



**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**Tentative Notice of Action**

Promoting the wise use of land

MEETING DATE July 17, 2015	CONTACT/PHONE Brandi Cummings/Project Manager (805) 781-1006	APPLICANT Laura Ehramjian	FILE NO. DRC2014-00060
LOCAL EFFECTIVE DATE July 31, 2015	bcummings@co.slo.ca.us		
APPROX. FINAL EFFECTIVE DATE August 21, 2015			
SUBJECT Hearing to consider a request by <b>LAURA EHRAJIAN</b> for a Minor Use Permit/Coastal Development Permit to allow the construction of a 99 square-foot balcony addition to an existing upper deck on an existing 1,430 square-foot single family residence. The project will result in no permanent disturbance on a 2,800 square-foot existing residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 63 Coronado Avenue, within the Small Scale Design Neighborhood, in the community of Cayucos. The site is located in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2014-00060 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption (ED14-251) was issued on June 1, 2015.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Coastal Appealable, Local Coastal Program, Small Scale Neighborhood	ASSESSOR PARCEL NUMBER 064-416-014	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Small Scale Design Neighborhood <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program, Archaeologically Sensitive Area <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing.  The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			



Thirty percent of the upper story side wall may align with the lower floor wall provided it is within the rear two-thirds of the structure.

*Staff Comment: The existing residence has a 4' right side setback, and a 10' left side setback. The proposed balcony addition will not change the existing side setbacks, and therefore complies with this standard.*

Rear Setback: In the Morro Strand Area, the minimum rear setback shall be 5 feet.

*Staff Comment: The existing rear setback is 8' and the new balcony addition will not alter this rear setback. Therefore this project conforms to this standard.*

Building Height Limitations: Heights shall be measured from the center line of the fronting street (narrowest side for corner lots) at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. All proposed structures in the Small Scale Design Neighborhood are not to exceed 24 feet in height.

*Staff Comment: The proposed balcony addition is below the existing structure height of 23'-3". The project complies with this standard.*

Gross Structural Area: Development or additions, exceeding one story of 15 feet in height, shall not exceed GSA's as provided in the table below. In addition, the second story square-footage shall be no greater than 60 percent of the first floor square footage.

<b>Lot Size</b>	<b>Maximum Gross Structural Area Shall Be:</b>
Up to 2899	60% of usable lot, not to exceed 1595 square feet
2900 – 4999	55% of usable lot, not to exceed 2500 square feet
5000 +	50% of usable lot, not to exceed 3500 square feet

*Staff Comment: The total lot size is 2,800 square-feet. Therefore, the maximum allowed GSA is 1,595 square-feet. The balcony addition will not count towards GSA, and the existing GSA remains at 1,595 square-feet. This project complies with the standard.*

Deck Rail Height: Rail heights for decks above the ground floor shall not exceed 36 inches. A maximum additional height of 36 inches of untinted, transparent material with minimal support members is allowable except as restricted by the front setback standard.

*Staff Comment: The proposed railing height for the balcony addition is 42 inches, all of which is proposed to be tempered glass. The proposed addition complies with this standard.*

Parking: At least one off-street parking space shall be enclosed with an interior space a minimum size of 10 feet by 20 feet, and a maximum of one required off-street parking space may be located in the driveway within the required front yard setback area.

*Staff Comment: The existing residence has a 200 square-foot garage, and a driveway with room for an additional off-street parking space. The project complies with this standard.*

Driveway Widths: Driveway widths may not exceed 18 feet.

*Staff Comment: The driveway width is approximately 10 feet and complies with this standard.*

Streetscape Plan: A scale drawing showing the front exterior elevation (view) of the proposed project, and the front elevations of the adjacent buildings, is required as part of the application submittal.

*Staff Comment: A copy of the streetscape plan is in the file.*

Topographic Map: A topographic map including the elevation of the fronting street, site contours, and existing and proposed drainage patterns is required as part of the application submittal.

*Staff Comment: The proposed balcony addition will not change existing contours or drainage patterns because it will be placed over an existing covered patio.*

## COASTAL ZONE LAND USE ORDINANCE STANDARDS

### **Section 23.07.120: Local Coastal Program**

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

### **Section 23.01.043: Appeals to the Coastal Commission**

The project is appealable to the Coastal Commission because the site is proposed development within 300 feet of the top of the bluff.

## COASTAL PLAN POLICIES

Following is a brief list of the Coastal Plan Policies (discussion of specific applicable policies following):

Shoreline Access:	N/A
Recreation and Visitor Serving:	N/A
Energy and Industrial Development:	N/A
Commercial Fishing, Recreational Boating and Port Facilities:	N/A
Environmentally Sensitive Habitats:	N/A
Agriculture:	N/A
Public Works: <input checked="" type="checkbox"/>	Policy No(s): 1
Coastal Watersheds: <input checked="" type="checkbox"/>	Policy No(s): 8 and 9
Visual and Scenic Resources: <input checked="" type="checkbox"/>	Policy No(s): 1 and 6
Hazards:	N/A
Archeology:	N/A
Air Quality:	N/A

**Does the project meet applicable Coastal Plan Policies:** Yes, as conditioned.

### **Public Works**

**Policy 1:** Availability of Service Capacity. New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development.

*Staff Comments: The proposed project (balcony addition) will not increase demands on water or sewer capacities.*

### **Coastal Watersheds**

**Policy 8:** Timing of Construction and Grading. Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. Soil exposure should be kept to the smallest area and the shortest feasible period.

*Staff comment: The proposed project is consistent with this policy because it's conditioned to require an erosion and sedimentation control plan when grading is conducted or left in an unfinished state during the period from October 15 through April 15.*

**Policy 9:** Techniques for Minimizing Sedimentation. Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation.

*Staff comment: The proposed project is consistent with this policy because the applicant is conditioned to apply Best Management Practices in the selection and implementation of site maintenance.*

**Visual and Scenic Resources**

*Policy 1:* Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible.

*Staff comment: The proposed project complies with this policy because it complies with the Small Scale Design Neighborhood standards, is in character and scale with the surrounding neighborhood, and will not block existing scenic vistas.*

*Policy 6:* Special Communities and Small-Scale Neighborhoods. Within the urbanized areas defined as small-scale neighborhoods or special communities, new development shall be designed and sited to complement and be visually compatible with existing characteristics of the community which may include concerns for the scale of new structures, compatibility with unique or distinguished architectural historical style, or natural features that add to the overall attractiveness of the community.

*Staff Comment: The proposed project is consistent with this standard because the proposed addition is to an existing deck, is visually compatible with the existing residence and neighborhood and complies with all the standards for Cayucos Small Scale Design Neighborhood.*

COMMUNITY ADVISORY GROUP COMMENTS

Cayucos Citizens Advisory Council (CCAC) – The CCAC Land Use Committee recommended approval of the project.

AGENCY REVIEW

Public Works- *No comments.*

Building Department – *Per referral dated January 12, 2015.*

1. The project is subject to a construction permit as well as the currently adopted 2013 California Codes.
2. It may be necessary for you to employ the services of a California registered architect or engineer for the design of portions of the project that do not meet "conventional construction" as defined by our current building code.
3. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

California Coastal Commission – *No response.*

#### LEGAL LOT STATUS

The one existing parcel is Lot 21 in Block 48 of Morro Strand No. 3 according to map recorded December 3, 1928 in Book 3, Page 112 of Maps.

Staff report prepared by Brandi Cummings and reviewed by Airlin Singewald.