PROJECT DATA SHEET

PROJECT NAME:	Stebbins Residence	
PROJECT DESCRIPTION:	Demolition of an existing one-story duplex, and the construction of a new 1,749 square-foot, three-story single family residence above a 816 square-foot basement garage, on a 2,500 square-foot site, including a request for a deviation from the regulations for Special Flood Hazard Areas.	
COMMUNITY PLAN AREA:	Ocean Beach Community	
DISCRETIONARY ACTIONS:	Coastal Development Permit, Site Development Permit and Deviations from the Environmentally Sensitive Lands Regulations.	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-Family Residential (Allows residential development up to 25 dwelling units per acre).	
	ZONING INFORMATION:	
ZONE:	RM-2-4 Zone (A multi-unit residential zone allowing 1 dwelling unit per 1,750 square feet of lot area).	
HEIGHT LIMIT:	30 feet (Coastal Height Limit Overlay Zone) allowed; 29 feet 11 inches proposed.	
LOT SIZE:	6,000 square feet minimum; 2,500 square feet existing.	
FLOOR AREA RATIO(FAR):	0.70 with 25% reserved for enclosed parking unless the parking is underground; 0.69 is proposed with underground parking.	
FRONT SETBACK:	20 feet standard; 15 feet minimum is required; 22 feet standard and 18 feet minimum is proposed.	
SIDE SETBACK:	3 feet for less than 40 foot wide lots is required; 3 feet 1 inch and 3 feet 2 inches are proposed.	
STREETSIDE SETBACK:	N/A	
REAR SETBACK:	15 if not adjacent to an alley is required; 15 feet with a balcony encroachment is proposed.	
PARKING:	2 parking spaces required / 2 parking spaces proposed	
ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Multiple Family; RM-2-4	Parking Lot and Public Park

SOUTH:	Multiple Family; RM-2-4	Multiple Family residential
EAST:	Multiple Family; RM-2-4	Multiple Family residential
WEST:	Multiple Family; RM-2-4	Parking Lot and Pacific Ocean
DEVIATIONS OR VARIANCES REQUESTED:	This project requesting a deviation from the Supplemental Regulations for Special Flood Hazard Area (SFHA) to allow development of the residential structure, to be at 7.1 feet below the Base Flood Elevation and meet the flood proofing requirements of FEMA where two (2) feet above the Base Flood Elevation is required.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 5, 2006, the project was presented to the Ocean Beach Community Planning Committee. There were two motions made concerning the project and neither one passed (4-4-0). The Ocean Beach Community Planning Committee therefore made no recommendation.	