

Ginsberg Residence



Planning Commission
Public Hearing
December 7, 2017





Introduction

- Project Description
 - Coastal Development Permit
 - Variance
 - Demolish existing SFR; &
 - Construct a new 5,183 sf SFR
- Project Location
 - China Cove, Corona del Mar
 - 2607 Ocean Boulevard



Vicinity Map



Subject Property

Planning Commission's Direction At 11/9 Hearing

- Reduce size & bulk/mass of new residence
- Eliminate request for height variance
- Install story poles
- Incorporate more stringent language to construction management plan

Project Design Revision

- Reduce new residence size by 376 sf, from 5,183 (1.22 FAR) to 4,807 sf. (1.13 FAR)
- Eliminate open volume area location variance
- Reduce bulk/mass of residence

Elevator Shaft & Rail

- Eliminate height variance by limiting elevator to 3rd floor only

Story Poles

- Install story poles:
 - Certified by registered civil engineer
 - Installed from November 27 to December 8, 2017
 - Notified property owners within 300' of subject property

Construction Management Plan

- Revised to include more stringent construction parking
- Included as Condition #28 of Draft Resolution for approval

Public Comments since 11/9 Meeting:

- Opposition:
 - 5* public comments included in staff report package
 - 39* included as additional correspondence

- Support
 - 14 included as additional correspondence

*several commenters submitted multiple letters of concern or opposition



Recommendation

- Conduct a public hearing;
- Find the project exempt from CEQA; and
- Approve Variance and Coastal Development



For more information contact:

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