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### **Pergolas, Arbors and Similar Features in the Front Yard**

One pergola or similar feature is permitted in the front yard setback provided it does not exceed eight feet in height and width, and three feet in depth.

### **Ornamental Attachments Atop a Fence, Wall, or Hedge**

Ornamental features may extend up to 12 inches beyond the standard fence, wall or hedge height limit provided the attachment does not exceed twelve inches in width and maintains a minimum distance of five feet between each attachment.

### **Administrative Modification Procedures ([Download an Application](#)):**

The owner of a fence, wall or hedge may request that the Zoning Administrator administratively grant a modification to the height limit of side and rear fences, walls and hedges provided the height modification does not extend more than four feet above the standard height limit. The Zoning Administrator may grant this modification request if the following findings of fact are made:

1. The adjacent property owner(s) that share a common property line nearest to the fence, wall or hedge have agreed to the proposed increase in height.
2. The adjacent property owner(s) have provided verification of ownership in the adjacent property, have executed a notarized letter agreeing to the proposed height modification, and have agreed that notice of the modification determination can be recorded on their property with the Los Angeles County Recorder's Office.

The Zoning Administrator modification determination is not appealable and shall be recorded with the Los Angeles County Recorder's Office on each property.

### **Discretionary Modification Procedures ([Download an Application](#)):**

If an adjacent affected owner does not agree to a proposed fence, wall, or hedge height modification in accordance with the Administrative procedures described above, or if the owner of a fence, wall or hedge requests a height modification in excess of four feet in the side or rear yards or any modification to the height limits in the front yard area, the owner of the fence, wall or hedge may request that the Zoning Administrator grant a height modification to allow greater a greater height based on the following findings:

1. The subject fence, wall, or hedge will be compatible with other similar structures in the neighborhood and is required to mitigate impacts from adjacent land uses, the subject property's proximity to public rights-of-way, or safety concerns.
2. The granting of such modification will not be detrimental or injurious to the property or improvements in the general vicinity and district in which the property is located.
3. The modification will not impair the integrity and character of the neighborhood in which the fence, wall, or hedge is located.

This modification process follows the standards set forth in Santa Monica Municipal Code Section 9.04.20.10.040 pertaining to Variance applications. The process requires mailed notification to property owners and occupants within 300 feet and a public hearing. Public hearings before the Zoning Administrator occur on the second Tuesday of each month. Decisions of the Zoning Administrator may be appealed to the Planning Commission within 14 consecutive calendar days of the date the decision is made.

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