



Alexis Oropeza, Hearing Officer

## Zoning Administrator Hearing

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### REGULAR AGENDA

1. **Application No. 1610-08** **4501 E. Pacific Coast Highway**  
(Nick Vasuthasawat, (District 4)  
Project Planner)

An Administrative Use Permit request to allow a drive-through automatic-teller machine (ATM) at a new 4,000-square-foot bank on a stand-alone 23,680-square-foot commercial lot in a Regional Highway District (CHW).

Environmental Review: This project qualifies for a categorical exemption per Section 15303 of the California Environmental Quality Act Guidelines. (CE 16-250)

**Suggested Action: Continue to March 13, 2017**

2. **Application No. 1611-25** **6401 E. Pacific Coast Highway**  
(Ira Brown, (District 3)  
Project Planner)

A Local Coastal Development Permit for a project that includes soil vapor extraction and air sparging to remediate elevated hydrocarbon concentrations in groundwater beneath the site to levels acceptable to the California Regional Water Quality Control Board (CRWQCB) for environmental case closure. The scope of work includes the installation of approximately 50 linear feet of a horizontal vapor extraction well and approximately 620 linear feet of conveyance piping to connect the twelve existing air sparge wells. Maximum depth of excavation is approximately four feet below the ground surface for the proposed horizontal vapor extraction well and approximately two below the ground surface for the conveyance piping. The project also includes the demolition and relocation of the remediation compound to the rear property line.

Environmental Review: This project qualifies for a categorical exemption per Section 15301(I) demolition, 15302(b) replacement, and 15303(d) new small structures and 15330 minor actions related to hazardous substances, of the California Environmental Quality Act Guidelines. (CE 16-287)

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

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