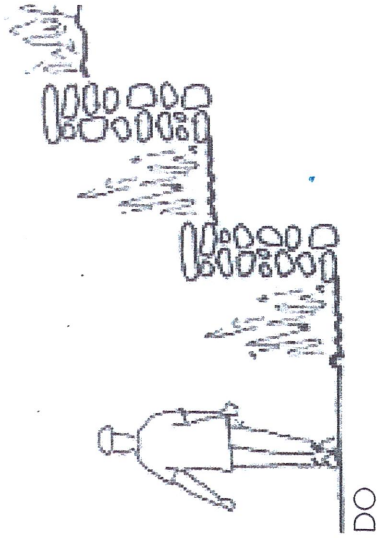
For other materials not covered here in these guidelines, check with the Planning Division for review and approval.

Retaining Walls - Where necessary

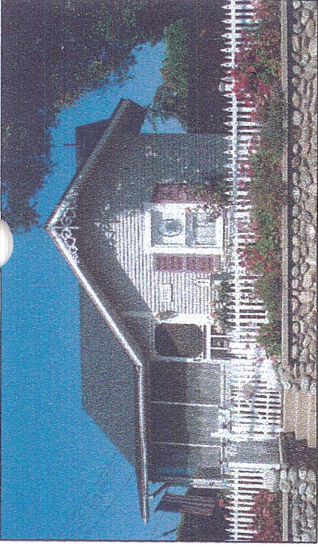
due to grade, retaining walls may be appropriate if designed properly.

In areas with steeper slopes, a succession of smaller retaining walls is preferred over one large retaining wall to prevent the appearance of massive-looking retaining walls. Some walls may require a permit and approval. Contact Building

and Safety Division for specific requirements regarding your proposed project.



Landscaping – Landscaping should be installed along fences and retaining walls to soften their appearance and provide a layering of plants in front of the fence. Hedges can be effectively used, instead of a fence, to separate private from public space.



FENCING SOFTENED BY LANDSCAPING

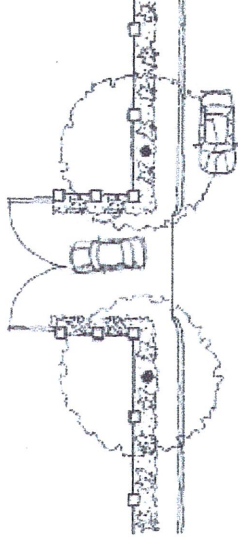
Existing Nonconforming Fences and Walls – If original to the property, existing historic materials for fences and walls are appropriate. For existing walls and fences that do not comply with the guidelines, minor repairs or extensions shall be reviewed on a case by case basis by the Planning Division.



MANUFACTURED STONE ON PILASTERS COMPLEMENT THE HISTORIC HOUSE

Entry Gates – Pedestrian and car gates should reflect the architectural

design of the home. Driveway gates must be setback at least 18 feet behind sidewalk to allow a vehicle to pull safely off the street in front of gate. Vehicle entry gates should be reviewed by the Public Works Division for traffic safety purposes.



Approval Process – Even though a building permit is not required for freestanding (and non-load bearing) fences and walls up to six feet, a site plan indicating location, height, and materials used for fencing or walls should be submitted to the Planning Division for review and approval.

Applicability of Fences & Walls Guidelines – The principle application of the Fences & Walls Guidelines is for historic properties listed in the Historic Resources Survey within the Town Core. For non-historic Town Core properties that are not listed in the Historic Resources Survey, the Fences & Walls Guidelines may still be applicable, but to a lesser extent.

has been received to move forward to the Planning Commission for public hearing. He said the processing time for a Conditional Use Permit is approximately eight weeks. He indicated that staff is currently working on an agreement to allow the continuation of the retail business portion in the new location and expects to have the issues related to the retail component resolved within the next couple of days.

15) **Sid Maksoudian** stated the City Council adopts the laws of the City.

5. CONSENT CALENDAR

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

It was moved by Mayor Pro Tem Ebner, seconded by Councilmember Bertone, and carried to accept, approve and act upon the consent calendar, as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
 - (1) **RESOLUTION NO. 2010-40, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JUNE AND JULY 2010.**
- b. Approval of minutes for regular City Council meeting of June 22, 2010.
- c. Award of Cash Contract No. 2010-06, Street and Pedestrian Safety Enhancement project on Amelia Avenues in the City of San Dimas from 5th Street to Gladstone Street Federal Project No. SRTSL 5367 (005) to ASR Constructors, Inc., in the amount of \$576,000.
- d. Reject claim for damages from Eugene Dallen III.

END OF CONSENT CALENDAR

6. PLANNING/DEVELOPMENT SERVICES MATTERS

- a. Consideration of Fences & Walls Guidelines for inclusion into the Town Core Design Guidelines.

Planner Concepcion provided a Powerpoint presentation of the proposed "Fences & Walls Guidelines" for inclusion in the San Dimas Town Core Design Guidelines. He said the guidelines were reviewed by the Development Plan Review and Planning Commission and are being presented to the City Council for final review and decision. Mr. Concepcion stated that the Towncore Design Guidelines is a tool to guide future development for compatibility with historic properties, however, those guidelines contain limited information concerning fences and walls. He said in the General Plan, the Fences and Walls Guidelines will promote and strengthen policies contained in the Housing Element. He highlighted the materials supported by and discouraged by the Development Plan Review Board and said staff supports the recommendation of the Development Plan Review Board and the Planning Commission to request City Council approval of the Fences & Walls Guidelines.

Councilmember Templeman expressed concern that approval of the Guidelines would impose undue regulations on Town Core residents with non-historic properties.

Assistant City Manager Stevens said staff has consistently applied architectural guidelines to new houses and renovation of existing houses since the areas were defined as town core in 1991. He said not every house is historic and guidelines are applied relatively stringently on historic houses and less stringently on projects less than historic. He assured the City Council that it is staff's intention to apply the Fences and Walls Guidelines in the context of the property's historic and architectural value.

In response to Mayor Pro Tem Ebner, Planner Concepcion stated that staff will encourage compliance with the Guidelines concerning materials for fences, however, the Guidelines are not enforceable and the resident's choice of materials is not prohibited.

Mayor Morris mentioned that some man-made materials only look natural such as brick, slumpstone and split face concrete block. He suggested "wrought iron" be changed to ornamental iron or ornamental sheet metal. He supported applying the Fences and Walls Guidelines as guidelines in appropriate places to allow consistency to the area, and understood the Planning Commission's recommendation was to not enforce compliance.

In response to Councilmember Bertone, Mr. Stevens said staff is not proposing to create a separate approval and/or permit process for fencing or walls, and compliance is not required, except in cases where other activity triggers a permit.

Mayor Morris stated although this is not a public hearing, comments are welcome.

- 1) **Dennis Phillips** said his garage was rejected because it did not match the guidelines.
- 2) **Sid Maksoudian** said the City Council should unanimously approve the guidelines and live by the guidelines.
- 3) In response to **David Harbin**, Mr. Stevens replied that generally a permit is not required for a fence or wall unless the fence or wall is greater than six-feet in height, or it is retaining 24-inches of earth, and repairs to an existing fence would be allowed. He added that guidelines would be recommended for a new type of fence being constructed, unless there are other property improvements that require permits.

It was moved by Councilmember Bertone, to approve the "Fences & Walls Guidelines" for inclusion into the Town Core Design Guidelines.

Mayor Pro Tem Ebner said the City has standards and guidelines that help preserve the character of the community. He wholeheartedly recommended approval of the guidelines and seconded the motion.

Councilmember Templeman opposed the approval of the Guidelines because there are too many disparities in historical buildings in the Town Core. He does not consider any building from 1950 to the present to be historical housing elements and he does not feel they should be subject to the guidelines.

Assistant City Manager Stevens suggested inserting language setting forth the context that "the principle application of these guidelines is for those properties that are historic or have historical design houses on them, as opposed to every house within the broader parameters of the Town Core." He said that language can be made part of the motion as an amendment. He added that language can also be incorporated into the guidelines concerning the Mayor's suggestion relative to natural materials and wrought iron.

Councilmember Bertone amended his motion to include the language as stated by Mr. Stevens.

In response to Mayor Pro Tem Ebner, Mr. Stevens suggested that staff apply the standards in the context of what was on the property. He said the guidelines would have more weight and value if the building was clearly historic; the standards have more relevance if the building was a replica done to mimic elements of the Town Core Guidelines; and the standards have less relevance for a non-historic house from 1955 to the present.

Mayor Pro Tem Ebner seconded the motion as amended and the motion carried unanimously.