

# 1843 11<sup>th</sup> Street

## Use Permit and Vesting Tentative Parcel Map for Three-Unit Condo Project

Planning Commission Meeting  
July 24, 2019

# Background

- 1700 block of 11<sup>th</sup> St
- 6,500 sq ft lot
- Zoning- RH-D2
- Existing- Single family home
- Use Permit required for condominium projects with 3+ units

# Vicinity Map



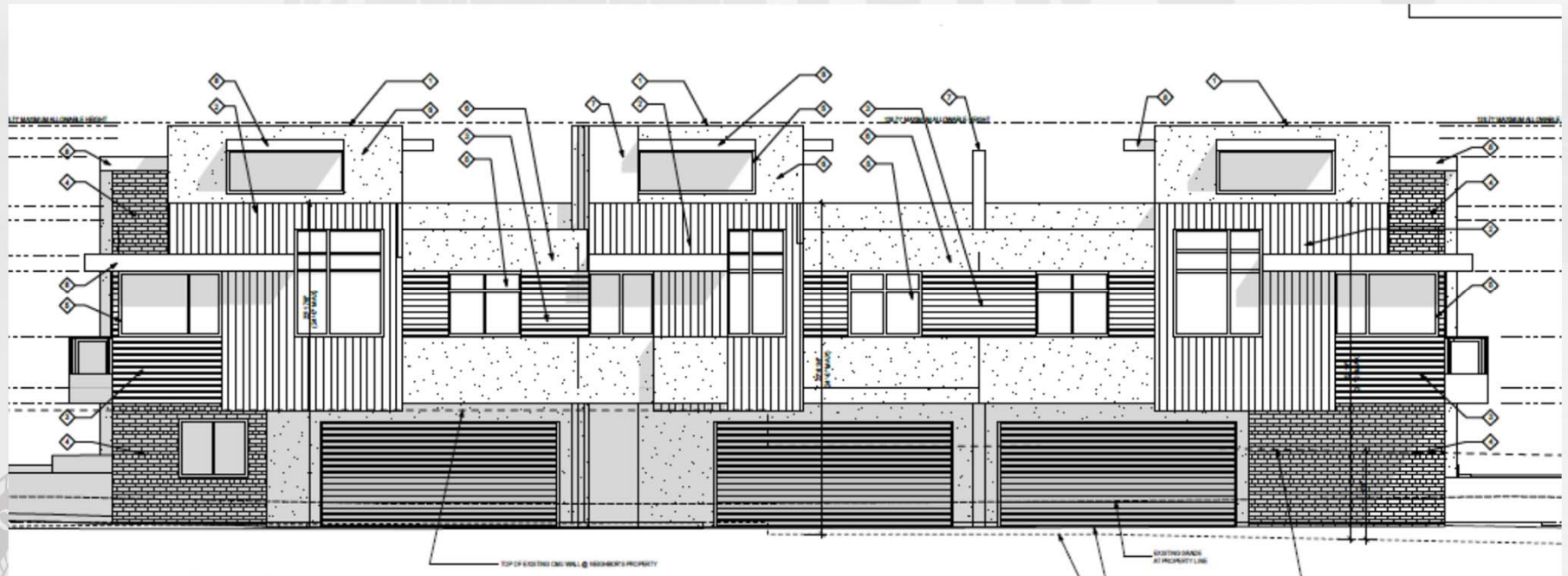
# Project Details

- Three Unit Condo Building/Lot
- Meets all zoning requirements
  - Density
  - BFA
  - Open Space
  - Parking
  - Height
  - Setbacks



# Project Design

- Mezzanines
- Trash
- Required Storage
- Guest Parking



# Zoning Ordinance

- Use Permit and Vesting Tentative Parcel Map required
- All required findings met
- Notice- mailing and Beach Reporter ad
- Public Comments

# Conclusion

- Conduct Public Hearing
- Adopt Resolution, Approving Use Permit and Vesting Tentative Parcel Map with Conditions