



AGENDA

REGULAR MEETING OF THE ZONING ADMINISTRATOR CITY OF SANTA MONICA

TUESDAY, December 13, 2016
10:30 A.M.

1685 MAIN STREET
CITY COUNCIL CHAMBERS, ROOM 213

1. CALL TO ORDER

2. INTRODUCTION

3. PUBLIC HEARINGS:

3-A MINOR USE PERMIT, 16ENT-0141, 2714 Pico Boulevard. The applicant requests approval of an antenna Minor Use Permit to modify an existing wireless telecommunications facility located at 2714 Pico Boulevard within the Neighborhood Commercial (NC) zoning district. The project consists of the removing and replacing six new panel antennas within three different sectors behind an existing fiber-reinforced plastic (FRP) screen wall, extending the existing FRP screen wall two feet in height from 5'-10" to 7'-10" painted to match the existing building, installing three new remote radio units (RRUs), and installing new hybridflex cables. All features of the modified wireless facility would be located on the rooftop of an existing three-story commercial building. As proposed, the project does not comply with the requirements for non-parabolic commercial antennas contained in Santa Monica Municipal Code (SMMC) Section 9.32.060(A). Pursuant to SMMC Section 9.32.060(B), the applicant may request modifications to the requirements for non-parabolic commercial antennas through the approval of an antenna Minor Use Permit application. [PLANNER: Michael Rocque] **APPLICANT/OWNER:** Verizon Wireless/Santa Monica Community College District.

3-B MINOR USE PERMIT, 16ENT-0166, 1750 14th Street. The applicant requests approval of an antenna Minor Use Permit for a new wireless telecommunications facility located at 1750 14th Street within the Neighborhood Commercial (NC) zoning district. The project consists of installing six new panel antennas within three different sectors behind a new fiber-reinforced plastic (FRP) screen wall designed to match the architectural style of the front corner of the building, installing one new microwave dish, installing new equipment cabinets on a new rooftop platform concealed behind FRP screening along the corner parapet wall and installing new hybridflex cables and associated power lines. All features of the wireless facility would be located on the rooftop of an existing three-story commercial building. As proposed, the project does not comply with the requirements for non-parabolic commercial antennas contained in Santa Monica Municipal Code (SMMC) Section

9.32.060(A). Pursuant to SMMC Section 9.32.060(B), the applicant may request modifications to the requirements for non-parabolic commercial antennas through the approval of an antenna Minor Use Permit application. [PLANNER: Michael Rocque] **APPLICANT/OWNER:** Sprint PCS Assets, LLC/14th Street Building, LLC.

3-C MINOR USE PERMIT, 16ENT-0174, 2524 Wilshire Boulevard. The applicant requests approval of an antenna Minor Use Permit to modify an existing wireless telecommunications facility located at 2524 Wilshire Boulevard within the Mixed-Use Boulevard (MUB) zoning district. The project consists of installing six new panel antennas, replacing three existing antennas, and relocating one antenna within three sectors. All features of the modified wireless facility would be located on the rooftop of an existing three-story commercial building. As proposed, the project does not comply with the requirements for non-parabolic commercial antennas contained in Santa Monica Municipal Code (SMMC) Section 9.32.060(A). Pursuant to SMMC Section 9.32.060(B), the applicant may request modifications to the requirements for non-parabolic commercial antennas through the approval of an antenna Minor Use Permit application. [PLANNER: Michael Rocque] **APPLICANT/OWNER:** T-Mobile West LLC/Walter Wilshire Building, Inc.

3-D FENCE WALL HEDGE HEIGHT MODIFICATION, 16ENT-0183, 839 26th Street. The applicant requests approval of a hedge height modification to allow a 9-foot high hedge in the front setback area adjacent to 26th Street. The proposed hedge height exceeds the maximum allowable height of 42 inches in the front setback area. The subject property is located in the Single-Unit Residential (R1) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.21.050, fences, walls, or hedges cannot exceed a maximum height of 42 inches within the required front yard setback area as measured from the lowest adjacent finished grade. SMMC Section 9.43.080(B) allows an applicant to request a modification to this height limitation in the front yard setback area. [PLANNER: Gina Szilak] **APPLICANT/OWNER:** Martin Petrovich/Martin & Claudia Petrovich Trust.

4. ADJOURNMENT

ZONING ADMINISTRATOR HEARING INFORMATION

Any person wishing to address the Zoning Administrator on any of the regularly scheduled items should fill out and submit a request to speak form (“chit”), which is located at the Clerk’s desk at the front of the Council Chambers. Members of the public and the Applicant Team are permitted to speak for three (3) minutes. The Applicant is permitted one (1) minutes of response time.

A decision on the Zoning Administrator request(s) will *not* be rendered during the public hearing. Following the public hearing, the Zoning Administrator shall prepare a written decision to approve or deny the request(s). A copy of the written determination shall be made available to all persons that submitted a request to speak form during the public hearing or wrote a letter regarding the variance(s). Copies of determinations are also available on the City’s website: www.smgov.net Go to City Hall/ City Department Index/Planning and Community Development/City Planning/Zoning Administrator/Agendas/Determinations.

All decisions of the Zoning Administrator are appealable to the Planning Commission during a fourteen (14) calendar day appeal period following the decision date. Appeal forms are available

at the City Planning Public Counter. **An appeal filing fee will be required at the time an appeal is filed. The appeal filing fee is \$479.30.**

The meeting facility is wheelchair accessible. For disability-related accommodations, please contact (310) 458-8341 or (310) 458-8696 TTY at least 72 hours in advance. Every attempt will be made to provide the requested accommodation. All written materials are available in alternate format upon request. Santa Monica Big Blue Bus Lines #1, #2, #3, Rapid 3, #7, #8, #9, Rapid #10, and #18 service City Hall and the Civic Center area. The Expo Line terminus is at Colorado Avenue and Fourth Street, a short walk to City Hall. Public parking is available in front of City Hall, on Olympic Drive, and in the Civic Center Parking Structure (validation free).