



Christopher Koontz, Hearing Officer  
Alexis Oropeza, Hearing Officer

## Zoning Administrator Hearing

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### REGULAR AGENDA

1. **Application No. 1804-22 (LCDP18-032)** **200 W. Ocean Boulevard**  
(Nick Vasuthasawat, Project Planner) (District 2)

A Local Coastal Development Permit, for a project which includes an adaptive reuse project of an existing building for 106 for sale units, 150 parking stalls and 4,900 square-foot of outdoor and indoor amenity space. All other entitlements for the project including Site Plan Review modification, and a Tentative Tract Map to convert the apartment development to condominiums, were approved by the Planning Commission on October 18, 2018. The project is located at 200 W. Ocean Boulevard, in the Downtown Shoreline Planned Development District (PD-6) zoning district.

Environmental Review: This project qualifies for a categorical exemption per Section 15301, Class 1-(e) (k), "Existing Facilities" of the California Environmental Quality Act Guidelines (CE 18-209) as the project consists of interior alterations to an existing private structure, additionally as pursuant to Section 15332- Class 32, this project is eligible for a Categorical Exemption for "Infill Development" as the site is not more than 5-acres, has no valuable habitat for endangered species, would not result in additional impacts to traffic, noise, air, or water quality, and can be served by existing public utility infrastructure

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

### CONSENT CALENDAR

2. **Application No. 1810-04 (LMG18-30)** **1220 - 1230 E. 4<sup>th</sup> Street**  
(Refugio Torres Campos, Project Planner) (District 2)

Request to merge two lots (APNs 7275-006-004 and 7275-006-005) into one single parcel located at 1220-1230 E. 4<sup>th</sup> Street in the Neighborhood Commercial and Residential (CNR) zoning district. (District 2)

Environmental Review: This project qualifies for a Categorical Exemption per Section 15305 (a) of the California Environmental Quality Act Guidelines.

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

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