



Commission Agenda Report

To: Chair House and Members of the Planning Commission

Prepared by: Richard Mollica, AICP, Associate Planner *RM*

Reviewed by: Stacey Rice, Ph.D., AICP, Planning Manager *[Signature]*

Approved by: Vic Peterson, Community Development Director *[Signature]*

Date prepared: September 25, 2008 Meeting date: October 7, 2008

Subject: Coastal Development Permit No. 04-051, Variance Nos. 05-043, 05-045, 07-043 and 07-044, Lot Line Adjustment No. 08-003, Site Plan Review Nos. 05-052 and 05-053, Initial Study No. 07-008 and Negative Declaration No. 07-007 – The project proposes a 28 foot high, two-story, 10,517 square foot, single-family residence with a 398 square foot covered loggia, a basement, pool, trellis, walls, tennis court, hardscape, driveway, landscaping, and an alternative onsite wastewater treatment system, including a site plan review for height above 18 feet, up to 28 feet with a pitched roof, and for construction on slopes, variances for construction on slopes exceeding 2½ to 1 and to exceed the permitted wall heights (to widen the access road), a lot line adjustment for the four properties involved and an Initial Study which resulted in a Negative Declaration

Application Filing Date: November 18, 2004
Applicant: Lynn Heacox / The Land & Water Co.
Owner: Diane Breitman, Trustee of The Breitman Residence Trust
Location: 21000 and 21100 Seaboard Road, within the coastal zone
APNs: 4450-022-055, 4450-022-054, 4450-022-057, and 4450-022-056
Zoning: Rural Residential – Twenty Acres (RR-20)

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 08-65 approving Coastal Development Permit No. 04-051, Lot Line Adjustment No. 08-003, Variance Nos. 05-043, 05-045, 07-043 and 07-044, Site Plan Review Nos. 05-052 and

05-053, Initial Study No. 07-008 and Negative Declaration No. 07-007 for a new, 28 foot high, two-story, 10,517 square foot, single-family residence with a 398 square foot covered loggia, a basement, pool, trellis, walls, tennis court, hardscape, driveway, landscaping, and an alternative onsite wastewater treatment system, including a site plan review for height above 18 feet, up to 28 feet with a pitched roof, and for construction on slopes, variances (to widen the road) for construction on slopes exceeding 2½ to 1 and to exceed the permitted wall heights, a lot line adjustment for the four properties involved and an Initial Study which resulted in a Negative Declaration.

This item will be distributed under separate cover.