

EXHIBIT 14

Residential Beach Zone Corner Lots in La Conchita

Coastal Hazards and Sea Level Rise
Local Coastal Program Amendments

County of Ventura
Planning Commission Hearing
Case No. PL20-0039
Exhibit 14 - Residential Beach Zone Corner
Lots in La Conchita



Analysis of Residential Beach Zone Corner Lots in La Conchita

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

Date: January 2, 2024

Subject: Analysis of Residential Beach Zone-Corner Lot Frontage Determinations

ASSIGNMENT

On August 2, 2016, the Ventura County Board of Supervisors directed Planning staff to consider revising the Coastal Zoning Ordinance (CZO) to allow owners of corner lots in the Residential Beach (RB) Zone to select which street frontage is the designated front of their lot (see Attachment 1). The Board direction requested a study from the Planning Division with consideration of the timing required other projects in the pending project list. This memorandum provides a draft assessment in response to the Board's request.

The Board Letter Discussion section in Attachment 1 states that homeowners of RB-Zoned corner lots may be able to designate the longer street frontage as the "front lot" which would be beneficial for the utilization of their property so it can face the ocean and be a more attractive property face. Under the current CZO definition in Article 2 for "front lot line", the street frontage deemed to be the "front" of a corner lot is the shorter of the two street frontages, which establishes that the front of the lot is "A line separating an interior lot from the street, or a line separating the narrower street frontage of a corner lot from the street, except for flag lots". Which side is the "front" compared to the "side" and "rear" correlates to important building setback and fence height standards under the CZO.

BACKGROUND

Planning staff focused its review on the unincorporated community of La Conchita because the area contains 29 of all 41 RB-Zoned corner lots in the coastal zone.¹ La Conchita is a General Plan and Coastal Area Plan designated Existing Community located between Bates Road and Mussel Shoals in the North Coast of Ventura County. It is located inland of US Route 101 and the Union Pacific Rail Line and is nestled at the base of a large coastal bluff.

The La Conchita Del Mar Subdivision was recorded in May 1924. Currently, La Conchita is developed as a beach oriented residential community with a small lot subdivision

¹ Thus, this brief study did not include detailed review of RB Zone communities in Mussel Shoals, Seacliff, Faria or Solimar because there are only 12 corner lots in these communities and the design of these homes are also regulated by the respective homeowner associations.

Exhibit 14 for Coastal Hazards and Sea Level Rise Local Coastal Program Amendments (PL20-0039)

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pattern made up of approximately 161 small single family lots ranging in size between about 2,600 square feet and 7,800 square feet. Existing development generally consists of one-story beach bungalows, Spanish style villas, and modern style homes. There is a pedestrian beach access tunnel located at the northern end of Surfside Street that traverses approximately 250 feet beneath the rail line and US Route 101 (see Figure 1). Accordingly, the beach accessway results in public beach user parking along Surfside Street and other neighborhood streets.

There are 29 corner lots in La Conchita compared to 12 corner lots in all other RB Zones. It also appears that most corner lot homes in La Conchita have been oriented to take advantage of ocean views, as will be demonstrated in the Analysis of Ocean Viewsheds section of this memorandum below. Surfside Street in La Conchita is a specific area of focus, as shown in Figure 1, because it is the street nearest to, and oriented parallel to, the ocean. Surfside Street contains a total of 17 corner lot properties, which consists of close to half of all RB zoned corner lots in the coastal zone.

SUMMARY OF APPLICABLE REGULATIONS

The RB Zone is defined in CZO Section 8173-7 as “providing for the development and preservation of small-lot, beach-oriented residential communities.” The following bullet points cover the most applicable CZO regulations for the RB Zone:

- CZO Section 8172: The front lot line is defined as, “A line separating an interior lot from the street, or a line separating the narrower street frontage of a corner lot from the street, except for flag lots”.
- CZO Section 8175-2: The minimum lot size is 1,500 square feet.
- CZO Section 8175-2.1: The maximum percentage of building coverage is 65% in the Residential High Coastal Area Plan Designation
- CZO Section 8175-2: The front setback is 10 feet.
- CZO Section 8175-2: The side setback is three feet for interior corner lots and five feet for reverse corner lots on the street side, while the rear setback is 14 feet.
- CZO Section 8175-3.11(a): No fences, walls or hedges over three feet high may be placed in the required setback area adjacent to a street. A maximum six-foot-high wall, fence or hedge may be located anywhere on the lot except in the clear sight triangle (which is an area that defines a zone necessary for clear view of motor vehicle driver, pedestrian, or bicycle traffic) or required setback area adjacent to a street.

In 1995 and again in 2005, the La Conchita community experienced devastating landslides, and this led to regulatory prohibitions on new development in specific areas of the community. Attachment 2 shows a Building and Safety Division policy that requires a geotechnical report to be submitted with permit applications for new habitable building

areas and grading in the La Conchita area. Geotechnical reports increase the permit processing cost of new development and may lead the County to impose requirements for slope stabilization devices and other project design features that increase the costs of new development.

In conjunction with a geotechnical report requirement, during permit requests the Public Works Agency also looks at the La Conchita Hazard Map in Attachment 3 to understand potential debris flow hazards. This map is from the Public Works Agency Debris Flow Conceptual Design Report document and shows the geotechnical modeling results of a potential landslide scenario that constitutes a two-foot minimum debris flow thickness design level event. Under this scenario about half of the total homes in La Conchita would fall under the “Unoccupied Area”. Existing homeowners can get permits for maintenance, however any new construction in the “Unoccupied Area” would require improvements that stabilize the entire slope. After the most-recent landslide event the State estimated community-wide slope stabilization would cost approximately \$150 million dollars. Until that occurs, new development is not allowed on the parcels in the “unoccupied area”.

Since La Conchita is an older community that pre-dates the County’s zoning regulations there is some legacy non-conforming development, and the ability to rebuild is limited. When development is feasible, it is usually costly due to the geotechnical constraints discussed above. The CZO Section 8182-7.1 allows for non-amortized nonconforming structures to be rebuilt, and CZO Sec. 8181-10.4.2 allows major modifications, but these provisions are limited by the geotechnical improvements that are needed for most properties in La Conchita. The high costs to improve and demonstrate sites are safe for development dampens demand for redevelopment in many areas of La Conchita. In other words, due to the regulatory environment that recognizes La Conchita is an extremely hazardous area, many La Conchita homes will not be substantially modified or redeveloped in the foreseeable future. Approximately 14 of the 29 corner lot homes in La Conchita are located in the limits of the “Unoccupied Area” shown in Attachment 3 and cannot reasonably be expected to be redeveloped in the foreseeable future.

ANALYSIS OF OCEAN VIEWSHEDS

An important aspect of the Board request was that corner lot homeowners could select the longer street frontage to help orient their homes to take advantage of ocean views. Surfside Street is oriented parallel to the ocean as shown in Figure 1 and contains a total of 17 corner lot properties. Aerial photos from the County RMA GIS Viewer and Google Earth Street View images were analyzed to determine the extent that the homes along Surfside Street have already been orientated to take advantage of ocean views. That analysis resulted in the following observations:

1. Seven of the 17 corner lot homes have second story balconies that face Surfside Street and the ocean, and therefore have some level of orientation to the ocean.

2. Eight of the 17 corner lot homes have front doors that directly face Surfside Street regardless of if Surfside Street is designated as the front of the parcel lot.
3. All the 17 corner lot homes have deep setbacks for the placement of the residential structures along Surfside Street (approximately 10 feet or more), and this can be generally associated with the wider side of the parcel already being used as the frontage being the 10-foot setback would be required for the front of the lot as indicated in CZO section 8172.
4. Most corner lot homes have windows directly facing Surfside Street and the ocean to the west.

Overall, when the criterion in numbers 1 through 3 above are summarized, all of the 17 corner lot homes on Surfside Street are designed to take advantage of ocean views.

With regards to other areas in the La Conchita community besides Surfside Street, many of the side streets that are perpendicular to the ocean have second floor balconies oriented towards the coast to take advantage of partial ocean views. Furthermore, for corner lot homes on Vista Del Rincon Drive, which runs parallel to Surfside Street and abuts the hills as shown in Figure 2, six out of twelve homes appear to have been constructed to take advantage of ocean views, evident through the design of second story balconies on the side of the properties that face the ocean. On this street, designing the longer side of the property along Vista Del Rincon Drive to be the front would allow for enhanced views of the hills, and for wider/longer second floor balconies for ocean views in the rear yard.

In summary, 23 out of 29 corner lot homes in La Conchita have balconies, front doors, or deep-set yards that are design features indicating a degree of orientation toward the ocean. Out of the remaining corner lot homes not oriented to face the ocean, all six appear to be partially or wholly within the limits of the "Unoccupied Area" in Attachment 3 and cannot reasonably be expected to be redeveloped. Therefore, the proposed CZO amendment to allow the corner lot property owner to choose their respective front lot to redesign their property for ocean viewsheds may not be a meaningful development standard to be amended into the CZO (Attachment 3).

FENCES/HEDGES and LANDSCAPING

Fences, hedges and landscaping within setbacks can affect ocean viewsheds. Generally, a fence or hedges and landscaping that function as a fence can be up to three feet in height within a setback area, and up to six feet in height outside of a setback area. A property owner who selects the wider side of the parcel to be the front would be required to have a 10-foot front setback. The setback area would allow a short high fence height within it up to three feet in height, such as the property shown in the image below:



The image above also shows there is public street parking, and it is used by residents and public beach goers. Some property owners may desire to have a higher fence or landscaping to provide privacy from the street parking. If a property owner has a six-foot-high fence or landscaping on the side of the parcel facing the ocean one can assume that they prefer privacy over ground-floor ocean views and would not choose to redesign their property to be oriented toward the ocean (assuming they would be able to get a permit due to geotechnical hazards).

An example of a property that has tall landscaping that provides privacy from the street is shown below:



Overall, the La Conchita community contains several properties that appear to have potential non-conformities relating to fencing within a front or side setback that exceeds the CZO height limits and have tall landscaping encroaching into the setbacks and into the public street right of way. Google Streetview photos were used to compile a general estimation of front setback and fencing conformance for RB-Zoned residential corner lot properties located along Surfside Street to gauge how many landowners maintain viewsheds and orientation toward the ocean compared to maintaining landscaping for privacy from public street parking. Planning staff have not actually visited these sites and conducted measurements, so more analysis may be needed to verify these initial assessment results.

The 17 corner lots along Surfside Street were analyzed to estimate if they appear to have 10-foot or greater setbacks and tall fencing and vegetative screening that afford privacy along the sides that face the ocean. Six of the 17 corner lots have tall fencing or

landscaping, indicating the landowners maintain privacy over view orientation toward the ocean. If the owners of three lots were to designate Surfside Street as the frontage, the tall fencing and landscaping is likely to be non-compliant with the CZO.

The CZO amendments to choose the lot frontage on a corner lot may be used to reduce non-conformities due to fencing not meeting CZO standards for height and setbacks on three corner lot homes along Surfside Street. These properties as shown in Figure 3. The amendments could allow for these homes to bring a fence that appears to exceed three feet in height into compliance by switching the front or side setback designation.

SUMMARY OF STUDY RESULTS

La Conchita is already developed with over 150 homes and has limited re-development potential due to geologic hazards. Individual property owners may desire to have more orientation toward the ocean while others may desire security and privacy for their properties as public street parking for beach access is frequent. A CZO amendment that allows RB-Zone corner lot owners to select which side of a lot is the designated frontage in order to take advantage of ocean viewsheds is unlikely to benefit owners of corner lots in La Conchita because out of the 29 corner lots, 23 currently already have some degree of design for orientation towards the ocean, six currently have high fences and landscaping maintaining privacy, and 14 are located in the Public Works Agency designated “Unoccupied Area”.

Based on this analysis, Planning staff recommends the Board of Supervisors not to direct staff to amend the CZO to allow RB-Zone corner lot owners to select which side of a lot is the designated frontage in order to take advantage of ocean viewsheds. In addition to the reasons presented in these analyses, the amendment would not be beneficial for the following reasons:

- Disparate front and side setbacks on adjoining properties is not conducive to consistent neighborhood character and design. Inconsistent setbacks could result in sawtooth pattern of property development that is unsightly and characterized by reduced lines of sight for neighborhood security.
- While not officially codified in the CZO, most RB Zone communities have a homeowner’s association with regulations that require a “stringline” approach to rear setbacks along the shoreline that ensures development on one property does not extend further toward the ocean than the neighboring development. This ensures a fair and even distribution of ocean viewsheds for a contiguous row of homes. An CZO amendment to allow inconsistent setbacks could provide some properties with more expansive viewsheds than their neighbors and may conflict with homeowner association regulations.
- There is limited ability of the CZO to protect private ocean viewsheds for existing development. While new development potential is limited in the RB Zone, it is possible that some properties could be redeveloped into two-story residential units

where there is currently a one-story residential home and this would obstruct ocean viewsheds of other parcels.

For these reasons, Planning staff recommends not to proceed with the CZO amendments unless additional Board direction and clarification is provided. More detailed research for the other 12 RB-Zoned corner lot parcels can be provided upon request.

If you would like to meet to discuss this analysis or would like Planning staff to proceed with the proposed CZO amendments, please contact Planning Director Dave Ward via email at Dave.Ward@ventura.org or he can be reached at 805.654.2481.

Appendix A: Attachments

Attachment 1: Board of Supervisors Project Memorandum

Attachment 2: Building and Safety La Conchita Policy

Attachment 3: Public Works Hazards Map

Appendix B: Tables and Figures

Table 1: Summary table of 17 corner lot properties that are located on Surfside Drive

Figure 1: Surfside Street in La Conchita with 17 corner-lot properties

Figure 2: Vista Del Rincon Street in La Conchita with 12 corner lot properties

Figure 3: This figure includes a list of aerial and street photo views of corner lot homes along Surfside Street that were evaluated

Attachment 1



**BOARD OF SUPERVISORS
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800 SOUTH VICTORIA AVENUE, VENTURA, CALIFORNIA 93009

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August 2, 2016

Board of Supervisors
800 South Victoria Ave.
Ventura, CA 93009

SUBJECT: Approval of the Addition of an Item to the Planning Division Project List – Consideration of Revising the Coastal Zoning Ordinance to Allow Corner Lot Owners in the RB Zone to Select which Street Frontage is Considered to be the designated Front of their Lot.

RECOMMENDED ACTIONS:

Approve the addition of an Item to the Planning Division Project List – consideration of revising the Coastal Zoning Ordinance to allow corner lot owners in the RB Zone to select which street frontage is considered to be the designated front of the corner lot.

DISCUSSION:

Beach residential (RB) zones are often eclectic communities with small or nonconforming lots and a wide variety of home types. In these zones, a consistent development theme is that homeowners strive to orient their homes to take advantage of ocean views. Under our Coastal Zoning Ordinance, the street frontage deemed to be the "front" of a corner lot is the shorter of the two street frontages. The designation of which side is deemed to be the "front" determines the applicable building setback and fence height standards under the Coastal Zoning Ordinance.

I have heard from homeowners on corner lots in the RB zone that they would benefit from being able to deem the longer street frontage as the "front" rather than the narrower street frontage, and that doing so would be beneficial to both their utilization of their property and to community aesthetics as it would allow the owner to make the longer street frontage facing the ocean be the more attractive face of their property.



Board of Supervisors
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I recognize that this issue will require study by our Planning Division as well as public review throughout our RB zones. The Recommended Action is to add this item to the Planning Division's project list so that this review process can occur at some time in the future, recognizing that the Planning Division and our Board periodically prioritize Planning's pending project list.

Cordially,


Steve Bennett
Supervisor, First District

Attachment 2

COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY Building and Safety Division	ORIGINAL December 7, 1995	POLICIES AND INTERPRETATIONS POLICY NO -1995-B003
Topic: Page 1 of 4 Requirements for permit issuance in La Conchita	REVISED: August 2, 2011	Jim MacDonald, CBO Building Official

INTRODUCTION

Landslides and mudflows in the La Conchita area have made known a geologic hazard risk to the residents below. The following policy will describe a process by which building permits will be considered for approval in light of the geological risks attendant to the La Conchita area.

AUTHORITY TO ISSUE PERMITS

The Division of Building and Safety issues permits as a regulatory function subject to the authority and restrictions found in the Ventura County Building Code (VCBC) and related County ordinances as they apply to specific projects. Structures in the La Conchita area may be permitted according to our normal procedures, subject to the following conditions.


DEFINITIONS

Habitable space (Room) is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls storage or utility space, and similar areas, are not considered habitable space. (See VCBC Section 202)

The La Conchita Area includes the entire La Conchita community, the La Conchita Ranch, adjacent surrounding properties and all the properties adjacent to or obtaining access from the following streets: Vista Del Rincon Dr., Carpinteria St., Santa Paula Ave., North Sunland Ave., Oxnard Ave., Bakersfield Ave., Fillmore Ave., San Fernando Ave., Zelzah Ave., Santa Barbara Ave., Ojai Ave., West Surfside St., Ocean View Dr., and Ranch Rd.

NOTICE OF POTENTIAL GEOLOGIC HAZARD

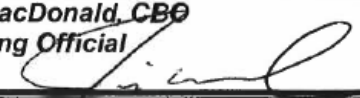
Any building permit application in the La Conchita area will require the owner to sign the "Acknowledgement of Geologic Hazard Area" before the building permit can be issued. However, signing the Acknowledgement alone will not be enough to warrant issuing the permit. An approved geotechnical report will also be required as outlined in the following sections.

COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY Building and Safety Division	ORIGINAL December 7, 1995	POLICIES AND INTERPRETATIONS POLICY NO -1995-B003
Topic: Page 2 of 4 Requirements for permit issuance in La Conchita	REVISED: August 2, 2011	Jim MacDonald, CBO Building Official 

REQUIREMENTS FOR GEOTECHNICAL REPORTS

An approved geotechnical report will be required for the following types of projects and in the following locations:

- A. FOR THE FOLLOWING TYPES OF PROJECTS REGARDLESS OF THEIR LOCATION WITHIN THE LA CONCHITA AREA:
 1. For the construction of all new primary use buildings including single family dwellings, habitable buildings, commercial agricultural or industrial buildings.
 2. For habitable additions to existing buildings.
 3. For the construction of any new habitable space, including alterations with new habitable areas and accessory structures.
 4. For any grading work subject to grading permit requirements.
- B. ADDITIONAL REQUIREMENTS FOR PROJECTS LOCATED EAST OF THE CENTERLINE OF VISTA DEL RINCON DRIVE AND OCEAN VIEW DRIVE.
 1. For any accessory structures.
 2. For the demolition, removal or repair of any buildings damaged by previous landslides and mudflows.
 3. For the construction of any slope-supporting walls.
- C. PERMIT TYPES THAT MAY NOT REQUIRE A GEOTECHNICAL REPORT:
 1. For accessory structures which contain no habitable space, when located west of the centerline of Vista Del Rincon Drive and Ocean View Drive only.

COUNTY OF VENTURA RESOURCE MANAGEMENT AGENCY Building and Safety Division	ORIGINAL December 7, 1995	POLICIES AND INTERPRETATIONS POLICY NO -1995-B003
Topic: Page 3 of 4 Requirements for permit issuance in La Conchita	REVISED: August 2, 2011	Jim MacDonald, CBO Building Official 

2. For alterations which do not increase the amount of habitable space anywhere in the La Conchita area. This includes conversions that do not increase habitable space.
3. For maintenance permits which do not increase the amount of habitable space anywhere in the La Conchita area.
4. For the demolition, repair or moving of any structures, other than those identified in item B2 above.

REVIEW OF THE GEOTECHNICAL REPORT

The required geotechnical report will be reviewed by this Division and the Public Works Agency. If the report concludes that the site is subject to geologic hazard which cannot be reasonably mitigated, the project shall be denied in accordance with VCBC Section 107.6.1.

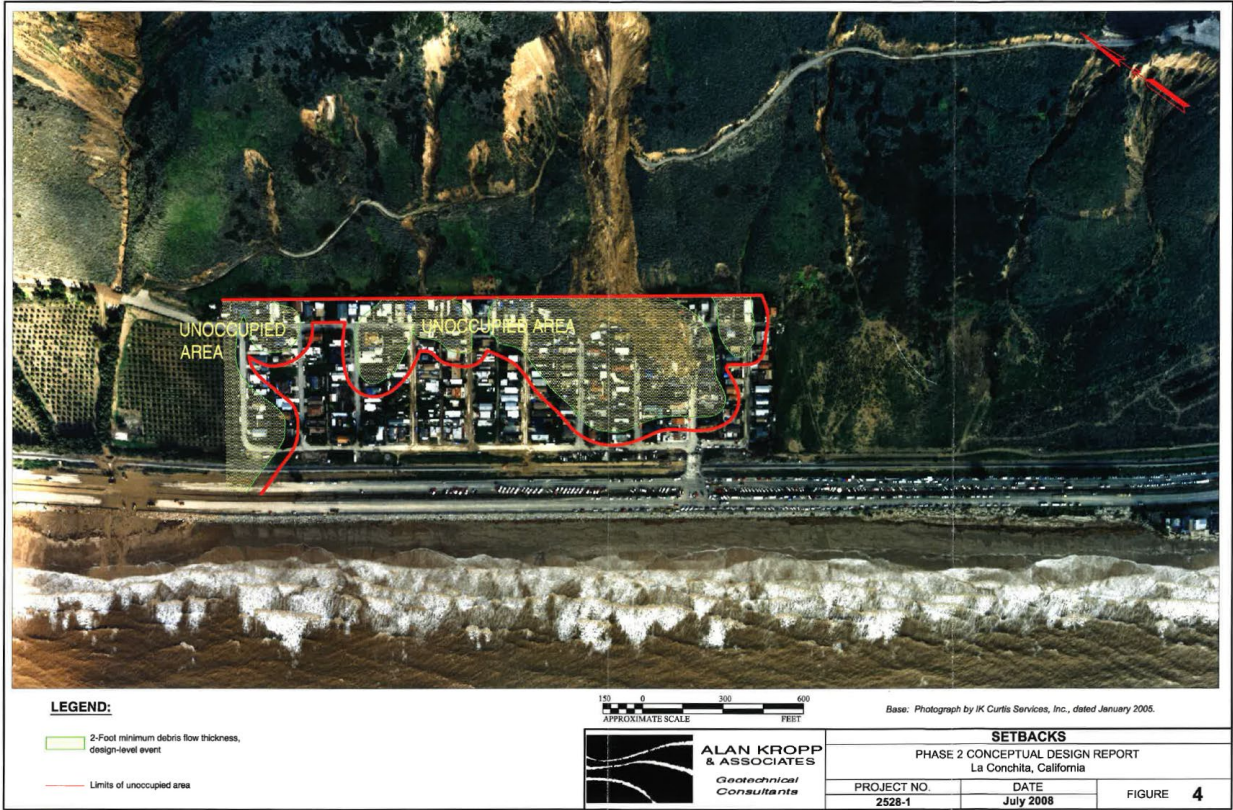
Projects denied a building permit based on the authority granted in Section 107.6.1 of the VCBC may be appealed to the General Board of Appeals as provided for in Section 113 of the VCBC. Decisions of the Board of Appeals shall be final.

Geotechnical reports may be required to comply with Section 1803.5.11 of the CBC depending on the location, type, size and complexity of the project being proposed. The State of California has published a report that includes data and discussions about many of the hazards within the community and this report should be reviewed by project applicants and consultant(s) prior to preparing geotechnical reports within the community. When requested by the County, input from developer's consultant(s) will be reviewed with the Public Works Agency before a final decision is made regarding required elements of the report.

Future events in the La Conchita area may affect the appropriateness of this policy. Therefore, it may be modified when deemed necessary by the Building Official at any point in the future. Also, the Building Official may make reasonable interpretations relative to the application of this policy to specific projects or to specific sites in the La Conchita area.

Attachment 3

This map is from the Public Works Debris Flow Conceptual Design Report document and shows the geotechnical modeling results of a potential landslide scenario that constitutes a two-foot minimum debris flow thickness design level event. According to this analysis, about half of the total homes in La Conchita are within an “unoccupied area” (areas outlined in red). If someone wants to build in the “unoccupied area” they must get an approval from the Public Works Agency to provide stabilization for the entire slope, which is estimated to cost well over \$100 million, and would require consent from various private property owners. For the purposes of the analysis in the memo, it is infeasible for the properties in the “unoccupied area” to be redeveloped or to accommodate new development.



Appendix B: Tables and Figures

Table 1: Summary table of 17 corner lot properties that are located on Surfside Drive in La Conchita.²

Address	Legal front	Legal Side	In PWA "Unoccupied Area" and cannot be redeveloped	Has Second Story Balcony facing Surfside St./ Ocean	Appears to have a front door facing Surfside St./Ocean	Appears to have deep setback along Surfside St of 10'+	Appears to have tall fence/landscaping (6'+) within 10' of Surfside St. indicating preference for privacy	Potential for changing frontage to bring non-conforming development into CZO compliance
7128 Carpinteria	Carpinteria 60'	Surfside 85'	x	x	x	x		
7037 Surfside	Santa Paula 61'	Surfside 86'	x	x	x	x		
7096 SANTA PAULA	Surfside 86'	Santa Paula 90'			x	x	x	x
7051 N Sunland	Sunland 60'	Surfside 88'		x	x	x		
7011 W Surfside	Sunland 60'	Surfside 83'			x	x	x	
7003 W Surfside	Oxnard Ave 60'	Surfside 81'				x		
7006 Oxnard	Surfside 40'	Oxnard 91'				x		
6979 Surfside	Bakersfield 58'	Surfside 88'				x		x
6974 Bakersfield	Bakersfield 58'	Surfside 88'		x	x	x		
6923 Fillmore	Fillmore 33'	Surfside 87'		x	x	x	x	
6953 Surfside	Fillmore 30'	Surfside 84'		x	x	x	x	
6887 San Fernando	San Fernando 61'	Surfside 88'				x		x
6935 W Surfside	Surfside 86'	San Fernando 91'	x		x	x	x	
6923 W Surfside	Zelzah Av 30'	Surfside 85'	x	x	x	x		

² Estimates based on County Geographical Information Systems and Google Streetview Photos

6832 Zelzah	Zelzah Av 60'	Surfside 86'				x	x	
6786 Santa Barbara	Santa Barbara 66'	Surfside 86'				x		
6747 Ojai	Ojai 51'	Surfside 79'		x	x	x		

Figure 1: Surfside Street in La Conchita has 17 corner-lot properties (highlighted in blue) that were evaluated for building orientation toward the ocean. This map excludes 6905 Surfside as that parcel is zoned commercial.



Figure 2: Vista Del Rincon Street in La Conchita has 12 corner lot properties (highlighted in blue) located along. Note that the street is bifurcated by remnants of a landslide which prevents the street from connecting contiguously.

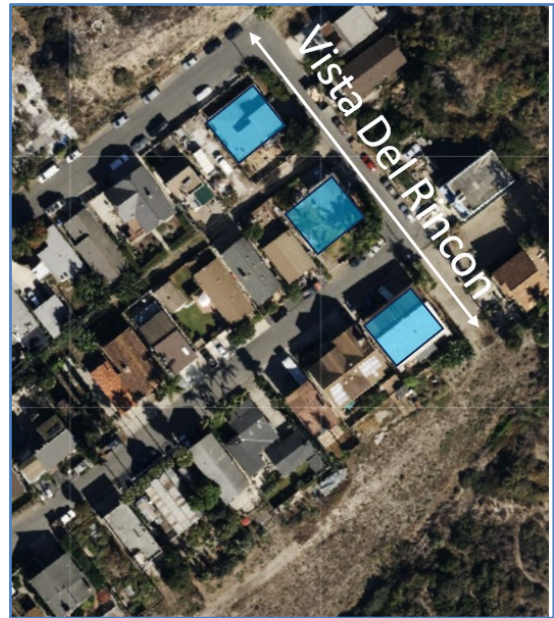
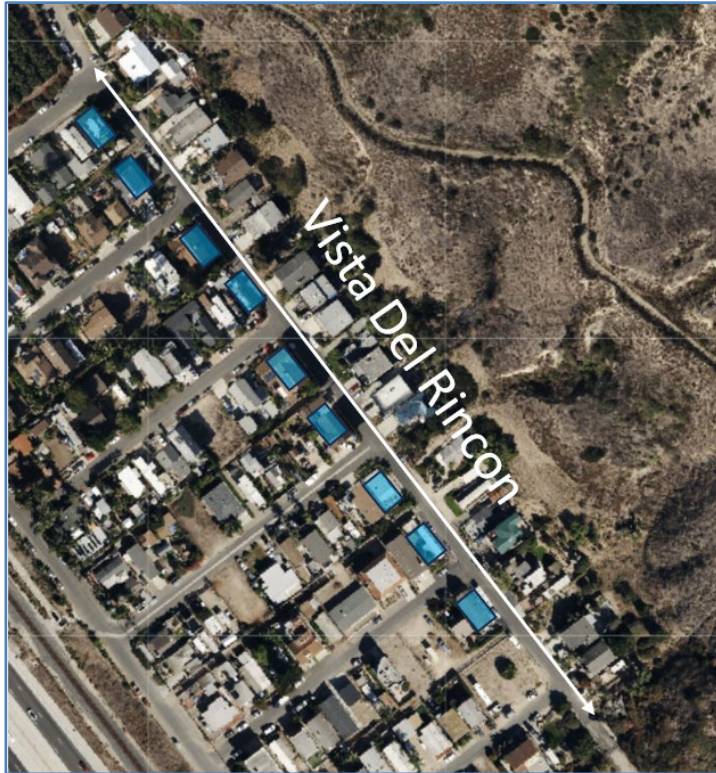


Figure 3: This figure includes a list of aerial and street photo views of corner lot homes along Surfside Street that were visually evaluated, with Planning staff comments that correspond to the Table 1 summary.

7128 Carpinteria Avenue: This property appears to be on a double-sized lot with a deep setback along Surfside Street. Overall, it is already oriented and designed to face the ocean.



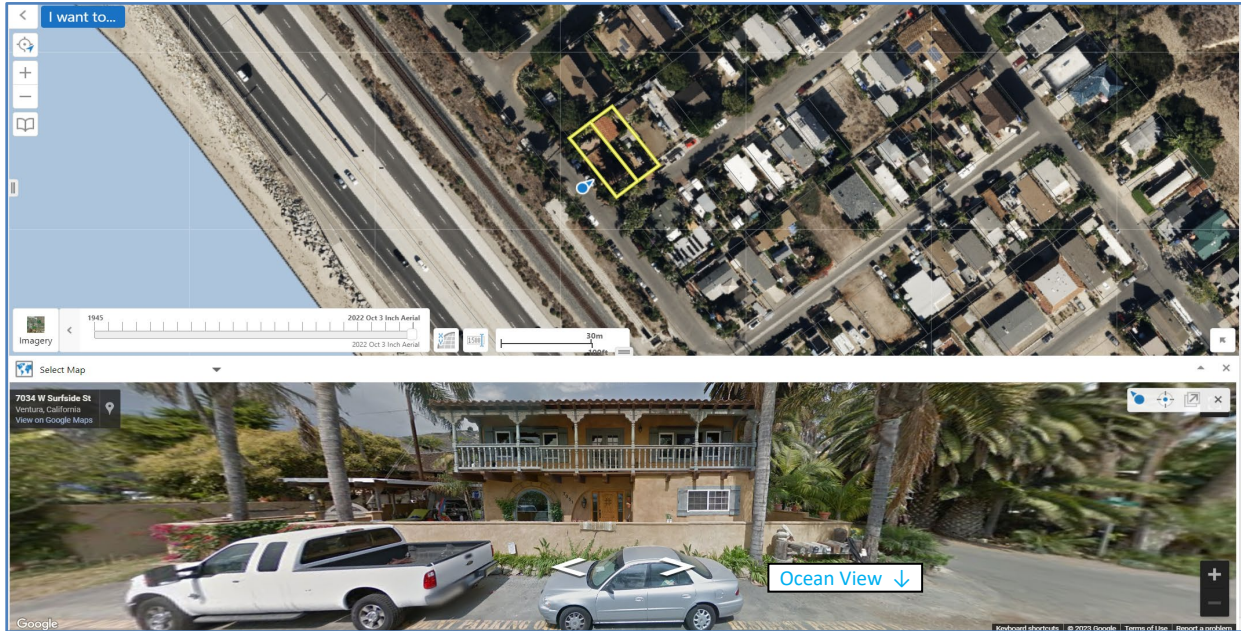
7037 Surfside Street: This property appears to have compliant fencing and a deep setback along Surfside Street. Overall, it is oriented and designed to face the ocean.



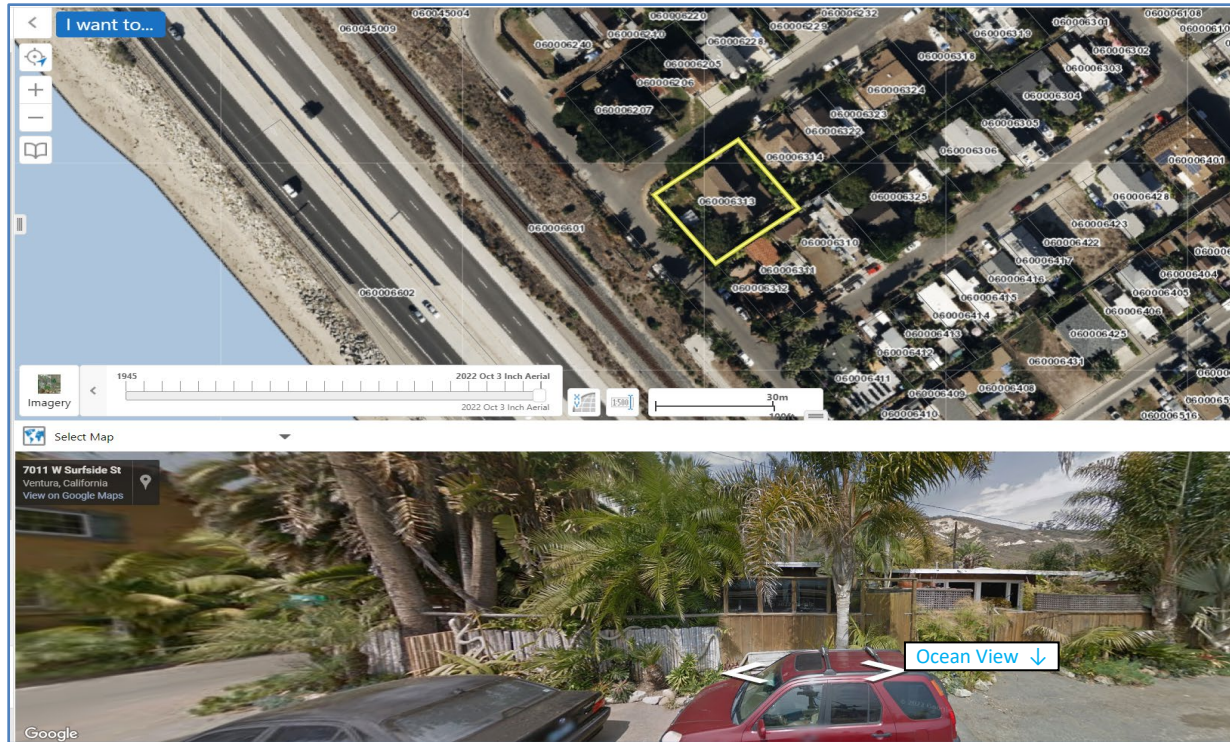
7096 Santa Paula Avenue: Surfside Street is the street on the right and is the designated front of the lot. and the current fence along surfside appears to exceed 3' in height. The owner of this property may potentially benefit from the amendment to designate Santa Paula Street as the front of the lot to bring the fence into compliance. Overall, it is oriented and designed to face the ocean and the tall fence indicates a preference for privacy.



7051 North Sunland Avenue: There is a wall (that is regulated as a fence) that appears to exceed the 3' height standard within the 3' side and 10' front setback. This wall would need to be reduced to 3' for CZO compliance and changing the side and front of the lot would not abate the current violation. Overall, it is oriented and designed to face the ocean.



7011 West Surfside Street: There is a wall (that is regulated as a fence) that appears to exceed the 3' height standard within the 3' side and 10' front setback indicating a preference for privacy. This wall would need to be reduced to 3' for CZO compliance and changing the side and front of the lot would not abate the current violation. Overall, it is oriented and designed to face the ocean.



7003 West Surfside Street: There is a wall (that is regulated as a fence) that appears to exceed the 3' height standard within the 10' front setback. This wall would need to be reduced to 3' for CZO compliance and changing the side and front of the lot would not abate the current violation. Overall, it is oriented and designed to face the ocean.



7006 Oxnard Avenue: This property appears to have a deep setback along Surfside Street. Overall, it is somewhat oriented and designed to face the ocean.



6979 Surfside Street: Bakersfield Avenue is the street on the right and is the designated front of the lot. The current fence along Bakersfield appears to exceed 3' in height. The owner of this property may potentially benefit from the amendment to designate Surfside Street as the front of the lot to bring the fence into compliance. Overall, it does not appear to be oriented and designed to face the ocean.



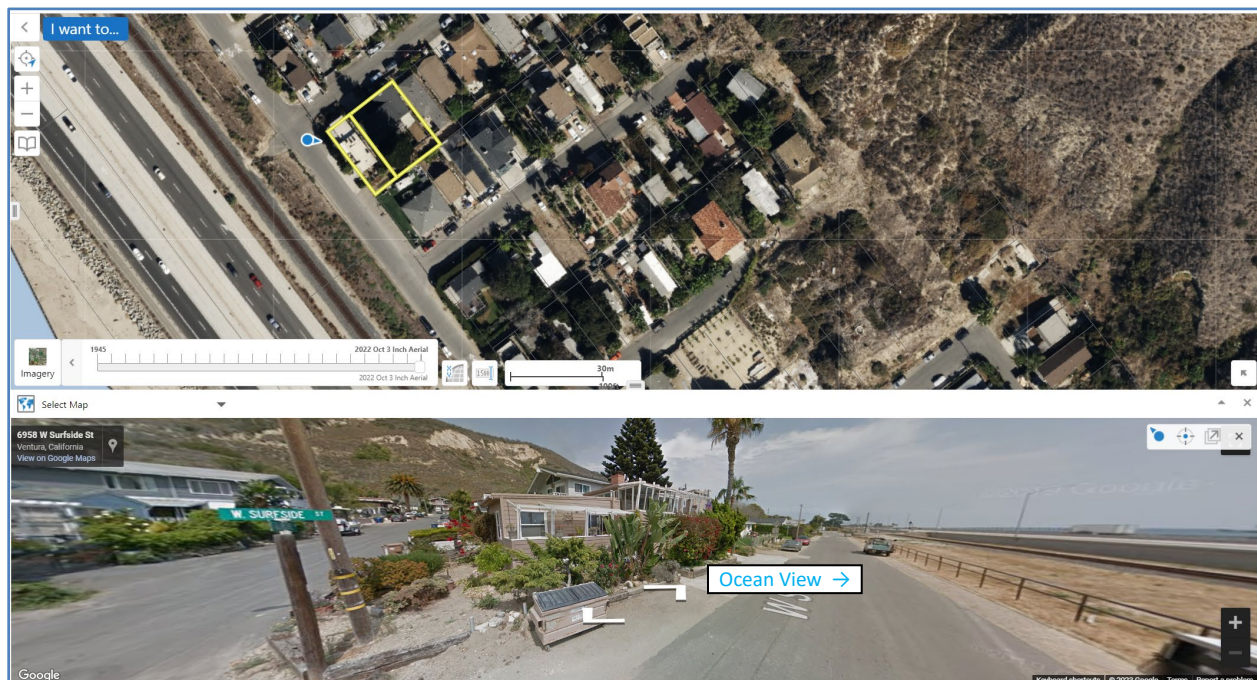
6974 Bakersfield Avenue: This property appears to have a deep setback along Surfside Street. Overall, it is oriented and designed to face the ocean.



6923 Fillmore Avenue: This property appears to have a deep setback along Surfside Street. Overall, it is oriented and designed to face the ocean. The property has a tall fence and landscaping indicating a preference for privacy.



6953 West Surfside Street: This property appears to have a deep setback along Surfside Street. Overall, it is oriented and designed to face the ocean and has tall landscaping indicating a preference for privacy.



6887 San Fernando Avenue: San Fernando Avenue is the street on the right and is the designated front of the lot. The current fence along San Fernando appears to exceed 3' in height and be located within the

10' front setback. The owner of this property may potentially benefit from the amendment to designate Surfside Street as the front of the lot to bring the fence into compliance. Overall, it does appear to have and large yard for orientation and design to face the ocean.



6935 West Surfside Street: There is landscaping (hedges that are regulated as a fence) that appear to exceed the 3' height standard within the 3' side and 10' front setback indicating a preference for privacy. These hedges may need to be reduced to 3' for CZO compliance and changing the side and front of the lot would not resolve the apparent non-compliance. Overall, it is oriented and designed to face the ocean.



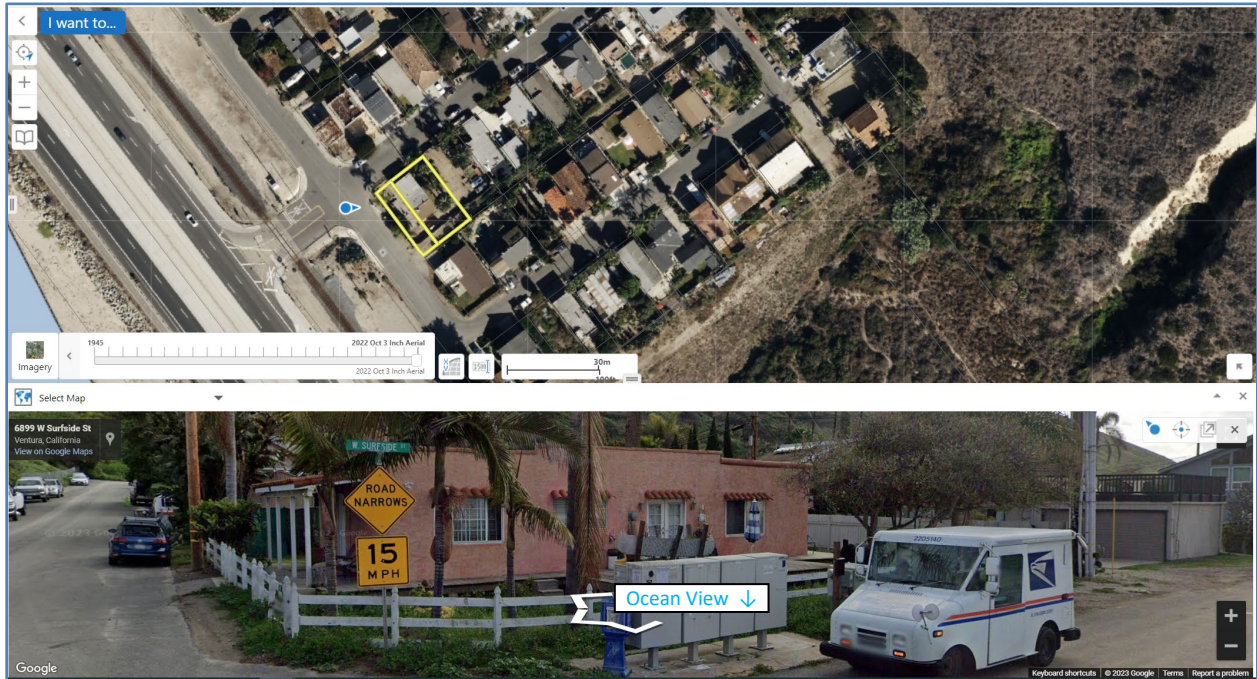
6923 West Surfside Street: There is a potential non-conformity with the fence along the side of the lot. This property may benefit from the amendment. Zelzah Avenue is the street on the right and is the designated front of the lot. The current wall along Zelzah appears to exceed 3' in height and be located within the 10' front setback. The owner of this property may potentially benefit from the amendment to designate Surfside Street as the front of the lot to bring the wall into compliance as the setback along Surfside exceeds 10' and that existing would be compliant. Overall, it appears to be oriented and designed to face the ocean.



6832 Zelzah Avenue: This property appears to have a deep setback along Surfside Street. Overall, it is oriented and designed to face the ocean with tall landscaping indicating a preference for privacy.



6786 Santa Barbara Avenue: This property appears to have a deep setback along Surfside Street. Overall, it does not appear to be oriented and designed to face the ocean.



6747 Ojai Avenue: This property appears to have a deep setback along Surfside Street. Overall, it is oriented and designed to face the ocean.

