



Planning Commission

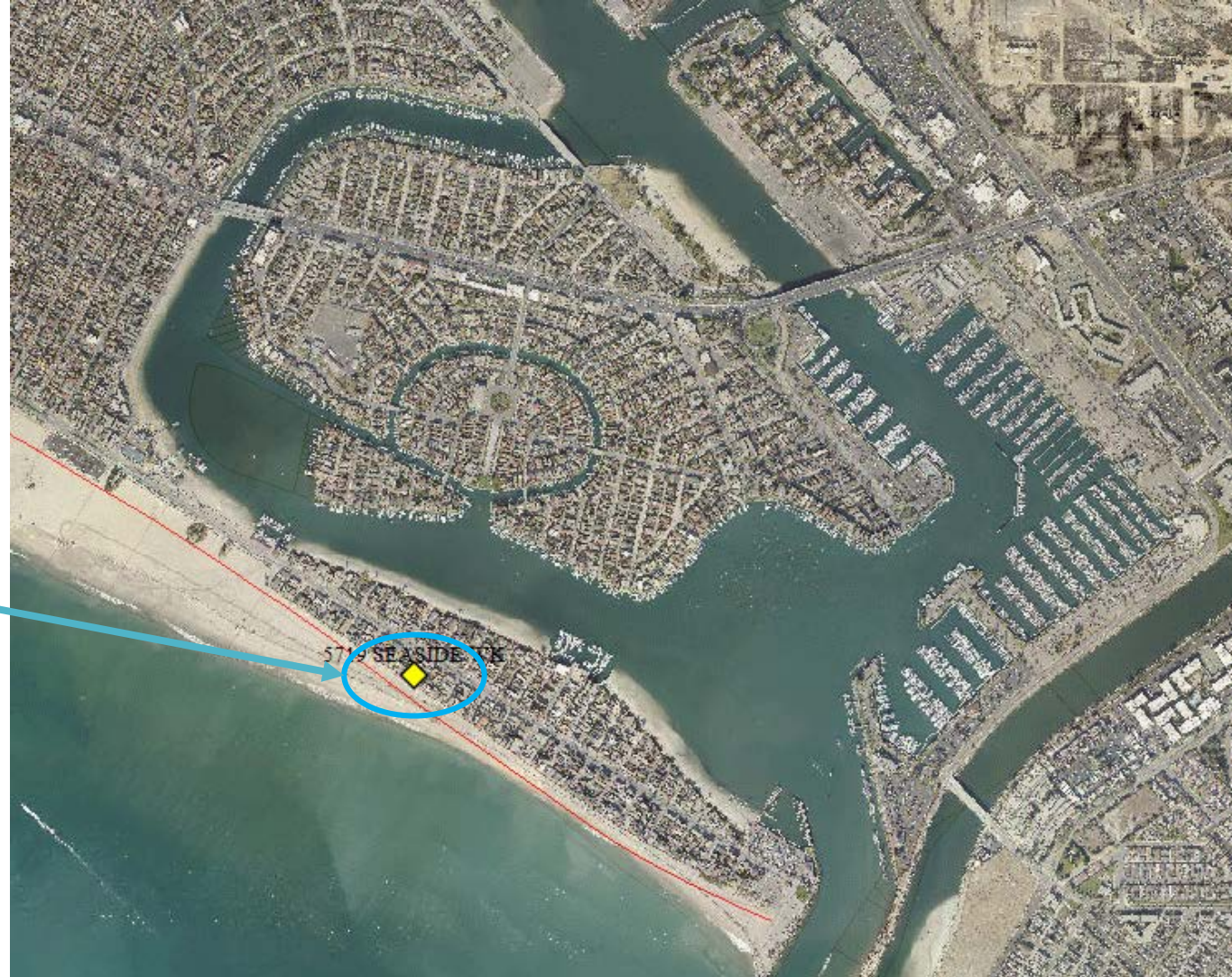
March 15, 2018

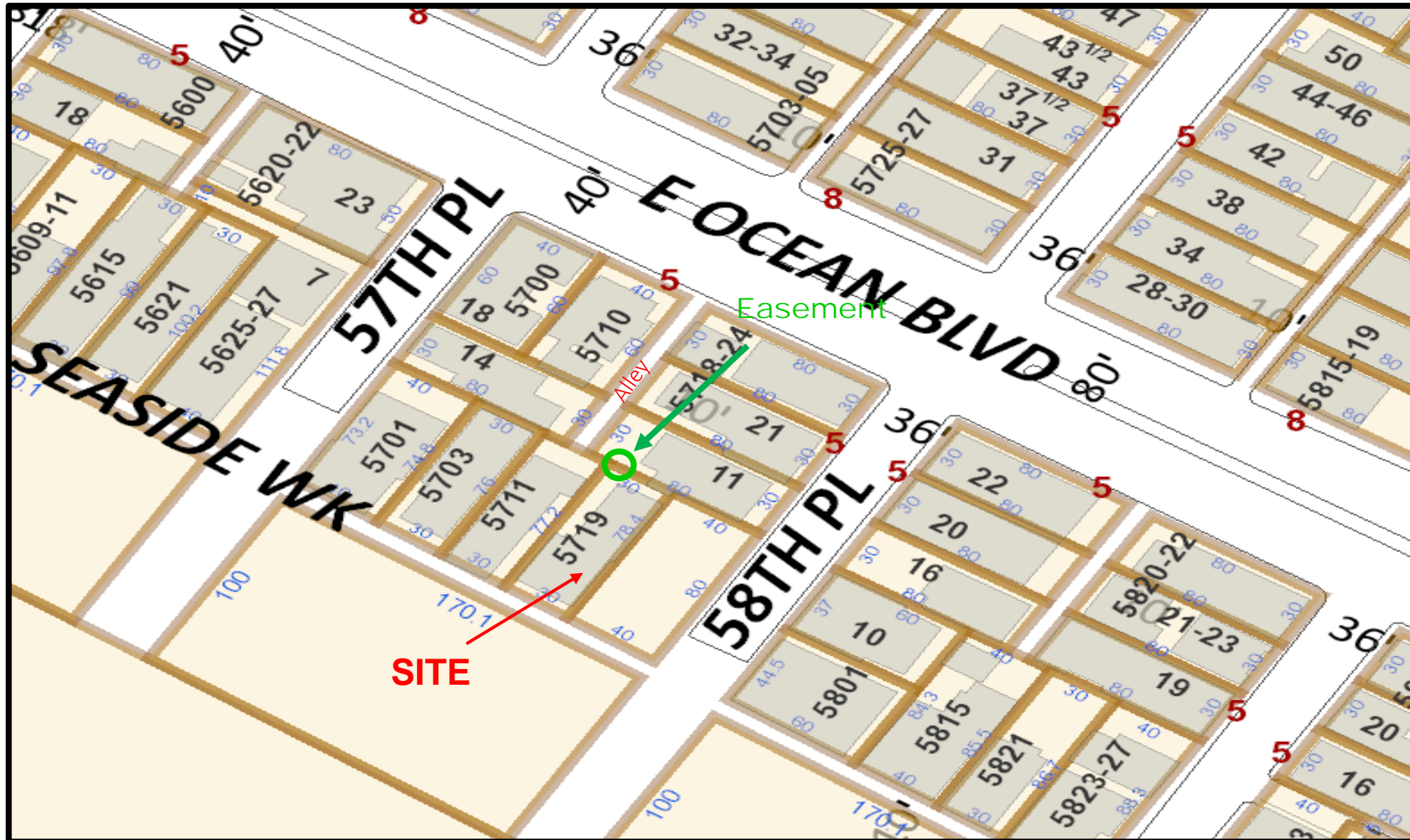
Appeal of the Zoning Administrator's decision to approve a Local Coastal Development Permit (LCDP17-021) for the construction of a new 3-story 3,810-square-foot dwelling with a swimming pool and spa, and a Standards Variance (SV17-006) allowing an attached 432-square-foot tandem two-car garage, instead of an attached side-by-side two-car garage located at 5719 East Seaside Walk.

Application No. 1711-28

Vicinity Map

Location





Zoning: R-2-I, Two-Family Intensified Development

Existing Conditions: Lot size – 2,337 square-feet (30' x 78')
2,656-square-foot single-family dwelling



View from Seaside Walk – South Elevation



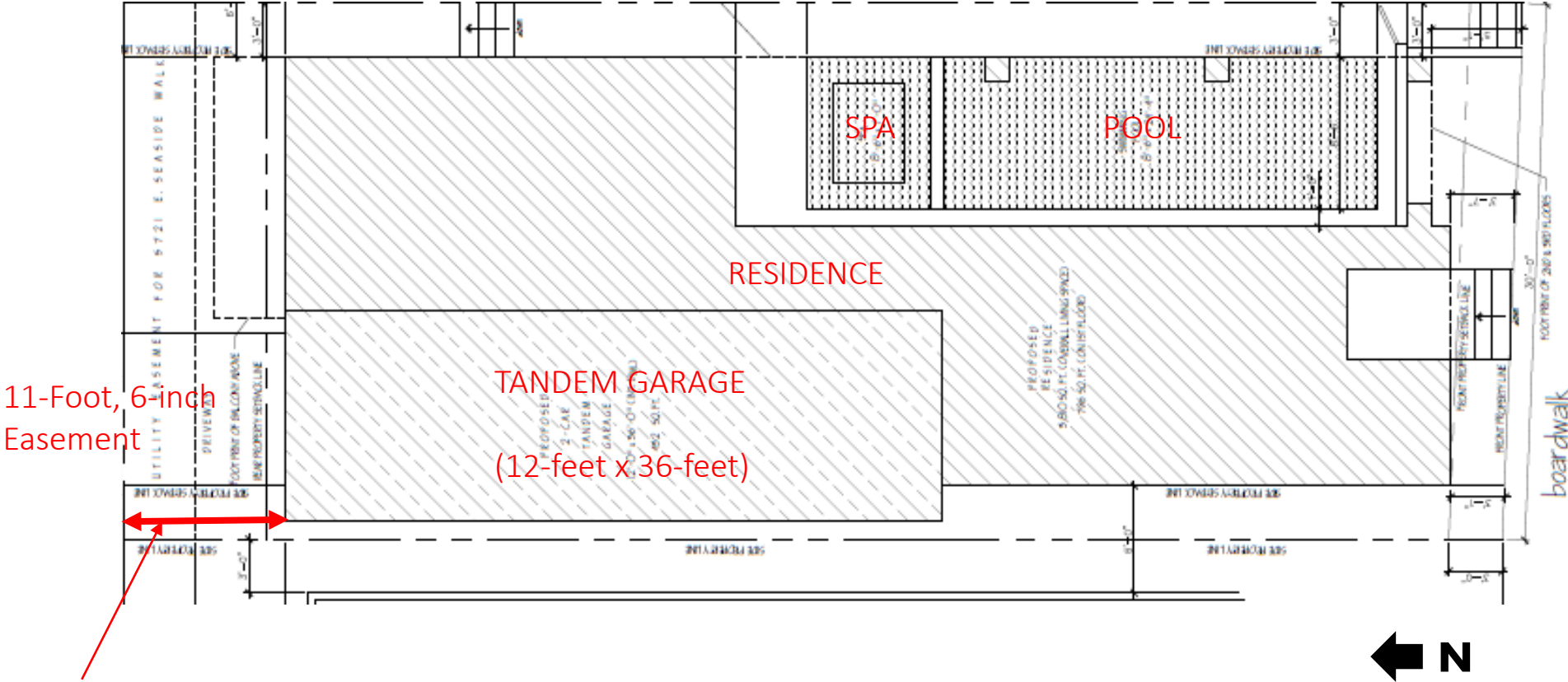
View from 58th Place – East Elevation



North Elevation



Northeast Elevation

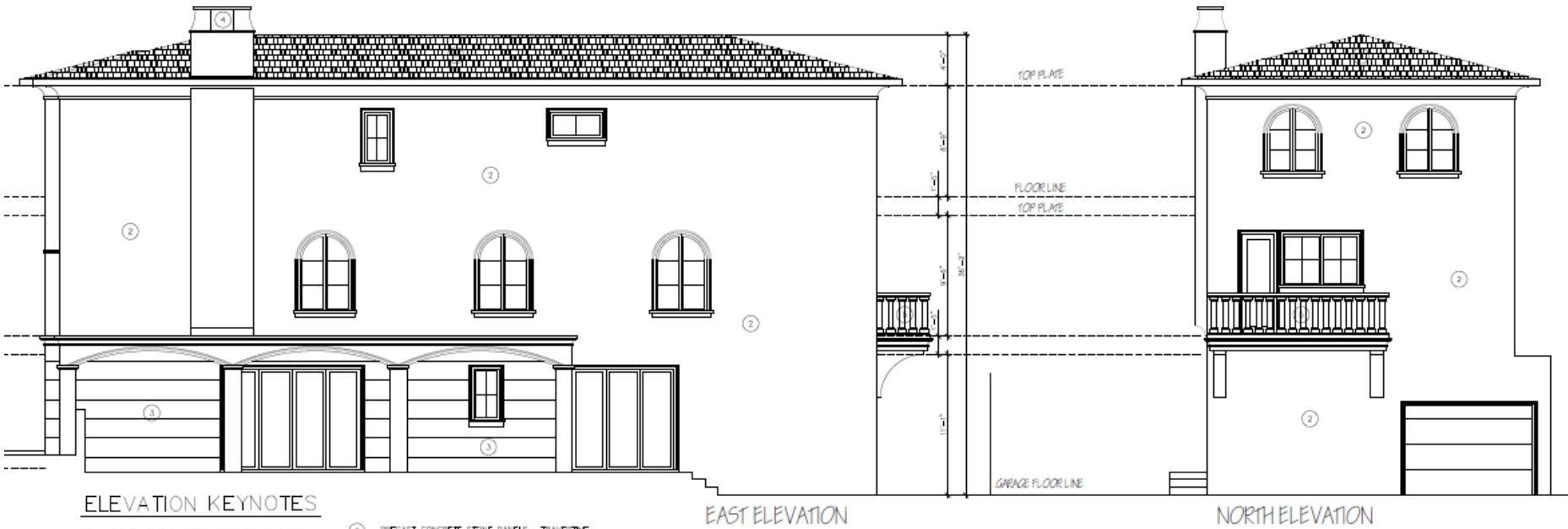
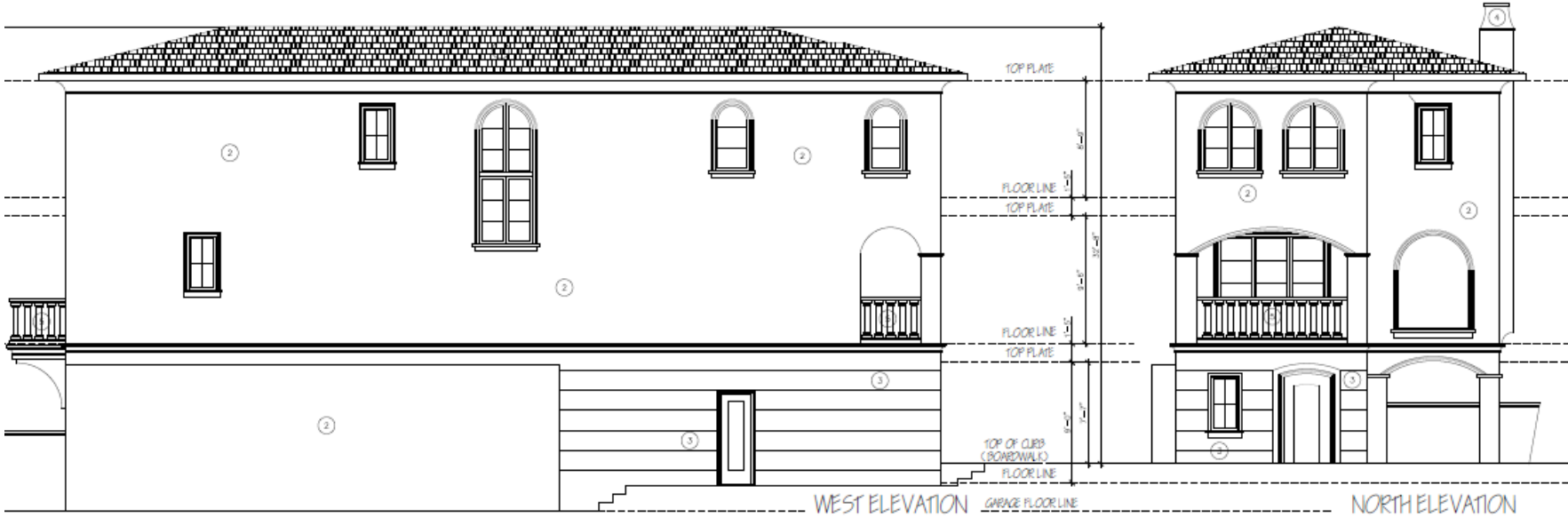


11-Foot, 6-Inch Easement

TANDEM GARAGE
(12-feet x 36-feet)

Proposed 9-Foot Setback

Site Plan



ELEVATION KEYNOTES

- (2) SEE DIMENSION SCHEDULE SHEET 100-001
- (3) PRECAST CONCRETE STONE PANELS—TRAVERTINE

Zoning Administrator Hearing

- Public hearing for the Local Coastal Development Permit and the Standards Variance request conducted January 22, 2018.
- Three telephone calls and three letters of opposition were received prior to the hearing.
- Zoning Administrator approved the Local Coastal Development Permit allowing the construction of the three-story, 3,810 square foot dwelling and the Standards Variance for a tandem two-car garage instead of a side-by-side two-car garage.
- Two appeals were filed within the 10-day appeal period.

Local Coastal Development Permit

Positive findings can be made:

- Project conforms to the Local Coastal Program.
- Project will not impede coastal access.

Standards Variance

Positive findings can be made:

- Site is physically unique.
- Unique situation creates a hardship.
- Variance will not cause substantial adverse effects.
- Consistent with the Coastal Program and coastal access



Recommendation

Staff recommends that the Planning Commission:

- 1) Accept Categorical Exemption CE 17-327;
- 2) Deny an appeal from Braden Phillips, representing the Peninsula Beach Preservation Group, and Jean Egan, and uphold the Zoning Administrator's decision to approve a Local Coastal Development Permit (LCDP17-021) for the construction of a new three-story, 3,810-square-foot, single-family dwelling with a swimming pool and spa and Standards Variance (SV17-006) with conditions allowing an attached 432-square-foot tandem two-car garage, instead of an attached side-by-side two-car garage, located at 5719 East Seaside Walk, within the Two-Family Residential Intensified Development (R-2-I) zone.