ATTACHMENT 4

NEIGHBORHOOD STUDY – TWO-STORY ACCESSORY STRUCTURES AND SECOND UNITS

Neighborhood Study.

The aerial images and photographs provided on the following pages illustrate the two-story accessory structures (structures exceeding 14' in height) and second units within the surrounding neighborhood of the project site at 700 North Linden Drive. Each of the accessory structures provided is located within a required rear yard and some structures are also located within a required side yard.

The first aerial image, Exhibit 1, provided on the following page illustrates an overview of the project site location, (highlighted in red) and the neighborhood area studied. The neighborhood area (outlined in yellow) is bound by Bedford Drive, Lomitas Avenue, Walden Drive, and Carmelita Avenue. As indicated in Exhibit 1, the radius area has been separated into six quadrants (A through F). Aerial images of each quadrant and details about the two-story accessory structures and second units within each quadrant have been provided in the Quadrant sections of this document.

The information provided in this document was verified through field research as well as through the City's permit records.

Images begin on the following page.

Exhibit 1. Aerial Image of Project Location and the Neighborhood Quadrants Studied by Staff

The neighborhood quadrants studied are outlined below. Detailed information about the two-story accessory structures and second units within each Quadrant is provided in the following pages.

<u>Quadrant A</u>: 700 Block of N. Bedford Drive (west side) and N. Roxbury Drive (east side)

<u>Quadrant B</u>: 700 Block of N. Roxbury Drive (west side) and N. Linden Drive (east side)

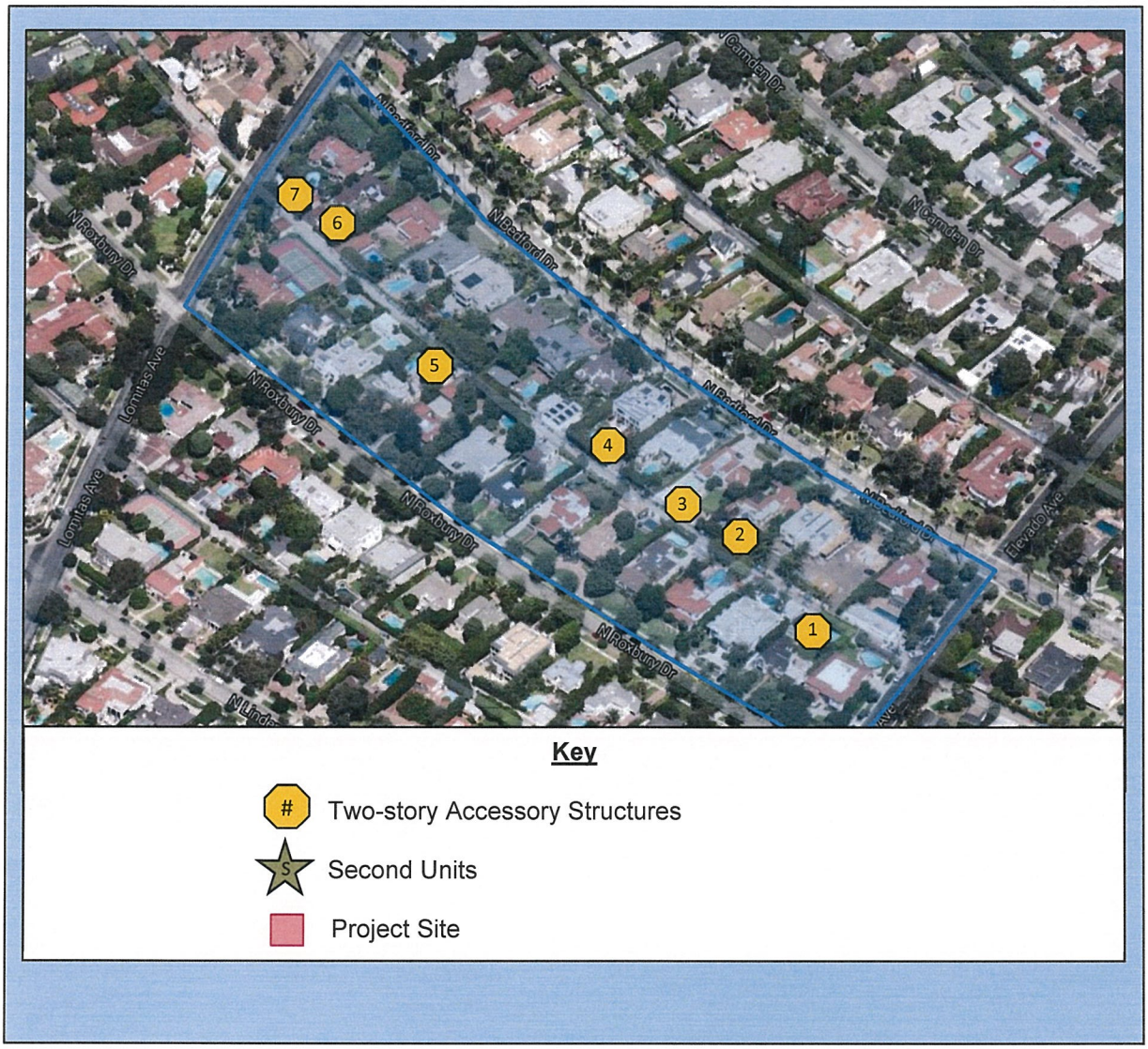
<u>Quadrant C</u>: 700 Block of N. Linden Drive (west side) and N. Walden Drive (east side)

<u>Quadrant D</u>: 600 Block of N. Bedford Drive (west side) and N. Roxbury Drive (east side)

<u>Quadrant E</u>: 600 Block of N. Roxbury Drive (west side) and N. Linden Drive (east side)

<u>Quadrant F</u>: 600 Block of N. Linden Drive (west side) and N. Walden Drive (east side)

Quadrant A: 700 Block of North Bedford Drive (west side) and North Roxbury Drive (east side)

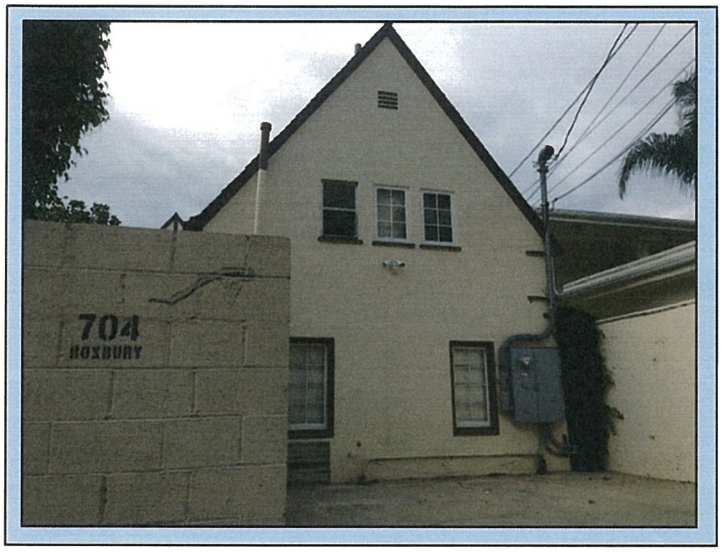


Quadrant A is outline above. Quandrant A covers the west side (odd addresses) of 700 block of North Bedford Drive and the east side (even addresses) of the 700 block of North Rexford Drive. All two-story accessory structures (exceeding 14') and second units located within Quadrant A have been identified on the map above.

Staff's research concludes that Quadrant A contains a total of seven (7) two-story accessory structures (exceed 14' in height). There are no second units located within Quadrant A.

Photos of each accessory structure and general information about each structure is provided on the following pages.

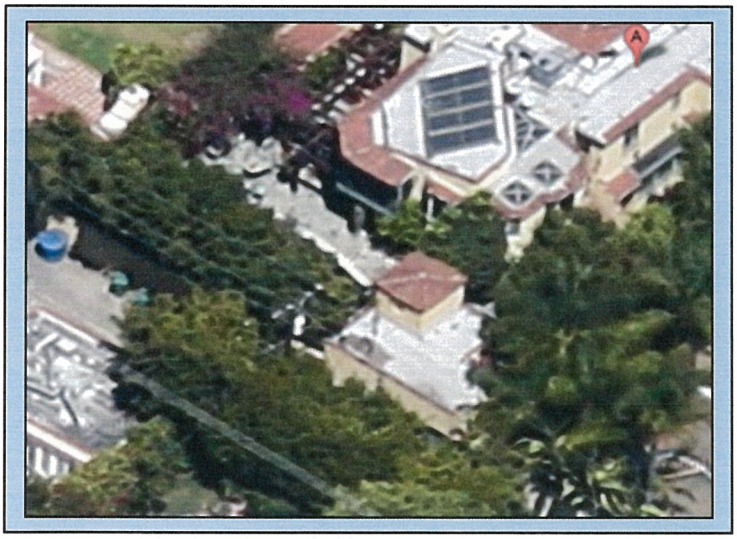
1 ➢ 704 North Roxbury Drive – Two-Story Accessory Structure



Pursuant to City records, this structure is approximately 20' in height and is located within a required rear yard and required side yard.

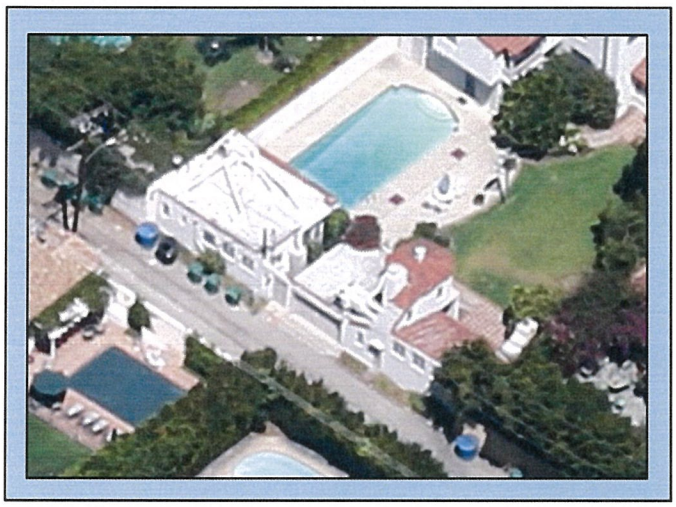
2 ➢ 707 North Bedford Drive – Two-Story Accessory Structure

The accessory structure at 707 North Bedford Drive does not contain a complete second story; however, the structure does exceed 14' in height and, consequently, was included in this survey. The structure abuts the rear property line, is located within a required side yard, and extends to a maximum height of approximately 16' (measured to the top of the turret feature – see the aerial image below).



3 ➢ 709 North Bedford Drive – Accessory Structure exceeding 14'

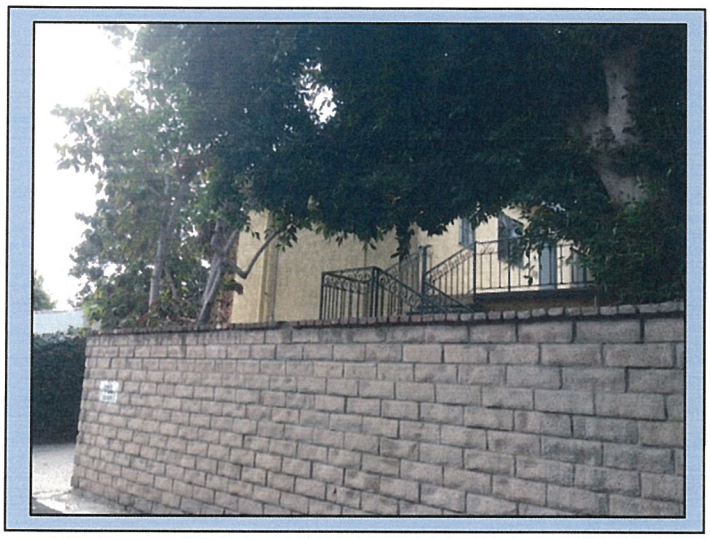
The accessory structure at 709 North Bedford Drive contains a split-level design and a tower feature which can be seen in the aerial image below. The structure extends to a maximum height approximately 16' and is located within the required rear yard and both side yards.



4 ➢ 713 North Bedford Drive – Two-Story Accessory Structure

The accessory structure at 713 North Bedford Drive is two-stories in height and is located within a rear yard and a side yard. The structure extends to a maximum height of approximately 22'.

5 ➢ 722 North Roxbury Drive – Two-Story Accessory Structure



The accessory structure at 722 North Roxbury Drive is two-stories in height and is located within a rear yard and a side yard. The structure extends to a maximum height of approximately 20'.

6 ➢ **727 North Bedford Drive – Two-Story Accessory Structure**

The accessory structure at 727 North Bedford Drive is two-stories in height and is located within a rear yard and a side yard. The structure extends to a maximum height of approximately 20'-4".

7 ➢ **729 North Bedford Drive – Accessory Structure exceeding 14'**

The accessory structure at 727 North Bedford Drive one-story in height but exceeds 14'. The structure is located within a rear yard and a side yard. The structure extends to a maximum height of approximately 16'.

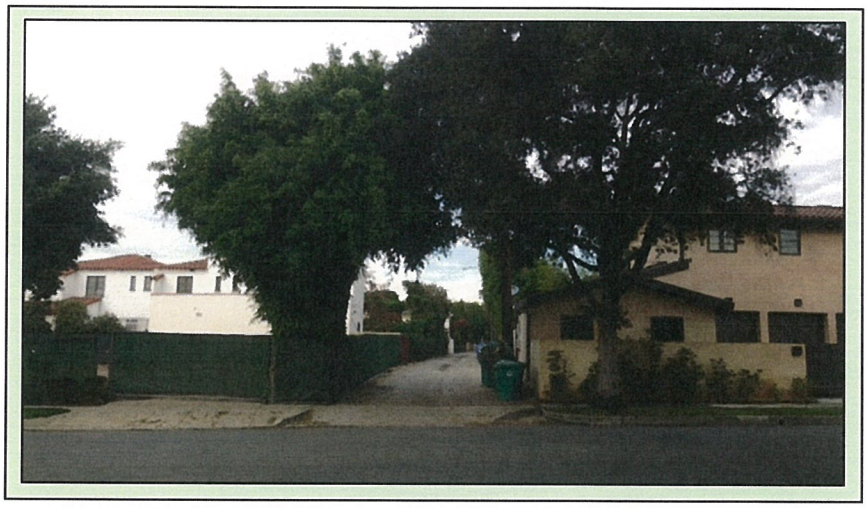
Quadrant B: 700 Block of North Roxbury Drive (west side) and North Linden Drive (east side)

The project site at 700 North Linden Drive is located in Quadrant B and has been outlined in red in the image above. The project site is currently vacant. A photo of the alley condition (taken from Elevado Avenue) along the rear of the project site has been provided on the following page. The map above also indicates the location of two-story accessory structures as well as second units located within Quadrant B.

Staff research concludes that Quadrant B contains a total of three (3) two-story accessory structures and two (2) second units. The second units are located on the properties at 725 North Roxbury Drive and 728 North Linden Drive. The second unit on the property at 725 North Roxbury Drive is located in a structure and the second unit located on the property at 728 North Linden Drive is located on the second level of a two-story accessory structure.

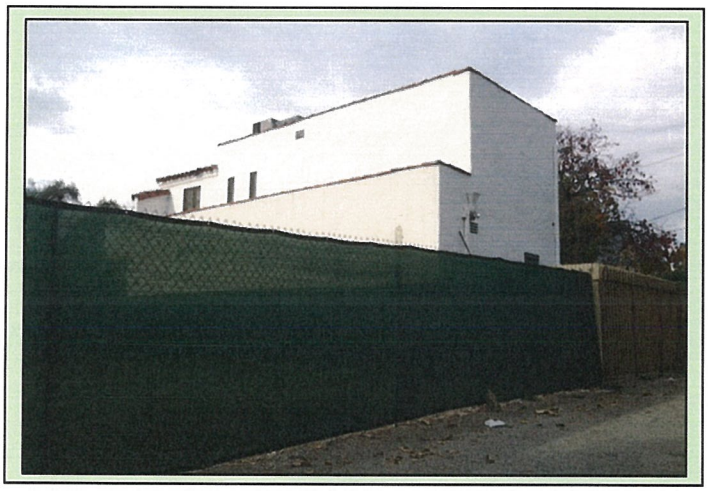
Images of the two-story accessory structure have been provided on the following pages.

➢ **Project Site – View of Alley Condition as seen from Elevado Avenue**



The image above shows the existing alley condition along the rear of the project site. This image also shows the configuration of the neighboring residence located directly across the alley from the project site. As seen in the image, the existing residence on the neighboring site across the alley (701 North Bedford Drive) extends to the rear property line abutting the alley.

1 ➢ **702 North Linden Drive – Two-Story Structure (Alley View)**



Pursuant to City records, since it was originally constructed this accessory structure has been attached to the primary residence, and therefore, no longer qualifies as an accessory structure; however, the structure was constructed within approximately 10' of the rear property line, abuts the side property line, and is approximately 20' in height. Consequently, the structure was including for purpose of evaluating mass and scale of structure located within required rear/side yard areas within the neighborhood.

2 ➢ **706 North Linden Drive – Two-Story Accessory Structure (Alley View)**

Pursuant to City records, this structure is approximately 20' in height and contains a 'guest house' on the second floor. This structure is located within a required rear yard and side yard.

3 S ➢ **728 North Linden Drive – Two-Story Accessory Structure and Second Unit (View from Lomitas Ave)**

The two-story accessory structure located at 728 North Linden Drive abuts the rear alley and is set back 15' from Lomitas Avenue. Pursuant to City records, the structure contains a second unit on the second floor and the maximum height of the structure is approximately 23'-3". The second unit is approximately 500 square feet in area.

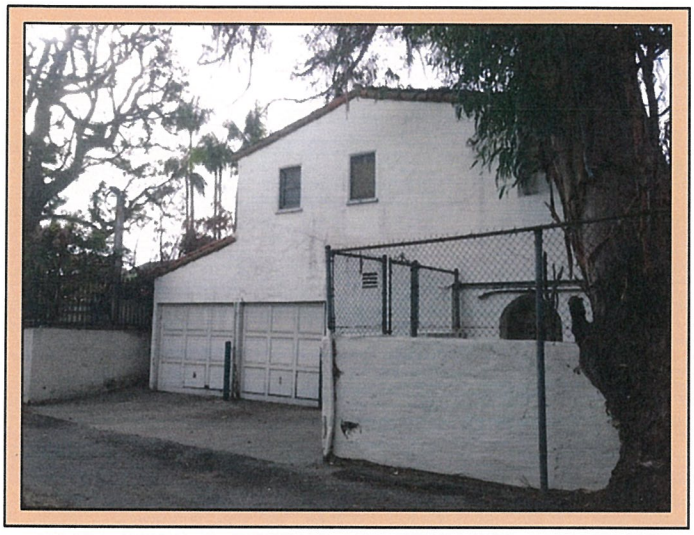
Quadrant C: 700 Block of North Linden Drive (west side) and North Walden Drive (east side)

Quadrant C is outline above. Quandrant C covers the west side (odd addresses) of 700 block of North Linden Drive and the east side (even addresses) of the 700 block of North Walden Drive. All two-story accessory structures (exceeding 14') and second units located within Quadrant C have been identified on the map above.

Staff's research concludes that Quadrant C contains a total of six (6) two-story accessory structures and two (2) second units. The second unit located at 723 North Linden (Second Kitchen Covenant) is located within on the ground floor. The second unit located at 715 North Linden Drive is located within a two-story structure.

Photos of the two-story accessory structures and general information about the structures is provided on the following pages.

1 ➢ 718 North Walden Drive – Two-Story Accessory Structure

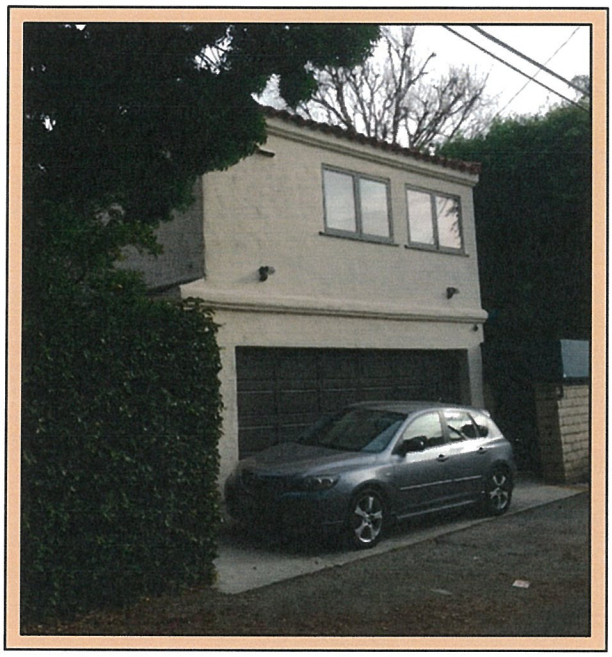


The two story accessory structure located at 718 North Walden Drive is located within a required rear yard and side yard, and extends to a maximum height of approximately 22' pursuant to City records.

2 ➢ 717 North Linden Drive – Two-Story Accessory Structure

The two story accessory structure located at 717 North Linden Drive is located within a required rear and side yard, and extends to a maximum height of approximately 20'-6" pursuant to City records.

3 S ➢ 715 North Linden Drive – Two-Story Accessory Structure and Second Unit

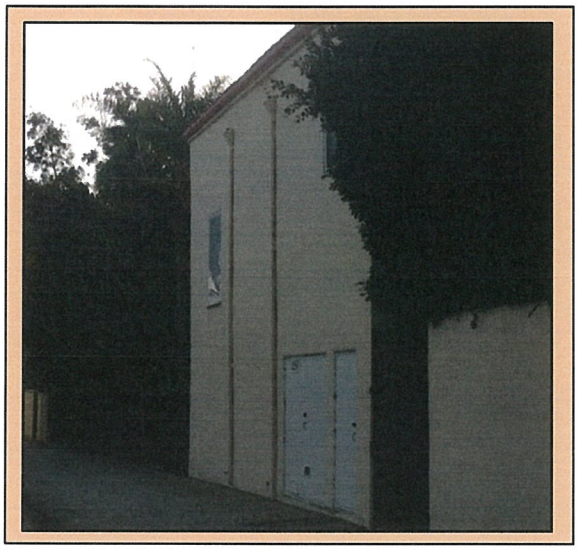


The two story accessory structure located at 715 North Linden Drive is located with the required rear and side yards. Pursuant to City records, the structure contains a second unit on the second floor that is approximately 450 square feet in area. The maximum height of the structure is approximately 21'-7". The accessory structure and second unit were approved by the Planning Commission via a Central R-1 Permit and Second Unit Use Permit is 2005.

4 ➢ 711 Linden Drive – Two-Story Accessory Structure

The two story accessory structure located at 711 North Linden Drive abuts the rear property line and is located with a required side yard. The structure extends to a maximum height of approximately 22' pursuant to City records.

5 ➢ 708 North Walden Drive – Two-Story Accessory Structure



The two story accessory structure located at 708 North Walden Drive abuts the rear property line and is located with a required side yard. The structure extends to a maximum height of approximately 20' pursuant to City records.

6 ➢ 705 North Linden Drive – Two-Story Accessory Structure

The accessory structure at 705 North Linden Drive does not contain a complete second story; however, the structure does exceed 14' in height and, consequently, was included in this survey. The structure abuts the rear property line (within rear yard), is located within a required side yard, and extends to a maximum height of approximately 18'.

Quadrant D: 600 Block of North Bedford Drive (west side) and North Roxbury Drive (east side)

Quadrant D is outline above. Quandrant D covers the west side (odd addresses) of 600 block of North Bedford Drive and the east side (even addresses) of the 600 block of North Roxbury Drive. All two-story accessory structures (exceeding 14') and second units located within Quadrant D have been identified on the map above.

Staff's research concludes that Quadrant D contains a total of three (3) two-story accessory structures and one (1) second unit. The second unit located at 617 North Bedford Drive is located within a two-story structure.

Photos of the two-story accessory structures and general information about the structures is provided on the following pages.

1 ➢ 623 North Bedford Drive – Two-Story Accessory Structure

The two-story accessory structure is located in the required rear yard and side yard. The structure extends to a maximum height of approximately 24'.

2 S ➢ 617 North Bedford Drive – Two-Story Accessory Structure and Second Unit

The two-story accessory structure is located in the required rear yard and side yard. The structure extends to a maximum height of approximately 22' and contains a second unit. This property is currently under review for a new single-family residence.

3 ➢ 602 North Roxbury Drive – Two-Story Accessory Structure

The two-story accessory structure is located in the required rear yard and side yard. The structure extends to a maximum height of approximately 20'-10".

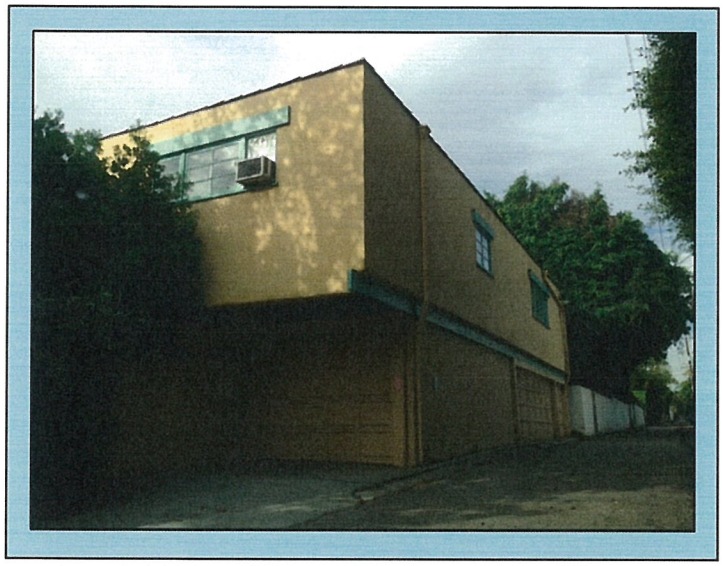
Quadrant E: 600 Block of North Roxbury Drive (west side) and North Linden Drive (east side)

Quadrant E is outline above. Quandrant E covers the west side (odd addresses) of 600 block of North Roxbury Drive and the east side (even addresses) of the 600 block of North Linden Drive. All two-story accessory structures (exceeding 14') and second units located within Quadrant E have been identified on the map above.

Staff's research concludes that Quadrant E contains a total of two (2) two-story accessory structures. There are no second units in Quadrant E.

Photos of the two-story accessory structures and general information about the structures is provided on the following pages.

1 ➢ 600 North Linden Drive – Two-Story Accessory Structure



The two-story accessory structure at 600 North Linden Drive is located within the required rear yard and side yard. The structure extends to a maximum height of approximately 20'-10".

2 ➢ 610 North Linden Drive – Two-Story Accessory Structure

The two-story accessory structure at 610 North Linden Drive is located within the required rear yard and side yard. The structure extends to a maximum height of approximately 22'.

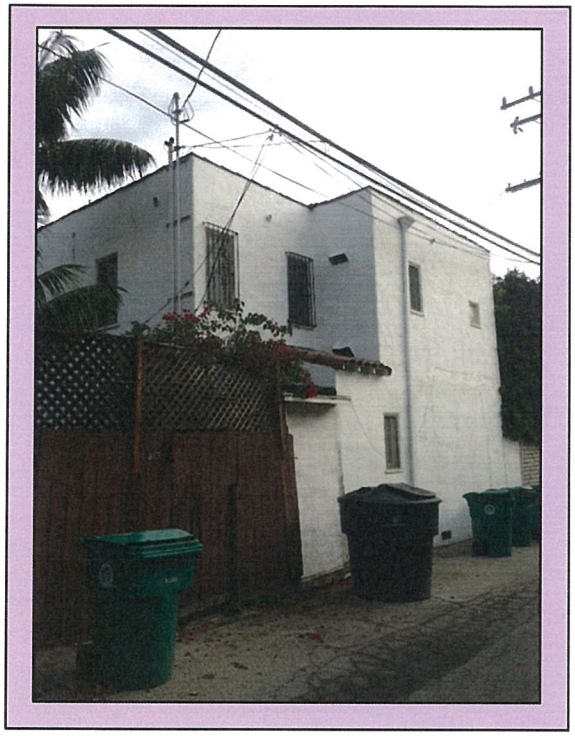
Quadrant F: 600 Block of North Linden Drive (west side) and North Walden Drive (east side)

Quadrant F is outline above. Quandrant F covers the west side (odd addresses) of 600 block of North Linden Drive and the east side (even addresses) of the 600 block of North Walden Drive. All two-story accessory structures (exceeding 14') and second units located within Quadrant F have been identified on the map above.

Staff's research concludes that Quadrant F contains a total of six (6) two-story accessory structures and two (2) second units. The second units are located on the properties at 609 North Linden Drive and 607 North Linden Drive. Both second units are located on the second level of a two-story accessory structure.

Photos of the two-story accessory structures and general information about the structures is provided on the following pages.

1 ➢ **617 North Linden Drive –Two-Story Accessory Structure**



The two-story accessory structure at 617 North Linden Drive is located within the required rear yard and side yard. The structure extends to a maximum height of approximately 21'.

2 ➢ **616 North Walden Drive – Two-Story Accessory Structure**

The two-story accessory structure at 616 North Walden Drive is located within the required rear yard and side yard. The structure extends to a maximum height of approximately 20'.

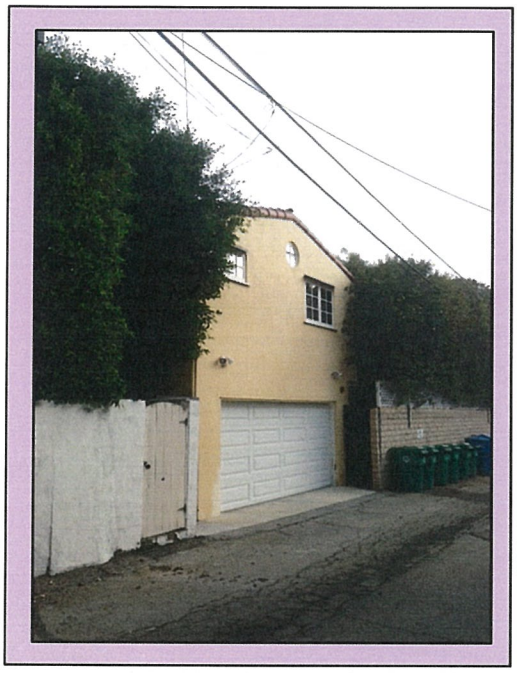
3 ➢ **613 North Linden Drive –Two-Story Accessory Structure**

The two-story accessory structure at 611 North Linden Drive is located within the required rear yard and side yard. The structure extends to a maximum height of approximately 21'.

4 S ➢ **609 North Linden Drive – Two-Story Accessory Structure and Second Unit**

The two story accessory structure located at 609 North Linden Drive is located with the required rear and side yards. Pursuant to City records, the structure contains a second unit on the second floor. The maximum height of the structure is approximately 22'.

5 ➢ 607 North Linden Drive – Two-Story Accessory Structure and Second Unit



The two story accessory structure located at 607 North Linden Drive is located with the required rear and side yards. Pursuant to City records, the structure contains a second unit on the second floor and extends to a maximum height of approximately 22'.

6 ➢ 601 North Linden Drive – Two-Story Accessory Structure

The structure located at 601 North Linden Drive is located with the required rear yard and abuts the rear alley. Pursuant to City records, the structure extends to a maximum height of approximately 25'-6" and has a total floor area of approximately 1,575 square feet.