AGENDA
REGULAR MEETING OF THE
ZONING ADMINISTRATOR
CITY OF SANTA MONICA

TUESDAY, OCTOBER 8, 2019
1685 MAIN STREET
10:30 A.M.
CITY COUNCIL CHAMBERS, ROOM 213

1. CALL TO ORDER

2. INTRODUCTION

3. PUBLIC HEARINGS: Public Input Permitted:

3-A. 533 21st Place, FENCE WALL HEDGE MODIFICATION 19ENT-0143. The applicant requests approval of a height modification for a 5'-0" high hedge along the front (west) and interior side (north) parcel 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(A)(1)(2), hedges cannot exceed a maximum height of 42" within the required front yard setback as measured from the lowest finished grade adjacent to either side of the fence, wall, or hedge. Pursuant to SMMC Section 9.04.050(D), in the cases of fences, walls, or hedges that are parallel to and within 5 feet of a public sidewalk, grade shall be the elevation of the closest point on the sidewalk. 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: Theodore W. & Giselle F. Chandler.

3-B. 133 17th Street, FENCE WALL HEDGE MODIFICATION 19ENT-0246. The applicant requests approval of a height modification for a 10'-0" high hedge along the front (west) parcel line, a 9'-0" high hedge along the north side parcel line, and a 10'-7" high wood fence along the south side parcel line within the front yard setback. The height modification request also includes 18'-0" high hedges located along the side (north and south) and rear (east) parcel lines within the side and rear setbacks. The subject property is located in the Single-Unit Residential (R1) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Sections 9.21.050(A)(1)(2), hedges cannot exceed a maximum height of 42" within the required front yard setback, and hedges within side and rear setbacks cannot exceed a maximum height of 12'-0" as measured from the lowest finished grade adjacent to either side of the hedge. Pursuant to SMMC Section 9.04.050(D), in the cases of fences, walls, or hedges that are parallel to and within 5 feet of a public sidewalk, grade shall be the elevation of the closest point on the sidewalk. 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: Jay Bienstock.

3-C.  1012-½ Euclid Street, MAJOR MODIFICATION PERMIT 19ENT-00298 & MINOR MODIFICATION 19ENT-0299, 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 a 1.3% 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. [Planner: Michael Rocque]  
Applicant: Corinna Knight Incorporated. Property Owner: Corinna Knight.

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) 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 $539.57.

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).