



Legislation Details (With Text)

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On agenda: 11/9/2017 Final action:
Title: GINSBERG RESIDENCE COASTAL DEVELOPMENT PERMIT AND VARIANCE (PA2016-170)
Site Location: 2607 Ocean Boulevard
Sponsors:
Indexes:
Code sections:

Attachments: 1. ITEM NO. 2 STAFF REPORT, 2. 2a\_Additional Materials Received\_Staff Memo\_PA2016-170, 3. 2b\_Additional Materials Received\_Tobin\_PA2016-170, 4. 2c\_Additional Materials Received\_Preedge\_PA2016-170, 5. 2d\_Additional Materials Received\_Skinner\_PA2016-170, 6. 2e\_Additional Materials Received\_Benoit\_PA2016-170, 7. 2f\_Additional Materials Received\_Carlson\_PA2016-170, 8. 2g\_Additional Materials Received\_Lingle\_PA2016-170, 9. 2h\_Additional Materials Received\_Linhoff\_PA2016-170, 10. 2i\_Additional Materials Received\_Harvey\_PA2016-170, 11. 2j\_Additional Materials Received\_Lorenz\_PA2016-170, 12. 2k\_Additional Materials Received\_Swain\_PA2016-170, 13. 2l\_Additional Materials Received\_Moore\_PA2016-170, 14. 2m\_Additional Materials Received\_Public Correspondence\_PA2016-170, 15. 2n\_Additional Materials Received\_Mosher\_PA2016-170, 16. 2o\_Additional Materials Received\_Public Comments\_PA2016-170, 17. 2p\_Additional Materials Received\_Public Comments\_PA2016-170, 18. 2q\_Additional Materials Received At Meeting\_Beek\_PA2016-170, 19. 2r\_Additional Materials Received\_Nicholson Presentation\_PA2016-170, 20. 2s\_Additional Materials Received\_Staff Presentation\_PA2016-170

Table with 5 columns: Date, Ver., Action By, Action, Result. Contains 3 rows of data from 11/9/2017.

GINSBERG RESIDENCE COASTAL DEVELOPMENT PERMIT AND VARIANCE (PA2016-170)

Site Location: 2607 Ocean Boulevard

Summary:

A Coastal Development Permit to allow the construction of a new 4,500-square-foot, single-family residence and a 684-square-foot, three-car garage and a Variance request to allow the residence to: 1) exceed the maximum floor area; 2) encroach into the 10-foot rear yard setback along Way Lane, 3) encroach into the 10-foot front yard setback along Ocean Boulevard; 4) exceed the height limit for an elevator shaft and portions of the roof deck guardrail; and 5) provide open volume within the required setback areas. The new residence building height will not exceed Ocean Boulevard top-of-curb elevation height limit.

Recommended Action:

- 1. Conduct a public hearing;
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Article 19, of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act) under Class 3, (New Construction or Conversion of Small Structures) of the CEQA Guidelines, because it has no potential to have a significant effect on the environment; and

3. Adopt Resolution No. 2069 approving Variance No. VA2016-005 and Coastal Development Permit No. CD2017-080.