

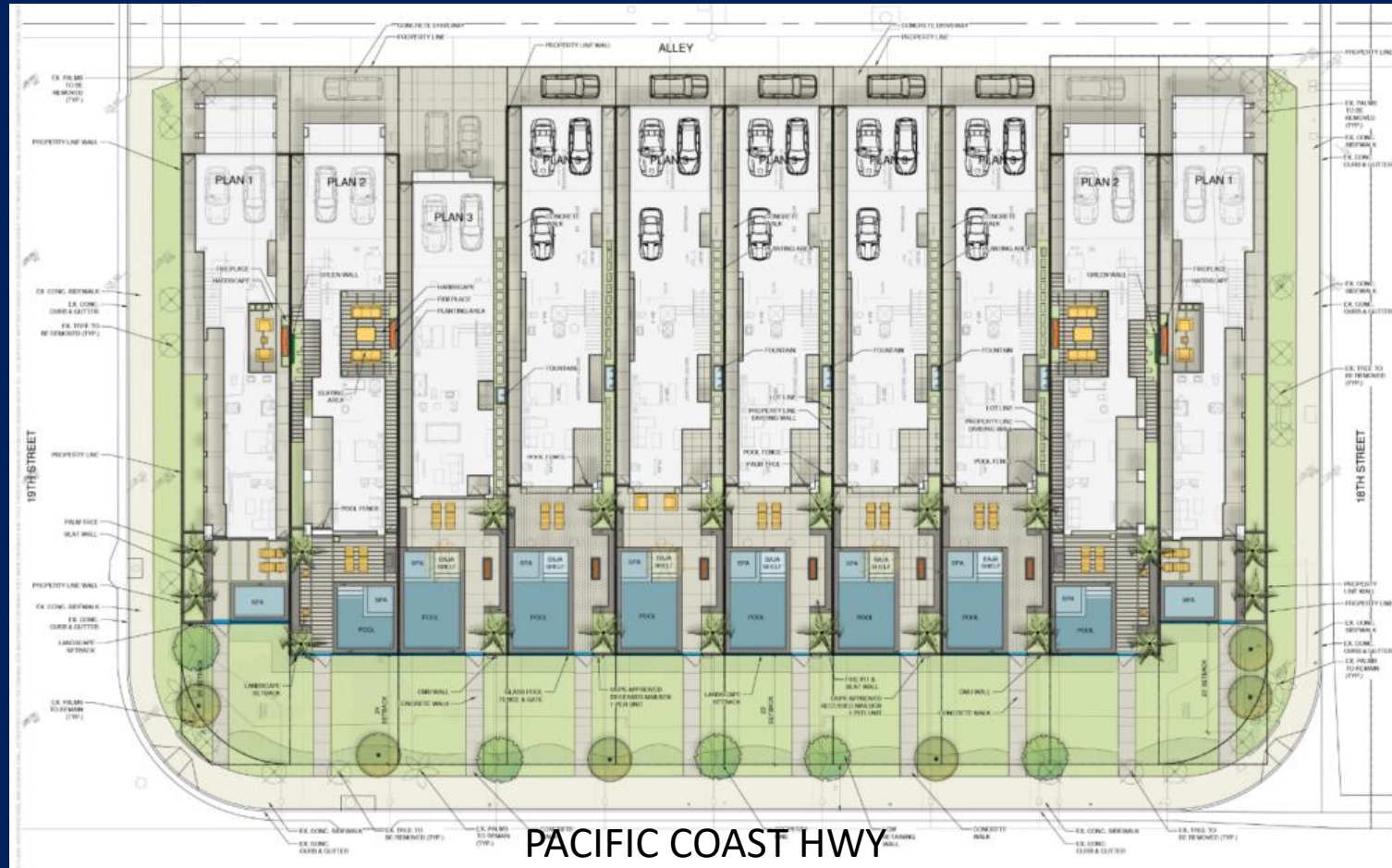


COASTAL DEVELOPMENT PERMIT NOs. 24-018 thru 24-027



10 SINGLE FAMILY RESIDENCES
JULY 8, 2025

PROJECT PROPOSAL



- 10 Single Family Dwellings
- Individual lots
- 3-story w/rooftop decks
- 3-4 bedrooms; 4 Plans
- 3,420 sq. ft. – 4,011 sq. ft.
- 2-3 car garages
- 4 units w/ADUs (1st level)



PROJECT SITE



- 1802 – 1820 Pacific Coast Hwy
- 10 lots (25' wide)
- Alley access
- Prior oil/gas production facility
- General Plan: Residential High Density-Specific Plan overlay
- Zoning: Downtown Specific Plan, District 4 (Residential)



SURROUNDING USES



- Single-family and Multiple-family Residential uses
- Real Estate business
- Blufftop Park/Beach



ZA ACTION

- Item presented at the June 4th ZA Meeting
- 4 people testified at public hearing with concerns/opposition:
 - Overall building height, impacts to views
 - Potential parking and traffic impacts
 - Duration and hours of construction
 - Existing construction site and persons sleeping in cars
- Applicant addressed concerns
- Staff determined:
 - Consistency with zoning, General Plan and Local Coastal Program
 - Recommended approval
- ZA referred the project to the Planning Commission
 - Size and scope of 10-unit project



ANALYSIS

STANDARD	REQUIRED	PROPOSED
Density	Max. 1 unit/25' wide lot Max. 1.0 FAR	1 unit/lot 0.88 to 1.0 FAR
Setbacks Front Interior Side Exterior Side Rear Garage Upper Story	Min. 25 ft. Min. 3 ft. Min. 5 ft. Min. 3 ft. Min. 5 ft. Min. 10 ft. avg.	25 ft. 3 ft. 5 ft. 7 ft. 6 in. 9 ft. Min. 10 ft.
Lot Coverage (Building Footprint)	Max. 50%	35% to 44%
Building Height	Max. 35 ft.; 3 stories	35 ft.; 3 stories
Landscaping	25' front setback (PCH)	Provided
Parking	Min. 2 enclosed up to 3BR 1 add'l space for each BR 1 add'l when no on-street parking Total 34 spaces	2 enclosed + driveway parking Total 34 spaces

Downtown Specific Plan permits:

- Single family up to 30 du/acre

Project consistent with existing residential uses and zoning regulations

- Overall height compatible with surrounding properties
- Project complies with city's parking requirement; additional tandem garage spaces provided in Plan 3
- No artificial fill to raise building pads



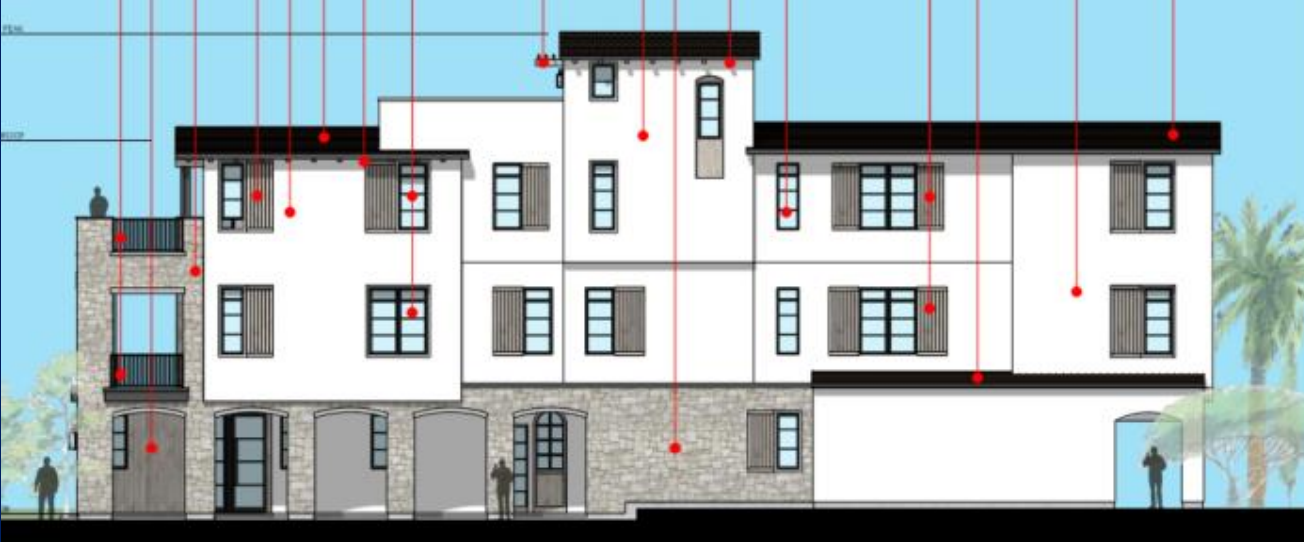
ANALYSIS

Environmental review conducted by Psomas, city's consultant

- Determined no significant effect on environment
- Categorically Exempt Section 15332, Infill Development of California Environmental Quality Act (CEQA)
 - Consistent with General Plan and Zoning designations
 - Site no more than five (5) acres in urbanized area
 - No habitat for endangered, rare or threatened species
 - No significant effect to traffic, noise, air or water quality
 - Adequately served by utilities and public services



ANALYSIS



- Design incorporates quality materials
 - Stucco, shingle and composite siding
 - Stone, porcelain
 - Standing seam & concrete tile roofs
- Varied building design elements and front elevations



RECOMMENDATION

The Planning Commission approve Coastal Development Permit Nos. 24-018 through 24-027 with findings and conditions of approval based on the following:

- Consistent with General Plan & Local Coastal Program goals and policies;
- Consistent with requirements of the Coastal Zone overlay and base zoning district, as well as other applicable provisions of the Municipal Code;
- Project is in urbanized area with all services and infrastructure available;
- Will not impede public access, recreation or views to coastal resources;
- Incorporates quality materials and design such as stucco, shingle and composite siding, stone, porcelain, standing seam and concrete tile roofs, and building articulation.



Questions?



End of Presentation

