



Derek Burnham, Hearing Officer

Zoning Administrator Hearing

REGULAR AGENDA

1. **Application No. 1002-27** **218 Ximeno Avenue**
 Mark Hungerford, **(District 3)**
 Project Planner

Local Coastal Development Permit and Standards Variance for a reduced rear yard setback (9 feet instead of not less than 20 feet) in conjunction with a second-story addition to an existing, single-family home in the R-1-N zoning district and the coastal zone.

Suggested Action: Approve, subject to conditions

2. **Application No. 1002-20** **3511 California Avenue**
 Steven Valdez, **(District 8)**
 Project Planner

A Standards Variance request to reduce the required 4-foot side yard setback to 3 feet, to allow a 230-square-foot addition at 3511 California Avenue in the R-1-N zone and California heights Historic District.

Suggested Action: Approve, subject to conditions

3. **Application No. 1002-25** **520 West Willow Street**
 Steven Valdez, **(District 7)**
 Project Planner

A Standards Variance request to allow a new curb approach on Daisy Avenue less than 90 feet from the intersection and a 2-foot setback (instead of 10-foot) from parking located within the front yard setback, to allow the removal of 7,563 square feet of the building frontage, in order to remodel the building and provide 24 new parking stalls.

Suggested Action: Approve, subject to conditions