



CITY OF CORONADO
1825 Strand Way
Coronado, California 92118
(619) 522-7320

Attachment 3

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Appeal Hearing Form

Appellant: James and Melinda Marlar

Mailing Address: 500 A Ave.
Coronado, CA 92118

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Email: melinda.marlar@gmail.com

Signature: James M. Marlar
Melinda J. Marlar

Appellant's Rep.: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Alt Phone #: _____

Email: _____

Signature: _____

This Appeal is relative to the action taken by the: _____

Date of Determination: Jan. 7, 2025
Mo/Day/Year

Community Development - Planning

Board, Commission, Committee, or Department

For the project known as:

Application for "Reasonable Accommodation" (elevator; storage) (No. PC 2024-06)

Project Address:

500 A Ave., Coronado, CA 92118

For City Use:

<input checked="" type="checkbox"/>	Appeal Fee Paid Per Fee Schedule	Receipt No.: <u>602835-0003</u>	Acct: <u>108-5400</u>
<input checked="" type="checkbox"/>	Application Complete & Legible	Associated City Dept: <u>Community Development</u>	
<input type="checkbox"/>	Number of Copies of Materials Required	Associated Case No: <u>PC 2024-06</u>	
Describe Supplemental Materials submitted: _____			

Appellant's Interest in the Appealed Determination:

Appellants are the owners of the subject residential property.

Explain each reason why the review is being requested, including the grounds for the appeal, and provide the supporting relevant code sections:

—— The relevant Code sections are Coronado Municipal Code Sec. 70.130.010 et seq. ——

Appellants asked to be allowed to enclose a 290 sq. ft. flat-roof, over an existing attached garage, in order to install an elevator and connect the space to the home. In addition, the Appellants also asked for accessible and safe storage within that 290 sq. ft. space.

The Planning Department approved the elevator and its placement, but limited the allowable elevator-related space to 76 sq. ft. In the decision, the department did not allow any space to be used for accessible storage.

The following are the Appellate issues:

1. Conclusion No. 4 is erroneous, and should be modified or reversed, because the allowed 40 square feet of "hallway" or travel path from the elevator to the home's access point is inadequate, difficult to feasibly construct, awkward in that it does not create a factually viable travel path, and harms the architectural integrity and features, and thereby lessens the property value of the home. Conclusion No. 4 is not a "reasonable" one.
2. Finding No. 2 , is erroneous, in that it disallowed any square footage to be used for "accessible storage space." The Finding that there were "alternative reasonable accommodations" available which would "provide an equivalent level of benefit" is unsupported by the facts.
3. The filing and appeal fees, for disabled individuals to seek "reasonable accommodation" under the Fair Housing Act should be minimal, if anything, as such an accommodation is a "protected right" under federal law.

AN INCOMPLETE APPEAL SHALL BE RETURNED TO YOU AND CONSIDERED TO BE INAPPROPRIATELY FILED. THE APPEAL PERIOD EXPIRES 10 DAYS AFTER THE DETERMINATION AND CANNOT BE EXTENDED TO ACCOMMODATE ADEQUATE COMPLETION OF THE APPEAL FILING.

ONLY MATERIALS SUBMITTED BY THE DEADLINE WILL BE CONSIDERED AT THE HEARING