



# 617 AVIATION WAY – USE PERMIT FOUR UNIT CONDOMINIUM VESTING TENTATIVE PARCEL MAP

PLANNING COMMISSION APRIL 29, 2020



# VICINITY MAP



# APPLICATION REQUEST

- Use Permit
  - Required for Residential Use in CL Zone
  - Comply with Residential Standards and Zoning Code
- Subdivision Map Act
  - Vesting Tentative Parcel Map required for condominium subdivision



# PROJECT BACKGROUND

- CL (Commercial Local) Zone
  - Surrounding uses
    - Single and multi family (south, east and west)
    - Public city facility (north)
- 7,490 square feet lot
- Existing single-family residence and garage
- Demolish all existing structures
- New construction of four-unit attached residential condominium units



# PROJECT DETAILS

- Three-story residential use building
  - 7,490 square feet
- 4 Residential Attached Condominium Units
  - Four two-car parking spaces (total 8 spaces)
  - Four guest parking spaces (total 4 spaces)
  - Open space
    - 328 square feet, 3 units
    - 635 square feet, 1 unit
  - One proposed driveway

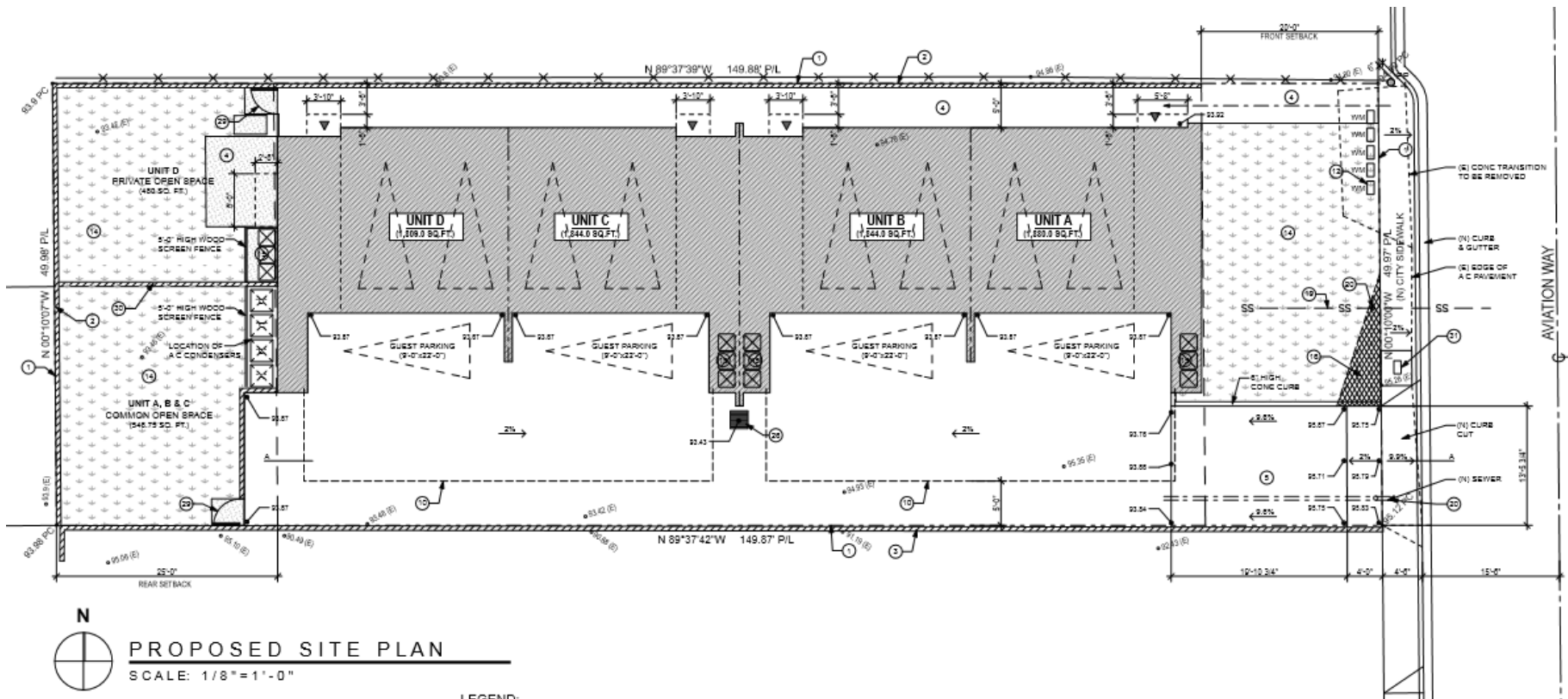


# PROJECT DETAILS CONTINUED

- Project meets residential development standards:
  - Setbacks
    - Front – 20 feet
    - Rear – 25 feet
    - East – 5 feet
    - West – 5 feet
  - Height
    - 30.42 feet
    - Three stories



# SITE PLAN



# PROJECT FROM AVIATION WAY





# PROJECT FROM AVIATION WAY



# PROJECT LOOKING NORTH



# REQUIRED FINDINGS

- The proposed location of the use is consistent with the district.
- The project is consistent with the General Plan and will not be detrimental to the public health, safety and general welfare.
- The proposed use is allowed in the Commercial Local (CL) district.
- The proposed use will not adversely impact nearby properties.
- The project complies with the Subdivision Map Act requirements.



# PUBLIC COMMENT

- Mailed notice to property owners within 500 feet
  - One public comment was received in support of housing development projects per the Housing Accountability Act.
- Published in Beach Reporter April 16,2020



# CONCLUSION

- Conduct Public Hearing
- Adopt Resolution approving the project as proposed with conditions

