



Legislation Text

File #: 18-4461, **Version:** 1

**Naehring Residential Condominiums Coastal Development Permit No.
CD2018-061 and Tentative Parcel Map No. NP2018-018 (PA2018-143)
Site Location: 3406 and 3406 1/2 Marcus Avenue**

Project Summary

A coastal development permit and tentative parcel map to demolish an existing duplex and construct a new 3-story, 4,226-square-foot, two-unit condominium with two attached single-car garages and two carport spaces totaling 450 square feet. The project includes hardscape, drainage, landscaping improvements, and accessory structures. The project also includes a reinforced bulkhead with cap for coastal hazards protection. The proposed residence complies with all applicable development standards including height, setbacks, and floor area limits. No deviations are requested. The tentative parcel map will merge the underlying lot lines for development of a 2-unit condominium. The subject property is bisected by the coastal permit jurisdiction boundary resulting in a portion of the two-unit condominium, front patio accessory improvements, and the bulkhead improvements within Coastal Commission's permit jurisdiction.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, of the State CEQA (California Environmental Quality Act) Guidelines - Class 3 (New Construction or Conversion of Small Structures), because it has no potential to have a significant effect on the environment; and
3. Adopt Draft Zoning Administrator Resolution No. _ approving Condominiums Coastal Development Permit No. CD2018-061 and Tentative Parcel Map No. NP2018-018.