



AGENDA

REGULAR MEETING OF THE ZONING ADMINISTRATOR CITY OF SANTA MONICA

TUESDAY, January 10, 2017
10:30 A.M.

1685 MAIN STREET
CITY COUNCIL CHAMBERS, ROOM 213

1. CALL TO ORDER

2. INTRODUCTION

3. PUBLIC HEARINGS:

3-A 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/PROPERTY OWNER:** Sprint PCS Assets, LLC/14th Street Building, LLC.

3-B MAJOR MODIFICATION, 16ENT-0191, 2701 4th Street. The applicant requests a Major Modification to allow a reduction of the minimum required 20-foot front yard and 4.3-foot side yard setbacks for a proposed 156 square foot addition to the front of an existing single-unit dwelling. The proposed front setback for the addition is 16 feet, and the proposed side yard setback is 3.71 feet. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.43.030(B)(1) the applicant may request a setback modification of up to 20% (4 feet for the front setback and 9.6 inches for the side setback). The subject property is located in the Ocean Park Neighborhood (OP2) zoning district. [PLANNER: Gina Szilak] **APPLICANT/PROPERTY OWNER:** Tellus Design+Build/Lorenzo Garbo and Michael Novak.

3-C FENCE WALL HEDGE HEIGHT MODIFICATION, 16ENT-0184, 9 Vicente Terrace. The applicant requests approval of a fence, wall, hedge height modification to allow a fence and hedge ranging between 6’1” – 8’11” in height along the front property line and 8’ high hedges along the side property lines in the front setback area adjacent to Vicente Terrace. The subject property is located in the Multi-Unit Residential (R3) 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 finished grade adjacent to either side of the fence, wall, or hedge. 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:** John Nugent/William Carter Brereton.

3-D FENCE WALL HEDGE HEIGHT MODIFICATION, 16ENT-0188, 338 Euclid Street. The applicant requests approval of a hedge height modification to allow a 10-foot high hedge along the north side property line perpendicular to Euclid Street in the front setback. The subject property is located in the Single-Unit Residential Zoning District (R1). Pursuant to Santa Monica Municipal Code (SMMC) Section 9.21.050, fences, walls, and hedges cannot exceed a maximum height of 42 inches within the required front yard setback as measured from the lowest finished grade adjacent to either side of the fence, wall, or hedge. SMMC Section 9.43.080(B) allows an applicant to request a modification to this height limitation in the front yard setback. . [PLANNER: Russell Bunim] **APPLICANT/OWNER:** Marlene and John Okulick/Marlene and John Okulick Family Trust.

3-E FENCE WALL HEDGE HEIGHT MODIFICATION, 16ENT-0192, 1045 23rd Street. A hedge height modification to allow for a 6-foot high hedge within the front setback area of a property located in the R-1 (Single-Unit Residential) zoning district. Pursuant to the 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 finished grade adjacent to either side of the fence, wall, or hedge. SMMC Section 9.43.080(B) permits an applicant to request a modification to this height limitation in the front yard setback area. [PLANNER: Michael Rocque] **APPLICANT/OWNER:** Sheri Silverton.

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).