



Legislation Details (With Text)

File #: 20-0793 **Version:** 1

Status: Public Hearing

File created: 5/14/2020 **In control:** Zoning Administrator

On agenda: 5/28/2020 **Final action:**

Title: Stewart Residence Coastal Development Permit No. CD2019-057 (PA2019-224)
Site Location: 320 Alvarado Place

Sponsors:

Indexes:

Code sections:

Attachments: 1. ITEM NO. 4 STAFF REPORT

Date	Ver.	Action By	Action	Result
5/28/2020	1	Zoning Administrator		

Stewart Residence Coastal Development Permit No. CD2019-057 (PA2019-224)
Site Location: 320 Alvarado Place

To comment on this item during the meeting, please call 949-270-8165.

Project Summary

A request for a coastal development permit to replace an existing flat roof with a sloped roof and to remodel an existing non-conforming two-unit residence. The height of the existing structure will increase by approximately 6 feet (30 percent). The project complies with maximum height standards and no additional square footage is proposed. The existing duplex is non-conforming because it is a two-unit dwelling located in the R-1 zoning district and only provides two parking spaces where two are required per dwelling unit.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit No. CD2019-057.