



Derek Burnham, Hearing Officer

Zoning Administrator Hearing

CONSENT CALENDAR

1. **Application No. 0902-08** **3601 Elm Avenue**
 (Mark Hungerford) **(District 7)**
 Project Planner)

Lot Line Adjustment request to reconfigure a north-south lot line so as to locate a medical office use and its required parking on the same parcel.

Suggested Action: Approval, subject to conditions
Action:

REGULAR AGENDA

2. **Application No. 0712-19** **4141-4143 Wilton Avenue**
 (Cuentin Jackson) **(District 4)**
 Project Planner)

A Standards Variance request to legalize an unpermitted 2-story residential addition of 744 square feet on a nonconforming property (instead of not more than 250 square feet per unit) located at 4143 Wilton Street in the Institutional (I) zone.

Suggested Action: Approval, subject to conditions
Action:

3. **Application No. 0812-01** **117/117.5 Claremont Avenue**
 (Monica Mendoza, **(District 3)**
 Project Planner)

A Local Coastal Development Permit and Standards Variance request to reduce the existing, non-conforming turning radius from 17'10" to 16'11" in conjunction with a remodel and addition of two separate one-car garages and a 2nd floor residential addition for the property located at 117/117.5 Claremont Avenue within the R-2-S zone.

Suggested Action: Approval, subject to conditions
Action:

4. **Application No. 0901-08** **123 Hermosa Avenue**
(Lynette Ferenczy, (District 3)
Project Planner)

A Local Coastal Development Permit and Standards Variance request to reduce required development standards in conjunction with a remodel of a 3-story triplex located at 123 Hermosa Avenue within the R-4-R zone. The requested code exceptions are: 1) a 4' front yard setback and a 3'6" side yard setback for a roof deck cover (instead of 15' for the front and 5' for the side); 2) a 6" front yard setback and a 0" side yard setback for a new balcony (instead of 5' for the front and 2'6" for the side); and 3) allow sunshades above the windows on the front façade to be setback 8" from the property line (instead of a minimum 2'6").

Suggested Action: Approval of #1 & #3, subject to conditions and Deny #2
Action:

5. **Application No. 0902-06** **5894 Appian Way**
(Scott Kinsey, (District 3)
Project Planner)

A Local Coastal Development Permit request to allow the construction of a 717-square foot 1st and 2nd-story addition to an existing 2,603-square foot single-family home located in the Coastal Zone at 5894 Appian Way in the R-1-S zone.

Suggested Action: Approval, subject to conditions
Action: