



Derek Burnham, Hearing Officer

## **Zoning Administrator Hearing**

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### **REGULAR AGENDA**

1.     **Application No. 1007-02**                             **5458 Windward Avenue**  
          Monica Der Gevorgian,                         **(District 3)**  
          Project Planner

A Standards Variance and Local Coastal Development Permit request to exceed the allowable FAR to 66.8% instead of 60% for the expansion of two existing bedrooms (104-square-foot addition) in conjunction with a single-family dwelling located at 5458 Windward Avenue within the South East Area Development and Improvement Plan (PD-1) zone.

**Suggested Action: Approve, subject to conditions**

2.     **Application No. 1008-09**                             **4215 Atlantic Avenue**  
          Steven Valdez,                                     **(District 8)**  
          Project Planner

An Administrative Use Permit request to establish a group tutoring business within an existing shopping center at 4215 Atlantic Avenue in the CNP zoning district.

**Suggested Action: Approve, subject to conditions**