

December 07, 2017

# Ginsberg Family Home

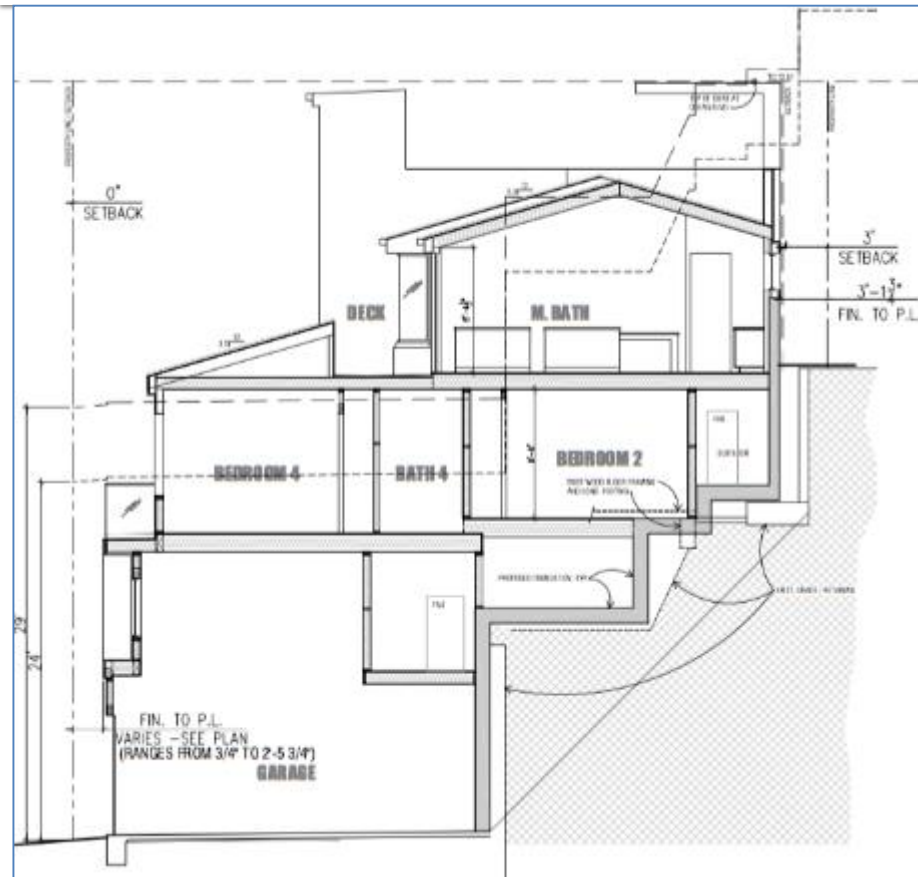
# Commission Direction

- ✓ Incorporate more stringent language to the construction management plan regarding construction parking in the public parking areas.
- ✓ Eliminate the request to exceed the height limit by relocating the elevator to a different location or not have it reach the roof level.
- ✓ Install story poles for the neighborhood to see the extent of proposed development.
- ✓ Reduce the size and bulk/mass of new residence so it promotes compatibility with the nearby residences.

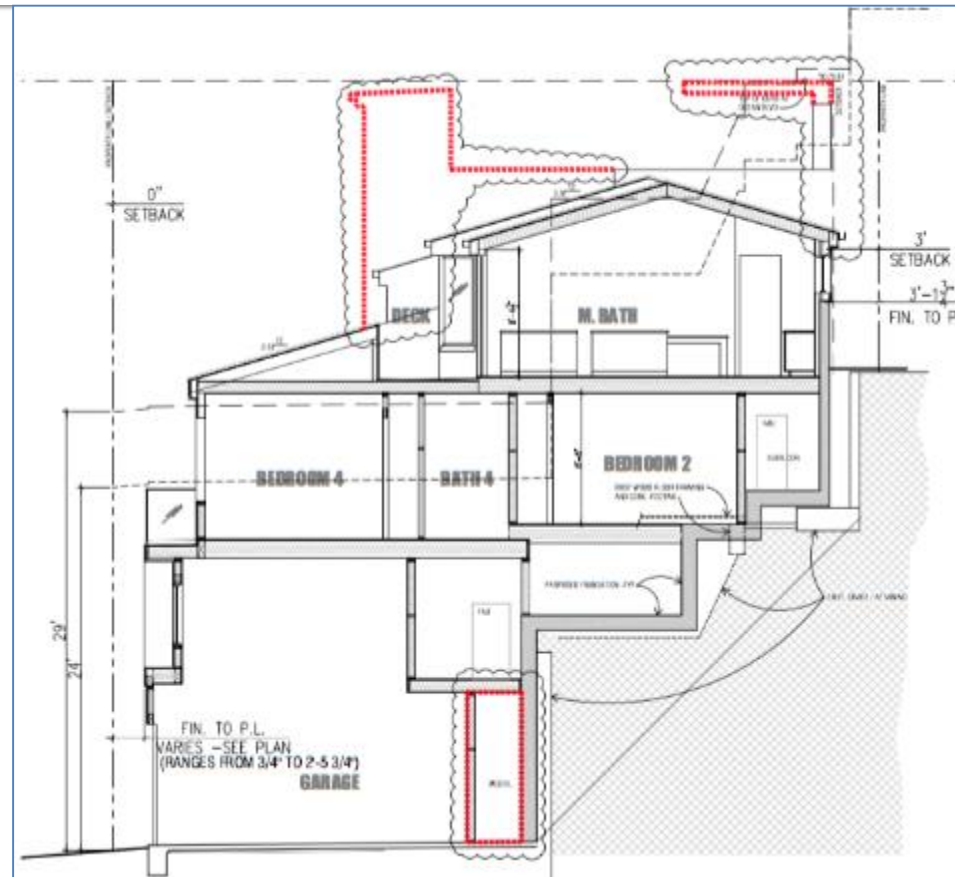
# Construction Management Plan

- Revised to include more stringent language
- Streets in China Cove must remain open
- Construction workers will not park in China Cove.
- Construction workers will not be allowed to park at Big Corona parking lot (Summer Peak)
- Will park at an off-site location and carpool
- During the off-peak season, workers could park in the Big Corona parking lot

# Elevator Shaft and Guardrail

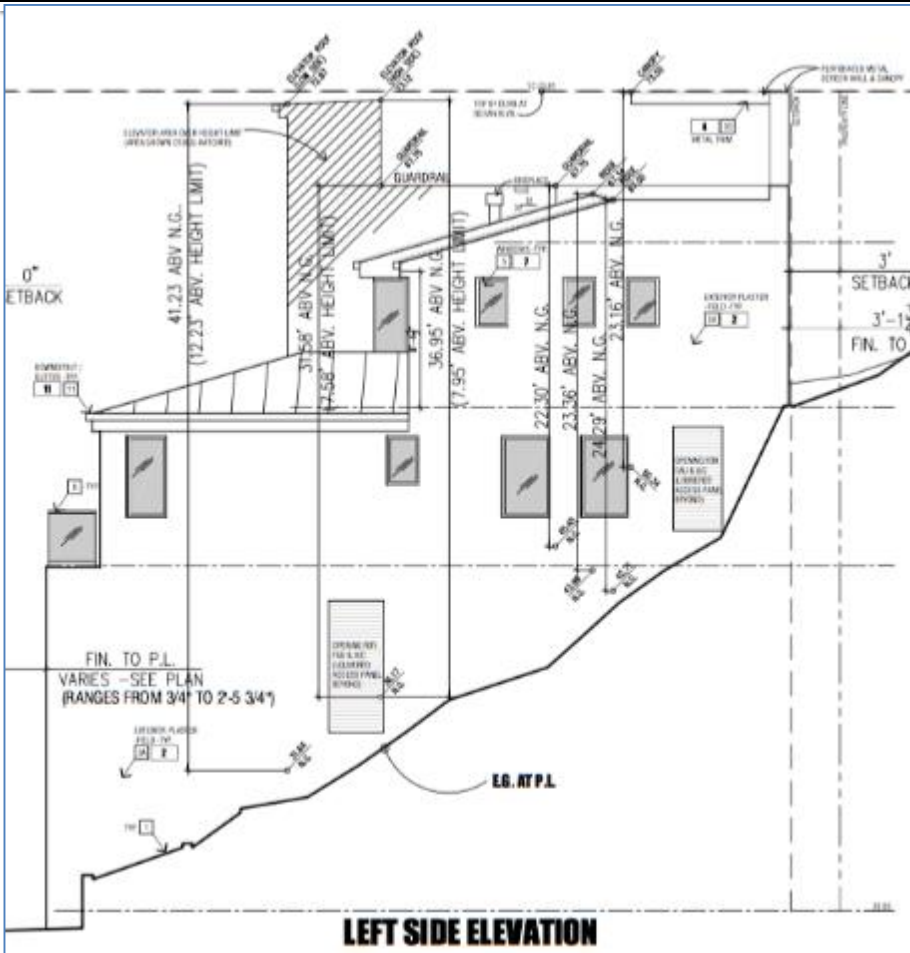


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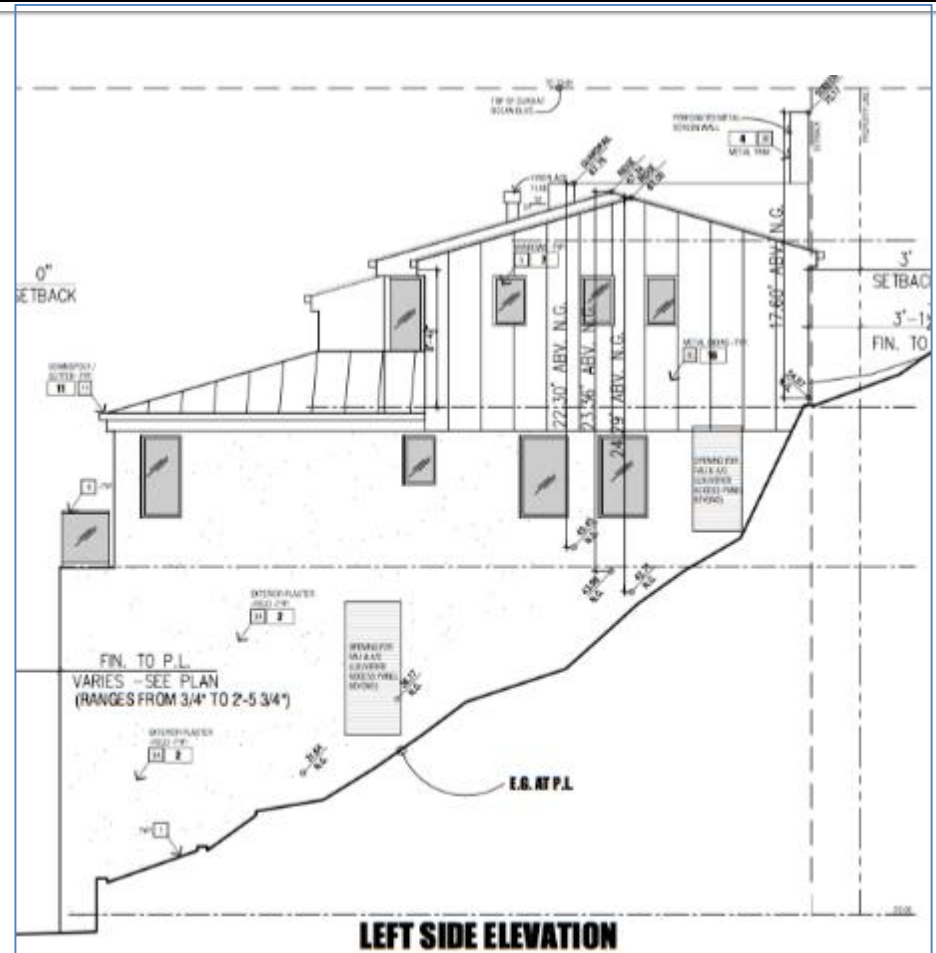


Current

# Elevator Shaft and Guardrail



Previous



Current

# Story Poles



FROM ABOVE WAY LANE



# Story Poles



# Story Poles





# Story Poles



# Story Poles



# Visibility from Ocean SW Video

Planning Commission - December 7, 2017  
Item No. 5i - Additional Materials Presented at Meeting  
Ginsberg Residence (PA2016-170)



# Height/Visibility from Ramp Video

Planning Commission - December 7, 2017  
Item No. 5i - Additional Materials Presented at Meeting  
Ginsberg Residence (PA2016-170)



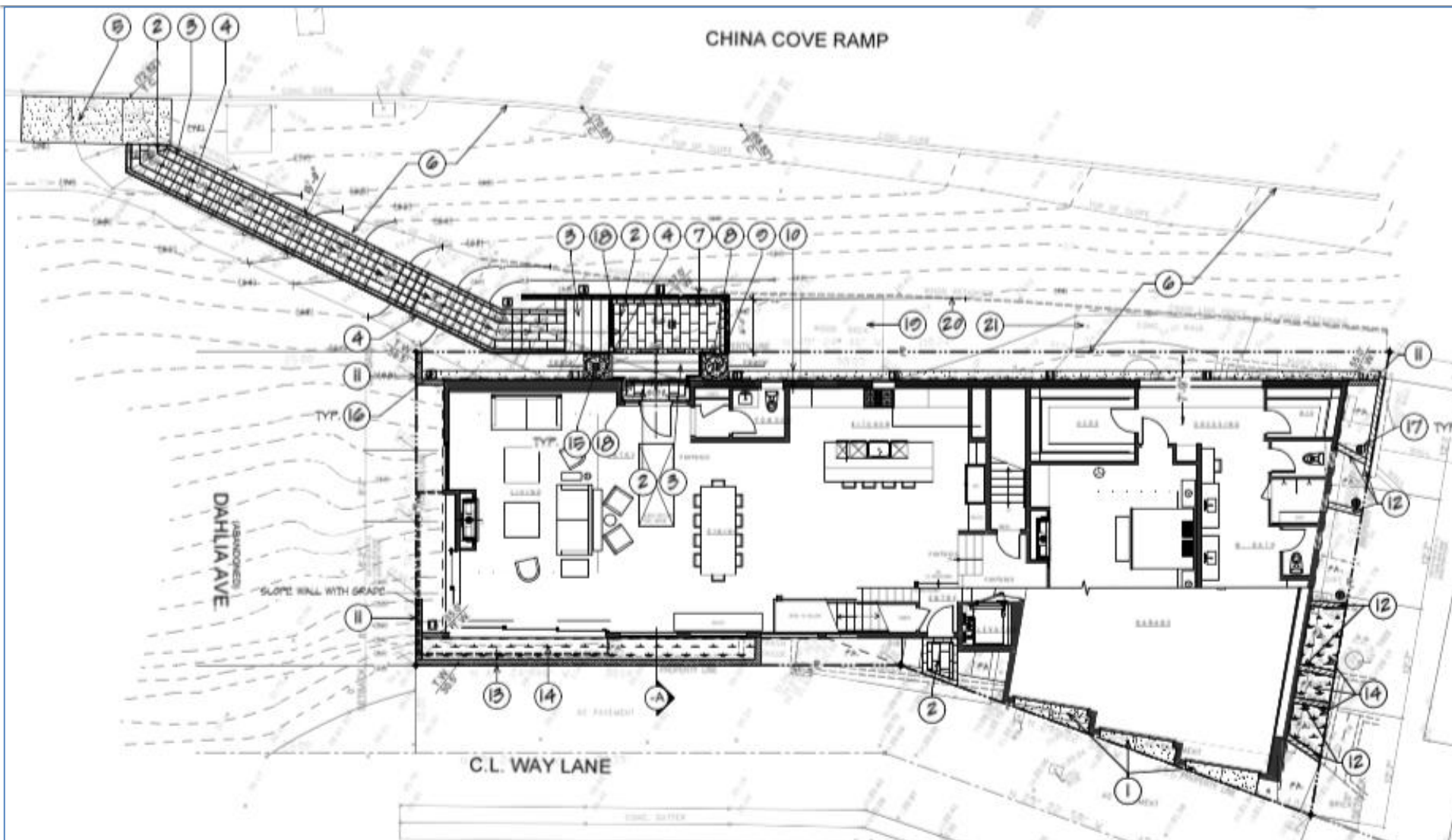


# Height/Visibility from Ramp Video

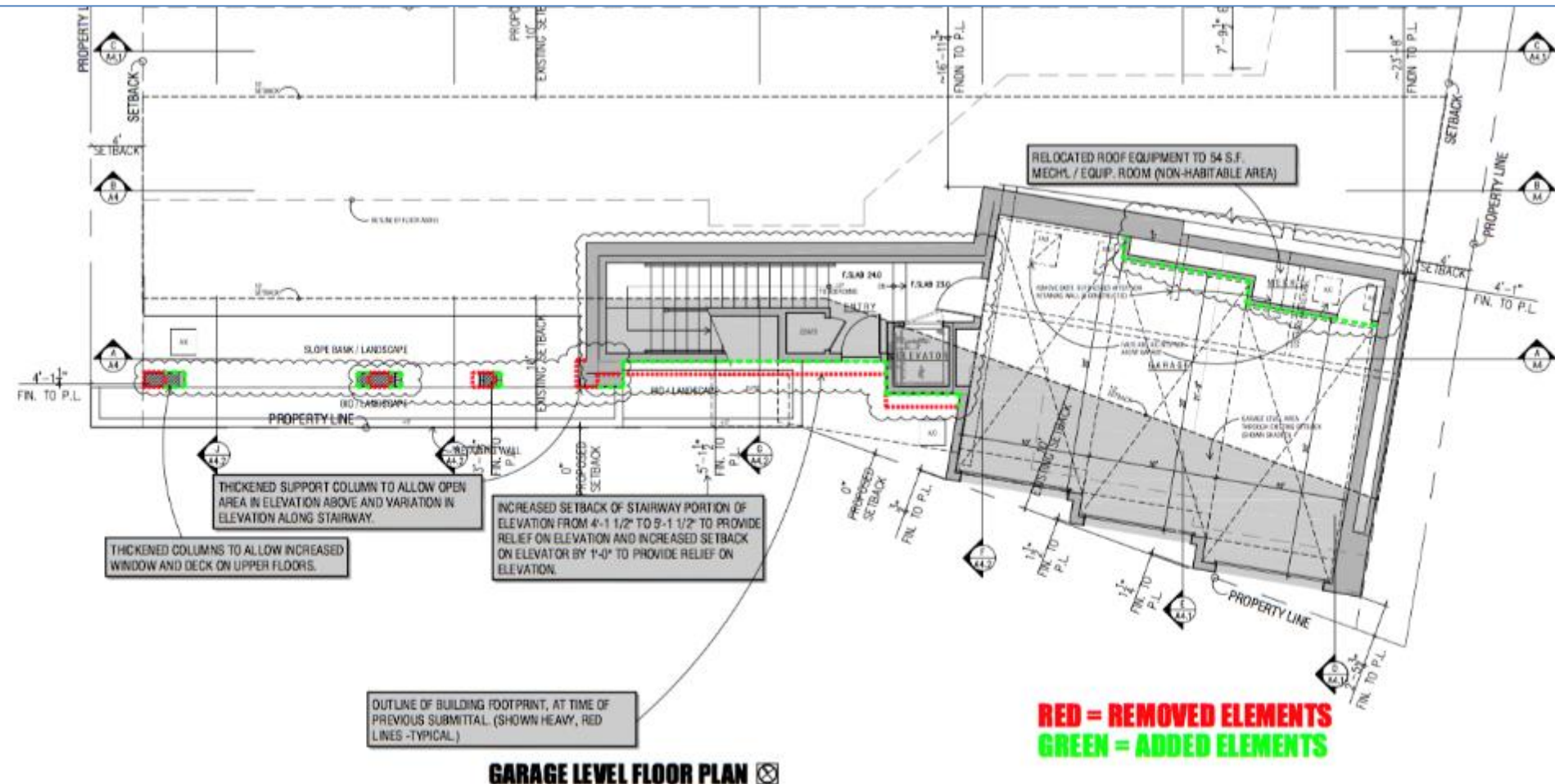
Planning Commission - December 7, 2017  
Item No. 5i - Additional Materials Presented at Meeting  
Ginsberg Residence (PA2016-170)



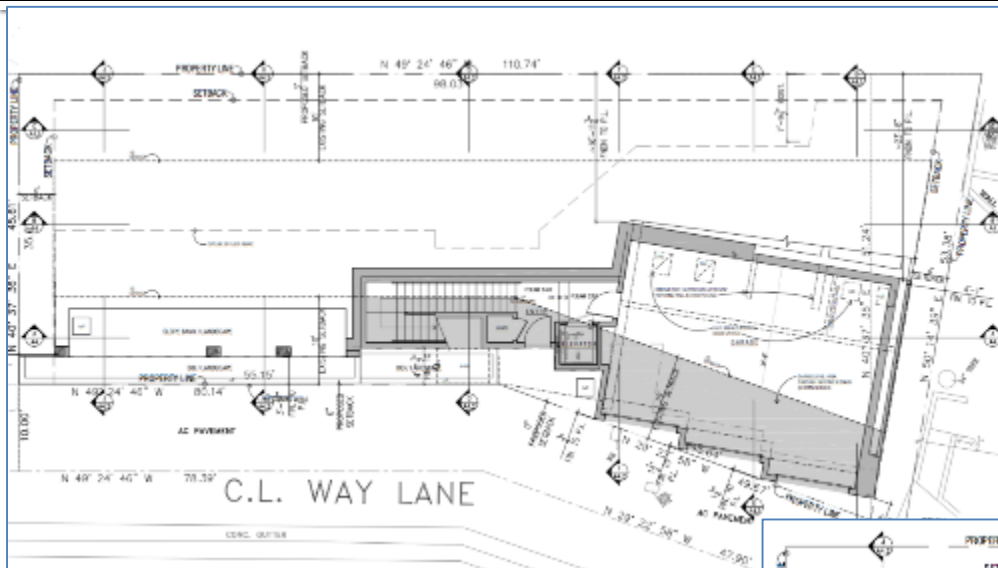
# Site Plan



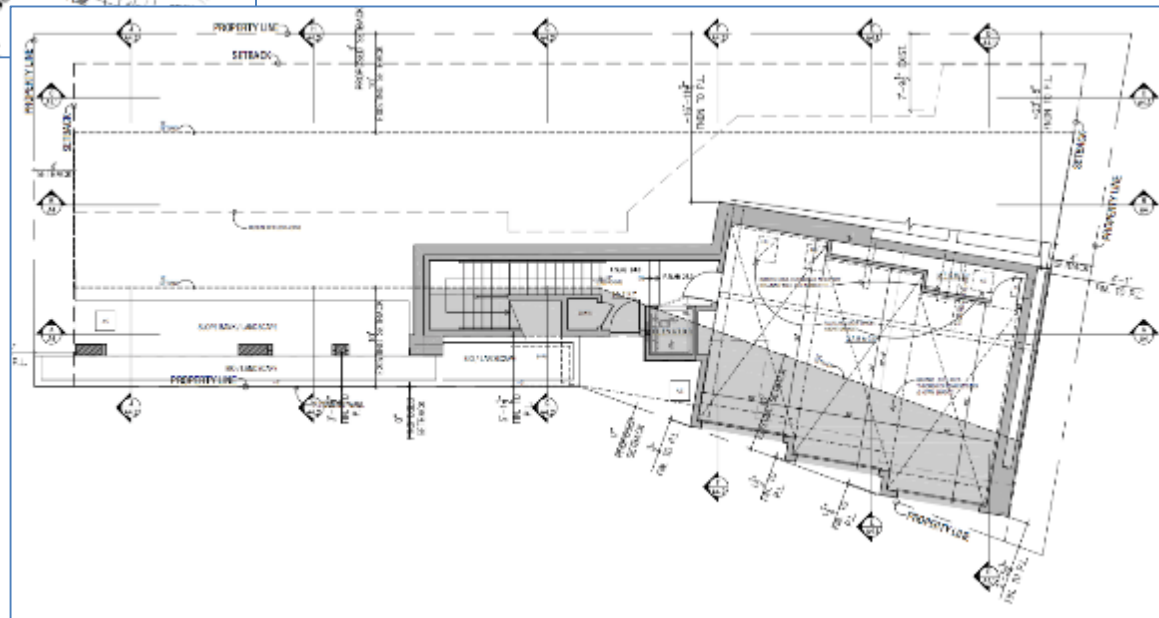
# First Floor/ Garage Plan



# First Floor/Garage Plan

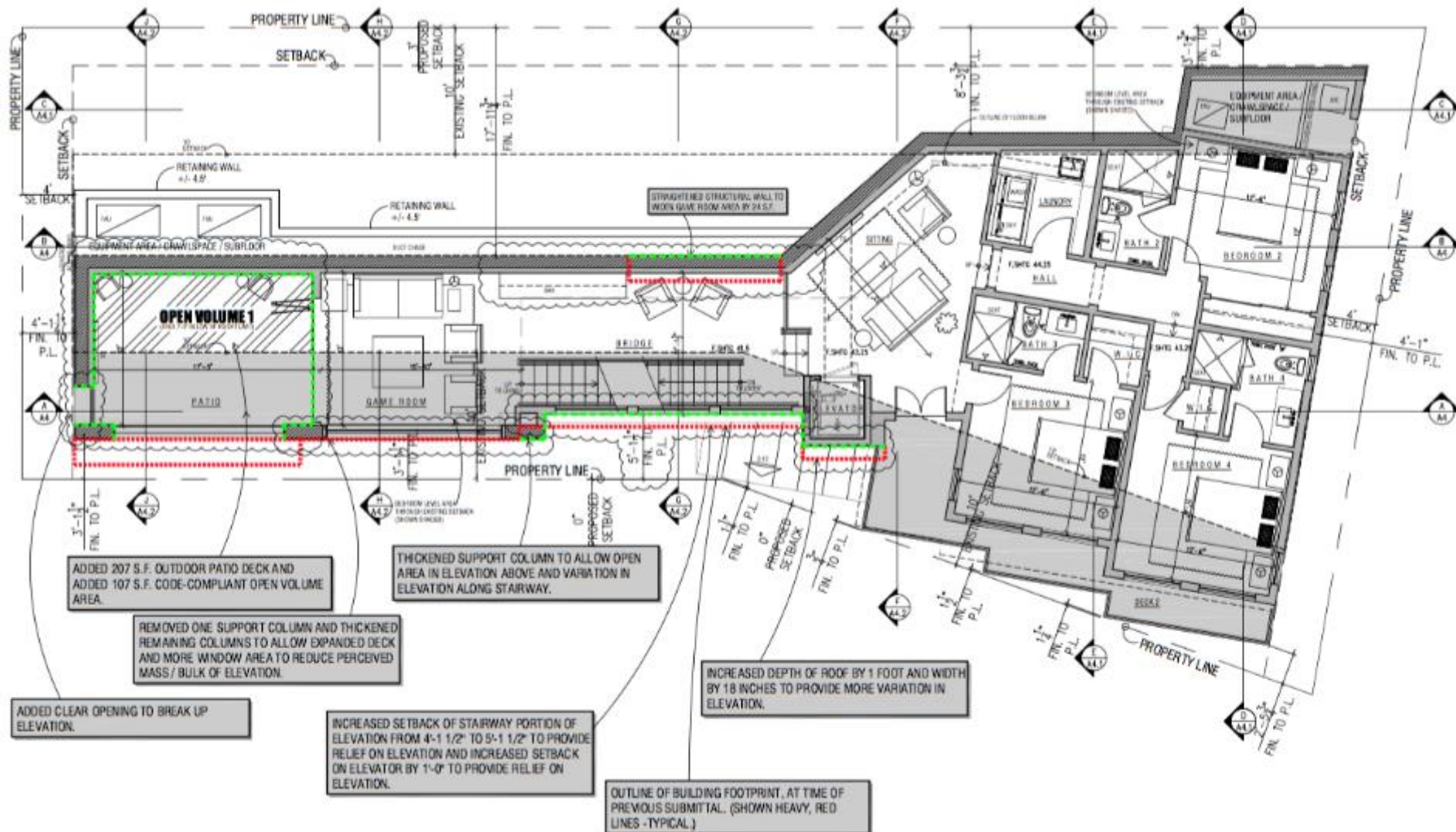


Previous



Current



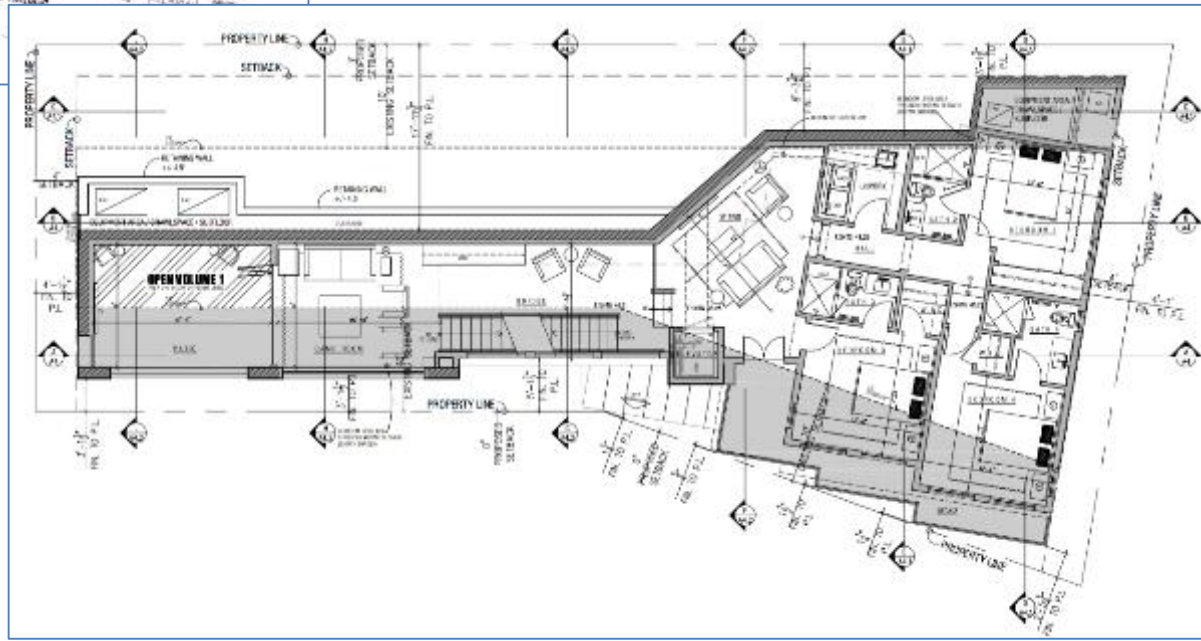


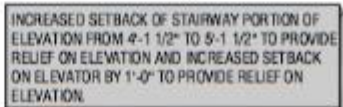
# Second Floor/ Bedroom Plan



Current

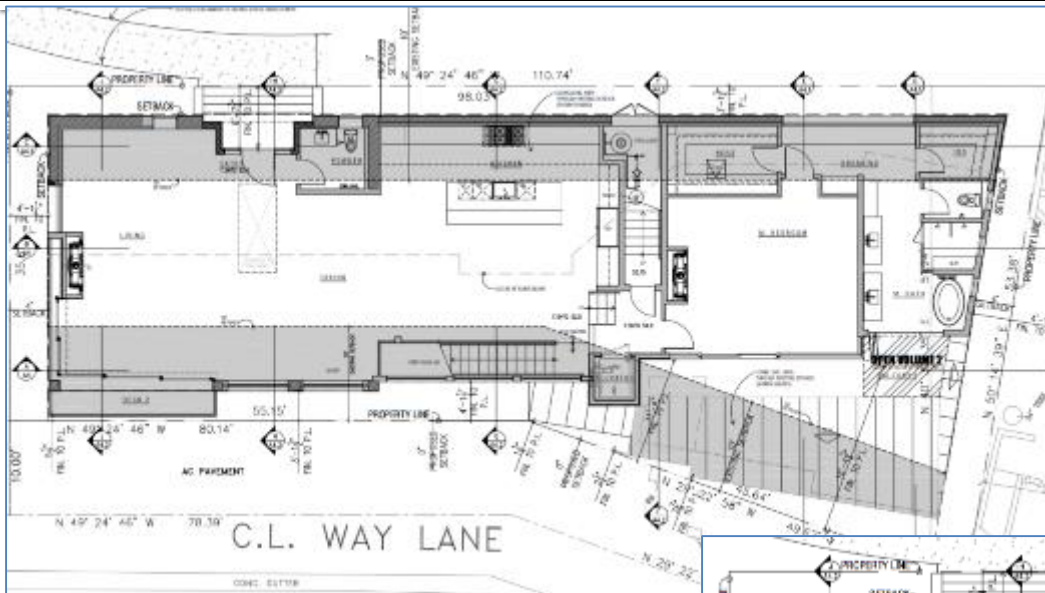
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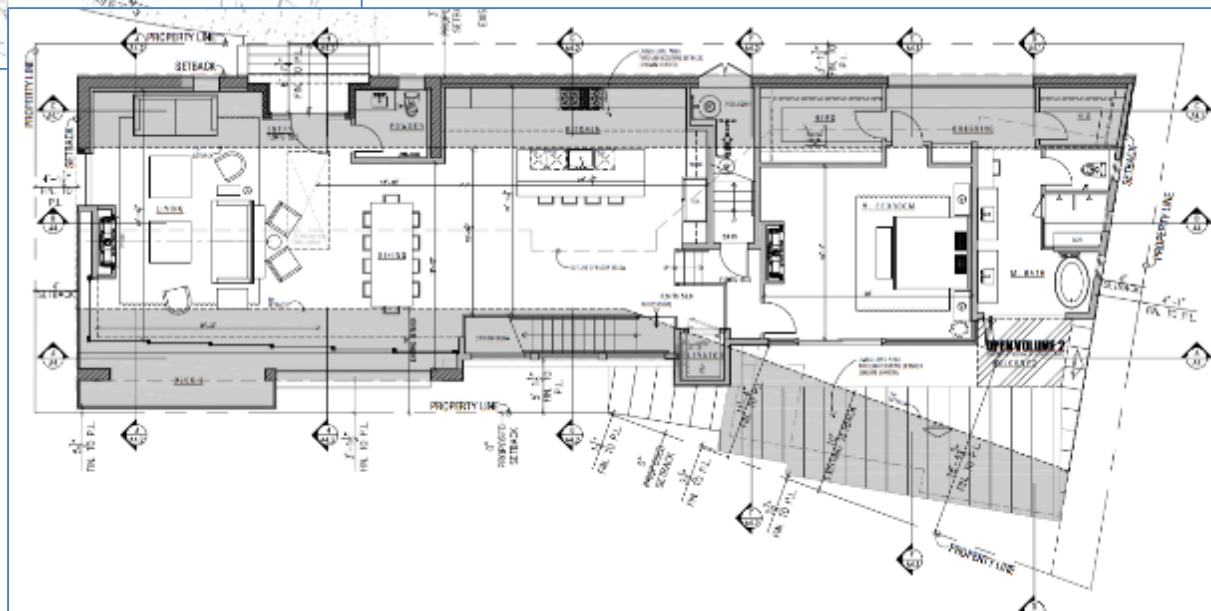




# Third Floor/Living Area Plan



Previous

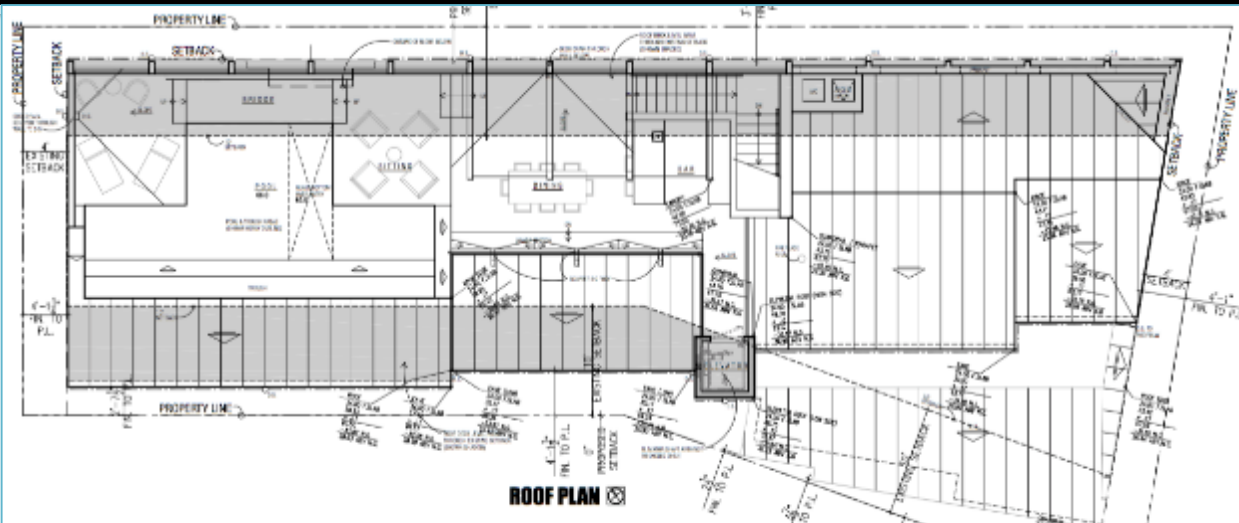


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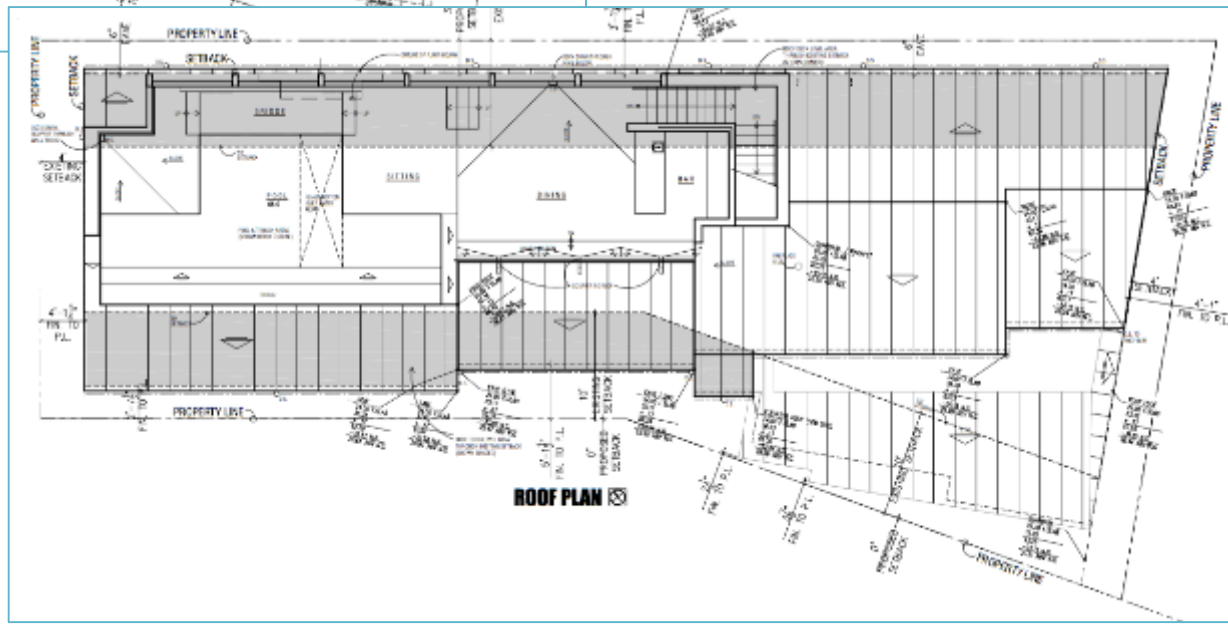


# Roof Deck

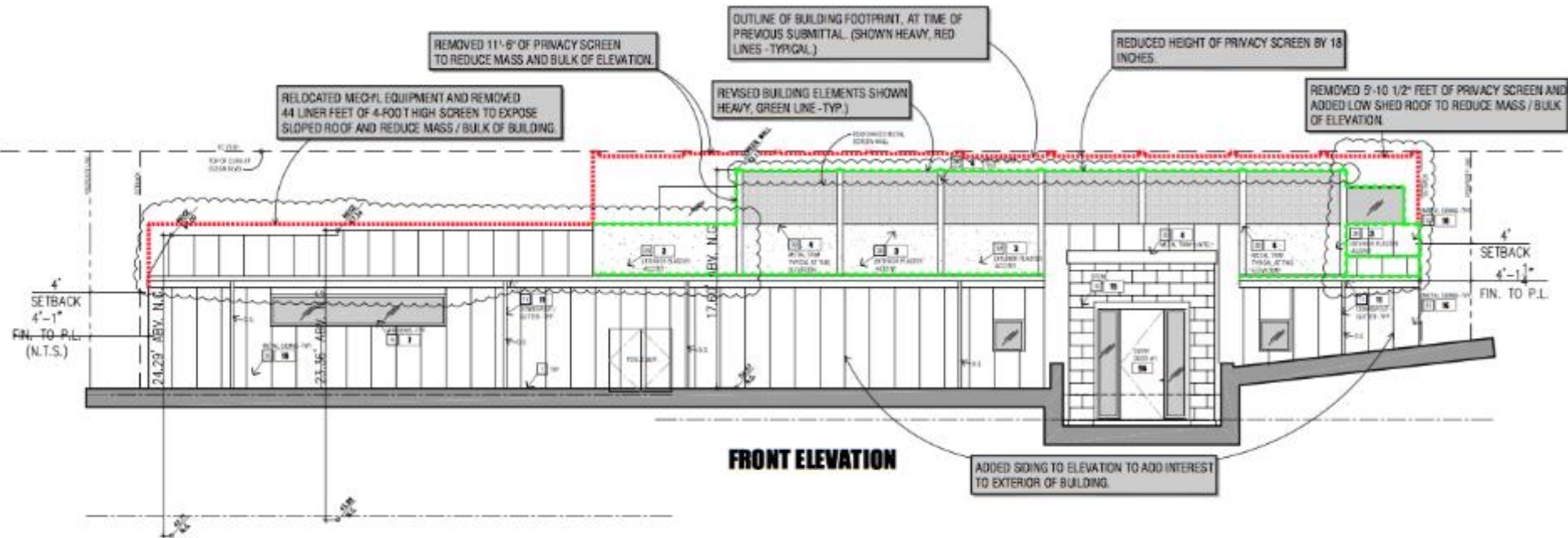


Current

Previous



# Elevations

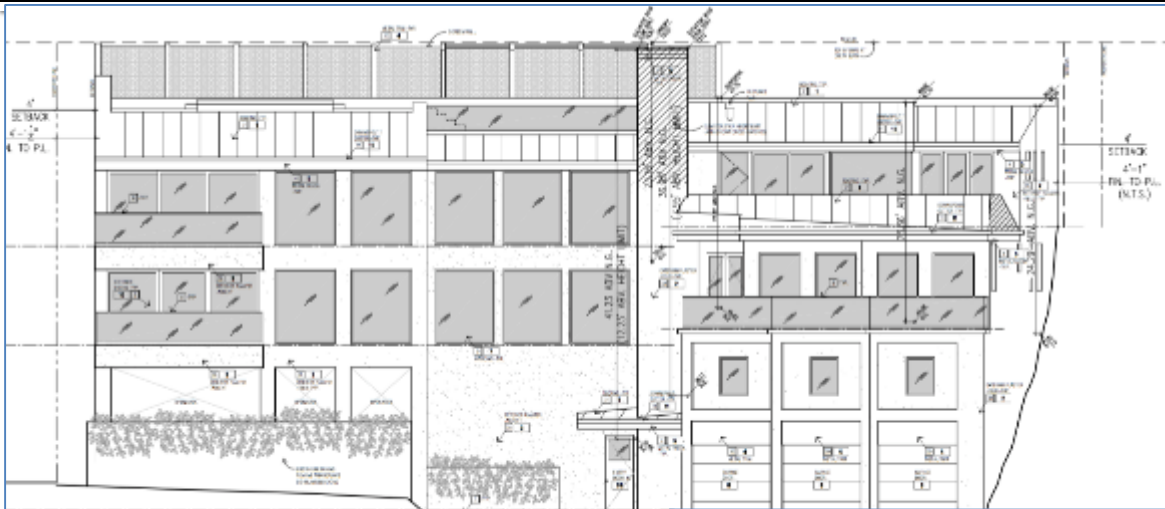








# Elevations



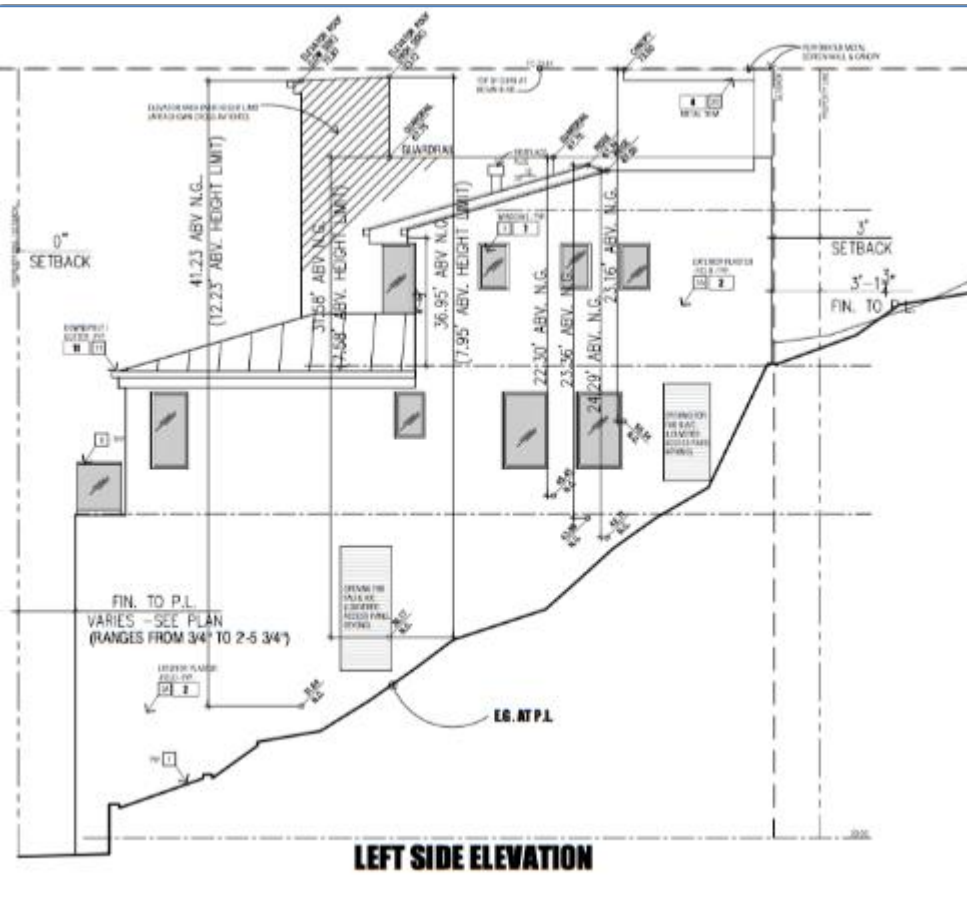
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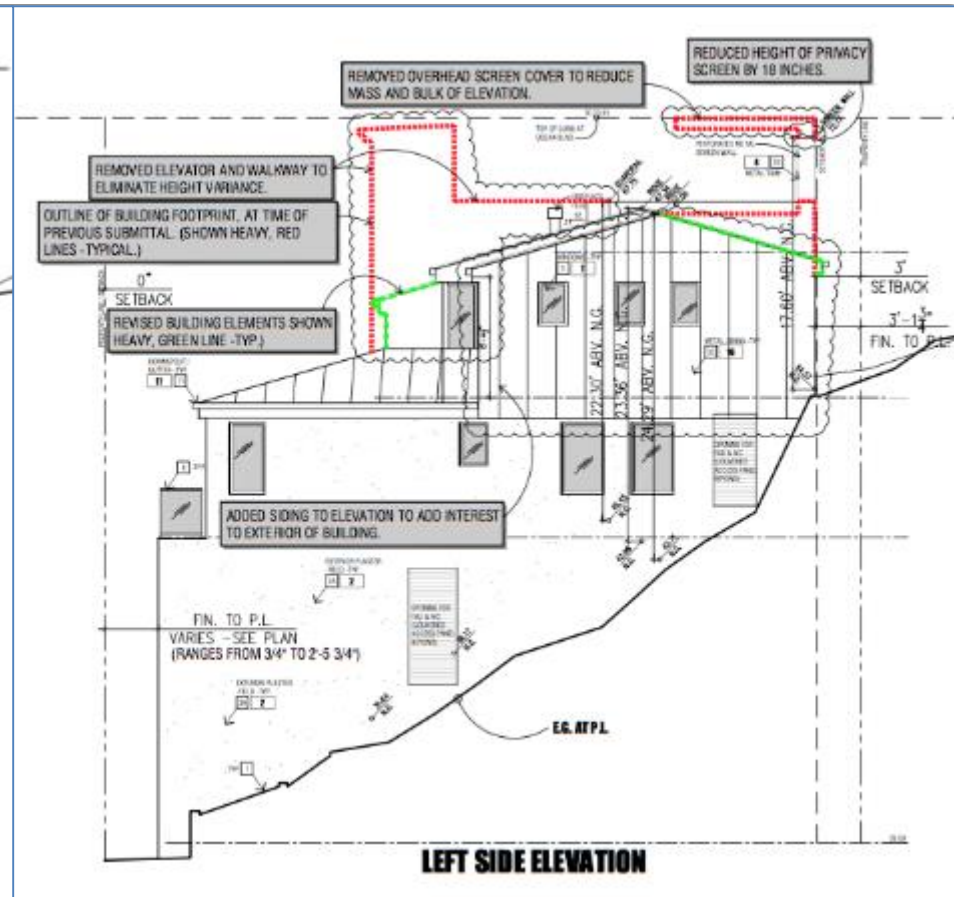
Current

REAR ELEVATION

# Elevations

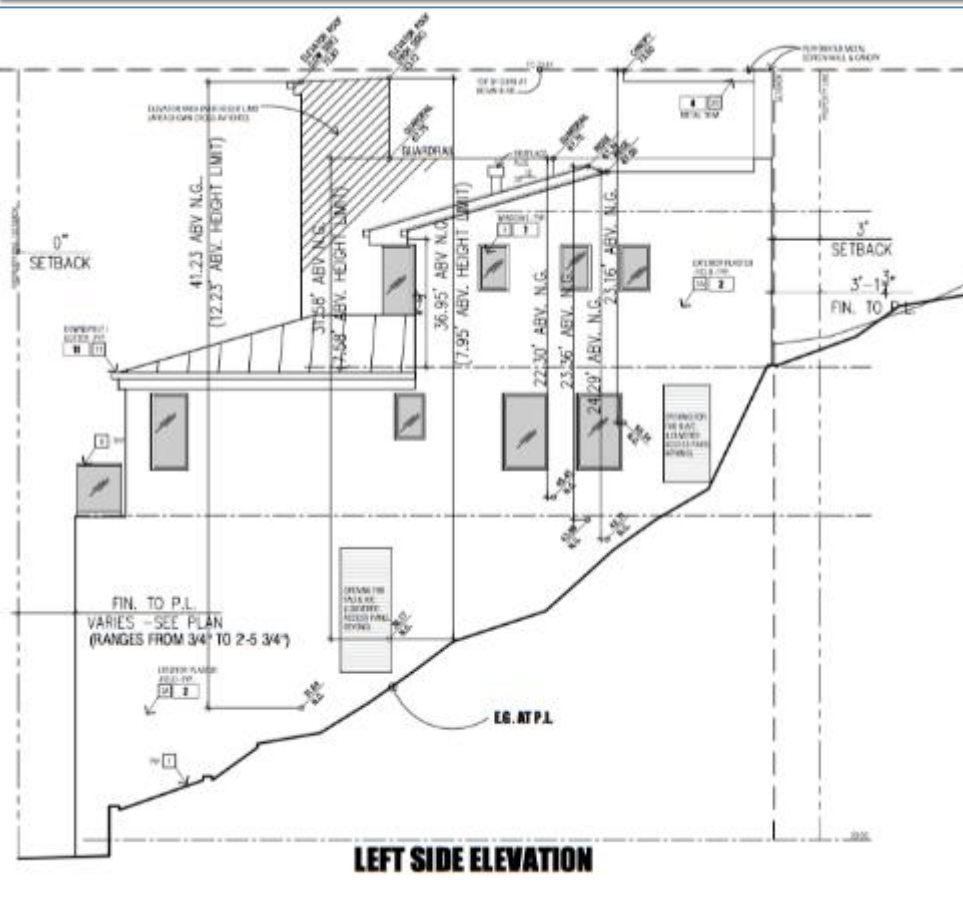


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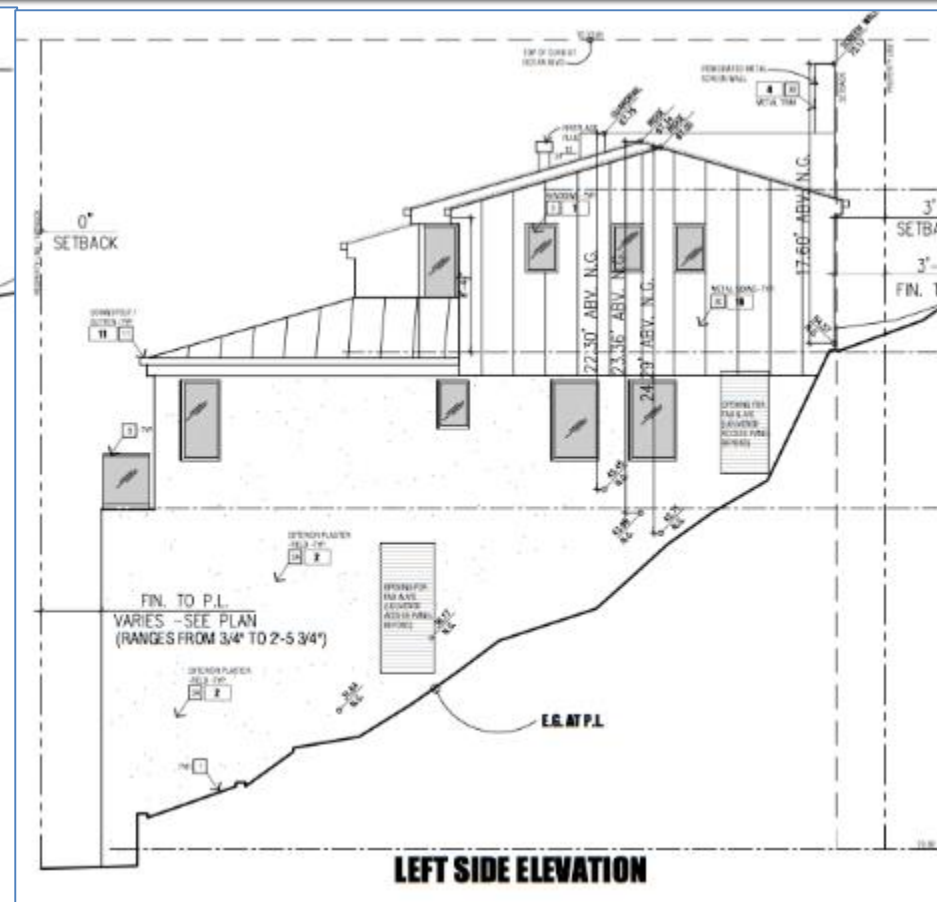


Current

# Elevations



Previous



Current



# 3-D Perspective



Previous



Current

# 3-D Perspective



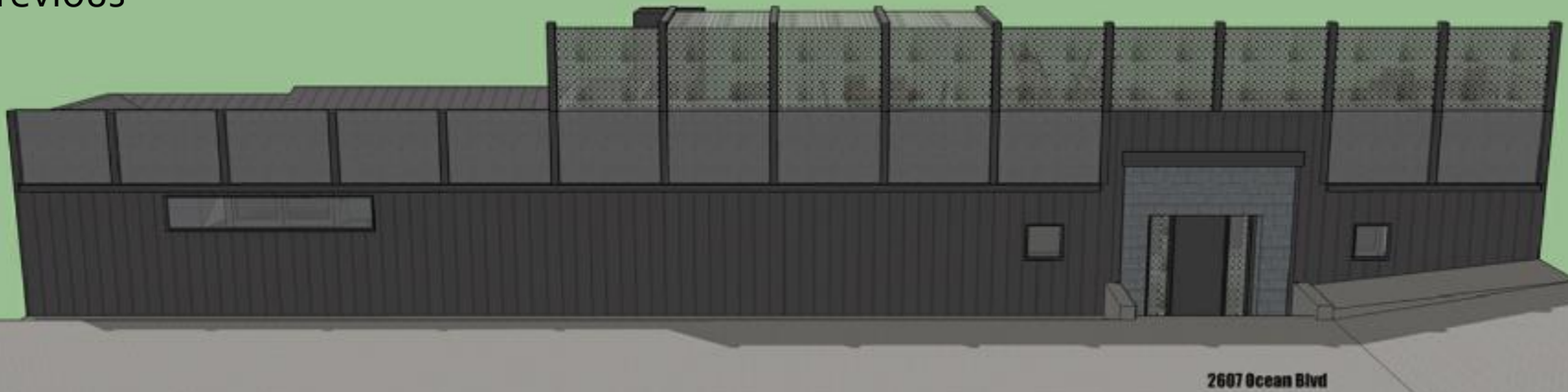
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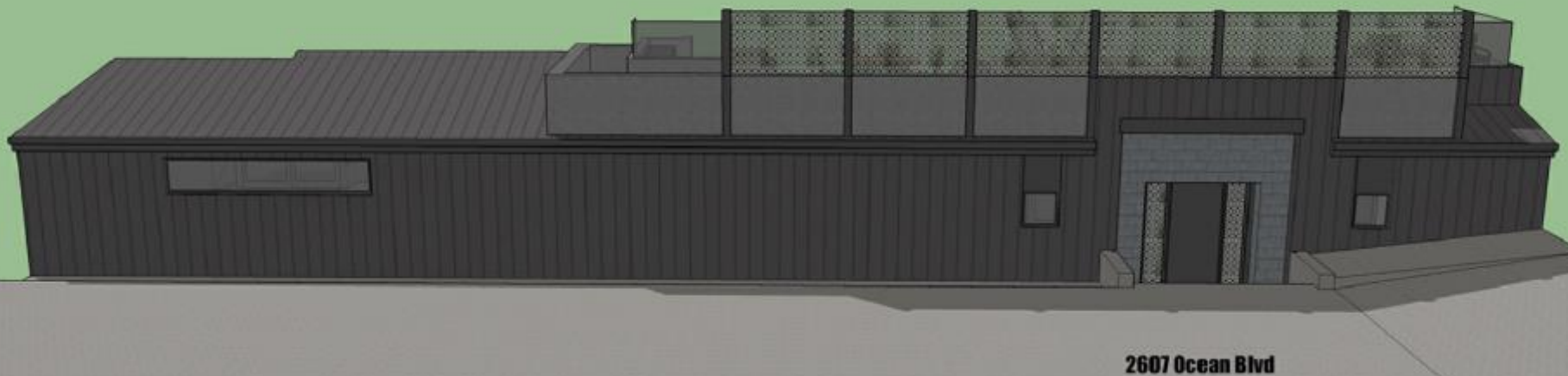
Current

# 3-D Perspective

Previous



Current





# Way Lane Rendering - Previous





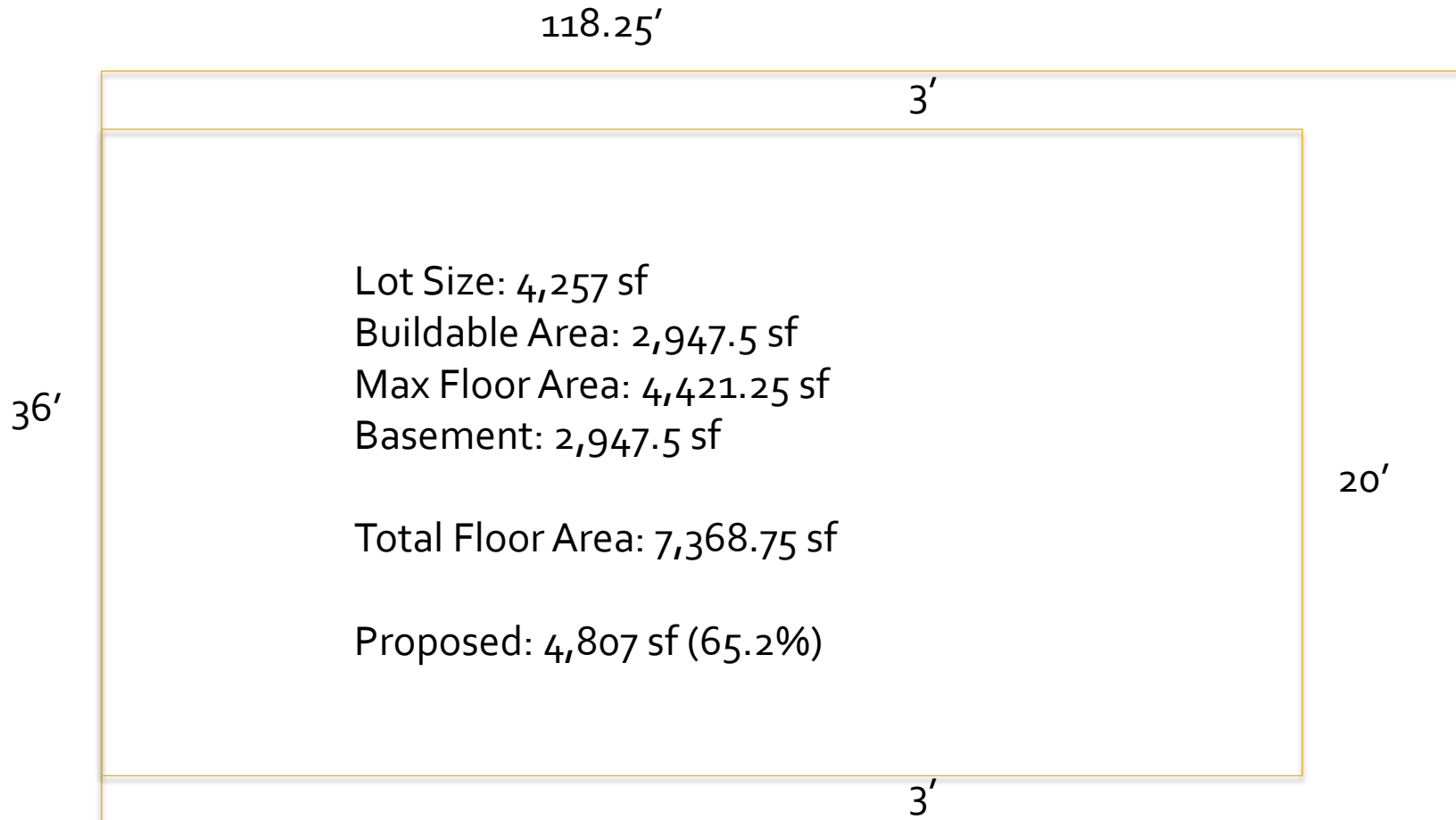
# Way Lane Rendering



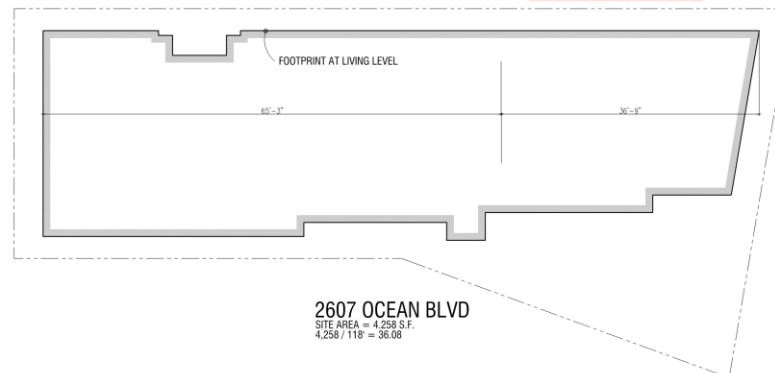
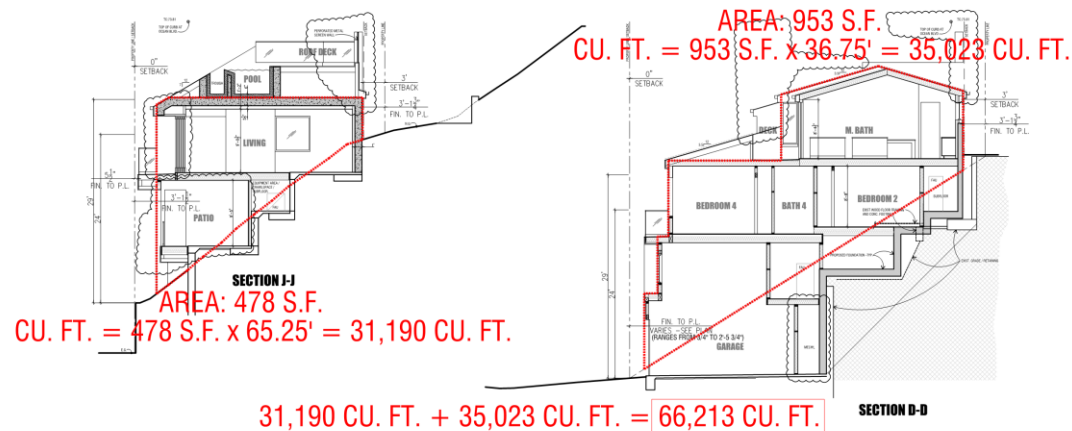
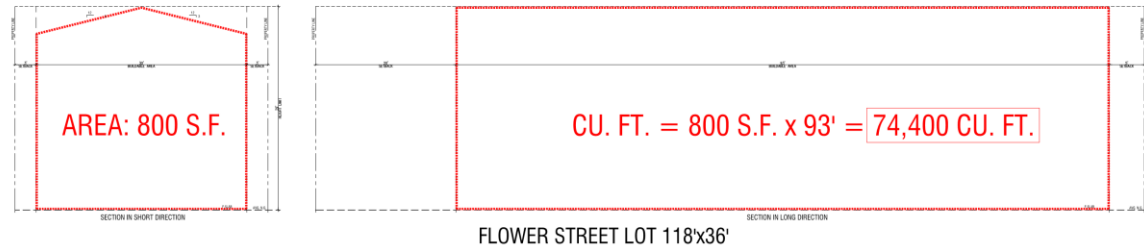
# Since 11/09 PC Meeting...

- Updated CMP language
- Mailed notice to POs w/in 300'
- Modified project (reduce height/size/bulk/mass)
- Invited POs to meet on site on 11/30
- Installed Story Poles on 11/27
- Met with community stakeholders

# Buildable Area

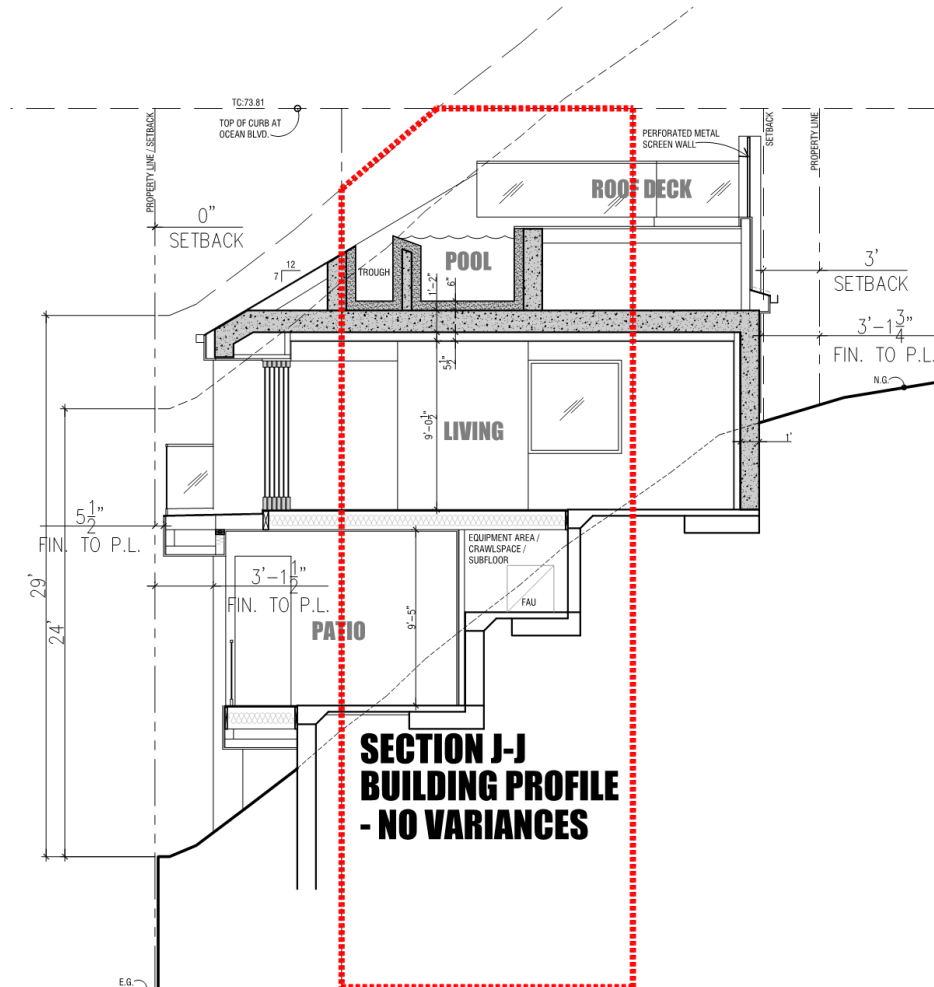


# Cubic Volume





# Code Allowed Envelope



# Approval of Request

- Respectfully request the Planning Commission to concur with Staff's recommendation and approve the entirety of our application.

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