



Legislation Details (With Text)

File #: 17-2474 **Version:** 1

Status: Public Hearing

File created: 11/30/2017 **In control:** Planning Commission

On agenda: 12/7/2017 **Final action:**

Title: GINSBERG RESIDENCE (PA2016-170)
Site Location: 2607 Ocean Boulevard
Continued from November 9, 2017

Sponsors:

Indexes:

Code sections:

Attachments: 1. ITEM NO. 5 STAFF REPORT, 2. 5a_Additional Materials Received_Public Comments_PA2016-170, 3. 5b_Additional Materials Received_Public Comments_PA2016-170, 4. 5c_Additional Materials Received_Public Comments_PA2016-170, 5. 5d_Additional Materials Received_Public Comments_PA2016-170, 6. 5e_Additional Materials Received_Public Comments_PA2016-170, 7. 5f_Additional Materials Received_Public Comments_PA2016-170, 8. 5g_Additional Materials Received_Public Comments_PA2016-170, 9. 5h_Additional Materials Presented At Meeting_Staff Presentation_PA2016-170, 10. 5i_Additional Materials Presented At Meeting_Nicholson Presentation_PA2016-170

Date	Ver.	Action By	Action	Result
12/7/2017	1	Planning Commission		

GINSBERG RESIDENCE (PA2016-170)

Site Location: 2607 Ocean Boulevard

Continued from November 9, 2017

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, and if the applicant's proposed changes to the project address Commission concerns and the Commission is able to make all of the required findings;
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. 2075 approving Variance No. VA2016-005 and Coastal Development Permit No. CD2017-080, allowing the development of a new 4,178-square-foot, single-family residence and a 629-square-foot three-car garage, for a total of 4,807 square feet to encroach 10 feet into the 10-foot rear yard setback along Way Lane and 7 feet into the 10-foot front yard setback along Ocean Boulevard.