



AGENDA

REGULAR MEETING OF THE ZONING ADMINISTRATOR CITY OF SANTA MONICA

TUESDAY, November 13, 2018
10:30 A.M.

1685 MAIN STREET
CITY COUNCIL CHAMBERS, ROOM 213

1. **CALL TO ORDER**
2. **INTRODUCTION**
3. **PUBLIC HEARINGS:** *Public Input Permitted*
 - 3-A **FENCE WALL HEDGE MODIFICATION 18ENT-0171, 333 21st Place.** The applicant requests approval of a height modification for an existing 6' high hedge located along the front and side property lines 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: Michael Rocque] **APPLICANT / PROPERTY OWNER: Camelia Kath.**
 - 3-B. **FENCE WALL HEDGE MODIFICATION 18ENT-0196, 2438 Ocean Park Boulevard.** The applicant requests approval of a height modification to allow a 6' high fence with attached vegetation along the front property line and parallel to the west side property line, as well as an 8' high fence along the east side property line all within the front setback area. The subject property is located in the Medium Density Residential (R3) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.21.050(A)(1)(a), fences, walls, and hedges cannot exceed a maximum height of 42 inches within the required front setback as measured from the lowest finished grade adjacent to either side of the fence. SMMC Section 9.43.080(B) allows an applicant to request a modification to this height limitation in the front setback. [Planner: Ross Fehrman] **APPLICANT / PROPERTY OWNER: James Keim.**
 - 3-C. **FENCE WALL HEDGE MODIFICATION 18ENT-0228, 3104 7th Street.** The applicant requests approval of a height modification for an existing 8' high hedge within the front yard setback along the front and east side property lines. The

subject property is located in the Single-Unit Residential (R1) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.21.050(A)(1), 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 these height limitations in the front, side, and rear setbacks. [Planner: Ivan Lai] **APPLICANT / PROPERTY OWNER: Aleksandra Korolova and Yaron Binar.**

3-D. FENCE WALL HEDGE MODIFICATION 18ENT-0247, 316 18th Street. The applicant requests approval of a height modification to allow a 10' high hedge within the front setback area along the south side property line. The subject property is located in the Single-Unit Residential (R1) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.21.050(A)(1)(a), fences, walls, and hedges cannot exceed a maximum height of 42 inches within the required front setback as measured from the lowest finished grade adjacent to either side of the fence. SMMC Section 9.43.080(B) allows an applicant to request a modification to this height limitation in the front setback. [Planner: Cary Fukui] **APPLICANT: J Charles. PROPERTY OWNER: Melvyn Plutsky.**

3-E. FENCE WALL HEDGE MODIFICATION 18ENT-0257, 1025 25th Street. The applicant requests approval of a height modification for an existing 15.7' foot high hedge located along the south side property line. The subject property is located in the Single-Unit Residential (R1) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.21.050(A)(2), hedges within side setbacks cannot exceed a maximum height of 12 feet as measured from the lowest finished grade adjacent to either side of the fence or hedge. SMMC Section 9.43.080(B) allows an applicant to request a modification to these height limitations in the front, side and rear setbacks. [Planner: Michael Rocque] **APPLICANT / PROPERTY OWNER: Anna and Jeff Biederman.**

5. 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) minute 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 \$517.82.**

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).