

Fences, Walls, and Landscaping

Draft Recommendations

Background

Currently, fences, walls, landscaping and hedges are permitted no taller than 3½ feet in the front yard. This standard ensures safety with a clear line of sight for vehicles and pedestrians and bicyclists from the sidewalk or street, and private property.

Proposed Revised Development Standards

- Fences, walls, landscaping and hedges are allowed up to 3 ½ feet tall in the front yard.
- If the fence, wall, landscaping or hedges is located at least 10 feet from the edge of the ultimate right of way, fences, walls, landscaping and hedges may be up to 6 feet tall in the front yard.

Fence and Wall Materials

- For new or replacement fences and walls, allowed construction materials are stone, brick, rock, block, concrete, wood, stucco, tubular steel, wrought iron, or a combination of these materials.
- Chain link fencing may only be used where covered and visually obscured by plant material.
- Barbed wire or razor wire material is prohibited.

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Modification for Fences, Walls and Landscaping

- If a new or existing fence, wall, landscaping or hedges does not meet the CSD standards, the owner may apply for a CSD Modification.
- ***[We are currently exploring the possibility of allowing modifications up to six feet tall for fences, walls, and landscaping and hedges, dependent on meeting safety concerns, including line of sight.]***
- The process for a CSD Modification is further described in CSD Modification Procedure Summary.
- Any modifications that cannot comply with the above must apply for a Variance. A Variance requires an application and fee (currently \$8,966; additional fees may apply if the application requires review by other county departments), and presented for a Hearing Officer or Regional Planning Commission public hearing.
- Fences, walls, and landscaping and hedges that do not comply with CSD standards, and are not subsequently approved through a CSD Modification or Variance, would be considered unpermitted and may be subject to future enforcement action.

Do you have more questions or want to reach out to us with your thoughts?

Call Us: (213) 974-6476

Comments: <http://bit.ly/AltadenaCSDComment>

Email Us: altadenacsd@planning.lacounty.gov

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