

- A. Coastal Development Permit No. 22-059, Variance No. 24-018 and Variance No. 24-019 – An application to permit the construction of a new 6,968 square foot one-story, single-family residence with a basement, water tank, swimming pool, new onsite wastewater treatment system and associated development

Location: 22281 Carbon Mesa Road, not within the appealable coastal zone

APN: 4451-012-044

Owner: Map Properties, LLC

Case Planner: Contract Planner Greenbauer, 949-489-1442

Recommended Action: Consider Planning Commission Resolution No. 25-52 determining the project is exempt from the California Environmental Quality Act, and consider Coastal Development Permit No. 22-059 for the construction of a new 6,968 square foot, 18 foot high one-story single-family home with a 5,260 square foot four car subterranean garage and basement, pool, spa, retaining walls, new onsite wastewater treatment system, and associated development; including Variance (VAR) No. 24-018 for a reduction of the required 100-foot buffer from an Environmentally Sensitive Habitat Area and VAR No. 24-019 for construction on slopes steeper than 2.5 to 1, for a property located in the Rural Residential, Ten-Acre zoning district at 22281 Carbon Mesa Road (Map Properties LLC).