



Alexis Oropeza, Hearing Officer

Zoning Administrator Hearing

CONSENT CALENDAR

1. **Application No. 1908-13 (LMG19-016)**
(Gina Casillas, Project Planner)

**460 E. Pacific Coast Highway,
1720-1771 Magnolia Avenue,
and 469 W. 17th Street**
(District 1)

A request to merge seventeen lots into a single, 38,846-square-foot lot. The lots to be merged are located within the block bounded by W. Pacific Coast Highway to the north, 17th Street to the south, Magnolia Avenue to the east and Henderson Avenue to the west, and are in the Regional Highway (CHW) and R-4-N Zoning Districts.

Environmental Review: This project qualifies for a Categorical Exemption per Section 15305, Minor Alternations to Land Use Limitations) of the California Environmental Quality Act Guidelines.

REGULAR AGENDA

2. **Application No. 1908-11 (SPR19-020, LCDP19-019 and SNP19-005)**
(Maryanne Cronin, Project Planner)

180 East Ocean Boulevard
(District 2)

Modifications to an existing commercial office building, including: 1) expansion of approximately 2,700 square feet to accommodate ground floor retail uses and mezzanine amenity spaces; 2) remodel to create a terrace at the mezzanine roof level; 3) expansion of an existing exterior patio; and 4) addition of exterior building treatments in the Coastal Zone at 180 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6). The project includes the addition of landscaping, benches, and trash receptacles to the existing Victory Park.

Environmental Review: This project qualifies for a Categorical Exemption (CE-19-208) per Section 15301, Existing Facilities, of the California Environmental Quality Act Guidelines.

Suggested Action: Approve, subject to conditions.

(continued on next page)

3. Application No. 1908-03 (MOD19-017)
(Marcos Lopez, Project Planner)

4100 Cherry Avenue
(District 7)

A request to modify the approved operating hours of an existing self-storage facility. The approved operating hours are Monday–Sunday 7:30 am–7:30pm for the entire facility, including the rental office and customer access to storage units. This request is to modify the hours for the rental office to Monday–Friday 9:30 am–6:00 pm, Saturday–Sunday 9:30 am–5:00 pm, and customer access hours to 6:00 am–9:00 pm seven days a week. The self-storage facility is located at 4100 Cherry Avenue in the Commercial Storage (CS) Zoning District.

Environmental Review: This project qualifies for a Categorical Exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

Suggested Action: Approve, subject to conditions.