



Staff Report to the Zoning Administrator

Application Number: **09-0126**

Applicant: Tom Thacher
Owner: Aubrey Shehorn
APN: 028-221-15, -16

Agenda Date: August 7, 2009
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing single-family residence and a detached garage, and to construct two new two-story, 3-bedroom, 2 ½ bath single-family dwellings with attached 1-car garages, one on each of two adjacent parcels.

Location: Located on the east side of Sunny Cove Drive approximately 150 feet south of the intersection of East Cliff and Sunny Cove at 150 Sunny Cove.

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Coastal Development Permit
Technical Reviews: none

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0126, based on the attached findings and conditions.

Exhibits

- | | |
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| A. Project plans | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | |
| C. Conditions | |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	3,790 square feet (APN 028-221-15) 3,883 square feet (APN 028-221-16)
Existing Land Use - Parcel:	residential
Existing Land Use - Surrounding:	residential
Project Access:	Driveways from Sunny Cove Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)