



## Legislation Details (With Text)

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**File #:** 20-0794      **Version:** 1

**Status:** Public Hearing

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

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

**Title:** La Plante Family Trust Mixed-Use Remodel and Addition Coastal Development Permit No. CD2019-072 (PA2019-260)  
Site Location: 112 Agate Avenue

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ITEM NO. 5 STAFF REPORT

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

**La Plante Family Trust Mixed-Use Remodel and Addition Coastal Development Permit No. CD2019-072 (PA2019-260)**  
**Site Location: 112 Agate Avenue**

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

### ***Project Summary***

A request for a coastal development permit (CDP) to allow the renovation of an existing nonconforming mixed-use building. The project generally includes installing small landscape planters on the ground floor level, reconfiguring and refreshing the existing commercial storefront, remodeling the residential second floor, and constructing a third-story addition with a roof deck. The project would result in a net addition of 65 square feet of residential floor area bringing the total gross floor area of the building to 3,158 square feet. The CDP is required since the project will increase the height of the existing structure by more than 10 percent.

### ***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. CD2019-072.