



# Commission Agenda Report

Planning Commission  
Meeting  
05-18-20

## Item 4.A.

To: Chair Jennings and Members of the Planning Commission

Prepared by: Lilly Rudolph, Contract Planner

Approved by: Bonnie Blue, Planning Director

Date prepared: May 7, 2020 Meeting date: May 18, 2020

Subject: Coastal Development Permit No. 17-118, Variance Nos. 20-004 and 20-005, and Demolition Permit No. 20-005 – An application for an upgraded wastewater treatment system and recycled water plant (continued from April 20, 2020)

Location: 28128 Pacific Coast Highway, within the appealable coastal zone

APNs: 4466-001-004 and 4466-001-005

Owner: Paradise Cove Land Company, LLC

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**RECOMMENDED ACTION:** Adopt Planning Commission Resolution No. 20-36 (Attachment 1) adopting Initial Study (IS) No. 20-001 and Mitigated Negative Declaration (MND) No. 20-001 and approving Coastal Development Permit (CDP) No. 17-118 for construction of a wastewater treatment plant consisting of a recycled water plant, a building housing sludge and disinfection equipment, an electrical alcove, retaining walls, and installation of a 1,400-foot long pipeline; including Variance (VAR) No. 20-004 for a greater than 50 percent reduction of the front yard setback for construction of the upgraded wastewater treatment plant, VAR No. 20-005 for construction within an Environmentally Sensitive Habitat Area (ESHA), and Demolition Permit (DP) No. 20-005 for the demolition of two existing onsite wastewater treatment systems (OWTSs) located in the Mobile Home Residential (MH) and Commercial Visitor Serving-One (CV-1) Zoning Districts at 28128 Pacific Coast Highway (Paradise Cove Land Company, LLC).

**DISCUSSION:** This item will be distributed under separate cover.