



STAFF REPORT

Meeting Date: October 18, 2016
To: Honorable Mayor & City Council
From: Ryan Gohlich, AICP, Assistant Director/City Planner
Subject: Update on Bridle Lane Setback Requirements
Attachments: 1. Diagrams Showing Existing Development Patterns

INTRODUCTION

On September 20, 2016, during the public comment portion of the City Council's formal session, Murray Fischer, on behalf of several residents whose properties abut Bridle Lane, expressed concern over the manner in which required setbacks are applied to Bridle Lane. Mr. Fischer sought assistance from the City Council in addressing the issue, and the City Council requested that the matter be placed on a future agenda for further discussion. This report provides an update and overview of staff's proposed solution to the issues raised.

DISCUSSION

The concerns raised by Mr. Fischer pertain to properties that are considered to be "through lots" with frontage on both Chevy Chase Drive and Bridle Lane. Under the Municipal Code, through lots are those lots that front on two streets and have no rear property line. In the case of Bridal Lane, the long-established development pattern on the street, which predates the City's more recent Municipal Code definition, is that Bridle Lane functions as an alley or rear property line, with garages, pools, and other accessory structures being constructed adjacent to Bridle Lane over the years. Mr. Fischer's clients desire to construct an accessory structure and pool adjacent to Bridle Lane; however, based on present-day Municipal Code provisions a unique situation is created in that Bridle Lane technically qualifies as a front property line under strict application of the Municipal Code, thus preventing construction of new accessory structures and/or pools in a similar manner to those already existing along the street.

Upon assessing the characteristics and pre-existing development pattern along Bridle Lane, it is clear that Bridle Lane, although technically a front, functions as a rear property line for all of the properties with frontage on Chevy Chase Drive, and the Municipal Code provisions dealing with through lots are inconsistent with said pre-existing development. Based on these inconsistencies, and in order to more expeditiously address the concerns raised by Mr. Fischer, staff intends to prepare a "Director's Interpretation" that Bridle Lane shall be treated as a rear property line for purposes of establishing required

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setbacks for through lots that have a property line on Bridle Lane¹. Such an interpretation would both address the inconsistencies encountered by Mr. Fischer's clients, and ensure that the existing development patterns in the area are maintained without affecting the streetscape or neighborhood character. Furthermore, staff intends to codify this determination in the future as part of ongoing efforts to address inconsistencies, typos, and other cleanup items in the Municipal Code.

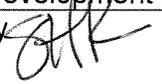
FISCAL IMPACT

There is no fiscal impact associated with the proposed interpretation.

RECOMMENDATION

Unless the Council disagrees with staff's approach to the issues outlined above, it is recommended that this report be received and filed, with staff carrying out the interpretation as specified.

Susan Healy Keene, AICP
Director of Community Development

Approved By 

¹ In addition to Chevy Chase Drive, there are three through lots on Ridgedale Drive that functionally utilize Bridle Lane as a rear property line and alley, and would therefore be treated in the same manner.

ATTACHMENT 1

DIAGRAMS SHOWING EXISTING DEVELOPMENT PATTERNS

VIEWS OF BRIDLE LANE



1029 CHEVY CHASE DRIVE



1027 CHEVY CHASE DRIVE



1025 CHEVY CHASE DRIVE



1023 CHEVY CHASE DRIVE



1021 CHEVY CHASE DRIVE

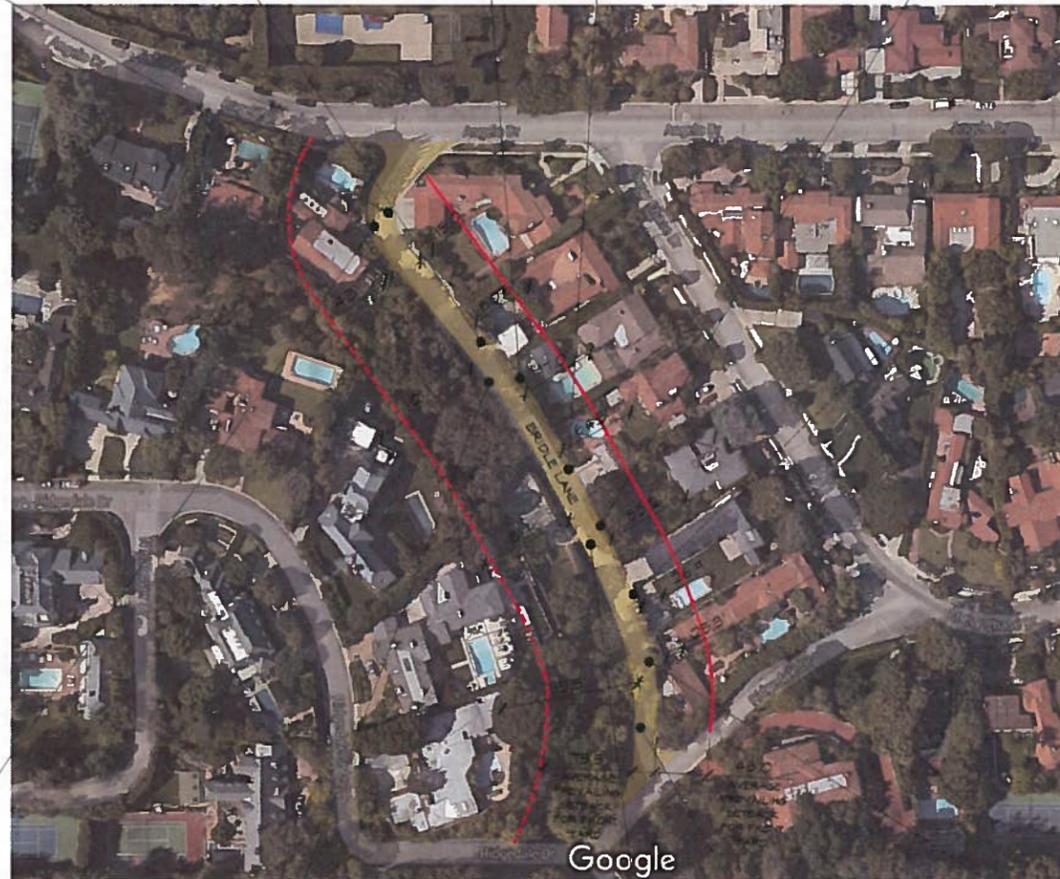


1019 CHEVY CHASE DRIVE

BRIDLE LANE - LOOKING NORTH



1800 ANGELO DRIVE



1020 RIDGEDALE DRIVE

1015 RIDGEDALE DRIVE

1016 RIDGEDALE DRIVE

BRIDLE LANE - LOOKING SOUTH

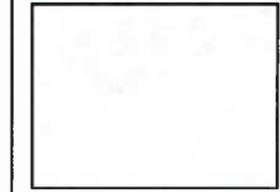


1017 CHEVY CHASE DRIVE



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THE RESIDENCES OF:
CHEVY CHASE DRIVE
BEVERLY HILLS, CA 90210

DRAWN BY: KP		
CHECKED BY: KS		
NO	REVISION / ISSUE	DATE

DRAWING TITLE
**SITE PLAN
BRIDLE LANE**

DATE 06/03/16	SHEET # A1.11
SCALE NTS	

ITEMS NOT PERMITTED IN "FRONT YARD" SETBACKS ON CHEVY CHASE DRIVE

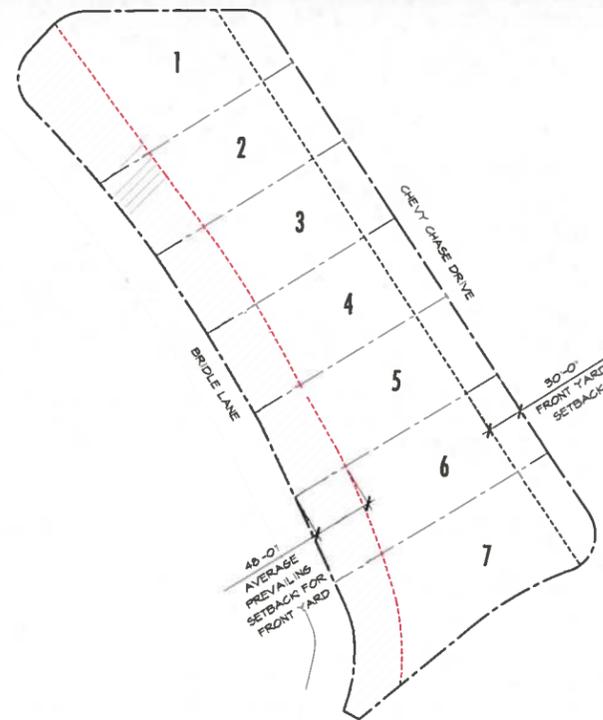
BIRD'S EYE VIEWS LOOKING NORTH & SOUTH



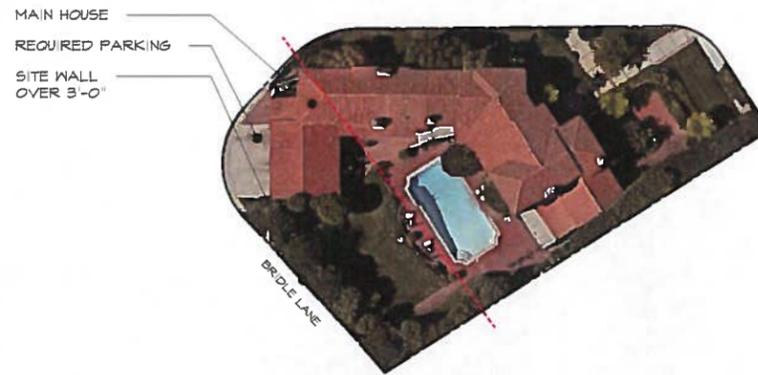
Google



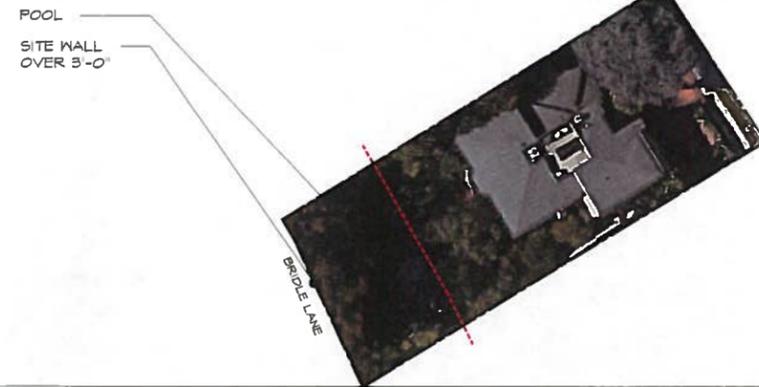
Google



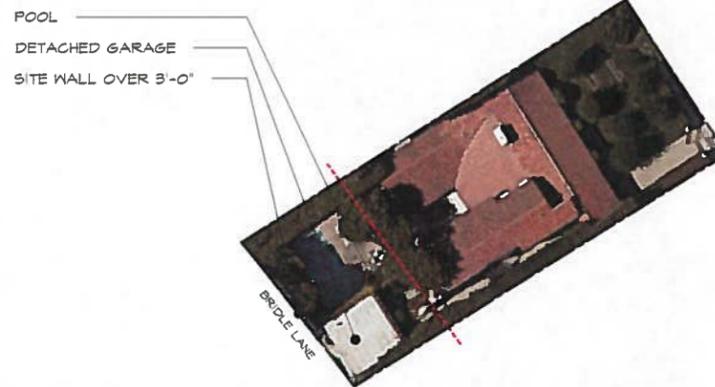
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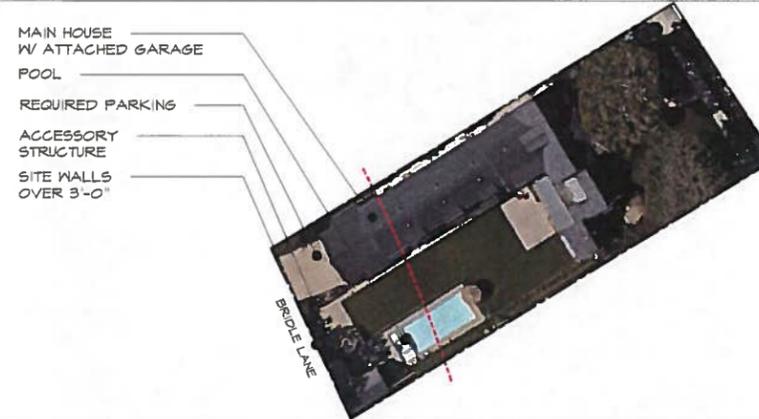
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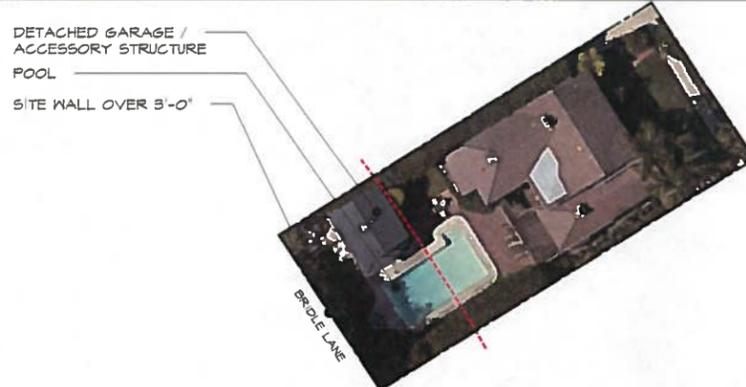
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6: 1019 CHEVY CHASE DRIVE



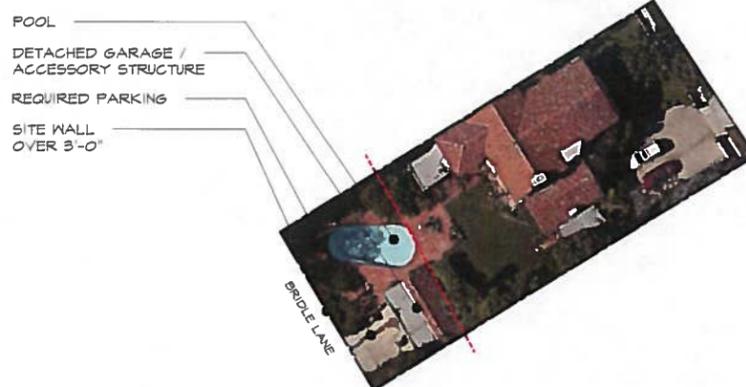
3: 1025 CHEVY CHASE DRIVE



7: 1017 CHEVY CHASE DRIVE



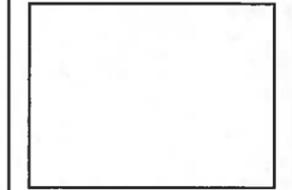
4: 1023 CHEVY CHASE DRIVE



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CHEVY CHASE DRIVE
BEVERLY HILLS, CA 90210

DRAWN BY: KP

CHECKED BY: KS

NO	REVISION / ISSUE	DATE

DRAWING TITLE
SITE PLAN
CHEVY CHASE DRIVE

DATE: 06/03/16
SCALE: NTS
SHEET #: A1.13