



Study Session

Item 1

Date: July 14, 2014
To: Chair and Cultural Heritage Commissioners
From: Steve Gerhardt, Acting Planning Officer *SG*
Subject: 3065 East Ocean Blvd. "Weathering Heights" (Bluff Park Historic District)

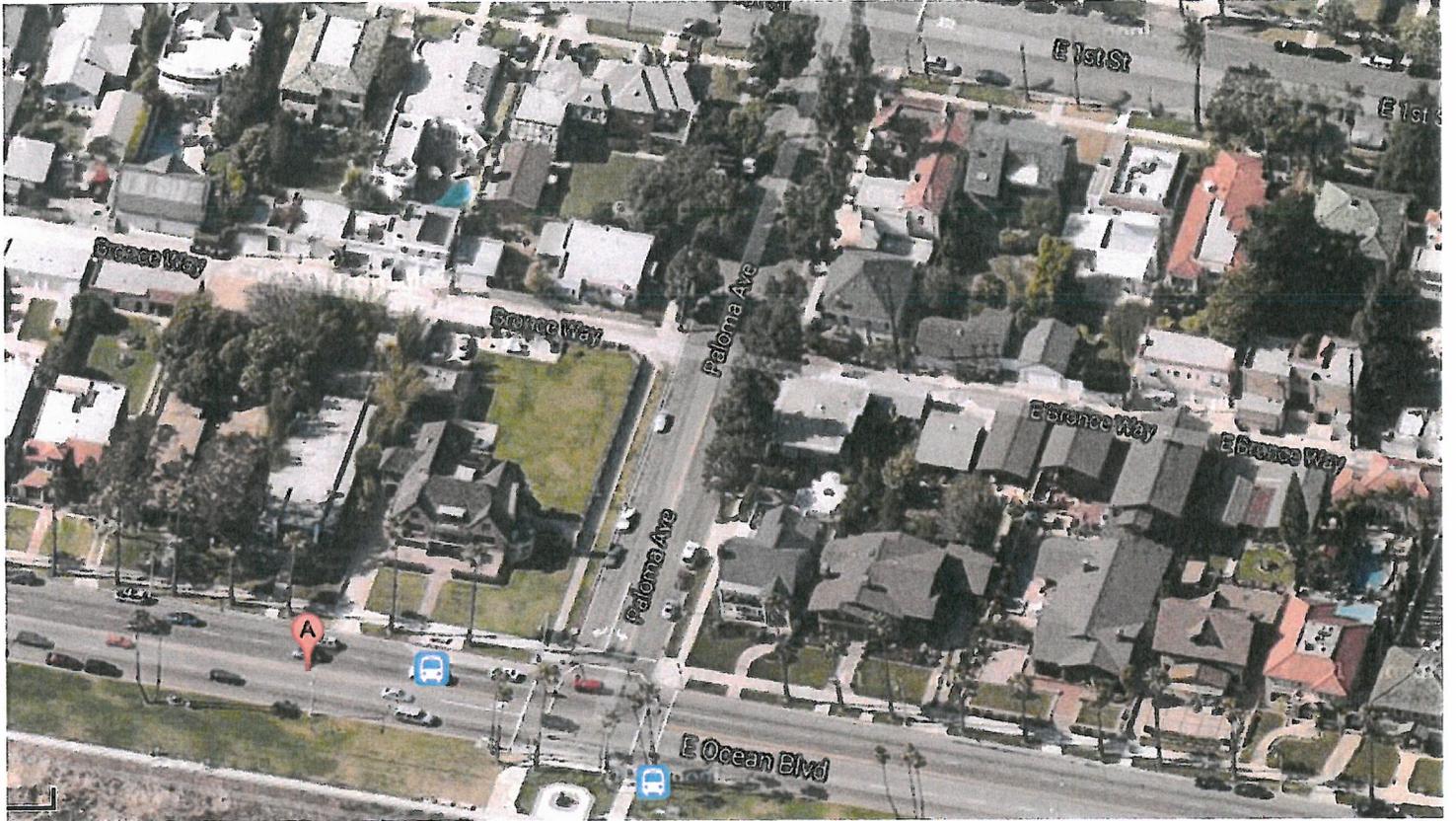
A Certificate of Appropriateness application, HP14-145, has been submitted to construct a new two story single family home with attached garage accessed from the alley in conjunction with a request for a Lot Line Adjustment and Local Coastal Development Permit at 3065 East Ocean Boulevard. The request for a lot line adjustment is to reorient the lot line from north/south to east/west in order to allow construction of a new home. The existing 20,000 square foot lot (100'x200') is located at the northwest corner of Ocean Boulevard and Paloma Avenue. Site improvements include a 1913 three story triplex and a detached two car garage. A driveway located on Ocean Boulevard provides access to the garage.

The existing home is built over two legal lots: a 55 foot wide by 200 feet deep interior lot and a 45 foot wide by 200 feet deep corner lot adjacent to Paloma Avenue. The property owner is proposing to reorient the lot line to create a 100 foot wide lot fronting on Ocean Boulevard with 120 feet of frontage on Paloma Avenue 12,000 square feet in area and a 80 foot wide lot fronting on Paloma Avenue 100 feet deep and 8,000 square feet in area adjacent to the alley. A part of this request will be to remove the existing driveway on Ocean Boulevard, demolish the existing two car garage located in the rear of the lot along the west property line and construct a new two car garage accessed from Paloma Avenue.

A new two story home and attached garage with alley access is proposed to be constructed on the newly created lot. This home will require subsequent approval of a Certificate of Appropriateness from the Cultural Heritage Commission. The City's Zoning Administrator will hear the request for the Lot Line Adjustment and Local Coastal Development Permit. The proposed conceptual plans are attached for your review and comment on this project.

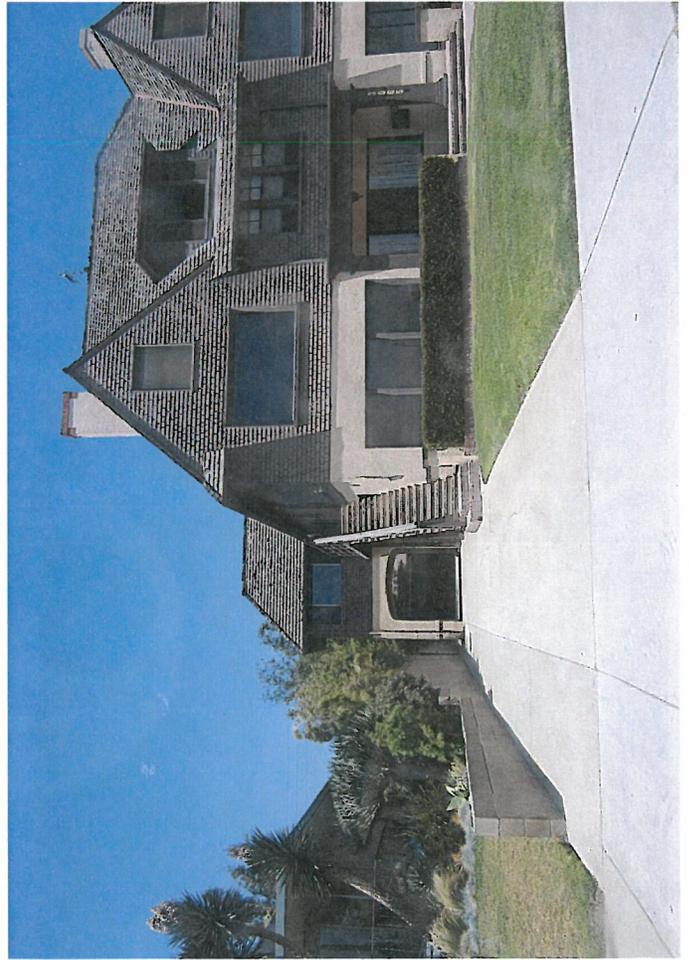
SG:lf

Attachments: Drawings and photographs



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