

AGENDA DESCRIPTION:

Consideration and possible action to receive and file a status report on the City's Arterial Fences and Walls program; to identify draft design options for an arterial Fence and Wall Master Plan; and to initiate code amendment proceedings to amend the Development Code relating to an Arterial Fence and Wall Master Plan.

RECOMMENDED COUNCIL ACTION:

- (1) Receive and file a status report on the Arterial Fences and Walls program;
- (2) Identify and direct the Planning Commission to review design options to be included in an Arterial Fences and Walls Master Plan for the City Council's future consideration; and,
- (3) Initiate Code Amendment proceedings to RPVMC Section 17.76.030(F)(6) to require replacement fences and walls along specified arterial streets to comply with a future Arterial Fence and Wall Master Plan.

FISCAL IMPACT: Funding to remove the damaged chain-link fencing along arterial streets is included in the adopted FY16-17 budget.

Amount Budgeted:	\$500,000
Additional Appropriation:	N/A
Account Number(s):	101-1025-421-32-00

ORIGINATED BY: Ara Mhuranian, AICP, Director of Community Development *AM*
Nicole Jules, Deputy Director of Public Works *NJ*

REVIEWED BY: Gabriella Yap, Deputy City Manager *GJ*

APPROVED BY: Doug Willmore, City Manager *DW*

ATTACHED SUPPORTING DOCUMENTS:

- A. March 1, 2017 City Letter (page A-1)
- B. Fences and Wall design images (page B-1)

BACKGROUND AND DISCUSSION:

On July 19, 2016, the City Council reviewed an assessment report on the general condition of the fences and walls along the City's arterial streets. Based on information presented that evening, the City Council, among other things, directed Staff to proceed with short-term solutions to address the unsafe and deteriorating condition of privately-owned arterial fences and walls, with an emphasis on addressing deteriorated chain-link

fencing along Hawthorne Boulevard, and to return with a long-term plan to address arterial fences and walls throughout the City.

Arterial Fences and Walls Program Update

The Arterial Fences and Walls Assessment report indicated that the majority of the chain-link fencing and pilasters located along Hawthorne Boulevard are in disrepair. In continuing the City's efforts to beautify and educate the public about its arterial streets, particularly Hawthorne Boulevard, the City began public outreach on this topic. Staff attended the November 2016 Council of Homeowners' Associations (CHOA) meeting to discuss, among other things, the topic of arterial fences and walls. Furthermore, the City's Spring 2017 Quarterly Newsletter included an article regarding the ownership and maintenance responsibility for arterial fences and walls, emphasizing that they are primarily located on private property.

On March 1, 2017, the City sent a letter (Attachment A) to the owners of 128 properties abutting Hawthorne Boulevard, requesting the removal of fences and walls (including pilasters) due to their deteriorated condition and the removal of any earth and vegetation debris that had fallen into the public right-of-way by May 1, 2017. The letter also indicated that property owners had the option of allowing the City to do the work, at the City's expense, since the City Council authorized funding to do a one-time clean-up of the fences and walls along Hawthorne Boulevard. In order to take advantage of this opportunity, property owners were informed that they need to submit an Access Agreement authorizing the City and its crews to enter their properties to complete this work. To date, the City has received 52 Access Agreements for the City to do this work, but is unaware of any property owner who has voluntarily removed their fence or wall.

The City is planning to begin removing the chain-link fences and pilasters along Hawthorne Boulevard within the next two months. For those property owners who have not returned the required Access Agreement, the City will be contacting these individual property owners to further discuss the purpose of this project. If voluntary compliance isn't reached nor an Access Agreement signed, the City will proceed with code enforcement for property maintenance.

Arterial Fence and Wall Master Plan

As a long-term solution, Staff believes that an Arterial Fence and Wall Master Plan would allow the City to properly plan for a modern and uniform appearance of the City's arterial roadways by creating a consistent and unique theme for the look and feel of fences and walls along the City's arterial streets. Such a Master Plan will also help property owners understand what type of replacement fencing or wall is allowed along the City's arterial streets. To begin this process, Staff recommends that the City Council identify its preferred draft design options from the following list (illustrations are provided as Attachment B), and direct the Planning Commission to review and provide recommendations for the City Council's future consideration:

ARTERIAL FENCES AND WALLS DRAFT DESIGN OPTIONS		
Pilaster – Allowed		
Yes	No	
Pilaster - Height		
36-inches	42-inches	60-inches
Pilaster - Material		
Palos Verdes Stone	Brick	Colored Stucco
Fence – Allowed		
Yes	No	
Fence - Height		
36-inches	42-inches	60-inches
Fence - Material		
Wrought Iron	Vinyl Color Coated Chain-Link Fencing	Wood
Wall (existing)		
Color Stucco	Uniform Paint Color	Replace with a uniform fence design

An Arterial Fence and Wall Master Plan would serve as an aesthetic blueprint for the overall look of the City’s arterial corridors, but it will be the responsibility of adjacent property owners to adhere to the Master Plan when they choose to replace/repair their private fences or walls. Funding this long-term solution will vary depending on the selected materials. Part of developing a Master Plan will include cost options based on a variety of materials for City Council consideration at a later date. It should be noted that, in considering a long term solution and the costs associated with its implementation, it may not be possible or desirable to remove only short segments of a deteriorated fence or wall because doing so may result in an incomplete or fragmented appearance.

Code Amendment Initiation Request

Municipal Code Section 17.76.030(F)(6) currently requires the replacement of privately-owned fences and walls along arterial streets that are part of an existing uniform tract fence or wall design be replaced at a similar height, location, color and material. Based upon this Code provision, a property owner may replace the chain-link fence and pilasters the City is currently removing with a similar chain-link fence or pilaster. In order to avoid this unintended consequence, Staff is recommending that the City Council

initiate a Code Amendment to add the following draft language (shown in underlined text) to RPVMC Section 17.76.030(F)(6):

Replacement of Privately Owned Fences and Walls along Arterial Streets. Any existing fence or wall that is part of an existing uniform fence or wall design and is located within a rear yard setback or street side setback of a private property located along any of the arterial streets listed in Section 17.76.030(F)(5) shall be replaced or repaired at the same height and location and with the same materials and color as the original uniform fence or wall to the satisfaction of the Community Development Director or, if applicable, shall comply with the City Council-adopted Arterial Fences and Walls Master Plan for the portion of the fence or wall located within the rear yard setback or street side setback abutting an arterial street.

If initiated, the Planning Commission will review the draft language at a duly-noticed public hearing, and will forward a recommendation to the City Council for its consideration at a future date.

ALTERNATIVES:

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Identify additional long-term solutions for further analysis by Staff for consideration at a future meeting.
2. Direct Staff not to proceed with any long-term solutions to deal with arterial fences and walls.



CITY OF RANCHO PALOS VERDES
PUBLIC WORKS DEPARTMENT

March 1, 2017

RE: Removing Disrepair Arterial Fences and Walls

Dear Resident:

The City of Rancho Palos Verdes is a place set apart from any other City with its distinct semi-rural character and valued open space. However, when driving along the City's 120 miles of arterial streets, particularly Hawthorne Boulevard, one begins to notice the deteriorating and aging chain link fences, walls, and pilasters along the roadway. A majority of the homes were built prior to the City's incorporation in 1973, while under the jurisdiction of Los Angeles County. The fences and walls abutting the City's arterial streets were, for the most part, constructed at the time the adjoining neighborhood tract was developed. These fences and walls are located on private property and do not belong to the City, and are the responsibility of the property owner to maintain. Staff has found that over the years of slope erosion and sloughing, many of the fences and walls are now inadequately supporting an accumulation of debris that is pushing these fences and walls into the public right-of-way. In addition, a large portion of these arterial fences and walls are flanked by pilasters that are also deteriorating or have collapsed.

In an effort to help beautify the City's arterial streets and uphold the character of the City, the City is requesting that you remove the fencing and walls (including pilasters) on the rear slope of your property along Hawthorne Boulevard and any earth and vegetation debris that has fallen into the public right-of-way by May 1, 2017.

If you are unable to perform this work, you have the option of allowing the City to do the work at the City's expense. The City Council has authorized funding to do a one-time clean-up of these fences and pilasters. To take advantage of this opportunity, the enclosed Access Agreement must be signed and returned prior to May 1, 2017. The Access Agreement is required to authorize the City and its crew entry onto your property to perform the necessary work. Without this signed agreement the City cannot access your slope to remove the fences and walls, and any associated debris.

For additional information, or if you have any questions, please contact Nicole Jules at 310-544-5252.

Sincerely,



Michael Throne, P.E.
Public Works Director

Arterial Fences and Walls – Design Images

Height:



Pilasters:



Fences/Walls:



Color:

