



## Legislation Text

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**File #:** 19-1006, **Version:** 1

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**South Bayfront Waterpointe, LLC. Residences Tentative Parcel Map No. NP2019-004 and Coastal Development Permit No. CD2019-015 (PA2019-062) and CD2019-016 (PA2019-063)**  
**Site Location: 400 and 402 South Bay Front**

### ***Project Summary***

A request for a tentative parcel map to divide an existing 5,180-square-foot parcel into two parcels for the purpose of constructing two single-family residences. A request for a coastal development permit to allow the construction of a new 2,743-square-foot, single-family residence with an attached 464-square-foot, two-car garage on Parcel 1. A request for a coastal development permit to allow the construction of a new 2,659-square-foot, single-family residence with an attached 450-square-foot, two-car garage on Parcel 2. The proposed development also includes accessory elements such as walls, fences, patios, hardscape, drainage devices and landscaping. The proposed project complies with all applicable development standards including height, setbacks, and floor area limits. 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 15315 of the CEQA Guidelines - Class 15 (Minor Land Divisions), 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. CD2019-015, and draft Zoning Administrator Resolution No. \_ approving Tentative Parcel Map No. NP2019-004 and Coastal Development Permit No. CD2019-016.