

# Capitola Planning Commission

## Agenda Report



**Meeting:** February 2, 2023

**From:** Community Development Department

**Topic:** 1555 Lincoln Avenue

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**Permit Number: #21-0561**

**APN: 034-041-13**

Design Permit, Historical Alteration Permit, and Variance for additions to a historic single-family residence and the demolition of a non-historic accessory structure within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption 15331 and 15332

Property Owner: Suzie Gleeson and Tara Zorovich

Representative: Peter Spellman

### **Applicant Proposal:**

The applicant is proposing to construct 784 square-feet of first- and second-story additions to an existing single-family residence located at 1555 Lincoln Avenue within the R-1 (Single-Family Residential) zoning district. The application includes a variance to the minimum required covered parking dimensions and the structural alteration limit for non-conforming structures ("non-conforming construction calculation").

### **Background:**

On December 12, 2022, architectural historian Seth Bergstein provided a final project review letter of the *Secretary of the Interior's Standards for Rehabilitation* (Standards) evaluating the proposed remodel.

On January 11, 2023, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: noted that prior building final the applicant must repair any cracked or damaged curbs and gutters in front of their property.

Building Official, Robin Woodman: noted that fire-rated walls will be necessary on additions within four feet of the property line. Ms. Woodman also noted a pre-construction site inspection may be required to assess structural condition and discuss construction methods.

Associate Planner, Sean Sesanto: discussed the scale of rehabilitation with respect to the non-conforming construction cost calculation and whether or not the variance request would need to include an exception from the non-conforming code requirements. Mr. Sesanto discussed tree replacement requirements and a pre-construction site inspection.

Following the Development and Design Review meeting, the applicant revised the variance request to include a request for the Construction Cost Calculation.

**Development Standards:**

The following table outlines the zoning code requirements for development in the R-1 (Single-family Residential) zoning district. The applicant is seeking a variance to the minimum covered parking space dimensions.

<b>Building Height</b>				
<b>R-1 Regulation</b>	<b>Existing</b>		<b>Proposed</b>	
25 ft.	24 ft.		24 ft.	
<b>Floor Area Ratio (FAR)</b>				
	<b>Existing</b>		<b>Proposed</b>	
<b>Lot size</b>	3,200 sq. ft.		3,200 sq. ft.	
<b>Maximum Floor Area Ratio</b>	57% (Max 1,824 sq. ft.)		57% (Max 1,824 sq. ft.)	
First Story Floor Area	625 sq. ft.		1,012 sq. ft.	
Second Story Floor Area	416 sq. ft. <i>25 sq. ft. exempt</i>		813 sq. ft. <i>25 sq. ft. exempt</i>	
Accessory Structure	175 sq. ft.		Demolished	
<b>Total FAR</b>	38.1% (Max 1,219 sq. ft.)		57% (Max 1,824 sq. ft.)	
<b>Setbacks</b>				
	<b>R-1 regulation</b>		<b>Existing</b>	<b>Proposed</b>
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.		18 ft. 4 in.	18 ft. 4 in.
<b>Front Yard 2<sup>nd</sup> Story &amp; Garage</b>	20 ft.		Main: 18 ft. 4 in. Balcony: 12 ft. 2 in. Garage: N/A	Main: 18 ft. 4 in. Balcony: 12 ft. 2 in. Garage: 28 ft. 10 in. <b>Existing nonconforming</b>
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width	Lot width 40 4 ft. min.	North: 3 ft. 6 in. ft.  South: 18 ft. 1 in.	North: 3 ft. 6 in. ft. <b>Existing nonconforming</b> South: 6 ft.
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width 40 6 ft. min.	North: 3 ft. 6 in. ft.  South: 18 ft. 1 in.	North: 3 ft. 6 in. ft. <b>Existing nonconforming</b> South: 6 ft.
<b>Rear Yard 1<sup>st</sup> Story</b>	20% of parcel depth	Lot depth 80 ft. 16 ft. min.	27 ft. 3 in.	23 ft. 3 in.
<b>Rear Yard 2<sup>nd</sup> Story</b>	20% of parcel depth	Lot depth 80 ft. 16 ft. min.	33 ft. 4 in.	23 ft. 3 in.
<b>Encroachments (list all)</b>	The existing structure encroaches into the require north-side setbacks on both stories and the front setback on the second story.			
<b>Parking</b>				
1,501 – 2,000 sq. ft	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	
	2 spaces total 1 covered 1 uncovered	1 spaces total 1 covered 0 uncovered	2 spaces total 1 covered <b>Variance Required</b> 1 uncovered	
<b>Underground Utilities: Required with 25% increase in area</b>				Required

**Discussion:**

The existing residence at 1555 Lincoln Avenue is a historic, one-story, single-family residence located in the Jewel Box neighborhood near Wharf Road and is surrounded by one- and two-story single-family residences. The home is listed on the 1986 Capitola Architectural Survey for historic structures.

**Design Permit**

The applicant is proposing approximately 387 square-feet of first-story additions and 397 square-feet of second-story additions. The project includes removing a circa-1920 rear addition, adding a new attached garage, and demolishing a large accessory structure behind the residence. Exterior finishes on new sections include differentiated horizontal board siding, divided lite windows, and a clipped gable roof with matching composition shingle. The altered siding widths, along with the recessed garage, and clipped gable roof are intended to differentiate the design of the additions from the historic structure while providing relief to the original structure and limiting a 'wrap-around' effect. With the exception of the internal parking dimensions, the additions comply with the development standards for the R-1 zoning district as well as applicable *Design Review Criteria* (Attachment 6).

**Historic Alteration Permit**

The project involves substantial alterations to the existing historic structure and therefore requires approval of a Historic Alteration Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption.

The residence is estimated to have been constructed around 1890 in the Greek Revival architectural style. A single-story shed-roof addition was constructed in the rear around 1920. Architectural Historian Seth Bergstein evaluated the proposed design for compatibility with the *Secretary of the Interior's Standards for Rehabilitation* (Attachment 5), including the identification of character-defining features. Mr. Bergstein cited *Standards* 2, 5, and 9 as most applicable to the project for the preservation of character-defining features and compatibility of new additions and exterior alterations. Also included were recommendations to limit alterations to significant elements and visibility. Although numerous features have been replaced or modified, the structure still retains a number of character-defining features, including:

- Steeply pitched gable roof.
- Roof wood details including wide cornice boards, wide fascia boards and cornice returns.
- Wood details including wall corner boards, wood window surrounds and wood details on first floor of front and primary (east) elevation.
- Original entrance with top lights, sidelights and wood door surrounds.
- Clapboard wall cladding.

The applicant revised the original plan based on recommendations by staff and the architectural historian. Specifically, the proposed garage was reduced in height and forward projection to allow retention of the existing historic south-elevation window opening, massing of the rear addition was reduced by extending the addition rearward and clipping the corners of the new roofline, the size of the south-elevation dormer was reduced, and proposed window replacements will be with wood-sash windows. Mr. Bergstein provided a final review letter, dated December 12, 2022, with findings that the current design is consistent the *Standards* for historic rehabilitation (Attachment 4).

### Non-Conforming Structure

The existing single-family dwelling does not comply with minimum required first- and second-story side setbacks along the north property line and does not comply with the second-story front setbacks for the conditioned space and balcony; and therefore, is a legal non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure.

Staff estimates that the project cost represents at approximately 80 percent of the present fair market value of the structure based on the City formula. As the valuation does not always represent the physical extent of work necessary, especially in older structures, the applicant is pursuing a variance for the construction cost limitations to avoid complications at the building permit stage.

### Variance

The applicant is seeking approval of a variance to the alteration limit of 80 percent of the present fair market value for non-conforming structures. The applicant is also seeking approval of a variance for the minimum required parking dimensions for a 9-foot, 5-inch wide by 17-foot, 8-inch deep garage. Internal parking spaces are required to be a minimum of 10-feet by 20-feet.

Pursuant to §17.128.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

**A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**

Staff Analysis: There are unique circumstance applicable to the subject property includes a historic residence which is protected within the municipal code and under CEQA. The non-conforming aspects of the structure represent original portions of the residence, significantly the front elevation, and will be preserved as a result of the variance. Allowing reduced parking dimensions for the garage space enables the project to provide covered parking space as is required while limiting the new massing near the front of the structure and preserving an existing window placement near the front corner.

**B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.**

Staff Analysis: The proposed modifications comply with all height, setback, and FAR requirements. The strict application of the zoning code requirements for non-conforming structures and covered parking dimensions while also complying with local and state requirements for historic preservation would deprive the subject property of development alternatives typically available to other properties in the same zone, such as demolition.

**C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance is necessary to preserve the ability to construct additions in a manner consistent with current development standards and the Secretary of the Interior's Standards for preservation.

**D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. The variance enables the project to provide the required number parking spaces while preserving historically significant portions of the structure and limit the massing of new portions of the residence.

**E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance does not grant privileges in excess of the objective development standards applicable to all properties in the vicinity and the within the same zone. The variance allows the property to expand a structure without addressing an existing nonconformity due to its historic status. In 2014 and again in 2022, similar variances were granted at 124 Central Avenue and 216 Central Avenue, respectively, for additions to non-conforming historic structures. Both projects included alterations greater than 80 percent of the fair market value.

**F. The variance will not have adverse impacts on coastal resources.**

Staff Analysis: The variance will not adversely impact coastal resources.

Trees

The applicant is proposing to remove up to six smaller trees located along the southern property boundary, four of which are subject to the City's tree ordinance. A more prominent oak tree in the front yard is proposed to remain. The site also includes a number of trees lining the rear yard which will also remain. Staff estimates the remaining canopy coverage of the lot to be 25%, exceeding the minimum canopy coverage of 15% as required for removals associated with development applications. Therefore, staff did not include a condition requiring replacement trees.

**CEQA:**

Section 15331 and 15332 of CEQA Guidelines. Section 15331 exempts projects involving historical resources that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed alterations have been found consistent with the *Standards* for the rehabilitation. Section 15332 exempts in-fill development projects which meet all conditions within the exemption. The project involves additions to an existing single-family residence and subject to the R-1 (single-family residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project. The project has been reviewed and found to be consistent with Section 15300.2(f) regarding modifications to historical resources.

**Recommendation:**

Staff recommends the Planning Commission **approve** the application #21-0561 based on Conditions and Findings for Approval.

**Attachments:**

1. 1555 Lincoln Avenue – Plan Set & Color and Material Information
2. 1555 Lincoln Avenue – Variance Request
3. 1555 Lincoln Avenue – Construction Cost Calculation
4. 1555 Lincoln Avenue – Final SOI Standards Review Letter
5. 1555 Lincoln Avenue – Preliminary Review Letter
6. Design Permit Design Review Criteria

**Conditions of Approval:**

1. The project approval consists of 387 square-feet of first-story additions and 397 square-feet of second-story additions to a historic, non-conforming residence. The maximum Floor Area Ratio for the 3,200 square foot property is 57% (1,824 square feet). The total FAR of the project is 57% with a total of 1,824 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 2, 2023, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
5. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
7. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.

8. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
9. Prior to issuance of building permit, all Planning fees associated with permit #21-0561 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward.
24. Prior to issuance of a building permits, the applicant shall submit a preservation plan to the satisfaction of the Community Development Department. In addition to the following Condition, the plan shall specify differentiation of new horizontal boards from the existing horizontal board width.
25. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
  - a. Prior to the remodel of the historic residence, the applicant shall catalog all existing details of the structure. Once the existing structure is ready to be remodeled, the applicant is required to have an inspection by the City Planner and Building Inspector to ensure all existing materials are documented in accordance with the preservation plan. Existing materials must be stored in a weatherproof area.
  - b. Any removal of existing building materials or features on historic buildings shall be approved by the Community Development Department prior to removal.
  - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.



## **Design Permit Findings**

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the proposed project. With the granting of a variance to the non-conforming construction calculation and the covered parking space dimensions, the project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the proposed project. With the granting of a variance to the non-conforming construction calculation and the covered parking space dimensions, the project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15331 and 15332 of CEQA Guidelines. Section 15331 exempts projects involving historical resources that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed alterations have been found consistent with the *Standards* for the rehabilitation. The project is also consistent with Section 15332, which exempts in-fill development projects that meet all conditions within the exemption. The project involves additions to an existing single-family residence and subject to the R-1 (Single-Family Residential) zoning district. With the granting of a variance to the non-conforming construction calculation and the covered parking space dimensions, the project meets all applicable general plan policies and zoning regulations; the project site does not have any identified habitat value; the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is and can be adequately served by all required utilities and public services. The project has also been found to be consistent with Section 15300.2(f) for modifications to historical resources.

- D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff and the Planning Commission have reviewed the reviewed the application and determined the proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. The project will improve parking in the vicinity by meeting on-site requirements for number of parking spaces.

- E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff and the Planning Commission have reviewed the application. With the granting of a variance to the non-conforming construction calculation and the covered parking space dimensions, the proposed complies with all applicable design review criteria in Section 17.120.070.

**F. The proposed project maintains the character, scale, and development pattern of the neighborhood.**

Community Development Staff and the Planning Commission have all reviewed the application. The remodeled design preserves the original front elevation of the historic structure and focuses new massing towards the rear and side of the building. The project maintains the character, scale, and development pattern of the neighborhood.

**Historic Alteration Findings**

**A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**

Community Development Staff and the Planning Commission have reviewed the proposed remodel of the historic structure and determined the additions are located such that they limit publicly visible alterations that would impact the historic character. The structure will retain character-defining features identified by the architectural historian.

**B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that distinctive materials, features that characterize the property are preserved. Specifically, the front elevation will maintain the original entrance, fenestration, most original window openings, and the Greek Revival-style wood details.

**C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.**

Community Development Staff and the Planning Commission have reviewed the proposed additions to the structure and determined that they are focused to the rear and non-primary elevation of the building as recommended by the *Standards*. Additions utilize similar materials and have been designed to limit their scale in keeping with the existing structure.

**D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined the historic features identified by the architectural review will be preserved, reused, and repaired to the extent possible.

**E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.**

Community Development Staff and the Planning Commission have reviewed the proposed involves additions to an existing residence will not impact archeological resources.

## Variance Findings

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**

Staff Analysis: There are unique circumstance applicable to the subject property includes a historic residence which is protected within the municipal code and under CEQA. The non-conforming aspects of the structure represent original portions of the residence, significantly the front elevation, and will be preserved as a result of the variance. Allowing reduced parking dimensions for the garage space enables the project to provide covered parking space as is required while limiting the new massing near the front of the structure and preserving an existing window placement near the front corner.

- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.**

Staff Analysis: The proposed modifications comply with all height, setback, and FAR requirements. The strict application of the zoning code requirements for non-conforming structures and covered parking dimensions while also complying with local and state requirements for historic preservation would deprive the subject property of development alternatives typically available to other properties in the same zone, such as demolition.

- C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance is necessary to preserve the ability to construct additions in a manner consistent with current development standards and the Secretary of the Interior's Standards for preservation.

- D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. The variance enables the project to provide the required number parking spaces while preserving historically significant portions of the structure and limit the massing of new portions of the residence.

- E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance does not grant privileges in excess of the objective development standards applicable to all properties in the vicinity and the within the same zone. The variance allows the property to expand a structure without addressing an existing nonconformity due to its historic status. In 2014 and again in 2022, similar variances were granted at 124 Central Avenue and 216 Central Avenue, respectively, for additions to non-conforming historic structures. Both projects included alterations greater than 80 percent of the fair market value.

- F. The variance will not have adverse impacts on coastal resources.**

Staff Analysis: The variance will not adversely impact coastal resources.

## Coastal Findings

**A. The project is consistent with the LCP land use plan, and the LCP implementation program.**

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

**B. The project maintains or enhances public views.**

The proposed project is located on private property at 1555 Lincoln Avenue. The project will not negatively impact public landmarks and/or public views.

**C. The project maintains or enhances vegetation, natural habitats and natural resources.**

The proposed project is located at 1555 Lincoln Avenue Prospect Avenue. The proposed project will not have an effect on natural habitats or natural resources.

**D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**

The project will not negatively impact low-cost public recreational access.

**E. The project maintains or enhances opportunities for visitors.**

The project will not negatively impact visitor serving opportunities.

**F. The project maintains or enhances coastal resources.**

The project involves the demolition of an existing accessory structure the construction of additions to an existing historic residence and will not negatively impact coastal resources.

**G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**

With the granting of a variance, the proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

**H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).**

The project involves the demolition and replacement of an existing residence and remodel of an existing garage on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.