



Jeff Winklepleck, Hearing Officer

## Zoning Administrator Hearing

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### REGULAR AGENDA

1. **Application No. 1409-15** **1110 E. Broadway**  
(Jorge Ramirez, (District 2)  
Project Planner)

A request for an Administrative Use Permit along with a Local Coastal Development Permit to establish an indoor auto water-free hand wash, with no outdoor detailing allowed, within an existing commercial building located in the CNR zone.

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

2. **Application No. 1407-24** **101 ½ Golden Shore**  
(Ira Brown, (District 2)  
Project Planner)

A Local Coastal Development Permit to co-locate Verizon wireless equipment to an existing wireless facility. The existing monopalm will be converted to a monopole. The project includes a new chain-link wall enclosure with a standby generator.

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

3. **Application No. 1312-11** **Seaside Way between Locust**  
(Ira Brown, Avenue and Collins Way  
Project Planner) (District 2)

The project includes a new pedestrian bridge at Ocean Boulevard grade connecting the Convention Center to the Performing Arts Plaza.

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

4. **Application No. 1410-01** **11<sup>th</sup> Place (Beach Staircase)**  
(Ira Brown, (District 2)  
Project Planner)

A Local Coastal Development Permit for the demolition and removal of the existing beach staircase. Rebuild with a concrete staircase and install new stainless steel handrails. Replace the existing deteriorated irrigation system with a water efficient irrigation system, demolish the sidewalk and pour new sidewalk in front of the 11<sup>th</sup> Place staircase.

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

**5. Application No. 1410-02**  
(Ira Brown,  
Project Planner)

**Shoreline & Ocean Boulevard**  
**(Beach Staircase)**  
**(District 3)**

A Local Coastal Development Permit for the demolition and removal of the existing beach staircase. Rebuild with a concrete staircase with a bike channel and install new stainless steel handrails. Upgrade existing pedestrian lighting, replace existing deteriorated irrigation system with a water efficient irrigation system, plant water efficient coastal plants to the area surrounding the staircase, remove the chain link fence on the west and east side of the staircase and replace it with a wrought iron fence.

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

**6. Application No. 1409-04**  
(Cuentin Jackson,  
Project Planner)

**4325 E. Division Street**  
**(District 3)**

A Local Coastal Development Permit request to allow the rehabilitation of an existing sewer lift station, including mechanical, electrical, and structural upgrades, located at 4325 E. Division Street.

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