



PLN2017-00085

Summary of Case Activity

Activity	Date Assigned	Done By	Status	Status Date
Fire Department 4/11/17 CML - See letter in file	04/11/2017	Camille Leung	Approved with Conditions	04/11/2017
Planning Department Hi Peter,	04/07/2017	Camille Leung	Notes	04/07/2017

Height/Lot Coverage: In the S-17 District, height is measured from the natural grade. SMC 6300.2.6 says "Building height shall be measured as the vertical distance from any point on the natural grade to the topmost point of the building immediately above."

The overall height is a parallel line 28-feet above the natural grade, at every point.

Can you establish the natural grade line and re-measure the height?

Arborist Report: The only way to eliminate the arborist report requirement is to eliminate/minimize grading and construction in the tree driplines, basically to keep or mimic existing conditions. Let me know what work is involved in the tree driplines for re-paving with impervious surface.

Rear Deck: There are no permit records for the rear deck, which is located within the rear setback and over 18" in height. Please see attached Stop Work Notice for deck issued in 1985. Based on my record search, no permit was pulled to demolish or legalize this deck. Please provide documentation establishing the legality of this deck, or the deck will need to be demolished. There is no way to legalize it.

HIE: I met with Lisa Aozasa (Deputy Director) this morning. Unfortunately, in Zone 1, based on the GH regulations which applies to "any building permit in the "GH" District", "No additional Development should be allowed in this zone".

A. Zone 1. A potentially unstable area where risk to development is considered to be extremely high. It is reasonable to conclude that sea cliff retreat and associated landsliding will continue, resulting in property and structural damage. Rapid catastrophic slope failure of portions of the high, steep sea cliff located west of Ocean Boulevard is a possibility. Such an event could involve the loss of life as well as property damage. The feasibility of reducing the risk to acceptable levels in Zone 1 is extremely low.

She determined based on the GH Regulations that repair is ok (as many of the exterior walls will remain), but any addition is not allowed. Please revise plans to remove the proposed addition. We will refund you the cost of the HIE.

Planning Department 4/6/17 CML - Please address the following comments:	04/06/2017	Camille Leung	Deemed Incomplete	04/06/2017
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1. Will there be new landscaping? If so, please submit landscape plan
2. Lot coverage exceeds 35% coverage limit, for structures over 16-feet in height.
3. What is the cut and fill in cubic yards required for project (include all grading including foundation and pervious driveway)
4. An Erosion Control Plan is required as the project is in the Fitzgerald Area of Special Biological Significance
5. Provide tree protection plan and arborist report for pervious driveway discussion of how its construction (up to 5-feet of excavation depth in dripline?) and operation will affect health of Palm and Cedar trees. If tree removal is needed, please address.
6. Resolution of whether additional living area can be constructed per GH regulations -- Pending
7. All Agency sign-offs - Pending

Fire Department 4-5-17 JJR	04/05/2017	CalFire Fire	Notes	04/05/2017
Agency Referrals	03/22/2017	Camille Leung	Route	03/16/2017

Activity	Date Assigned	Done By	Status	Status Date
Sent out on 3/22/17, except Geo Referral which went out on 3/16/17.				
Application Submitted	03/16/2017	Camille Leung	Completeness Review	03/16/2017
Geotechnical Department	03/16/2017	Jean Demouthe	Pending Resubmittal	03/16/2017
3-16-2017 JFD - geot. file 9A-121(a); sent review this date, awaiting response from consultant (Murray Engineers); sent to Leung, Monowitz & Fox by email				