



Legislation Text

File #: 20-0459, **Version:** 1

Theders Residence Coastal Development Permit No.

CD2020-002 (PA2020-005)

Site Location: 619 36th Street

Project Summary

A coastal development permit to demolish an existing single-family residence and construct a new three-story, 2,762-square-foot, single-family residence with a 442-square-foot, two-car garage. The project includes hardscape, drainage, landscaping improvements, and accessory structures. The project also includes a reinforced bulkhead with cap for coastal hazards protection. The proposed residence complies with all applicable development standards including height, setbacks, and floor area limits. No deviations are requested. The subject property is bisected by the coastal permit jurisdiction boundary resulting in a portion of the front patio accessory improvements and the bulkhead improvements being within the Coastal Commission's permit jurisdiction and requiring their review.

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. CD2020-002.