



ORIGINAL

**STATEMENT OF OFFICIAL ACTION
FINDINGS AND DETERMINATION OF THE
ZONING ADMINISTRATOR**

PROJECT INFORMATION	
Zoning Administrator Meeting: October 8, 2019	Agenda Item: 3-C
Permit:	19ENT-0298 (MAJOR MODIFICATIONS) 19ENT-0299 (MINOR MODIFICATIONS)
Address:	1012 ½ Euclid Street
Applicant:	Corinna Knight Incorporated
Property Owner:	Corinna Knight
Case Planner:	Michael Rocque, Associate Planner
REQUEST:	The applicant requests Major Modifications to allow for a 20 percent (4') reduction of the required front setback from 20' to 16' and a 20 percent (3') reduction of the required rear setback from 15' to 12'. The applicant also requests Minor Modifications to both the maximum parcel coverage limitation and the north interior side yard setback requirement. The applicant requests an increase to the overall ground floor parcel coverage of 45% for a proposed ground floor parcel coverage of 46.3% and to allow a 10 percent (6") reduction of the required north interior side setback located in the rear half of the parcel from 4'-6" to 4'-0". The subject property is located in the Multi-Unit Residential (R2) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.43.030(B)(1), the applicant may request a Major Modification of up to 20 percent or 5', whichever is less, of the required front and rear setback standards. Additionally, SMMC Section 9.43.020(B)(3) allows an applicant to request a Minor Modification of up to 5 percent of the maximum allowable parcel coverage, and SMMC Section 9.43.020(B)(1) allows a Minor Modification up to 10 percent of the required side setback.
CEQA STATUS:	Categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the State Implementation Guidelines, in that the project involves the new construction of a single-family residence in a residential zone.

PROPERTY INFORMATION	
Zoning District:	Low Density Residential (R2)
Parcel Area (SF)/Dimensions:	1,316 SF / 28' x 47'
Rent Control Status:	N/A
Relevant Prior Permits:	None

ZONING ADMINISTRATOR ACTION	
APPROVED as requested based on findings and subject to conditions.	February 5, 2020
Effective Date Of Action If Not Appealed:	February 20, 2020
Expiration Date:	February 20, 2022
Length Of Any Possible Extension:	One year

MAJOR MODIFICATION – FINDINGS

ORIGINAL

- (a) The requested modifications are consistent with the General Plan and any applicable area or specific plan.

Major Modification to allow a 20 percent (4'-0") reduction of the required front setback from 20'-0" to 16'-0"

Specifically, Santa Monica Municipal Code (SMMC) Section 9.43.030(B)(1) allows for a modification to the front setback of up to 20 percent or five feet, whichever is less. SMMC Section 9.08.030 serves to implement the goals and policies of the General Plan related to the building form and location. The proposed project involves a single-unit dwelling that, except as established by the requested modifications, will comply with applicable development standards in the Low Density Residential (R2) zone district. The requested reduction of the front setback is consistent with LUCE Policy N9.5 (Protection of existing single-family properties) which encourages modifying development standards to protect and retain the existing single and multi-unit properties in the Wilshire-Montana neighborhood.

Major Modification to allow a 20 percent (3'-0") reduction of the required rear setback from 15'-0" to 12'-0"

SMMC Section 9.43.030(B)(1) allows for a modification to the rear setback of up to 20 percent or five feet, whichever is less. SMMC Section 9.08.030 serves to implement the goals and policies of the General Plan related to the building form and location. The proposed project involves a single-unit dwelling that, except as established by the requested modifications, will comply with applicable development standards in the Low Density Residential (R2) zone district. The requested reduction of the rear setback is consistent with LUCE Policy N9.5 (Protection of existing single-family properties) which encourages modifying development standards to protect and retain the existing single and multi-unit properties in the Wilshire-Montana neighborhood.

- (b) The project as modified meets the intent and purpose of the applicable zone district.

Major Modification to allow a 20 percent (4'-0") reduction of the required front setback from 20'-0" to 16'-0"

The project meets the intent and purpose of the front setback requirements. In the R2 District, the minimum required front yard setback is 20'-0". The applicant proposes a front yard setback of 16'-0". The subject parcel is irregularly located adjacent to an alley and without any street frontage. Therefore, the front of the subject parcel is oriented towards the alley as opposed to the other parcels in the area where the rear of the parcels are oriented towards the alley. The 20 percent reduction to the required setback is justified by the substandard 47'-0" lot depth where the majority of parcels in the area have depths of approximately 150'-0". Since the subject parcel does not have rear alley access, the buildable area is further reduced in comparison to standard-sized properties elsewhere in the City

where the rear setback is measured from the centerline of an alley. Specifically, on a typical 150'-0" long property with rear alley access, the length of the buildable area (lot length minus 20'-0" front setback and rear 15'-0" setback measured from the alley centerline) would be 115'-0". In this case, the subject property is 47'-0" in length and does not have rear alley access. Therefore, the length of the buildable area is limited to 12'-0" and results in a significantly smaller, uninhabitable buildable area. The proposed 20 percent reduction from 20'-0" to 16'-0" of the front setback respectively for the second floor and mezzanine level of the single-unit dwelling provides for a deeper buildable area and meets the intent and purpose of the Zoning Ordinance and will still provide sufficient light, air, and ventilation onto the subject and adjacent properties.

Major Modification to allow a 20 percent (3'-0") reduction of the required rear setback from 15'-0" to 12'-0"

The project meets the intent and purpose of the rear setback requirement. In the R2 District, the minimum required rear yard setback is 15'-0". The applicant proposes a rear yard setback of 12'-0". The subject parcel is irregularly located adjacent to an alley and without any street frontage. Therefore, the rear of the subject parcel is adjacent to another residential parcel as opposed to the other parcels in the area where the rear of the parcels are adjacent to an alley. The 20 percent reduction to the required setback is justified by the substandard 47'-0" lot depth where the majority of parcels in the area have depths of approximately 150'-0". Since the subject parcel does not have rear alley access, the buildable area is further reduced in comparison to standard-sized properties elsewhere in the City where the rear setback is measured from the centerline of an alley. Specifically, on a typical 150'-0" long property with rear alley access, the length of the buildable area (lot length minus 20'-0" front setback and rear 15'-0" setback measured from the alley centerline) would be 115'-0". In this case, the subject property is 47'-0" in length and does not have rear alley access. Therefore, the length of the buildable area is limited to 12'-0" and results in a significantly smaller, uninhabitable buildable area. The proposed 20 percent reduction from 15'-0" to 12'-0" of the rear setback respectively for the second floor and mezzanine level of the single-unit dwelling provides for a deeper buildable area and meets the intent and purpose of the Zoning Ordinance and will still provide sufficient light, air, and ventilation onto the subject and adjacent properties.

- (c) The approval of the requested modifications will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or result in a change in land use or density that would be inconsistent with the requirements of the Zoning Code.

Major Modification to allow a 20 percent (4'-0") reduction of the required front setback from 20'-0" to 16'-0"

The existing single-unit dwelling will remain, and the requested modification to the minimum front setback requirement will not be detrimental to the persons residing on site in that the front setback will be 16'-0" on the second floor and mezzanine

level which is significantly more than the existing first story nonconforming setbacks of the existing first floor of 4'-7" at the front yard. Further, the proposed additions on both the first, second, and mezzanine levels are located in the center of the buildable envelope and provide greater setbacks on both interior side yards, between 5'-0" and 5'-3", than the minimum required 4'-6". The requested modification will allow first and second-story additions to an existing structure in a neighborhood comprised mostly of multi-story structures.

Major Modification to allow a 20 percent (3'-0") reduction of the required rear setback from 15'-0" to 12'-0"

The existing single-unit dwelling will remain, and the requested modification to the minimum rear setback requirement will not be detrimental to the persons residing on site in that the rear setback will be 12'-0" on the second floor and mezzanine level, and with the existing mature trees along the rear parcel line, this will provide an adequate buffer from the adjacent parcel to the east and immediate surrounding properties. Further, the proposed additions on both the first, second, and mezzanine levels are located in the center of the buildable envelope and provide greater setbacks on both interior side yards, between 5'-0" and 5'-3", than the required 4'-6". The requested modification will allow first and second-story additions to an existing structure in a neighborhood comprised mostly of multi-story structures.

- (d) The approval of the requested modification is justified by environmental features, site conditions, location of existing improvements, architecture or sustainability considerations, or retention of historic features or mature trees.

Major Modification to allow a 20 percent (4'-0") reduction of the required front setback from 20'-0" to 16'-0"

The subject parcel is required to provide a minimum 20'-0" front yard setback and a 15'-0" rear yard setback. As the parcel is only 47'-0" feet in depth, this would result in a buildable depth between the front and rear yard of only 12'-0". In comparison, other properties on the street have depths of approximately 150'-0" and have buildable depths of 115'-0" between the front and rear setbacks. The maximum allowable parcel coverage for a property in the R2 District is 45 percent on the ground floor and 90 percent of the allowable ground floor parcel coverage on the second floor. The reduced front yard setback will allow for additional parcel coverage and more livable floor area in the subject building. Moreover, the existing one-story single unit dwelling is set back 4'-7" at the front yard. The proposed second floor and mezzanine level will have a greater front yard setback of 16'-0" at the front, respectively.

Major Modification to allow a 20 percent (3'-0") reduction of the required rear setback from 15'-0" to 12'-0"

The subject parcel is required to provide a minimum a 15'-0" rear yard setback. As the parcel is only 47'-0" feet in depth, this would result in a buildable depth between the front and rear yard of only 12'-0". In comparison, other properties on the street

have depths of approximately 150'-0" and have buildable depths of 115'-0" between the front and rear setbacks. The maximum allowable parcel coverage for a property in the R2 District is 45 percent on the ground floor and 90 percent of the allowable ground floor parcel coverage on the second floor. The reduced rear yard setback will allow for additional parcel coverage and more livable floor area in the subject building. The proposed second floor and mezzanine level will have a rear yard setback of 12'-0" at the rear and with the existing mature trees along the rear parcel line, this will provide an adequate buffer from the adjacent parcel to the east and immediate surrounding properties, respectively.

- (e) The proposed design meets the Design Objectives of the Santa Monica Design Guidelines.

Major Modification to allow a 20 percent (4'-0") reduction of the required front setback from 20'-0" to 16'-0"

Per Santa Monica Municipal Code Section 9.55.170 the proposed single-family structure design is exempt from review by the Architectural Review Board; however, it will be reviewed to ensure it meets the Design Objectives of the Santa Monica Design Guidelines.

Major Modification to allow a 20 percent (3'-0") reduction of the required rear setback from 15'-0" to 12'-0"

Per Santa Monica Municipal Code Section 9.55.170 the proposed single-family structure design is exempt from review by the Architectural Review Board; however, it will be reviewed to ensure it meets the Design Objectives of the Santa Monica Design Guidelines

- (f) The proposed project will not significantly affect the properties in the immediate neighborhood as a result of approval or conditional approval of the major modification or be incompatible with the neighborhood character.

Major Modification to allow a 20 percent (4'-0") reduction of the required front setback from 20'-0" to 16'-0"

The required front setback is intended to provide light, air, and ventilation between dwelling units on adjacent properties. The subject parcel is uniquely oriented where the front of parcel is located adjacent to the alley and not a street, and the modified front setback will be greater than the prevailing rear setbacks of buildings and garages along the alley. With the Major Modification, the subject residence will be set back 16'-0" at the front property line on the second floor and mezzanine level which is greater than the nonconforming 4'-6" front yard setback of the existing single-story single unit dwelling. Additionally, the proposed additions on both the first, second, and mezzanine levels are located in the center of the buildable envelope and provide greater setbacks on both interior side yards between 5'-0" and 5'-6" than the minimum required 4'-6". The requested modification will allow first and second-story additions to an existing one-story structure in a neighborhood comprised mostly of multi-story structures. Of the 26

properties within the subject block along Euclid and 12th Streets between Washington Avenue and California Avenue, 20 parcels directly face the alley (12th Court) at the rear, 17 of which contain structures with two or more visible stories, with the remaining three parcels containing structures showing one visible story. Further, the 20 properties that have structures along the alley provide an average setback of 4'-5' from the rear property line. Due to the unique condition of the subject parcel only having alley access, the prevailing rear parcel line along the alley is considered the front parcel line for the subject site in this case. The existing first floor setback from the alley will be maintained and will be consistent with prevailing setbacks along the alley while the proposed second story and mezzanine level will be set back 16' from the front property line.

Without the addition of the second-story and mezzanine levels, the existing structure is not able to expand closer to the average building size of 6,500 SF along the subject block of both Euclid and 12th Streets. Without approval of the subject modification, the subject property is also not able to provide two complete, functional stories above grade with full access to light and air similar to 17 of the 26 properties along both Euclid and 12th Streets. With the subject modification, the proposed project will total 739 SF which is well under the average 6,500 SF size of existing buildings on the subject block and will not significantly affect the properties in the immediate neighborhood or be incompatible with the neighborhood character.

Major Modification to allow a 20 percent (3'-0") reduction of the required rear setback from 15'-0" to 12'-0"

The required rear setback is intended to provide light, air, and ventilation between dwelling units on adjacent properties. With the Major Modification, the subject residence will be set back 12'-0" at the rear property line on the second-story and mezzanine levels and, with the existing mature trees along the rear parcel line, will still provide an adequate buffer from the adjacent parcel to the east. Further, the proposed additions on both the first, second, and mezzanine levels are located in the center of the buildable envelope and provide greater setbacks on both interior side yards, between 5'-0" and 5'-6", than the minimum required 4'-6". The requested modification will allow first and second-story additions to an existing one-story structure in a neighborhood comprised mostly of multi-story structures. Of the 26 properties within the subject block along both Euclid and 12th Streets between Washington Avenue and California Avenue, 20 parcels directly face the alley (12th Court) at the rear, 17 of which contain structures with two or more visible stories, with the remaining three parcels containing structures showing one visible story. The proposed 12'-0" setback at the rear of the site will not significantly affect the properties in the immediate neighborhood. Specifically, for the properties immediately adjacent to the subject parcel located at 1012 Euclid (east), 1008 Euclid (north) and 1018 Euclid (south), the proposed addition will provide the following approximate setbacks to existing structures:

- 1012 Euclid - 42'-0"
- 1008 Euclid - 52'-0" from building located at front of parcel and 9'-6" from building located at the rear
- 1018 Euclid - 28'-0"

Without the addition of a second-story and mezzanine levels, the existing structure is not able to expand closer to the average building size of 6,500 SF along the subject block of both Euclid and 12th Streets. Without approval of the subject modification, the subject property is also not able to provide two complete, functional stories above grade with full access to light and air similar to 17 of the 26 properties along both Euclid and 12th Streets. With the subject modification, the proposed project will total 739 SF which is well under the average 6,500 SF size of existing buildings on the subject block and will not significantly affect the properties in the immediate neighborhood or be incompatible with the neighborhood character.

MINOR MODIFICATION – FINDINGS

- (a) The approval of the minor modification is justified by site conditions, location of existing improvements, architecture or sustainability considerations, or retention of historic features or mature trees.

Minor Modification to allow a 10 percent reduction of the required northern interior side yard setback dimension from 4'-6" to 4'-0"

Specifically, in the R2 District, the minimum required side setback is 16 percent of the 28'-0" wide property, which is 4'-6". Although the subject property is required to provide a minimum 4'-6" side yard setback, the parcel is a substandard parcel in overall size and is only 1,316 square feet in area compared to the average 7,500 square-foot lot area of standard sized parcels in the area. The requested 10 percent reduction of the north interior side yard setback from 4'-6" to 4'-0" allows for the single unit dwelling to comply with the R2 Special Design and Development Standards, SMMC Section 9.08.030(E)(5), which requires an additional 2-foot average side yard setback from the minimum requirement to be provided at each story. Respectively, the proposed second story and mezzanine levels will still provide at the north interior side yard a 5'-3" setback and at the south interior side yard a 5'-0" setback which are greater than the minimum required 4'-6" side yard setback. The proposed 10 percent reduction for the single unit dwelling is justified by the site conditions and allows for the project to meet the additional 2-foot average side yard setback requirement.

Minor Modification to allow an increase in the ground floor parcel coverage from 45 percent to 46.3 percent

The parcel is 28'-0" in width and 47'-0" in depth in comparison to other properties on the street that are typically 50'-0" feet in width and 150' in depth resulting in a buildable area of 228 square feet for the subject parcel compared to an average

buildable area of 3,910 square feet on standard sized parcels in the area. The buildable area of the subject property only allows for a parcel coverage of 17 percent due to the substandard-sized parcel. The maximum allowable parcel coverage for a property in the R2 District is 45 percent on the ground floor and 90 percent of the allowable ground floor parcel coverage on the second floor. The applicant proposes an increase in the overall ground floor parcel coverage from 45 percent to 46.3 percent to allow for a modest addition of floor area on both the first and second floors which provides the applicant additional living space on a substandard size lot and also flexibility in design concept. The proposed parcel coverage is 46.3 percent (609 square feet) on the first floor and 45 percent (274 square feet) of the allowed first floor parcel coverage on the second floor and mezzanine level which is well under the allowable 90 percent second floor allowable parcel coverage.

- (b) The requested modifications are consistent with the General Plan and any applicable area or specific plan.

Minor Modification to allow a 10 percent reduction of the required northern interior side yard setback dimension from 4'-6" to 4'-0"

Specifically, SMMC Section 9.43.020(B)(1) allows for a modification to setbacks up to 10 percent. SMMC Section 9.08.020 serves to implement the goals and policies of the General Plan related to the building form and location. The proposed project involves a single-unit dwelling that, except as established by the requested modifications, will comply with applicable development standards in the R2 zone district. The requested modification to the north interior side yard setback dimensional standard is justified by the substandard parcel size area in comparison to other properties in the neighborhood. The requested minor modification is consistent with the Land Use and Circulation Element (LUCE) Policy LU1.5 (Design Compatibility) which requires that new infill development be compatible with the existing scale, mass, and character of the residential neighborhood. The proposed two-story residence will be two stories and 30'-0" feet in overall height which complies with the development standards in the R2 zone district and is reflective of the neighborhood with existing homes of similar size and style. Of the 26 properties within the subject block along Euclid and 12th Streets between Washington Avenue and California Avenue, 17 properties contain structures with two or more visible stories with an average building height of approximately 28'-6" feet, with the remaining nine structures showing one visible story. Respectively, the neighboring property to the north at 1008 Euclid has a two story structure that is approximately 23'-0" feet high at the rear of the site adjacent to 12th Court (alley), and the neighboring property to the south at 1018 Euclid is approximately 31'-0" feet high, while immediately west of the subject site at both 1013 and 1021 12th Street both have structures are approximately 24'-0" feet and 32'-0" feet high. Through appropriate siting, design, mass, and scale, the proposed project is also consistent with LUCE Policy LU13.2 for Neighborhoods in that the remodeled single-unit dwelling helps maintain and enhance the existing

neighborhood by helping retain its distinctive character while adding diverse housing and quality design.

Minor Modification to allow an increase in the ground floor parcel coverage from 45 percent to 46.3 percent

Specifically, SMMC Section 9.43.020(B)(3) allows for an increase in parcel coverage up to 5 percent of the maximum amount. SMMC Section 9.08.020 serves to implement the goals and policies of the General Plan related to the building form and location. The proposed project involves a single-unit dwelling that, except as established by the requested modifications, will comply with applicable development standards in the R2 zone district. The requested modification to an increase in parcel coverage is justified by the substandard parcel size area in comparison to other properties in the neighborhood. The requested minor modifications are consistent with the Land Use and Circulation Element (LUCE) Policy LU1.5 (Design Compatibility) which requires that new infill development be compatible with the existing scale, mass, and character of the residential neighborhood. The proposed two-story residence will be two stories and 30'-0" feet in overall height which complies with the development standards in the R2 zone district and is reflective of the neighborhood with existing homes of similar size and style. Of the 26 properties within the subject block along Euclid and 12th Streets between Washington Avenue and California Avenue, 17 properties contain structures with two or more visible stories with an average building height of approximately 28'-6" feet, with the remaining nine structures showing one visible story. Respectively, the neighboring property to the north at 1008 Euclid has a two story structure that is approximately 23'-0" feet high at the rear of the site adjacent to 12th Court (alley), and the neighboring property to the south at 1018 Euclid is approximately 31'-0" feet high, while immediately west of the subject site at both 1013 and 1021 12th Street both have structures are approximately 24'-0" feet and 32'-0" feet high. Through appropriate siting, design, mass, and scale, the proposed project is also consistent with LUCE Policy LU13.2 for Neighborhoods in that the remodeled single-unit dwelling helps maintain and enhance the existing neighborhood by helping retain its distinctive character while adding diverse housing and quality design.

- (c) The project as modified meets the intent and purpose of the applicable zone district and is in substantial compliance with the district regulations.

Minor Modification to allow a 10 percent reduction of the required northern interior side yard setback dimension from 4'-6" to 4'-0"

The R2 District is intended to provide areas for a variety of low-density housing types, which includes single-unit housing. Standard depth properties on Euclid Street are 150 feet in length and 50 feet in width (lot size: 7,500 square feet) with a maximum allowable 45 percent parcel coverage on the ground floor and 90 percent of the allowable first floor parcel coverage on the second floor. The subject property is 1,316 square feet in area with a substandard depth of 47' and width of 28'. The requested 10 percent reduction on the north interior side yard setback

from 4'-6" to 4'-0" allows for the single unit dwelling to comply with the R2 Special Design and Development Standards, SMMC Section 9.08.030(E)(5), which requires an additional 2-foot average side yard setback from the minimum requirement to be provided at each story. Respectively, the proposed second story and mezzanine levels will still provide a 5'-3" setback at the north interior side yard and a 5'-0" setback at the south interior side yard which are greater than the minimum required 4'-6" side yard setback.

Minor Modification to allow an increase in the ground floor parcel coverage from 45 percent to 46.3 percent

The proposed parcel coverage is 46.3 percent (609 square feet) on the first floor and 45 percent (274 square feet) of the allowable first floor parcel coverage on the second floor and mezzanine level which is well under the allowable 90 percent second floor allowable parcel coverage. This allows for a modest addition of floor area on both the first and second floors which provides the applicant additional living space on a substandard size parcel.

- (d) The parcels sharing common parcel lines with the subject parcel will not be adversely affected as a result of approval or conditional approval of the minor modifications, including but not limited to, impacts on privacy, sunlight, or air.

Minor Modification to allow a 10 percent reduction of the required northern interior side yard setback dimension from 4'-6" to 4'-0"

The overall project involves a remodel and addition to an existing single-story, single-unit dwelling. Per SMMC Section 9.08.030 the allowable by-right building height for an R2 property is 30'-0" and two stories. In order to comply with the R2 Special Design and Development Standards, SMMC Section 9.08.030(E)(5), which requires an additional 2-foot average side yard setback from the minimum requirement to be provided at each story, a 10 percent reduction in the northern interior side yard setback is required in order to allow for the addition of the second floor and mezzanine level. This reduced dimension will still ensure that adequate light, air, and privacy will be provided between the dwelling units on the subject and adjacent properties. The proposed second story and mezzanine levels will still provide a 5'-3" setback at the north interior side yard which is greater than the minimum required 4'-6" side yard setback and also greater than the existing 3'-7" setback for the existing building. Further, for the properties immediately adjacent to the subject parcel along both interior side yards located at 1008 Euclid Street (north) and 1018 Euclid Street (south), the proposed addition will provide the following approximate setbacks to existing structures:

- 1008 Euclid - 52'-0" from building located at front of parcel and 9'-6" from building located at the rear
- 1018 Euclid - 28'-0"

An existing one-story garage is located adjacent to the south of the subject parcel. Additionally, existing mature trees and open space at the rear of the site will buffer the project from the adjacent parcel to the east at 1012 Euclid Street.

Minor Modification to allow an increase in the ground floor parcel coverage from 45 percent to 46.3 percent

The modest increase in parcel coverage on the ground floor will allow additional floor area on both the first and second stories which provides the applicant additional living space on a substandard size lot and also flexibility in design concept to ensure that adequate light, air, and privacy will be provided between the dwelling units on the subject and adjacent properties. Without the requested modifications the subject parcel would not be able to build a functional addition since the allowed buildable area of the subject substandard size parcel is restricted to 228 square feet compared to an average buildable area of 3,910 square feet on standard sized parcels in the area. The buildable area of the subject property only allows for a parcel coverage of 17 percent due to its substandard size. The additional ground floor parcel coverage will not result in a reduced side yard setback between the subject building and the existing building adjacent to the north. The proposed second story and mezzanine levels will still provide a 5'-3" setback at the north interior side yard which is greater than the minimum required 4'-6" side yard setback and also greater than the existing 3'-7" setback for the existing building. An existing one-story garage is located adjacent to the south of the subject parcel. Additionally, the mature trees and open space at the rear of the site will buffer the project from the adjacent parcel to the east.

- (e) The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site.

Minor Modification to allow a 10 percent reduction of the required northern interior side yard setback dimension from 4'-6" to 4'-0"

The approval of a 10 percent setback modification into the interior side yard setback will allow for the retention and addition to an existing single-unit dwelling.

Minor Modification to allow an increase in the ground floor parcel coverage from 45 percent to 46.3 percent

The approval of a 1.3 percent increase in the overall ground floor parcel coverage will allow for the retention and addition to an existing single-unit dwelling.

CONDITIONS OF APPROVAL

Standard Conditions

1. This determination shall not become effective for a period of fourteen days from the determination date or, if appealed, until a final determination has been made on the appeal.
2. This approval applies only to the request to permit the following Modifications as shown on the plans dated August 8, 2019, and subject to any special conditions:
 - Major Modification to allow a 20 percent (4') reduction of the required front setback from 20'-0" to 16'-0";
 - Major Modification to allow a 20 percent (3'-0") reduction of the required rear setback from 15'-0" to 12'-0";
 - Minor Modification to allow a 10 percent reduction of the required northern interior side yard setback dimension from 4'-6" to 4'-0";
 - Minor Modification to allow a 1.3 percent increase in the ground floor parcel coverage from 45 percent to 46.3 percent.

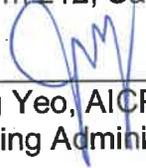
Minor amendments to the plans shall be subject to approval by the Zoning Administrator.

3. Except for allowances granted by this entitlement, the applicant shall comply with all other applicable provisions of Article 9 of the Santa Monica Municipal Code and all other pertinent ordinances and General Plan policies of the City of Santa Monica.
4. This approval shall expire thirty (30) months from the effective date, unless, in the case of a new development, a building permit has been obtained, or in the case of a change of use, a business license has been issued and the use is in operation prior to the expiration date. This approval shall also expire if the building permit expires or if the rights granted under this approval are not exercised within one year of the earliest to occur of the following: issuance of a Certificate of Occupancy or, if no Certificate of Occupancy is required, the last required final inspection for new construction. Upon the written request from the applicant, prior to expiration, the Zoning Administrator may extend this period up to an additional one (1) year. Applicant is on notice that extensions may not be granted if development standards, the development process, or other requirements relevant to the project have changed since project approval.
5. Within ten (10) days of transmittal of this Statement of Official Action, the project applicant shall sign a copy of the determination and return the document to the City Planning Division. The applicant's signature constitutes acceptance of the conditions of approval and understanding that failure to comply with such conditions shall constitute grounds for potential revocation.

6. Applicant is advised that projects in the California Coastal Zone may need approval of the California Coastal Commission prior to issuance of any building permits by the City of Santa Monica. Applicant is responsible for obtaining any such permits.
7. As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city fee schedule.
8. Applicant shall defend, indemnify, and hold harmless the City and its boards, commissions, agents, officers, and employees (collectively, "City") from any claims, actions, or proceedings (individually referenced as "Claim" and collectively referenced as "Claims") against the City to attack, set aside, void, or annul, the approval of these Major and Minor Modifications concerning the Applicant's proposed project, or any Claims brought against the City due to the acts or omissions in any connected to the Applicant's project. City shall promptly notify the applicant of any Claim and shall cooperate fully in the defense. Nothing contained in this paragraph prohibits the City from participating in the defense of any Claims, if both of the following occur: (1) The City bears its own attorney's fees and costs. (2) The City defends the action in good faith. Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant. In the event any such action is commenced to attack, set aside, void or annul all, or any, provisions of any approvals granted for the Project, or is commenced for any other reason against the City for the act or omissions relating to the Applicant's project, within fourteen (14) days following notice of such action from the City, the Applicant shall file with the City a performance bond or irrevocable letter of credit, or other form of security satisfactory to the City ("the Security") in a form satisfactory to the City, and in the amount of \$100,000 to ensure applicant's performance of its defense, indemnity and hold harmless obligations to City. The Security amount shall not limit the Applicant's obligations to the City hereunder. The failure of the Applicant to provide the Security shall be deemed an express acknowledgment and agreement by the Applicant that the City shall have the authority and right, without consent of the Applicant, to revoke the approvals granted hereunder.

APPLICANT NOTICE

This decision of the Zoning Administrator may be appealed to the Planning Commission during a 14 calendar day appeal period following the decision date. Such an appeal may be made by filing an official appeal form with the City Planning Division, 1685 Main Street, Room 212, Santa Monica, CA 90401, accompanied by the required filing fee.



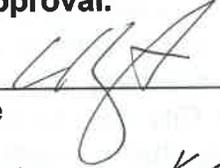
Jing Yeo, AICP
Zoning Administrator

02.05.2020

Date

Acknowledgement by Permit Holder (1012 ½ Euclid Street / 19ENT-0298 & 0299)

I agree to the above conditions of approval and acknowledge that failure to comply with any and all conditions shall constitute grounds for potential revocation of the permit approval.



Signature

2/11/20

Date

Corinna Knight

Print name here