



MEMO

TO: Planning Commission

DATE: June 25, 2025

DEPARTMENT: Community Development

PREPARED BY: Marie Jones, MJC

PRESENTER: Marie Jones, MJC

AGENDA TITLE: RECEIVE REPORT AND CONSIDER APPROVAL OF COASTAL DEVELOPMENT PERMIT AMENDMENT (8-24/A), USE PERMIT AMENDMENT (UP 9-24/A, DESIGN REVIEW AMENDMENT (DR 11-24/A), FOR AN 83-UNIT MULTIFAMILY PROJECT WITH 1,000 SF OF RETAIL SPACE AND 2,450 SF OF VISITOR SERVING ACCOMMODATIONS AT 1151 SOUTH MAIN STREET (APN 018-440-58).

- This hearing is continued from the hearing of June 18, 2025 before the Planning Commission. Please see the Agenda for the June 18th Public Hearing, located at the link below, to review the staff report and attachments for this project.
[June 18th City Council Agenda](#)
- The Response to Comments item has been updated (Attachment 3) to this memo to include responses to both appeals.
- A revised Planning Commission resolution has been attached to the memo to include new special conditions recommended by the Planning Commission at the June 18th Public Hearing (Attachment 5).
- Special Condition 44 in the resolution has been further modified because the City has no legal authority to require the applicant to pay for improvements to fix pre-existing roadway safety issues. Additionally, Ocean View Drive is owned and under County jurisdiction for much of its length. The City will need to work directly with the County to identify, address and resolve any existing safety issues.
- Based on comments received at the public hearing regarding traffic, a traffic analysis is being prepared by a traffic engineer for this project. That analysis will be completed on Monday and will be added as an attachment to this memo on Monday 6/23/2025. Special Condition 44 may be further modified based on the traffic analysis.

New & Replacement Attachments.

- Attachment 3 - Revised Response to Comments from Appeals
- Attachment 5 - Revised Planning Commission Resolution
- Attachment 18 - Traffic Memo