



Derek Burnham, Hearing Officer

## Zoning Administrator Hearing

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### REGULAR AGENDA

1. **Application No. 1301-01** **200 Rivo Alto Canal**  
(Monica Der Gevorgian, (District 3)  
Project Planner)

A Local Coastal Development Permit to allow the demolition of an existing single-family dwelling and construction of a new 2,625-square-foot single-family dwelling with attached two-car garage.

**Suggested Action: Approve, subject to conditions**

2. **Application No. 1303-28** **717 Ultimo Avenue**  
(Mark Hungerford, (District 3)  
Project Planner)

A Standards Variance request to locate 56 linear feet of six-foot-tall vinyl fencing within the front yard setback.

**Suggested Action: Approve, subject to conditions**

3. **Application No. 1304-22** **3901 Atlantic Avenue**  
(Jeff Winklepleck, (District 8)  
Project Planner)

A Lot Line Adjustment to result in three distinct lots to reflect the site improvements (two buildings and a parking structure).

**Suggested Action: Approve, subject to conditions**

The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the Development Services Department, 48 hours prior to the meeting, at (562) 570-6194 or (562) 570-5794 (telecommunications device for the deaf). The Development Services Department email at [LBDS@longbeach.gov](mailto:LBDS@longbeach.gov) is available for correspondence purposes.