CITY OF BURBANK

COMMUNITY DEVELOPMENT

November 6, 2026

HARUTYUN YESAYAN
816 N. BEL AIRE DR.
BURBANK, CA 90501

Via email: harutyun.yesayan@yahoo.com

RE: Project No. 26-0000374 (Minor Fence Exception) - DENIED
Located at 816 North Bel Aire Drive, Burbank, CA 91501

Dear Mr. Harutyun:

This letter is provided to notify you, the Project Applicant, that the Community Development Director has reviewed and denied your request for a Minor Fence Exception (MFE) to maintain an unpermitted 6'-0" high combined retaining block wall and fence structure constructed within the required front yard setback area. The subject property is zoned R-1, Single Family Residential, and is subject to the development standards of Burbank Municipal Code (BMC) Section 10-1-603 (Property Development Standards), which includes regulations on the design and maximum height of fences and walls within the front yard setback area of a R-1 zoned property. In accordance with BMC Section 10-1-19200 (Minor Fence Exception Permit), a MFE may be granted to allow exceptions to required fence and wall standards given all eight of the required MFE findings can be made. Upon review of the MFE application, staff has determined that three (3) of the eight (8) required findings could not be made; therefore, the requested MFE is denied. The analysis of the findings is provided with this decision letter.

Please be advised that the decision of the Community Development Director will become final fifteen (15) days from the date of this letter unless the decision is appealed to the Planning Commission. Any appeal of the Director's decision must be submitted to the Planning Division with the required filing fee ($1,254.23), as stated in the Fiscal Year 2026-27 Adopted Citywide Fee Schedule, prior to the expiration of the fifteen (15) day appeal period, or 5:00 p.m. on November 23, 2026. If you have any questions about this letter, please contact me by telephone at (818) 238-5250, or via e-mail at erendon@burbankca.gov.

Sincerely,

EDUARDO RENDON
Assistant Planner

Enc. Attachment A - Map of Project Site Neighborhood Block
Attachment B - Map of Project Site General Area

Community Development Department Director's Decision

DATE: November 6, 2026

PROJECT TITLE: Project No. 26-0000374 – Minor Fence Exception

PROJECT ADDRESS: **816 N. Bel Aire Drive**

PROJECT APPLICANT: Harutyun Yesayan

PROJECT DESCRIPTION: Maintain an unpermitted 6'-0" high combined retaining block wall and fence (not 50% open design) structure constructed within the required front yard setback of the subject property located in the R-1 (Single Family Residential) zone.

ZONING: R-1 **GENERAL PLAN:** Low Density Residential

MUNICIPAL CODE CONFORMANCE: The Project was reviewed by staff for consistency with the required eight findings of Burbank Municipal Code 10-1-19200 needed to approve the MFE request. Specifically, staff has determined that three (3) of the eight findings could not be made.

ENVIRONMENTAL REVIEW: The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects that a public agency has determined to not be approved.

DATE SIGN POSTED ON-SITE: August 14, 2026

DATE PUBLIC NOTICE MAILED: October 14, 2026

DATE OF DIRECTOR'S DECISION: November 6, 2026

END OF APPEAL PERIOD: November 23, 2026

Eduardo Rendon, Assistant Planner
Planning Division (818) 238-5250

FOR
Patrick Prescott, Community Development Director

(4) The feature does not affect the ability of emergency personnel to respond to an emergency on the property or to adequately view the property and structures upon it from the public right-of-way.

The existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence is located in the front yard. The property currently slopes down toward the street with the existing house located at a higher grade-level. In addition, the unpermitted combination retaining wall and fence structure includes one gate along the front yard that provides access to the front yard and existing house from the public right-of-way. Therefore, staff has determined this finding can be made because emergency personnel would be able to access the property and existing house in an emergency and the existing structures are able to be viewed from the public right-of-way.

(5) The feature is compatible in size, scale, proportion, and location with other yard features in the neighborhood, or is otherwise consistent with the prevailing neighborhood character.

The Project site is located in an existing single-family neighborhood. The MFE request is to maintain an existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence, located in the front yard area with a 2'-7" high stucco clad concrete block retaining wall that is topped with a 3'-5" high metal fence.

As proposed, the existing unpermitted front yard retaining wall exceeds the current R-1 zone maximum retaining wall height of 0'-30". In addition, the retaining wall does not comply with the 0'-18" setback requirement from the sidewalk with a planting buffer strip between the sidewalk and the wall/fence structure. Furthermore, the unpermitted retaining wall/fence structure does not meet the 50% open design standard for wall/fence above 2'-0" in height and the maximum allowed front yard wall/fence height of 4'-0" feet located in the front yard.

Staff reviewed the MFE request by looking at the existing residential neighboring properties within the neighborhood block of the Project site. The neighborhood block that was assessed included all the interior lots along North Bel Aire Drive between East Fairmount Road and East Grinnell Drive (see Attachment A of this letter for the map of the neighborhood block). For a proposed feature to be consistent with the prevailing neighborhood character, at least 50% of the total lots within the neighborhood block, where the Project site is located, must have the same feature that is being requested in the MFE.

The existing prevailing neighborhood character for this neighborhood block is not defined by front yard walls and fences with a combined height of the maximum

MINOR FENCE EXCEPTION NO. 26-0000374
(816 N. Bel Aire Drive – Harutyun Yesayan, Property Owner)

Findings for a Minor Fence Exception Permit

In accordance with BMC Section 10-1-19200(D), an exception to the standards for fences, walls, and hedges in residential zones can be allowed if all eight (8) required findings can be made. The following is staff's analysis of each finding:

(1) The feature does not obstruct the visibility of motorists at a street or alley intersection or exiting a driveway or otherwise affect a motorist's ability to safely operate their vehicle.

The Project site is an interior lot with an existing garage located at the rear of the property. Vehicle access to the Project site is provided through an existing alley along the rear of the Project site. The existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence is located in the front yard of the Project site. The unpermitted wall in this situation does not obstruct the visibility of motorists to safely operate their vehicle. Therefore, staff determined that this finding can be made.

(2) The feature is not constructed of any materials that may pose a danger to motorists, pedestrians, or other persons.

The existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence is made up of a 2'-7" high stucco clad concrete block retaining wall that is topped with a 3'-5" high metal fence. The materials used for the wall and fence do not pose any danger to motorists, pedestrians, or other persons. Therefore, staff determined that this finding can be made.

(3) The feature is structurally sound and is adequately maintained.

The existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence located within the front yard were constructed without the required permits issued by the City. Pursuant to applicable regulations, any proposed retaining wall and fence are subject to plan review and the issuance of building permits to verify compliance with all applicable building code requirements and structural safety standards. Accordingly, staff determines that this finding can be made, provided that the combination retaining wall and fence are demonstrated to be structurally sound and in compliance with all applicable code requirements through the required building permit and plan review process.

allowed front yard wall/fence height of 4'-0" feet or similar wall/fence height to the project site of 6'-0" feet. Therefore, this finding could not be made as staff were not able to find at least 50% of the Project site neighborhood block properties having the same wall/fence features as that of the MFE request.

(6) The scale and proportion of the feature are consistent and compatible with structures on the same property and in the general area.

The existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence structure and its features are not consistent and compatible with structures in the general area. The general area includes all neighboring properties located within a 300-foot radius of the Project site. Within this general area of the Project site, staff could not find properties with front yard retaining wall/fence structure at 6'-0" height. Given this assessment of existing conditions, the unpermitted retaining wall/fence structure configuration creates an inconsistent feature that is not found in the Project site general area (see Attachment B of this letter for the map of the general area). Therefore, this finding could not be made.

(7) The feature does not encroach upon neighboring properties or structures in a visual or aesthetic manner through its size, location, orientation, setbacks, or height.

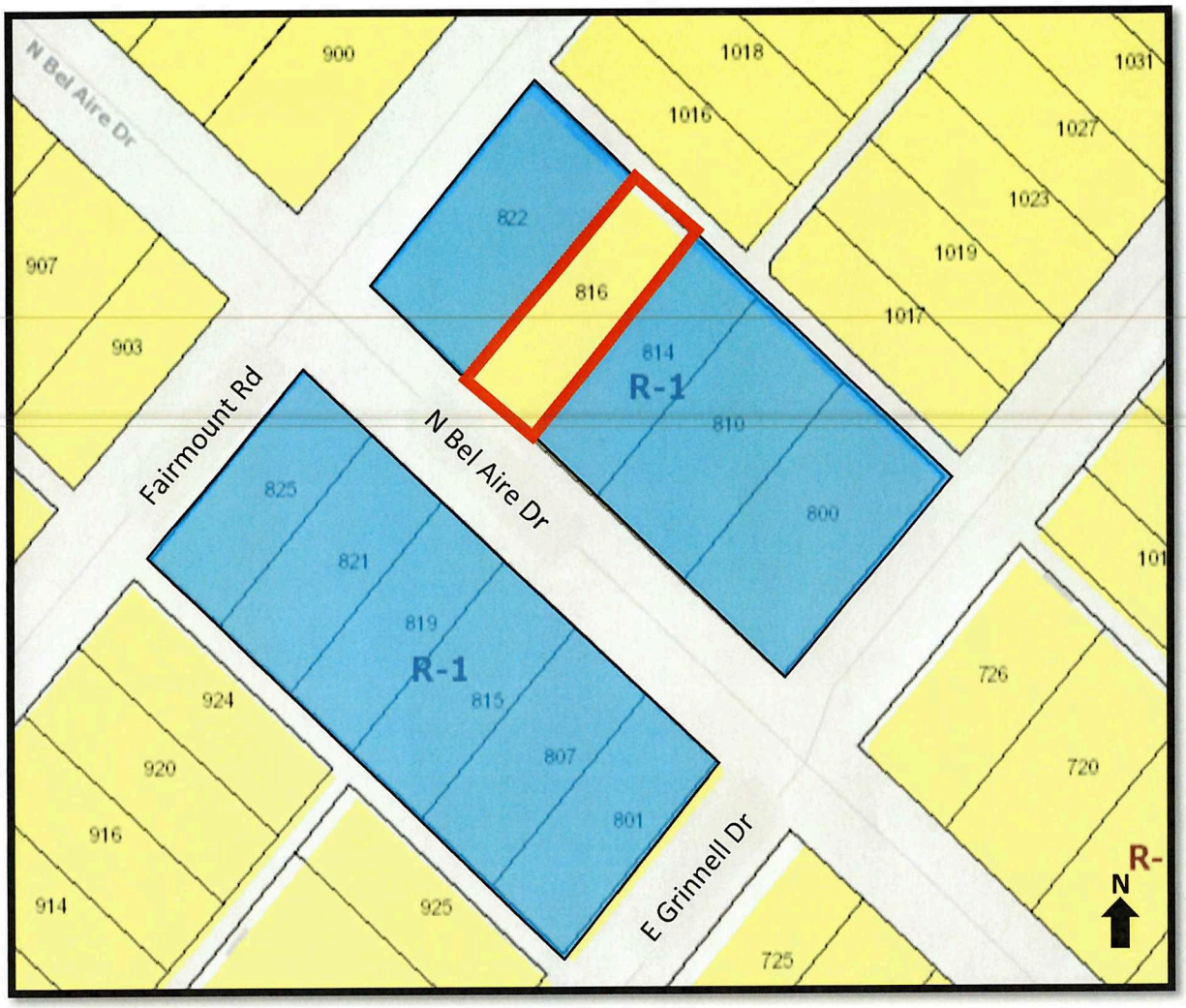
The existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence structure is located in the front yard of the Project site. The subject property is an interior lot with adjacent neighboring properties on each side. As analyzed in findings #5 and #6, the 6'-0" high retaining wall and fence structure is not consistent with the neighborhood character as it relates to similar types of wall and fence structure that are also 6'-0" in height. Therefore, staff finds that the unpermitted retaining wall and fence structure at 6'-0" could affect neighboring properties visually because the front yard is intended for lower walls and fences, which is what the neighborhood block character shows currently. Therefore, this finding could not be made.

(8) The feature does not impose detrimental impacts on neighboring properties or structures, including but not limited to impacts related to light and glare, sunlight exposure, air circulation, privacy, scenic views, or aesthetics.

The existing unpermitted six (6'-0") foot high combination stucco clad concrete block retaining wall and metal fence structure is constructed out of concrete blocks and metal fencing, which are typical exterior finishes and material for walls and fences. Staff conducted a site visit to the Project site on July 17, 2026, to analyze the unpermitted wall and fence structure from views from the street and

inside the front yard of the Project site. Staff determined that the unpermitted wall and fence structure did not present situation where light and glare; sunlight exposure; air circulation; privacy; scenic views; and aesthetics would be detrimental to the neighboring properties. Therefore, this finding can be made.

Attachment A: Map of Project Site Neighborhood Block



Attachment B: Map of Project Site General Area

