



## Legislation Text

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**File #:** 19-1342, **Version:** 1

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**Mulflur Residential Condominiums Coastal Development Permit  
No. CD2019-031 and Tentative Parcel Map No. NP2019-010  
(PA2019-104)**

**Site Location: 512 and 512 ½ Begonia Avenue**

***Project Summary***

A request for a tentative parcel map for two-unit condominium purposes. An existing duplex will be demolished and a new duplex will be constructed in its place. No waivers of Title 19 (Subdivisions) are proposed. The Tentative Parcel Map will allow each unit to be sold individually. The Tentative Parcel Map also requires the approval of a coastal development permit pursuant to Title 21 Local Coastal Program Implementation Plan in the Municipal Code.

***Recommended Action***

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 - Class 15 (Minor Land Divisions) of the CEQA Guidelines, 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. CD2019-031 and Tentative Parcel Map No. NP2019-010.