



## Legislation Text

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**File #:** 18-4663, **Version:** 1

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### **3904 Channel Place Residence Coastal Development Permit**

**No. CD2018-088 (PA2018-211)**

**Site Location: 3904 Channel Place**

#### ***Project Summary***

A coastal development permit to allow the construction of a new three-story, 3,153-square-foot, single-family residence including an attached two-car garage. The project includes reinforcing and raising the height of the existing bulkhead. No work will be conducted bayward of the existing property. The proposed development includes landscape, hardscape, and subsurface drainage facilities. The design complies with all applicable development standards and no deviations are requested.

#### ***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 CEQA 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 Coastal Development Permit No. CD2018-088.