

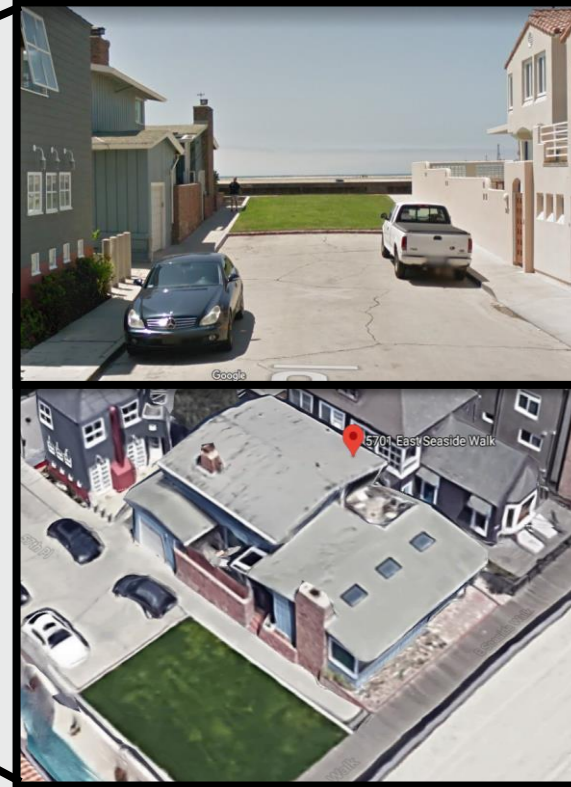
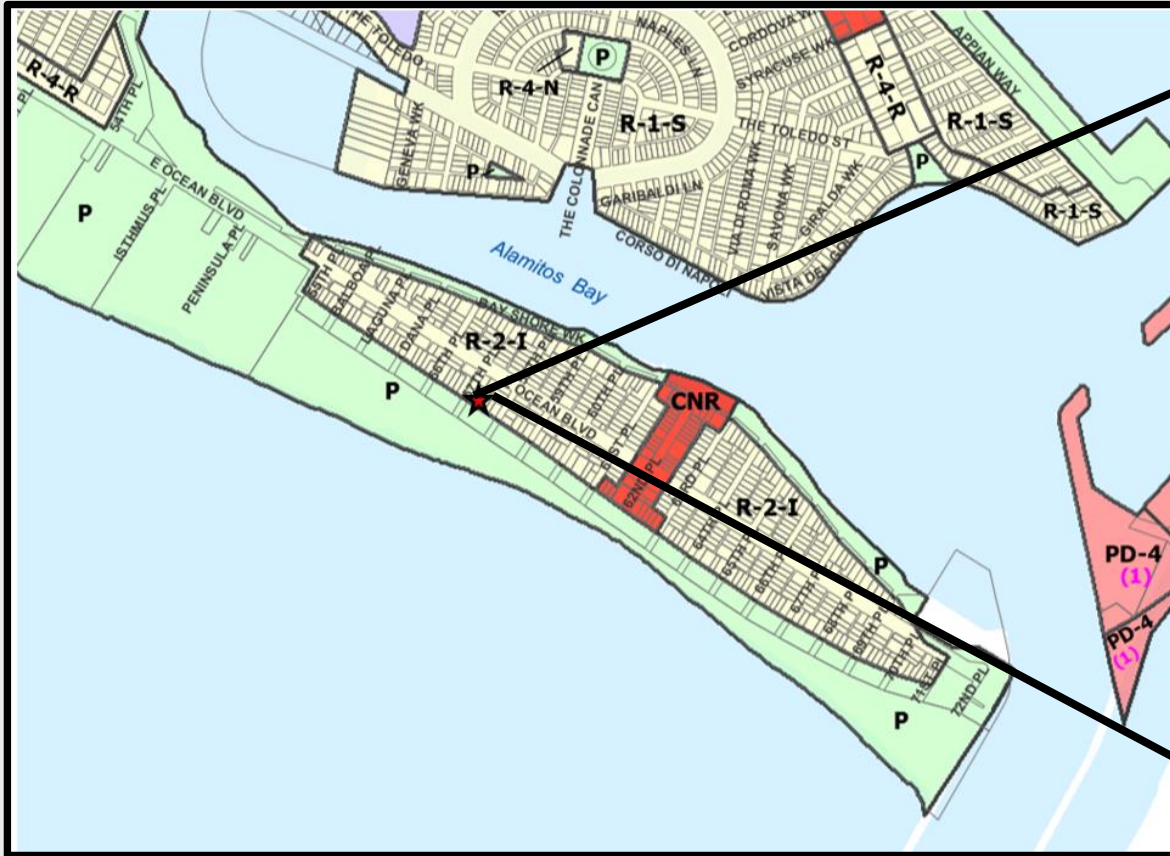


5701 East Seaside Walk

Application No. 2001-18 (LCDP20-005, SV20-001)

A third-party Appeal to overturn the Zoning Administrator's denial of a Standards Variance (SV20-001) and Local Coastal Development Permit (LCDP20-005) request to construct a new single-family dwelling with a four (4) foot garage setback where twenty (20) feet is required. (District 3)

PROJEC LOCATION



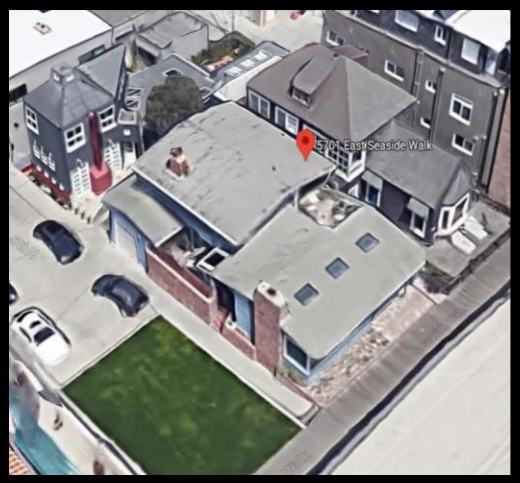
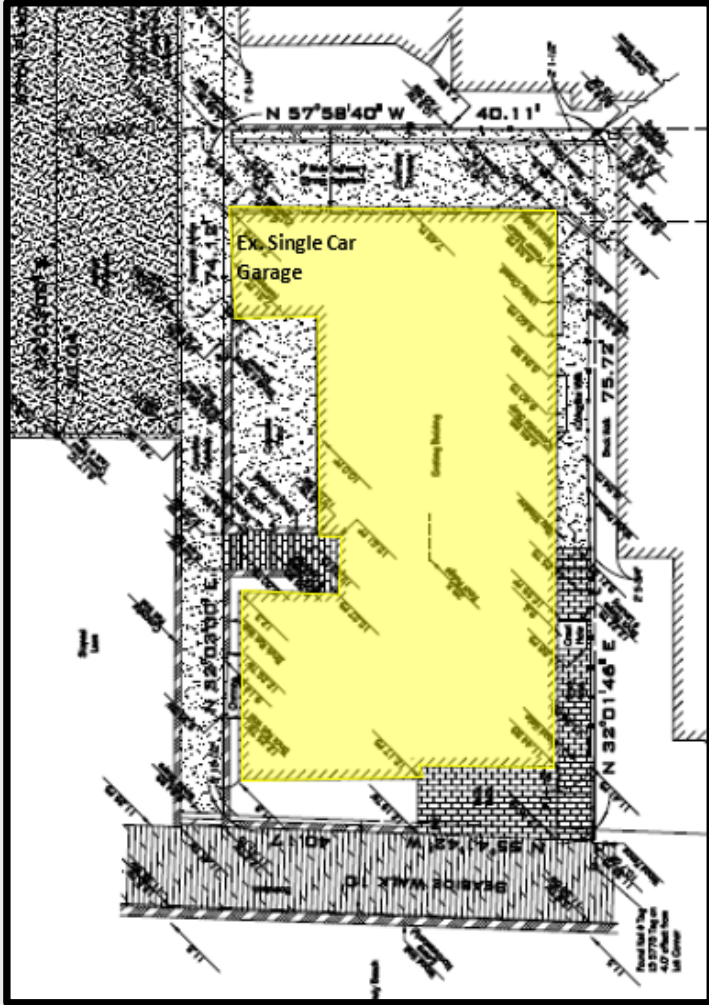
Zone: R-2-1

General Plan:

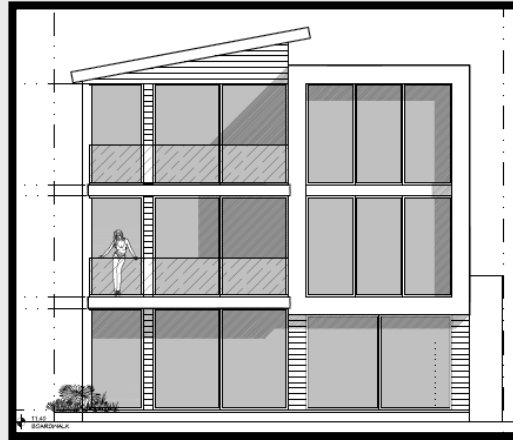
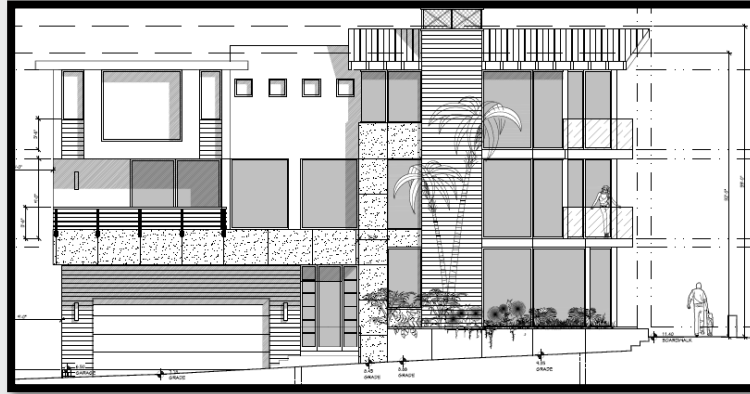
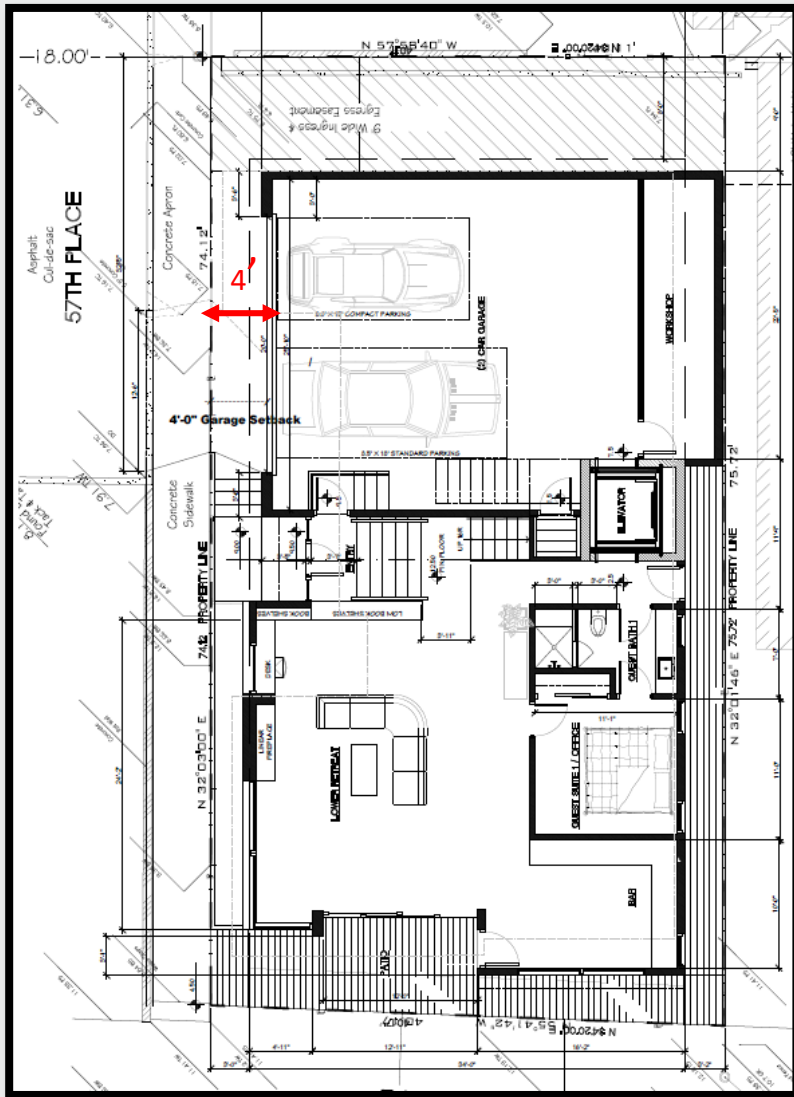
LUD No. 2 – Mixed Style
Homes District

(2019 LUE Placetype of
FCN)

Existing Conditions



Project Proposal



LOCAL COASTAL DEVELOPMENT PERMIT

- Demolish existing single-family dwelling
- New single-family dwelling

STANDARDS VARIANCE

- 4' street setback for garage taking direct access from street (20' set back required per LBMC 21.31.245)

Findings



Standards Variance

1. Site is physically unique compared to other lots in same zone
2. Hardship
3. Adverse effects upon the community
4. LCP consistency

Local Coastal Development Permit

1. Consistency with Local Coastal Program (LCP)
2. Public access to the coast

Recommendation

Deny the third-party appeal (APL20-003) and uphold the Zoning Administrator's denial Standards Variance (SV20-01) and Local Coastal Development Permit (LCDP20-005) to construct a new single-family dwelling with a four-foot garage setback where 20' is required.



Thank you

Alexis Oropeza, Current Planning Officer
Alexis.Oropeza@longbeach.gov