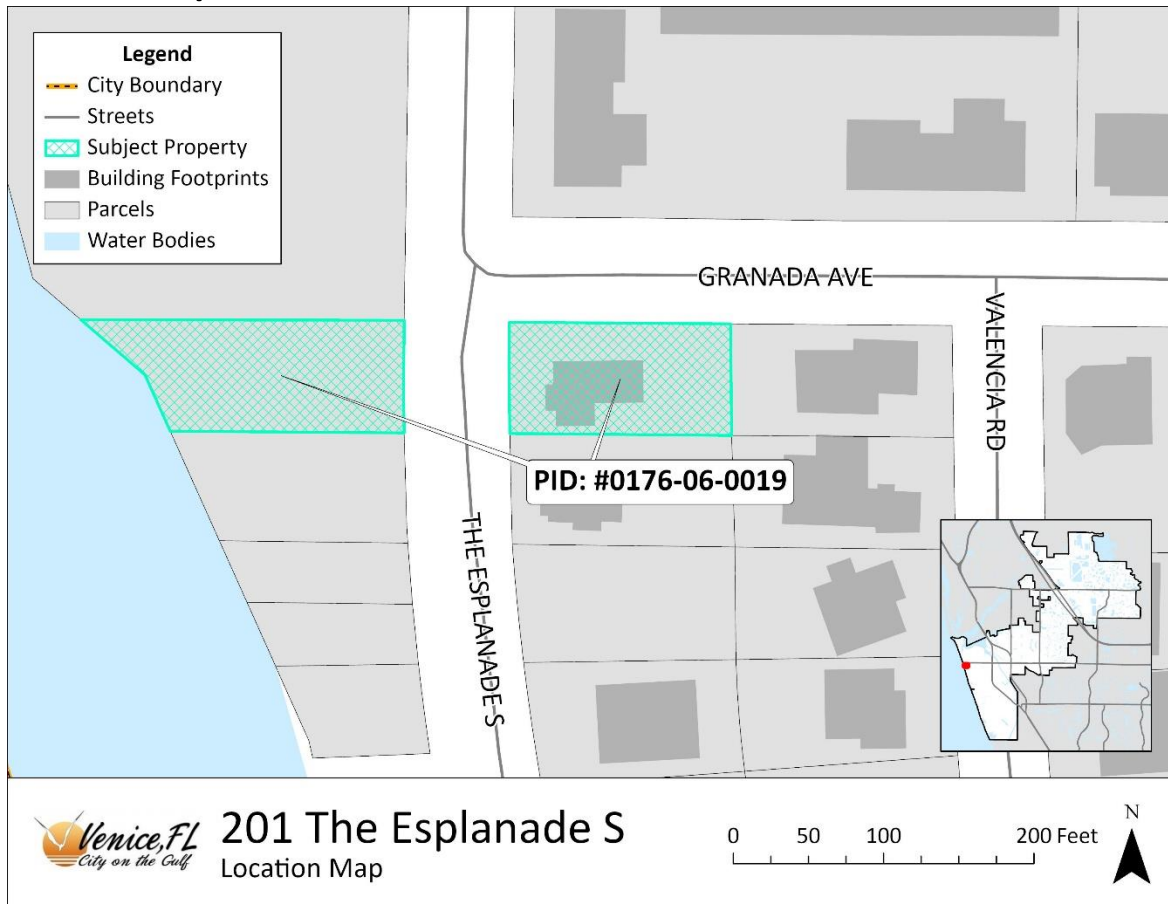


25-33VZ 201 The Esplanade S

Staff Report



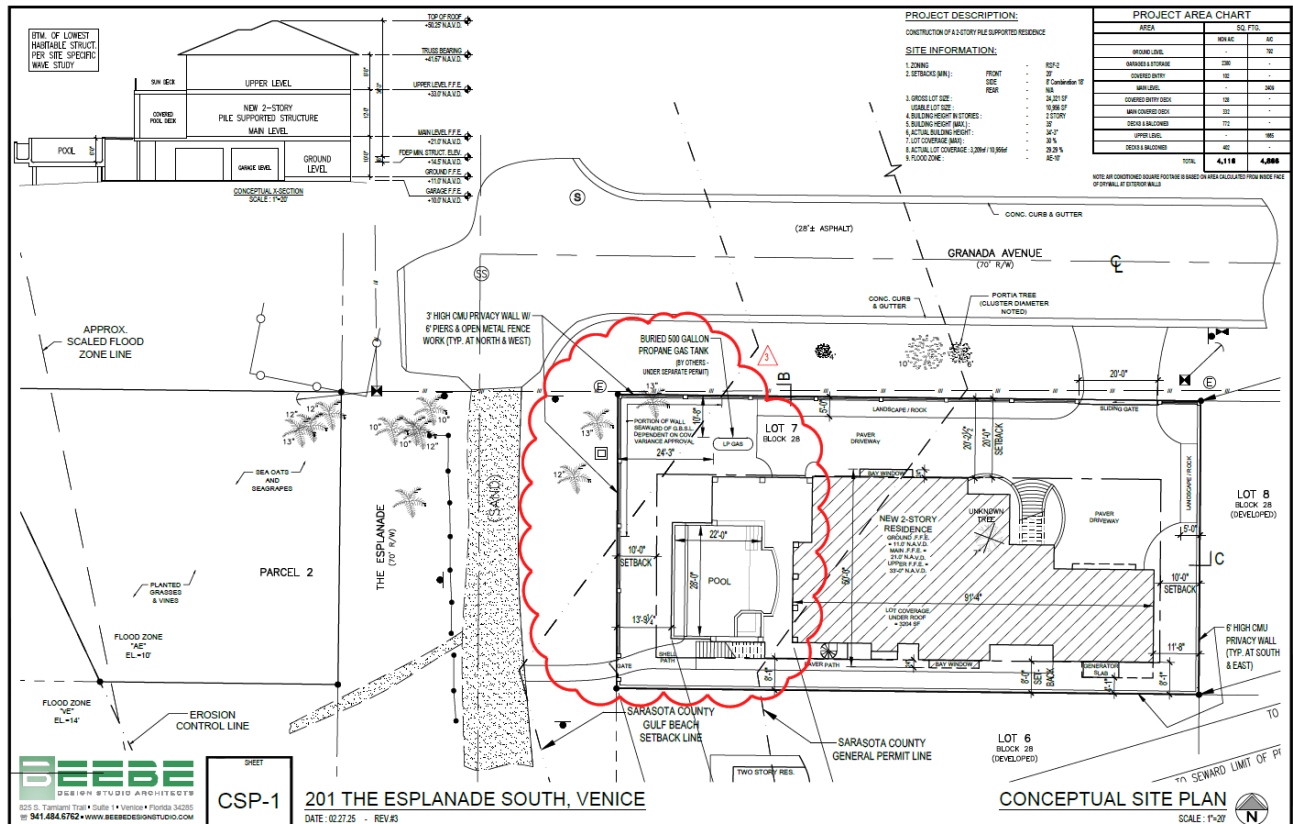
GENERAL INFORMATION

Address:	201 The Esplanade S
Request:	Request to construct a 36" CMU privacy wall with decorative aluminum seaward of the gulf beach setback line
Owner:	Mr. Edward W. Hinz
Agent:	Sam Hardie, AIA, LEED AP of Beebe Design Studio
Parcel ID:	0176060019
Parcel Size:	±.558 acres
Future Land Use:	Low Density Residential
Zoning:	Residential Single Family-2 (RSF-2)
Code Variance Requested Section:	Chapter 89 Section 2.11.4.A

I. VARIANCE REQUEST AND SUBJECT PROPERTY INFORMATION

The subject property is located at 201 The Esplanade S. The applicant is requesting relief from Chapter 89 Section 2.11.4.A. to allow for the construction of privacy wall along the north and west property lines seaward of the Gulf Beach Setback Line (GBSL). The wall is being requested to provide privacy due to the property's proximity to public parking, which mostly impacts the property at its corner, and to minimize erosion and flooding and to main vegetation. A Letter of No Objection (LONO) was signed in March of 2025 for this proposed project, and it was identified through the LONO process that the portion of the proposed fence seaward of the GBSL would require a variance.

Site Plan

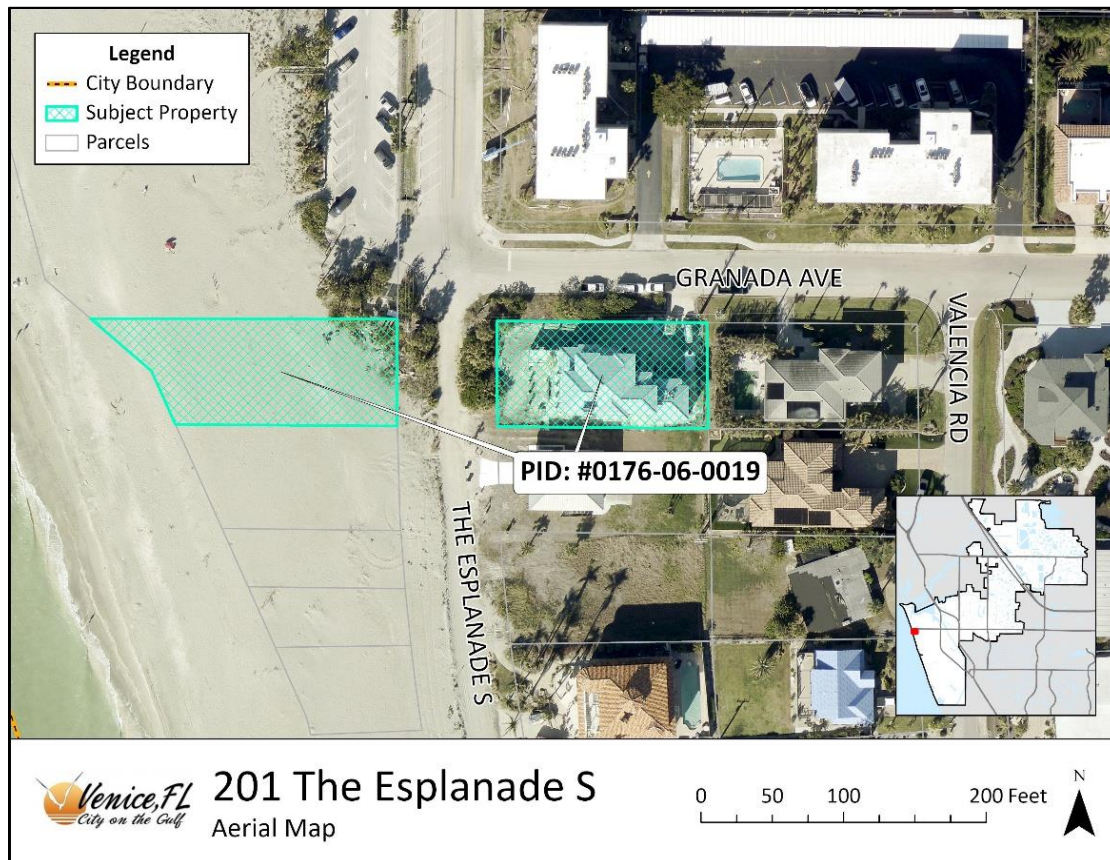


Site Photographs





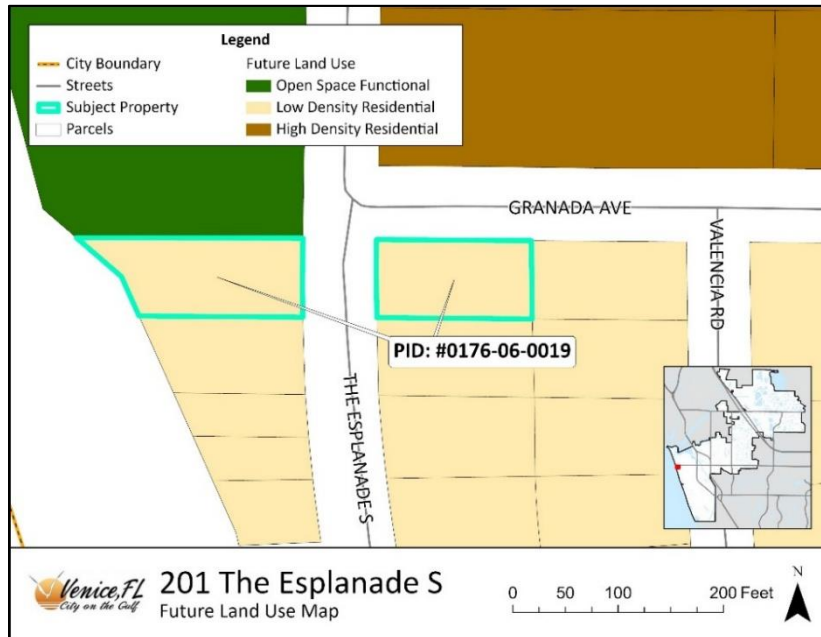
Aerial Map



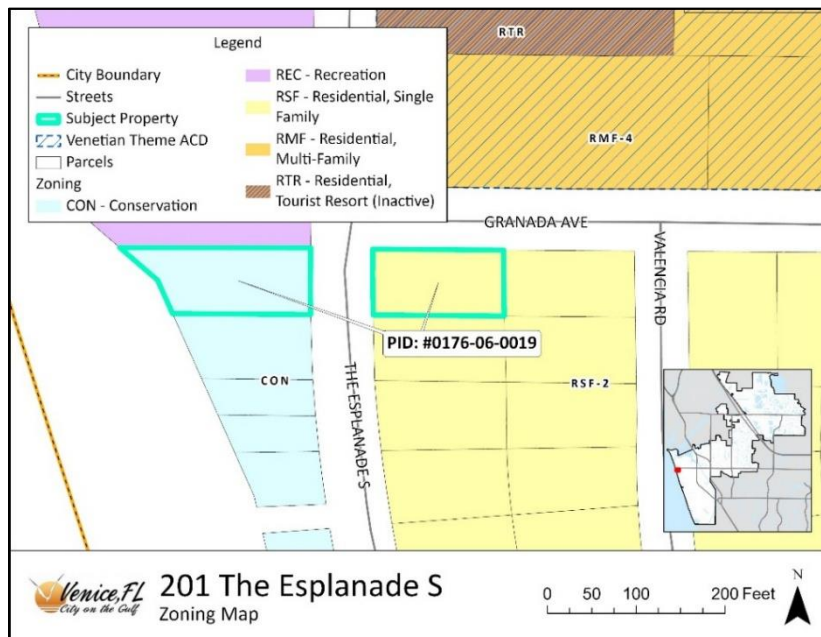
Future Land Use and Zoning

This property has a Low Density Residential Future Land Use (FLU) designation, and other properties to the east and south have the same designation. To the north are Open Space Functional and High Density Residential designations. This property is in the Residential Single Family-2 zoning district and properties to the north are zoned Residential Multi-Family 4 and Recreation. The property is not within an Architectural Control District.

Future Land Use Map



Zoning Map



II. PROCEDURAL REQUIREMENTS FOR VARIANCE REVIEW

The procedural requirements contained in Chapter 87 Section 1.2 concerning receipt of written petition, notice of public hearing and scheduling of hearing have been satisfied. Chapter 87- Section 1.13.3 specifies that the Planning Commission shall, based upon substantial and competent evidence, make an affirmative finding on each consideration in granting a variance application or find that variance will correct a bona fide staff error that has led to design or construction that does not comply with the LDR:

1. **The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.**

Applicant Response: *The address in question is located completely seaward of the CCCL and a portion of the northwest corner sits seaward of the GBSL. The property is located on a corner lot with public parallel parking spaces along the portion of the parcel, Granada Ave. The Venice Beach public parking lot is located directly northwest of this property and privacy of the property is of utmost concern to the owner.*

2. **The conditions upon which the request for a variance is based are unique to the parcel and would not be applicable, generally, to other property within the vicinity.**

Applicant Response: *The location of the GBSL as it crosses this property appears to be arbitrary and not parallel with the mean high water line. The GBSL intersects the parcel in the Northeast corner of the parcel that faces the Venice Beach public parking lot. The proposed perimeter privacy wall would not be complete unless construction beyond the GBSL is granted.*

3. **The variance is not based on any conditions, including financial, occupational, or ability, which are personal to the applicant as applied to the property involved in the application.**

Applicant's Response: *The owner is requesting a variance to complete the perimeter wall to the property boundary as shown on the architectural site plan included in the supporting documentation.*

4. **The alleged hardship has not been created by any person presently having an interest in the property or, it was it was created as a result of a bona fide error.**

Applicant's Response: *The hardship has been created by the unique and untypical jog of the GBSL at this location.*

5. **The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.**

Applicant's Response: *The granting of the variance will in no way be detrimental to public welfare or any adjacent properties.*

6. **The variance granted is the minimum variance that will make possible the reasonable use of the property.**

Applicant's Response: *The granting of this variance make possible reasonable use of the property.*

7. **The property cannot be put to a reasonable use which complies fully with the requirements of the Code unless the variance is granted.**

Applicant's Response: *The property corner in question would become unusable unless the variance is granted.*

Summary Staff Comment: The responses provided here are sufficient to allow the Planning Commission to take action on the subject petition.