



Development with suggested conditions of approval.

**General Plan:**

M-sp (30-50 du/ac) - Mixed Use - Specific Plan Overlay (Maximum 30-50 dwelling units per acre)

**Zone:**

SP5 - CZ (Specific Plan No. 5, Downtown Specific Plan - Coastal Zone overlay)

**Coastal Status:**

Non-Appealable

**Existing Use:**

Restaurant, Coffee Shop, and Retail

**ATTACHMENTS:**

1. Suggested Conditions of Approval
2. Narrative, Public Art Concept, Artist Biography and Portfolio dated August 5, 2021