

FENCES & WALLS FINDINGS TO 8'-0"

1. **The proposed wall/fence will be in conformity with the public necessity, convenience, general welfare and good zoning practice.**

The zoning regulations require a maximum of 42-inches in height for a fence in the front yard setback area to provide for compatibility between respective properties. Such regulations, however, are written on a Citywide basis and cannot take into account individual unique characteristics which a specific parcel and its intended use may have. In this instance, the Code's desire to achieve compatibility between respective sites and to protect neighboring properties as well as the applicant's desire to provide a more viable and functional, livable dwelling can be accommodated in a manner consistent with the intent and purpose of the zoning regulations.

The proposed Wall / fence is 5-foot high with a pedestrian gate in the required front yard portion of lots 48, 49, 50. The purpose of the fence is to provide security and privacy for the residents of the site. The subject site is within 900 feet from the public beach and a block away from the commercial uses on Washington Boulevard, which is a busy thoroughfare creating the need for a protective hedge fence. The 5-foot fence wall with a pedestrian gate will be incorporated with the landscaping of the subject site and will provide a higher level of security to the project residents.

2. **The proposed wall / fence will be in substantial conformance with the various elements and objectives of the General Plan.**

The proposed 5-foot wall /fence will be in substantial conformance with the Venice

Community Plan goal which promotes a safe, secure, and high quality residential environment for all economic, age and ethnic segment of the community. The wall / fence will be incorporated with the landscaping of the site.

3. **The proposed wall / fence will not be materially detrimental to the property or improvements in the same zone or vicinity in which the property is located.**

This project seeks a modest adjustment of the front yard wall/fence height. There are other properties in the 600 and 700 block of oxford with over- in-height Wall / fences . As such, the granting of this adjustments will result in development compatible and consistent with the surrounding uses.

ZA - 2007 752

4. Detrimental effects of a fence, wall or hedge on the view which may be enjoyed by the occupants of the adjoining properties.

The proposed 5 ft wall will not adversely impact any views of occupants of adjoining properties.

The proposed 5 ft wall / fence is as well aesthetically designed to compliment the Proposed single family dwellings and to be as well pleasant to neighbors. As encouraged by the Venice specific plan the design features openings and cuts that reveal the landscape design in the front yard as well as landscape pockets in order to create architectural articulation. All those architectural features integrate the landscape with the proposed wall / fence.

5. The Security to the subject property which the fence or wall will provide.

The proposed Wall / fence is 5-foot high with a pedestrian gate in the required front yard portion of lots 48, 49, 50. The purpose of the fence is to provide security and privacy for the residents of the site. The subject site is within 900 feet from the public beach and a block away from the commercial uses on Washington Boulevard, which is a busy thoroughfare creating the need for a protective hedge fence. The 5-foot fence wall with a pedestrian gate will be incorporated with the landscaping of the subject site and will provide a higher level of security to the project residents.