



AGENDA

CITY OF SANTA MONICA

ZONING ADMINISTRATOR

SPECIAL MEETING

VIA TELECONFERENCE PURSUANT TO

EXECUTIVE ORDER N-29-20 ISSUED BY
GOVERNOR GAVIN NEWSOM

TUESDAY, MAY 12, 2020

MEETING BEGINS AT 10:30 AM

**TUESDAY, MAY 12, 2020
10:30 A.M.**

<https://primetime.bluejeans.com/a2m/live-event/bazzvbx>
teleconference via (415) 466-7000 (PIN: 2529340 #)

1. **CALL TO ORDER:**
2. **INTRODUCTION:**
3. **PUBLIC HEARINGS:** Public Input Permitted:
 - 3-A. **1610 Broadway, 18ENT-0250 (Minor Use Permit).** The applicant requests approval of a Minor Use Permit (MUP) to allow a new wireless telecommunications facility on the roof of an existing three-story residential building within the Mixed-Use Boulevard Low (MUBL) zoning district. The project consists of installing nine (9) panel antennas and twelve (12) remote radio units divided between three sectors. The proposed antennas and associated support equipment will be arranged behind new screen walls designed to match the appearance of the existing building. Based on when the subject MUP application was deemed complete, the request is subject to the zoning regulations in place prior to the adoption of the revised Wireless Communications Ordinance (Ordinance 2583 CCS) in August 2018. 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 Santa Monica Municipal Code Section 9.32.060(B), the Zoning Administrator may approve modifications to the requirements for non-parabolic commercial antennas through the approval of an MUP. [This item was continued from October 9, 2018]. [Planner: Ross Fehrman] **APPLICANT: Jim Phit, Verizon Wireless. PROPERTY OWNER: Asad Investment Group LLC.**

3-B. 407 Hill Street, 19ENT-0415 (Fence Wall Hedge Modification). The applicant requests approval of a height modification for a 5'-7 1/2" to 7'-11 3/4" high fence along the front (south) parcel line, a 5'-10" high wall along the interior side (west) parcel line, and a 7'-11 3/4" green screen fence on the alley side (east) parcel line within the front yard setback. The subject property is located in the Ocean Park Low Density Residential (OP2) zoning district. Pursuant to Santa Monica Municipal Code (SMMC) Section 9.21.050(A)(1)(2), fences and walls 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: Patrick Price. PROPERTY OWNER: Marie-Elizabeth Mali.**

[Public Correspondence](#)

4. ADJOURNMENT

ZONING ADMINISTRATOR HEARING INFORMATION

The City of Santa Monica encourages public comment. Those wishing to give public comment must make that request via email to planningcomment@smgov.net. Written information received prior to 5:30 p.m. the day before the meeting will be distributed to the Zoning Administrator prior to the meeting and posted online. Written information received after 5:30 p.m. May 11 will be read aloud at the meeting for a total of three minutes.

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.**