



Scott Kinsey, AICP, Hearing Officer
Zoning Administrator Meeting Minutes of February 26, 2024
Via Zoom Teleconference

At 2:05 PM, Acting Zoning Administrator Scott Kinsey called the meeting to order, provided an overview of ZA hearing body, rules of order, how items are heard, and the appeal process.

Regular Items

- 1) **Application No.** 2312-03 (LCDP23-071)
Address: 7015 E. Seaside Walk
Council District: 3

Project Description: A Local Coastal Development Permit (LCDP) to demolish an existing single-family dwelling and construct a new 3-story single-family dwelling approximately 3,524 square feet in area with an attached 2-car garage approximately 446 in area, located at 7015 Seaside Walk in the R-2-I zoning district. There would be no net loss in density as part of the project proposal.

This project **IS** in the Coastal Zone and **IS** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act Guidelines (CE-23-156).

Acting Zoning Administrator Kinsey called the item and introduced Planner Jonathan Iniesta to give the staff report.

Planner Iniesta spoke and provided a PowerPoint presentation.

Steve Sennikoff, Applicant, spoke.

Acting Zoning Administrator Kinsey spoke.

Steve Sennikoff, Applicant, spoke.

A dialogue ensued between Acting Zoning Administrator Kinsey and Planner Iniesta.

Steve Sennikoff, Applicant, spoke.

Acting Zoning Administrator Kinsey called for public comment on the item.

Public Comments:

There was no public comment on the item.

Acting Zoning Administrator Kinsey spoke.

ACTION: Accepted Categorical Exemption CE-23-156 and approved Local Coastal Development Permit LCDP23-071, subject to conditions.

- 2) **Application No.** 2305-25 (SV23-001)
Address: 3104 Fidler Avenue
Council District: 5

Project Description: A Standards Variance for a block wall six feet six inches (6'-6") in height instead of not more than three feet (3'-0") in the required twenty-foot (20') front yard setback area fronting on Pageantry Street, on a reversed corner lot developed with an existing single-family residence in the R-1-N zoning district.

This project **IS NOT** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE23-075).

Acting Zoning Administrator Kinsey called the item and introduced Planner Miguel Samayoa to give the staff report.

Planner Samayoa spoke.

Beth Balmer spoke.

Planner Samayoa spoke.

Acting Zoning Administrator Kinsey called for public comment on the item.

Public Comments:

There was no public comment.

ACTION: Continued to date certain of March 11, 2024.

- 3) **Application No.** 2306-11 (LCDP23-034)
Address: 345 Winslow Ave.
Council District: 3

Project Description: The project consists of a 669-square-foot two-story addition to an existing single-family residence, new exterior stairs with a 92-square-foot breezeway, a 415-square-foot rooftop deck above an existing garage, and a 324-square-foot rooftop deck above an existing single-family residence located at 345 Winslow Avenue in the SFR district of the Southeast Area Specific Plan (SP-2-SFR).

This project **IS** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act Guidelines (CE-23-147).

Acting Zoning Administrator Kinsey called the item introduced Planner Cara Dent to give the staff report.

Planner Dent spoke.

Mark Medak, Applicant, spoke.

A dialogue ensued between Acting Zoning Administrator Kinsey and Planner Dent.

Mark Medak, Applicant, spoke.

Eluz Mantik, Applicant spoke.

Planner Dent spoke.

Acting Zoning Administrator Kinsey called for public comment on the item.

Public Comments:

There was no public comment.

Acting Zoning Administrator Kinsey spoke.

ACTION: Accepted Categorical Exemption CE-23-147 and approved Local Coastal Development Permit LCDP23-034, subject to conditions.

Acting Zoning Administrator Kinsey spoke.

At 2:38 PM, Acting Zoning Administrator Kinsey declared the meeting adjourned.



Scott Kinsey, AICP
Planner V for Zoning Administrator