City of Long Beach
Department of Development Services
333 W. Ocean Blvd., Long Beach CA 90802

Monday, December 12, 2011
7th Floor Training Room
2:00 p.m.

Derek Burnham, Hearing Officer

Zoning Administrator Hearing

REGULAR AGENDA

1. Application No. 1104-03 — **2508 Elm Avenue (District 6)**
Angie Zetterquist,
Project Planner

A Standards Variance request to convert 302 square feet of an existing 480-square-foot, one-story, non-conforming third unit into common area and constructing a new 638-square-foot second-story addition to the non-conforming unit (instead of a maximum 250 square feet) above a new two-car garage on a property located at 2508 Elm Avenue within the R-2-N zone. The scope of work includes the construction of a second two-car garage located adjacent to the alley.

Suggested Action: Approve, subject to conditions

2. Application No. 1111-01 — **260 Pomona Avenue (District 3)**
Lynette Ferenczy,
Project Planner

A Standards Variance and Local Coastal Development Permit request to reduce the required development standards in conjunction with a two-story addition to an existing single-family home located at 260 Pomona Avenue within the R-4-R zone. The requested code exceptions are: 1) A 3’0” side yard setback (instead of 5’); 2) A 9’7” rear yard setback (instead of 18’0”); and 3) A projection from the ceiling into the compact parking space for a stairway.

Suggested Action: Approve, subject to conditions

3. Application No. 1110-12 — **6310 and 6324 Pacific Coast Highway (District 3)**
Jeff Winklepleck
Project Planner

A Local Coastal Development Permit and a Modification of an Approved Permit for the construction of a 750-square-foot addition and two outdoor seating areas (788 square feet and 1,218 square feet) in an existing shopping center in Subarea PD-1 (SEADIP).

Suggested Action: Approve, subject to conditions