



## Legislation Text

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**File #:** 20-0311, **Version:** 1

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**Wells Residence Coastal Development Permit No. CD2019-047  
(PA2019-174)**

**Site Location: 1140 West Bay Avenue**

***Project Summary***

A coastal development permit (CDP) to allow the demolition of an existing single-family residence and the construction of a new three-story, 4,052-square-foot, single-family residence with an attached 740-square-foot, three-car garage. The proposed development includes additional appurtenances such as patios, hardscape, drainage devices, and landscaping. All work will occur within the confines of the private property and no work will be conducted bayward of the existing bulkhead. 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 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 Draft Zoning Administrator Resolution No. \_ approving Coastal Development Permit No. CD2019-047.