

August 8, 2025



ARCHITECTS:

Rodney C. Alonzo, A.I.A.
CEO
C26714

Joseph L. Smith, A.I.A.
President
C23440

ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

Community Development Dept.
345 N. El Dorado Street,
Stockton CA 95202

Attention: Alex Guilbert

Re: Application for Administrative Waiver for fence height increase

This application for administrative waiver is being submitted to the City of Stockton Planning Commission to request authorization to install a new 7ft high tube steel perimeter fence at a new car wash property located at 200 N. Wilson Way. The new perimeter fence, with this height, would allow for proper security of the premises during both business and non-business hours, creating a safe and usable environment for both customers and employees. Below are the findings of fact, per SMC 16.176.040, providing justification for the granting of this waiver.

- A. Standard fence height for the purpose of securing a property is minimum 7ft for a commercial property such as this. Additionally, standard fence heights for tube steel fences are provided in 1ft increments, therefore a 6'-6" fence height, as could be permitted through an administrative exception (as opposed to the waiver) would not be feasible.
- B. As mentioned above, security of the site is the primary purpose of this 7ft fence. Due to the location of this site, providing a properly secured perimeter fence is essential to the economic viability of the car wash business at this site.
- C. A 7ft high open, tube steel fence will not be detrimental to the public convenience, health, interest, safety, or general welfare of the City or injurious to the property or improvements in the zone or neighborhood in which the property is located because it will allow the public to utilize the services of the car wash business in a more safe and secure environment. The design of the fence, as being open with narrow (3/4" wide) tube steel pickets, allows the property to still feel open and welcoming. Additionally, the selection of black for the powder coated finish, allows the fence to blend in with the surrounding landscape rather than intrude on it.

D. The granting of the waiver will be consistent with the general land uses, objectives, policies, and programs of the General Plan, any applicable specific plan, precise road plan, or master development plan, and the intent of this Development Code.

E. The granting of the waiver will not conflict with applicable provisions of the latest edition of the *California Building Code and Fire Code* and other applicable Federal, State, and local laws and regulations

F. The granting of the waiver will be in compliance with the provisions of the *California Environmental Quality Act* (CEQA) and the City's CEQA Guidelines.

Thank you for your consideration in this matter. We look forward to working with the planning commission to come to a suitable determination in a timely manner.

Sincerely,

Taylor Martinez



ARCHITECTS:

Rodney C. Alonzo, A.I.A.

CEO

C26714

Joseph L. Smith, A.I.A.

President

C23440

ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com