

## FENCES AND WALLS UP TO 8 FEET IN HEIGHT (F)

**RELATED CODE SECTIONS:** Section 12.24 X.7 of the Los Angeles Municipal Code (LAMC) authorizes a Zoning Administrator to approve applications for fences and walls up to eight feet high located within the required front, side or rear yard of any lot, or on the side lot line along the street of a reversed corner lot in the A and R Zones as prohibited by LAMC Section 12.21 C.1 (g).

LAMC Section 12.22 C.20 (f) states the terms “fence” and “wall” shall include latticework, ornamental fences, screen walls, hedges or thick growths of shrubs or trees.

**PUBLIC HEARING AND NOTICE:** Notification of a public hearing for the above process includes the owners of all properties abutting the subject site as well as on-site posting of the notice. Refer to the *Mailing Procedures* (form [CP-2074](#)) and *On-Site Posting* ([CP-7762](#)) handouts for further instructions.

**SPECIALIZED REQUIREMENTS:** When filing an application for the above, the following items are required in addition to those specified in the *Master Filing Instructions* ([CP-7810](#)).

- 1. Plot Plan:** The boundary of the plot plan must include all contiguously owned parcels (if the project is located on only a portion of the plot plan, label those portions of the site that are “not a part” of the project). The plot plan must also show the use and distance from structures within 50 feet of the subject parcel and on adjacent properties (whether under the same ownership or not). If a street dedication exists on the site, that dedication must be shown on the plot/site plan. Measure setbacks from the dedication line rather than the existing property line. (Note: A dedication requirement may trigger the need for additional relief such as a revocable permit; be sure to check the details of your request.)
- 2. Elevation Plans:** Provide elevations of the proposed fence/wall with all dimensions, including any lighting fixtures. In addition to the overall height of the fence/wall, elevations must show dimensions for height and width of each material change. (For example, a fence consisting of solid masonry on the bottom with a wrought iron portion above, topped with lighting fixtures must include separate dimensions for the solid portion of the fence, the wrought-iron portion, the gate, the lighting fixtures, and the overall height and width of the structure). Include the materials and colors to be used for the proposed fence on the plans, or if the fence/wall consists of hedges, shrubs or trees, identify the common and scientific name of the vegetation and its maximum anticipated height.

**FINDINGS FOR APPROVAL:** In order to approve an application, the decision maker must decide if the facts presented in the record are such to support the findings (i.e. criteria for approval) established in the LAMC. On a separate page copy each finding stated below, and provide a detailed justification/explanation of how the proposed project conforms to the required finding.

- 1.** Describe how the proposed project will enhance the built environment in the surrounding neighborhood or how it will perform a function or provide a service that is essential or beneficial to the community, city, or region; and
- 2.** Explain why the project’s location, size, height, operations and other significant features (provide specifics) will be compatible with and will not adversely affect or further degrade adjacent properties, the surrounding neighborhood or the public health, welfare and safety; and

3. Explain why the project substantially conforms with the purpose, intent and provisions of the General Plan, the applicable community plan and any applicable specific plan. (Plans can be viewed in the General Plan section of City Planning's website at <http://planning.lacity.org>).

**ADDITIONAL INFORMATION:** In addition to the above findings for approval, the decision maker must also consider the following matters. For that reason, your application should address as best as possible these issues. The items below should not be considered as a limitation on the information to be submitted and you are encouraged to submit any additional supporting material you feel is relevant.

1. The environmental effects and appropriateness of materials, design and location of any proposed fence or wall; and
2. The detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties; and
3. The security to the subject property which the fence or wall would provide.