



**CONDITIONAL USE
PERMIT NO. 23-019 &
COASTAL
DEVELOPMENT
PERMIT NO. 23-007**

PHAN RESIDENCE
JULY 23, 2024

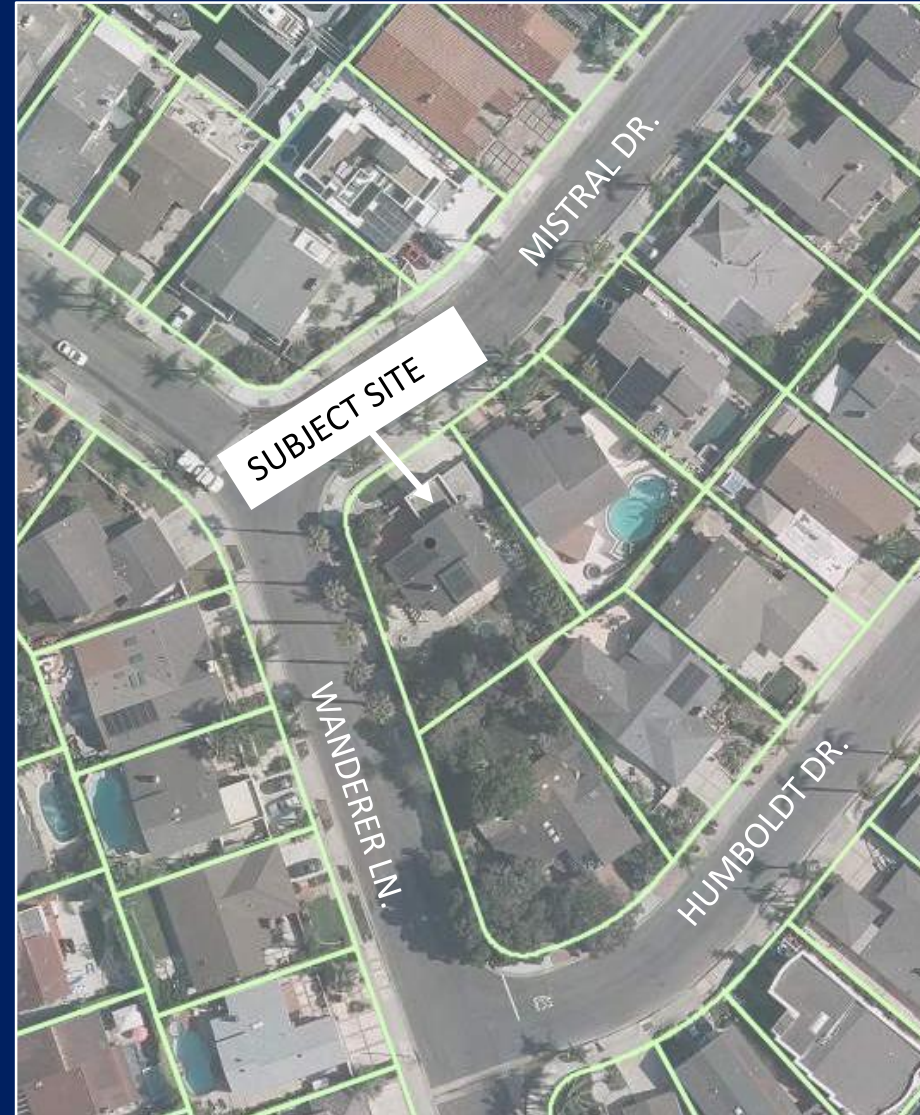
REQUEST

Demolish an existing two-story single-family residence and construct a 7,930 sq. ft. three-story, single-family residence with a 725 sq. ft. three-car garage, 439 sq. ft. of second story balconies, and 652 sq. ft. of third story balconies at an overall height of 30 feet on a 8,943 sq. ft. lot.



PROJECT SITE

- 3798 Mistral Drive
- 8,943 sq. ft. lot
- Existing two-story SFR
- Neighborhood consists of single-three story homes
- General Plan: RL
- Zoning: RL-CZ



ZA ACTION

- Item presented at June 5th ZA Meeting
- 20 written comments and 21 speakers
- Concerns with:
 - Overall size/massing
 - Incompatibility with neighborhood (waterfront vs. non-waterfront)
 - Soil and flooding issues
 - Potential sober living (commercial) facility
- Applicant addressed concerns
- Staff demonstrated:
 - Consistent with base zoning district and General Plan
 - Compatible with surrounding development
 - Explained no facility was proposed
- ZA approved the project with modified conditions of approval
 - Height
 - Limit use – covenant to prohibit any non-SFR use



APPEAL

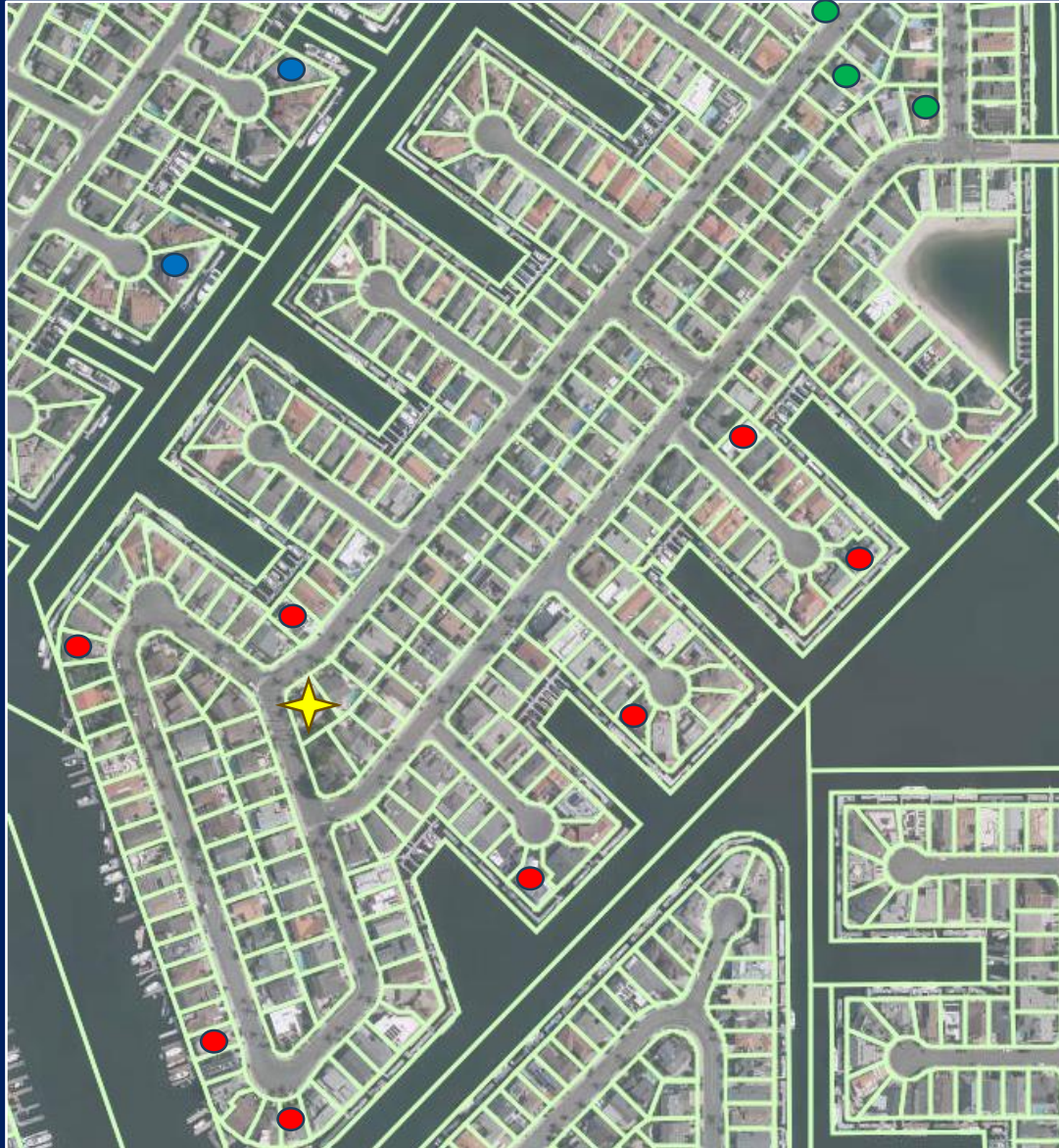
- Appellant, Mayor Pro Tem Burns, appealed the ZA's action on June 6, 2024
- Reasons for project appeal:
 - Project is too large for the site and neighborhood
 - Approved findings and conditions of approval should be reconsidered



ANALYSIS

- Development consistent with the existing single-family residential neighborhood and zoning district regulations
- Three stories permitted in RL districts Citywide with a CUP
 - Overall height will match the surrounding properties as neighborhood is developed with single-family residences with similar building heights
 - Third-floor space integrated within confines of the second-story roof volume to ensure residence is compatible in proportion and scale with the surrounding neighborhood
 - Balconies will be oriented towards the street and setback five ft. from the building exterior





★ SUBJECT SITE

● APPROVED CUPS

● APPROVED CUPS (ADJACENT ISLAND)

● SIMILAR SIZED HOMES

ANALYSIS

- Complies with the General Plan and base zoning district
 - Including setbacks, building height, minimum landscape, and parking requirements

<u>STANDARD</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
Min. Setbacks		
Front	15 ft.	15 ft.
Side	5 ft.	5 ft.
Street Side	10 ft.	10 ft.
Rear	10 ft.	17 ft.-4 in.
Max. Lot Coverage (Building Footprint)	50% (8,943 sq. ft. lot size)	50% (4,470 sq. ft.)
Max. Building Height	35 ft.	30 ft.
Min. Landscaping	40% front yard setback	40.6% (394 sq. ft.)
Min. Parking	3 enclosed; 3 open	3 enclosed; 3 open



ANALYSIS



- Home incorporates quality materials and design such as wood siding, stucco, stone, and building articulation.
- Articulation of the upper portions of the building provide interest and help alleviate visual mass



SUMMARY

- In considering this request, the Planning Commission may either uphold the Zoning Administrator decision (with or without modifications) or take an alternative action.
 - The Planning Commission may approve Conditional Use Permit No. 23-019 and Coastal Development Permit No. 23-007 based on the following:
 - Consistent with General Plan goals and policies;
 - Consistent with the requirements of the base zoning district, as well as other applicable provisions of the Municipal Code;
 - Compatible with the existing surrounding uses in proportion, scale, and character; and
 - Incorporates quality materials and design such as wood siding, stucco, stone, and building articulation.



Questions?

