



# **Planning Commission**

**August 13, 2025**

**Item #4: 572 Woodhams  
Road**

**Meha Patel, Associate Planner**



# Project Request

- **Variance** to locate a six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback proposed at 572 Woodhams Road.
- A Variance is required under Santa Clara City Code Chapter 18.124.

## Existing Site

- **Acreage:** 0.22
- **Surrounding Uses:**
  - **N:** Single-Family Residential
  - **S:** Single-Family Residential
  - **E:** Single-Family Residential
  - **W:** Single-Family Residential
- **General Plan Designation:** Very Low Density Residential
- **Zoning:** R1-6L - Single-Family Residential











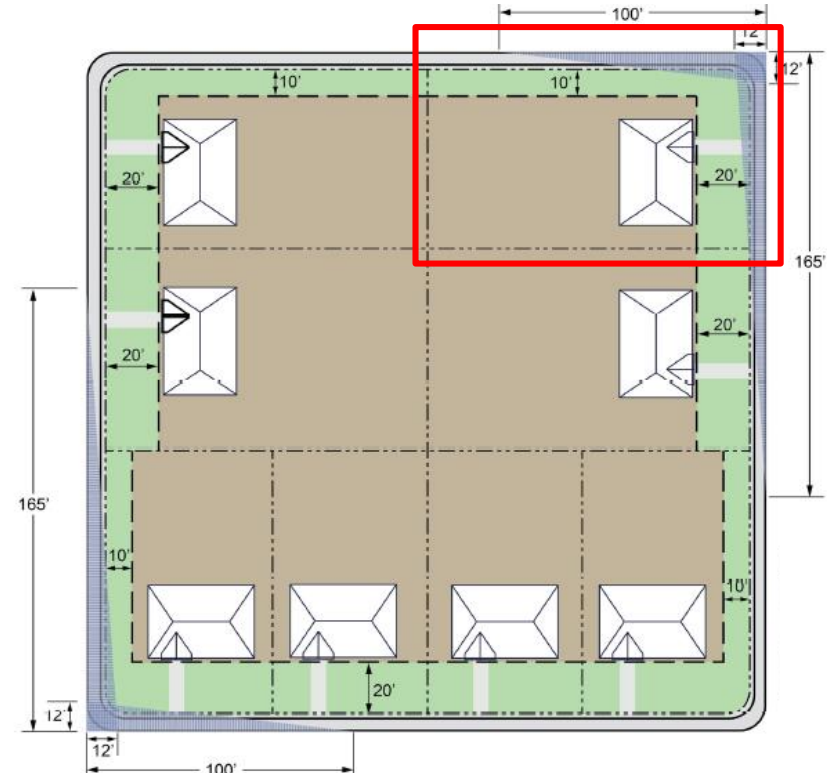
## Variance Scope

Required Standard	Proposed Standard
Min. 10-foot corner street side setback for a 6-foot fence with an additional foot of lattice	Locate 6-foot fence, outside property line, at the back of the sidewalk in the public right-of-way.

# Fence Standards

- Maintain a max. 3-foot fence within the required 10-foot street side setback and 20-foot front setback area.
- All other areas can have a 6-foot fence with an additional foot of lattice.

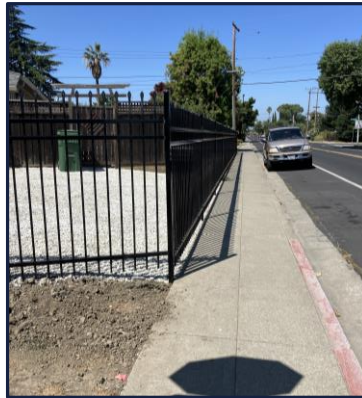
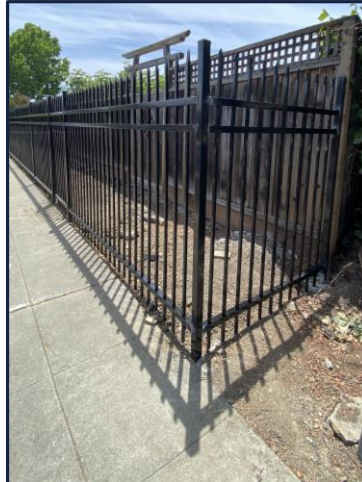
KEY			
	Max. 6-foot Fence Height		Public Right-of-Way/Utility Easements
	Max. 3-foot Fence Height		Sign-Distance Triangle/Intersection Visibility Clearance
	Fence Setbacks		
	Parcel Line		





## Site Plan

- Existing wood fence consistent with the City of Santa Clara's Classic Code
- 6-foot Wrought Iron Fence installed outside of the setbacks, in the public right-of-way, without a permit.



## Site Images

**Existing wood  
fence prior to  
installation of  
wrought iron  
fence**



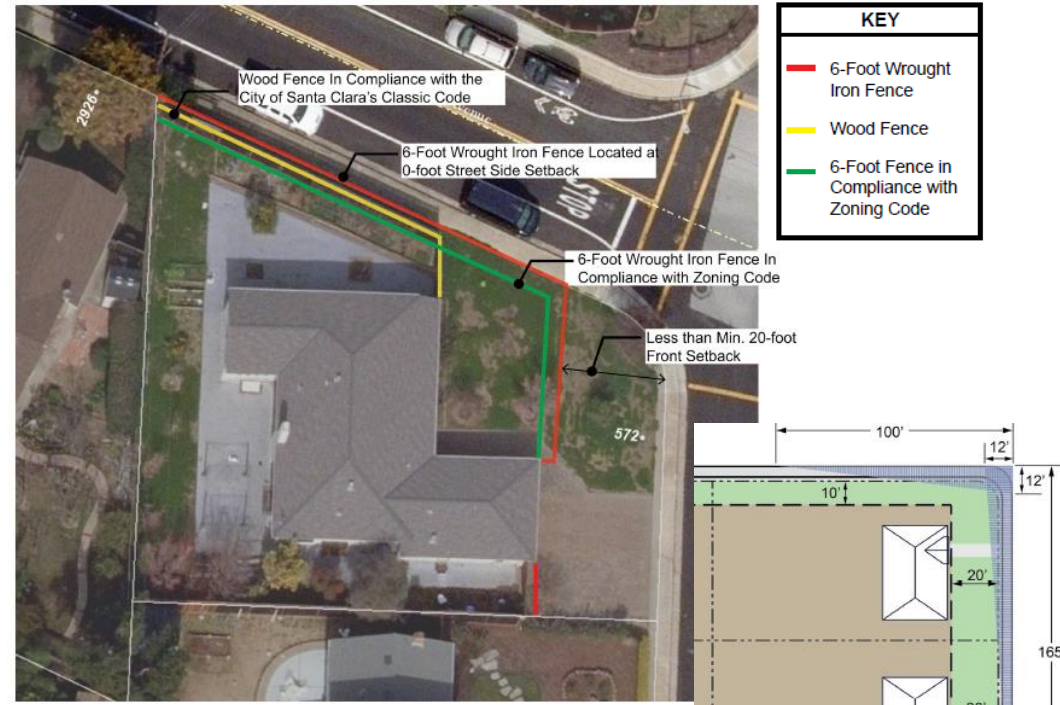
**With  
installation of  
wrought iron  
fence**





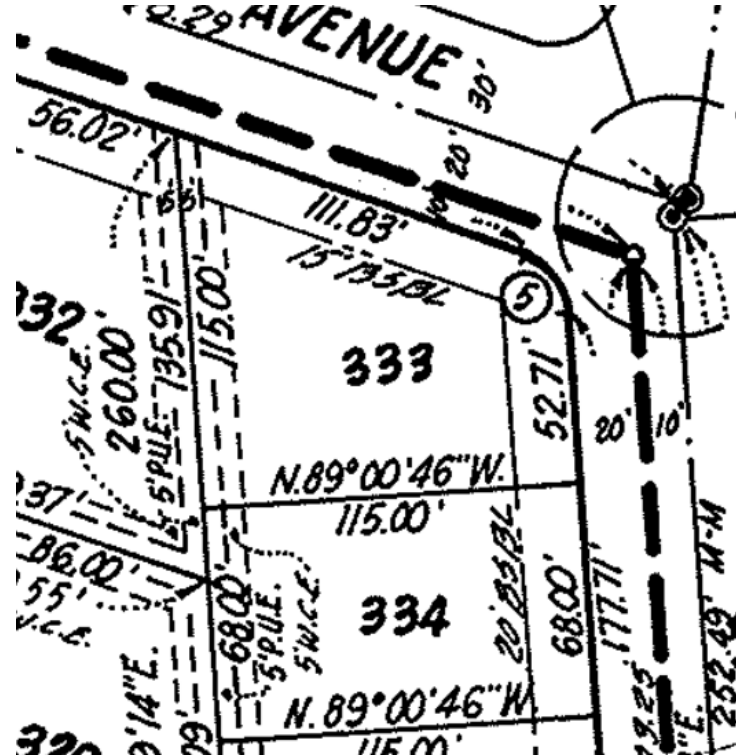
## Discussion

- Existing Corner Street Side Setback to Residence: 16 feet
  - Requirement: 10-foot
- Lot Size: 10,825 square-foot
  - Requirement: 6,000 square-foot
  - Approximately 2,890 sq. ft. main residence
- Applicant could locate the fence to meet the required minimum 10-foot corner street side and 20-foot front setback for a 6-foot fence.





- The property line is 10 feet from the face of curb.
- The installed fence is outside of the property line and in the public right-of-way.
- If the variance to keep the fence at this location is approved, the applicant will need to obtain an encroachment permit from the Public Works department.





# Findings

1. There are special circumstances or conditions applicable to the subject property or existing buildings (e.g., location, shape, size, surroundings, topography, or other physical features) that do not apply generally to other properties in the vicinity under an identical zoning classification;
  - Does not have unusual conditions, the lot is larger than minimum lot size.
2. Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification;
  - The granting of the variance is not necessary for the enjoyment of the property, the homeowner could locate the fence to meet the 10-foot street side setback while still meeting the zoning code requirements.
3. Approving the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated; and
  - Granting of this encroachment would be a special privilege as the property is comparable to many R1-6L zoned lots in this neighborhood and throughout the City. The wrought iron fence is in the public right-of-way.
4. Granting the Variance will not adversely affect the interests of the public or the interests of residents and property owners in the vicinity of the subject property in question.
  - Granting the variance may introduce visual impediments for the users of the neighboring driveway and on Forbes Avenue and disrupt the harmonious streetscape of the neighborhood.



## Public Comment

- Planning Division received two public comments prior that have been included in the staff report.
- Two additional public comments were received after the meeting agenda was posted and will be included as post meeting material.
- Public concerns included:
  - fence's appearance
  - traffic safety
  - refuse and landscaping material storage between the wood and wrought iron fence
  - disregard for the zoning code standards



## **CEQA Evaluation**

- Staff's recommendation is that the Planning Commission deny the Variance application. CEQA Guidelines Section 15270(a) provides that "CEQA does not apply to projects which a public agency rejects or disapproves."
- If the Planning Commission votes to approve the Variance, the project would be categorically exempt per Class 3, Section 15303 (e) New Construction or Conversion of Small Structures, which allows for the construction of limited numbers of new, small facilities or structures including "[a]ccessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences."





## **Staff Recommendation**

Adopt a resolution denying the variance to locate a six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback proposed at 572 Woodhams Road, subject to findings.



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