



## Legislation Text

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

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**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.