



Scott Kinsey, AICP, Hearing Officer
Zoning Administrator Meeting Minutes of March 11, 2024
Via Zoom Teleconference

At 2:07 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.** 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 item was continued from the Zoning Administrator meeting of February 26, 2024.

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 and provided a PowerPoint presentation.

Mitra Ahmadian, Applicant, spoke.

Acting Zoning Administrator Kinsey spoke.

Planner Samayoa spoke.

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

Mitra Ahmadian, Applicant, spoke.

William Dunn spoke.

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

Public Comments:

There was no public comment on the item.

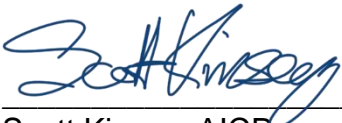
Planner Samayoa stated that one written comment was received from Beth Balmer.

Acting Zoning Administrator Kinsey spoke.

ACTION: Accepted Categorical Exemption CE-23-075 and approved Standard Variance SV23-001, subject to conditions.

Acting Zoning Administrator Kinsey spoke.

At 2:49 PM, Acting Zoning Administrator Kinsey declared the meeting adjourned.



Scott Kinsey, AICP
Planner V for Zoning Administrator