

2912 Ocean Drive

Appeal of Planning Commission's
Approval of a Variance and Coastal
Development Permit for a
Remodel/Addition to a
Nonconforming Home

City Council Meeting
August 07, 2018

Background

- Planning Commission Public Hearing:
 - Approved: June 13, 2018
- Two Appeals to City Council
 - Bella Stavchanksy- June 25, 2018
 - Lisa Taylor- June 28, 2018

Background

- Existing:
 - Two-story home
 - 588 sq ft BFA
 - 689.3 sq ft lot
- Nonconformities:
 - Front setback
 - Interior side setback
 - Existing easement
 - Corner side setback
 - Open Space
 - Driveway Visibility
 - Parking

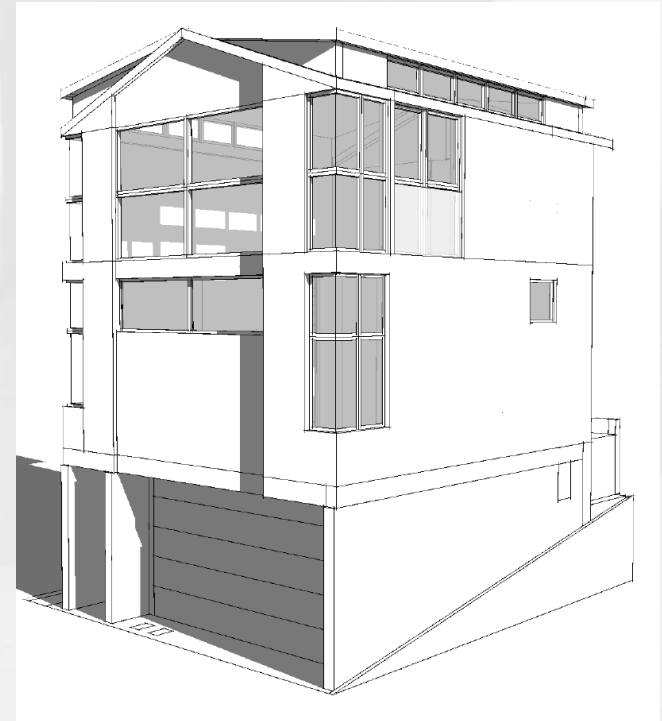


Vicinity Map



Proposed

- Remodel/Addition
 - New electrical, plumbing, and mechanical
 - Possible replacement of structural members
 - Stucco removal
 - Third story addition
- Total BFA: 1,015.62 sq ft
 - Max BFA: 1,171.83 sq ft
- Keep nonconformities
- Add 30 sq ft balcony in rear



Variance Request

- Maintain existing nonconformities
- Third story addition matches nonconforming setbacks

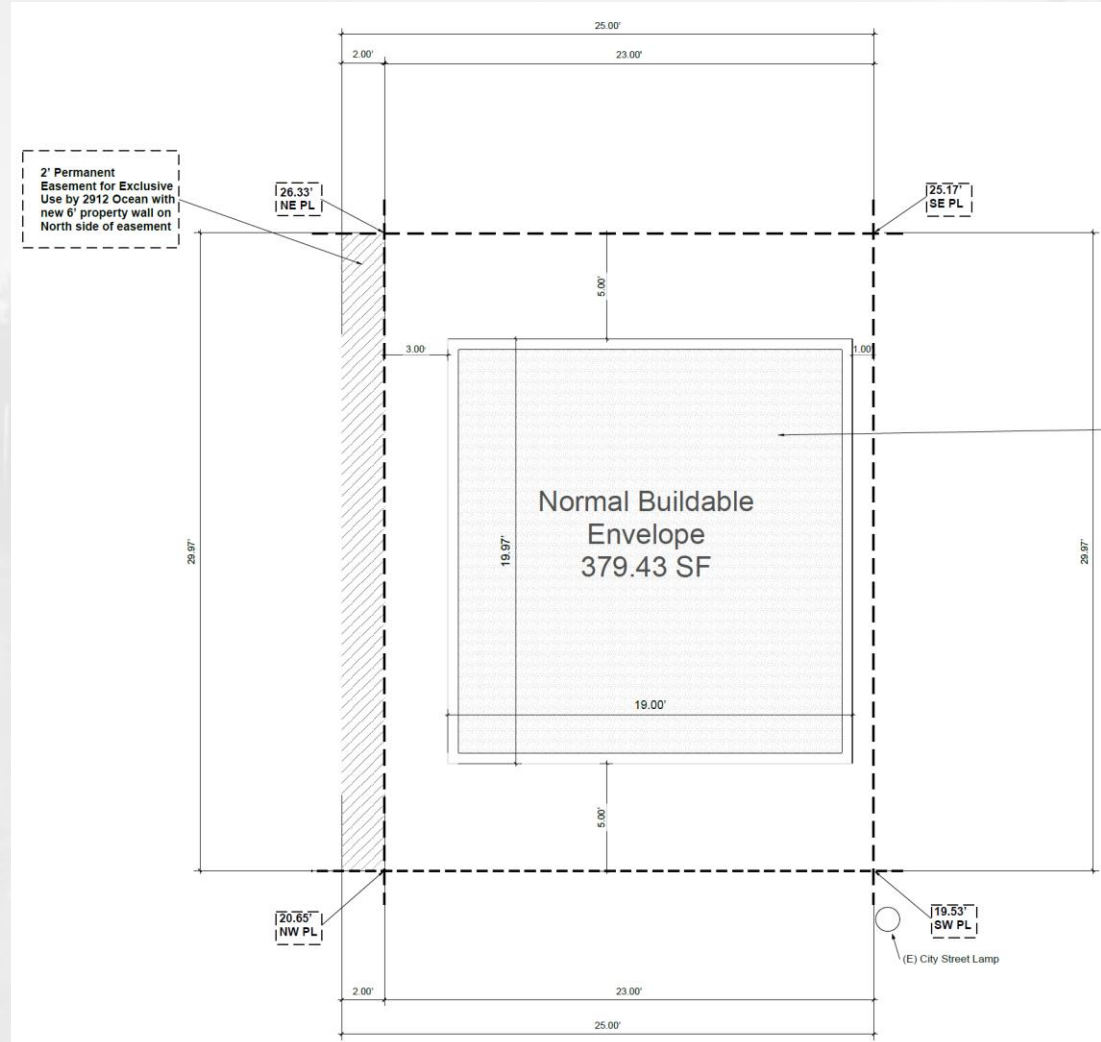
Variance Findings

- Lot configuration creates practical difficulties
 - Small lot
23 ft W x 30 ft L
 - Smallest lot in
Area Districts III & IV

25 Smallest Lots- Area Districts III & IV			
#	Lot Size (Sq Ft)	Address	APN
1.	691.86	2912 OCEAN DR	4176028006
2.	810.06	612 OCEAN DR	4180027021
3.	812.58	616 OCEAN DR	4180027020
4.	897.90	3221 ALMA AVE	4175020001
5.	898.48	217 1ST PL	4180017017
6.	901.05	3213 ALMA AVE	4175020003
7.	901.72	3217 ALMA AVE	4175020002
8.	904.12	112 SHELL ST	4137006042
9.	933.94	3521 OCEAN DR	4175027008
10.	975.05	120 ROSECRANS AVE	4175026003
11.	990.17	217 MARINE PL	4177019009
12.	993.89	226 44TH ST	4137006009
13.	1036.26	4407 CREST DR	4137004039
14.	1045.95	4310 OCEAN DR	4137006039
15.	1050.16	216 MARINE PL	4177019022
16.	1052.40	1909 HIGHLAND AVE	4178010018
17.	1064.38	1209 BAYVIEW DR	4179024019
18.	1070.40	216 36TH ST	4175024021
19.	1075.13	116 7TH ST	4180027019
20.	1079.29	201 38TH PL	4137011075
21.	1085.68	400 15TH PL	4179001025
22.	1091.84	217 MOONSTONE ST	4137008009
23.	1096.12	310 45TH ST	4137004012
24.	1106.48	3408 CREST DR	4175018006
25.	1120.16	317 MOONSTONE ST	4137003016

Variance Findings

- Typical lot:
 - 30 ft x 90 ft
 - 2,700 sq ft
- Many legal half lots
 - 30 ft x 45 ft
 - 1,350 sq ft
- Applicant's lot:
 - 689.3 sq ft



Variance Findings

- Not Detrimental-compatible with neighboring properties
- No special privilege and relative consistency with the intent of the code



Appeals

- Stavchansky:
 - Impacts to neighborhood and views
 - Applicant should have presumed restrictions
 - Applicant not experiencing hardship
 - Bad precedent for other nonconforming lots
- Taylor:
 - Ineligible for a Variance
 - Nonconforming uses can't add more than 10%

Conclusion

- Conduct Public Hearing
- Adopt Resolution Approving Variance and Coastal Development Permit with Conditions
- Or, Adopt Revised Resolution for New Construction
 - Planning Commission support
 - Notice updated