

From: [Carrie Duda](#)
To: [Planning](#)
Subject: Normandy Beach Home 050124
Date: Wednesday, May 1, 2024 1:12:48 PM

Good afternoon,

I am writing to express my strong support for the Coastal Development Permit and Minor Variance application regarding the proposed development at 260 Normandy Lane. After reviewing the findings outlined in the report, I am confident that this project aligns with the city's regulations and will contribute positively to the neighborhood.

The proposed development, which entails the demolition of an existing one-story single-family residence to construct a new three-story single-family residence with an attached garage, is in conformity with the Certified Local Coastal Program and all applicable policies. It is worth noting that the project site is designated for residential development, and the new construction will not obstruct views of the coastline or damage the visual beauty of the Coastal Zone.

Furthermore, the project complies with public access and recreation policies, as it is not located adjacent to the coastal shore and will not interfere with public access or recreational activities. Additionally, it adheres to the provisions of the Coastal Resource Protection Overlay Zone, ensuring measures are in place to mitigate urban runoff, pollutants, and soil erosion.

The request for a minor variance is justified by special circumstances applicable to the subject property, including size, shape, and topography. The lot size is considerably smaller than the minimum requirement, and without approval of the minor variance, the applicant would be deprived of privileges enjoyed by neighboring properties. Moreover, the minor variance is consistent with the general purpose and intent of the general plan and certified local coastal program.

The project's adherence to the city's General Plan, Landscape Manual, Water Efficient Landscape Ordinance, and other relevant policies and ordinances further demonstrates its commitment to responsible development. It is evident that extensive consideration has been given to mitigating potential impacts, and the conditions outlined in the resolution ensure compliance and accountability.

Best,
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