

# Smith Rader Appeal Design Approval PLN190255

Board of Supervisors Hearing  
March 16, 2021

**SLIDE 1**

# BRIEF HISTORY

Slide 2



Second St.



Llano St.






## Board request for additional information

What Applicant paid from rescinded 6 ft high fence:

- Architectural design changes: \$525.00 (includes design changes to the existing house)
- Total permit fees: \$182.21 (original over the counter Design Approval)
- Receipts for cost of existing fence never received

Estimates submitted by applicants:

- Estimate for modifying existing fence as conditioned by the Zoning Administrator's July 30, 2020 decision: Both labor and materials estimated at \$8,910.00.
- Two Estimates to replace fence in full conformance with the Spreckels Design Guidelines: \$16,500 and \$17,680.



# APPLICANT'S PROPOSAL

- ▶ Remove alternating boards, resulting in 1/2-inch voids, giving an “open-patterned” appearance along Second and Llanos Streets; and
- ▶ Reduce rear fencing 4 feet along rear property line back to the edge of two houses

Consistent with:

- Neighborhood character
- Spreckels Design Guidelines





# RECOMMENDATION

- 1) Grant the appeal by Rosana Rader and Michael Smith from the July 30, 2020 decision of the Zoning Administrator;
- 2) Find that the proposal is categorically exempt per section 15302 of the CEQA Guidelines;
- 3) Approve applicants' modified proposal to the fence by removing alternating boards resulting in 1/2-inch voids that would give an "open-patterned" appearance along Second and Llano Streets' and reducing the rear fencing four feet along the property lines back to the edge of the two houses; subject to a condition to submit actual receipts; and
- 4) Waive the appeal fee.