



Legislation Text

File #: 20-0458, Version: 1

**Belt Capital Properties, LLC Condominium Conversion No.
CC2020-001, Tentative Parcel Map No. NP2020-001,
Modification Permit No. MD2020-001 and Coastal Development
Permit No. CD2020-003 (PA2020-004)
Site Location: 945 and 947 West Balboa Boulevard**

Project Summary

A condominium conversion, tentative parcel map, modification permit and coastal development permit to convert an existing 6,046-square-foot, two-unit dwelling with two attached garage parking spaces and two carport spaces into two condominium units. A modification permit is requested to maintain existing, non-conforming garage and carport dimensions. The existing development complies with all other applicable development standards including height, setbacks, and floor area limits. Approval of the Tentative Parcel Map will allow each unit to be sold individually as condominiums.

Recommended Action

1. Conduct a public hearing;
2. Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 and 15315 under Class 1 (Existing Facilities) and 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 Condominium Conversion No. CC2020-001, Tentative Parcel Map No. NP2020-001, Modification Permit No. MD2020-001 and Coastal Development Permit No. CD2020-003.