



# AGENDA

## REGULAR MEETING OF THE ZONING ADMINISTRATOR CITY OF SANTA MONICA

TUESDAY, MAY 9, 2017  
10:30 A.M.

1685 MAIN STREET  
CITY COUNCIL CHAMBERS, ROOM 213

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1. CALL TO ORDER

2. INTRODUCTION

3. PUBLIC HEARINGS:

**3-A FENCE WALL HEDGE HEIGHT MODIFICATION, 17ENT-0012, 322 14<sup>th</sup> Street.**

The applicant requests approval of a hedge height modification to allow a hedge measuring 6'-2" in height along the south side property line within the front yard setback. The hedge is perpendicular to 14<sup>th</sup> Street and within the front yard setback area. The subject property is located in the Single-Unit Residential (R1) zoning district. Pursuant to 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: Ivan Lai] **APPLICANT/OWNER:** Philip Goldsmith.

**3-B FENCE WALL HEDGE HEIGHT MODIFICATION, 17ENT-0018, 307 25<sup>th</sup> Street.**

The applicant requests approval of a fence height modification to allow a 6'-0" high wood fence perpendicular to 25<sup>th</sup> Street in the front setback. The height of a 3'-0" portion of the westerly end of the fence is considered to be 10'-5" in height as the 6'-0" high fence would be located atop and perpendicular to an existing 4'-5" retaining wall located along the front property line, and the height of the proposed fence is measured from the lowest finished grade adjacent to either side of the fence. 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, 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:** Steven Danzinger.

**3-C FENCE WALL HEDGE HEIGHT MODIFICATION, 17ENT-0024, 432 9<sup>th</sup> Street.**

The applicant requests approval of a hedge height modification to allow an 8'-0"

high hedge along the north and south side property lines and along the front property line within the front yard setback. 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, 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: Ross Fehrman]  
**APPLICANT/OWNER:** David and Thea Cappicille.

#### 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](http://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 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).