



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

Promoting the wise use of land
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Tentative Notice of Action

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|--|--|---------------------------------------|-----------------------------|
| MEETING DATE August 7, 2015 | CONTACT/PHONE Megan Martin mamartin@co.slo.ca.us (805)781-4163 | APPLICANT Stephen Beck | FILE NO. DRC2014-00127 |
| LOCAL EFFECTIVE DATE August 21, 2015 | | | |
| APPROX DATE | FINAL DATE | EFFECTIVE DATE | |
| August 31, 2015 | | | |
| SUBJECT Hearing to consider a request by STEPHEN BECK for a Minor Use Permit/Coastal Development Permit (DRC2014-00127) to allow a 1,116 square-foot living space addition to an existing two-story 2,707 square-foot single family residence. The addition will also include 60 square feet of storage space. The project will also provide an additional 522 square feet of deck, resulting in a total of 367 square-feet of permeable deck area and 155 square-feet of non-permeable deck area. The project will result in the disturbance of approximately 1,300 square feet on a 7,000 square-foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2020 Chester Lane in the Lodge Hill Neighborhood in the community of Cambria. The site is in the North Coast planning area. | | | |
| RECOMMENDED ACTION Approve Minor Use Permit DRC2014-00127 based on the findings listed in Exhibit A and the conditions listed in Exhibit B | | | |
| ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption (pursuant to CEQA Guidelines 15301) was issued on June 9, 2015 (ED14-260). | | | |
| LAND USE CATEGORY Residential Single Family | COMBINING DESIGNATION Coastal Zone, Terrestrial Habitat, Geologic Study Area, Archeological Sensitive Area | ASSESSOR PARCEL NUMBER 023-064-023 | SUPERVISOR DISTRICT(S) 2 |
| PLANNING AREA STANDARDS: North Coast Area Plan- Combining Designations, Residential Single Family <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i> | | | |
| LAND USE ORDINANCE STANDARDS: Section 23.07.082- Geologic Study Area Section 23.07.104- Archeologically Sensitive Area Section 23.07.120- Local Coastal Program Area Section 23.07.160(e) - Sensitive Resource Area (SRA)(TH) Section 23.07.166-Minimum Site Design and Development Standards <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. | | | |

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| EXISTING USES: Single Family Residence | |
| SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Single Family / Single Family Residences East: Residential Single Family / Single Family Residences South: Residential Single Family / Single Family Residences West: Residential Single Family / Single Family Residences | |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council (Cambria), Public Works, Building Division, Cambria Community Service District (water, sewer, fire), Native American Heritage Commission. | |
| TOPOGRAPHY: Generally level to moderately sloping | VEGETATION: <i>Oaks, redwood tree</i> |
| PROPOSED SERVICES: Water supply: Community system (Cambria CSD) Sewage Disposal: Community sewage disposal system (Cambria CSD) Fire Protection: Cambria Fire Department | ACCEPTANCE DATE: April 21, 2015 |

DISCUSSION

PROJECT HISTORY

The site is currently developed with a 2,707 square foot single family residence with a 396 square foot attached garage, and a 522 square foot deck on a 7,000 square foot parcel. The project site is located at 2020 Chester Lane in the Lodge Hill neighborhood of Cambria. The project site is moderately to steeply sloping topography.

PROJECT DESCRIPTION

The applicant is proposing to build a 1,116 square foot two-story addition to include a living room, kitchen, dining room, and master bedroom. The project also includes the addition of a 155 square foot solid deck space and 367 square feet of permeable deck space. An approximately 60 square foot storage space will be added within the existing footprint of the garage. Additional fixtures with the remodel include one toilet, two sinks, one tub, and one utility sink.

NORTH COAST PLANNING AREA STANDARDS:

Combining Designations

Monterey Pine Forest Habitat (SRA) (TH)-Purpose. The purpose of these standards is to minimize tree removal and avoid impacts to the sensitive Monterey pine forest habitat.

Staff Response: The project site is within the Monterey Pine Forest Terrestrial Habitat (TH) Sensitive Resource Area (SRA). The proposed project includes a two-story addition to an existing single family residence structure. There are no Monterey pine trees on site. The proposed development will impact 1 oak tree. The applicant has proposed to replace with similar species at the required ratio of 2:1. the area of development will not impact or remove any other sensitive vegetation, or its habitat.

Community Wide

Cambria Community Services District Review. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District. A water and sewer service condition compliance letter from the Cambria Community Services District shall be provided to the Department of Planning and Building prior to final building inspection.

Staff Response: The applicant received a confirmation of water and sewer availability for the remodel of their existing service from the Cambria Community Service District on February 23, 2015. The project, as conditioned, is required to meet the approval conditions required by the Cambria Community Services District.

Cambria Fire Department Review. All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a fire plan review from the Cambria Fire Department.

Staff Response: The proposed project was reviewed by the Cambria Fire Department. The project, as conditioned, must comply with the requirements of the Fire Safety Plan dated February 25, 2015.

Archaeological Resource Protection. New development projects that have the potential to impact archaeological resources shall be referred to the affected Native American tribe.

Staff Response: The project site is located in an Archeologically Sensitive Area. A cultural resource assessment was completed for the project site by Rebecca Loveland Anastasio in March 2014. No significant prehistoric archeological resources were observed or recorded in the proposed area of development. As conditioned, the project will be required to suspend construction in the event of discovery and contact a qualified archeologist for professional advice.

Residential Single Family

Permit Requirement. A Minor Use Permit is required for development on lots of 20% or greater slope and for development within Special Project Areas.

Staff Response: The applicant is requesting approval of a minor use permit to allow for development of a two-story addition to an existing single family residence. The project site has an average slope of 26% and is within the Lodge Hill Special Project Area. The slope of the natural grade in the area being developed is 21%.

Height. The maximum allowable height for the project area is 28 feet above average natural grade.

Staff Response: The proposed project complies with this standard. The existing single family residence measures 28 feet above average natural grade. The height of the proposed addition will be 28 feet above the average natural grade.

Building Size. Development in the Single Family Residential category in areas subdivided into 25-foot lots (such as Lodge Hill, Happy Hill, Park Hill and Pine Knolls) shall comply with the footprint and gross structural area requirements shown on Table 7-1.

Staff Response: The existing two-story single family residence sits on a 7,000 square typical lot in the Lodge Hill neighborhood. The maximum allowable footprint and gross structural area for a typical lot is 2,272 square feet and 3,467 square feet, respectively. The proposed project will

result in a footprint and gross structural area of 1,622 square feet and 3,163 square feet, respectively. The proposed footprint and gross structural area comply with the standards of the North Coast Planning Area.

The North Coast Area Plan also restricts the maximum allowable square footage for permeable and solid deck space. For the project site, the maximum allowable permeable and solid deck size is 227 square feet and 680 square feet, respectively. The proposed project includes 522 square feet of 1st and 2nd floor deck space; 155 square feet of will be solid and 367 square feet will be made of permeable surface. The proposed deck size complies with the required standards of the North Coast Area Plan.

Deck Size Limitations. Exterior decks shall be located to avoid removal of trees. Solid exterior decks shall be limited to 10 percent of the permitted Maximum Footprint, while decks of permeable construction (e.g., open wood slats) shall be limited to 30 percent of permitted Maximum Footprint.

Staff Response: The proposed project complies with this standard. The 522 square feet of exterior deck will not result in the removal of trees on site. Development may result in the trimming of one redwood and one 6" oak tree. It is not anticipated that development will result in the removal of either tree. Should the oak tree be removed, the applicant has agreed to plant the offset requirement (6:1 ratio) required by county ordinance. 155 square feet of the total deck space is solid and is less than 10 percent of the permitted maximum footprint (2,272 square feet). The permeable deck at 367 square feet in area is only 15 percent of the permitted maximum footprint.

Setbacks. For all lots less than one acre in size, front and rear setbacks must total 25 feet, with a minimum of 10 feet in the front and 10 feet in the rear.

Staff Response: The proposed project complies with this standard. The proposed setbacks for the front and rear are 25 feet with 15 feet in the rear and 10 feet in the front.

Parking and Access Standards. Two off-street spaces are required for each single-family dwelling. At least one space shall be covered (garage or carport), and the other space may be located within the front setback.

Staff Response: The proposed project complies with this standard. The existing single family residence has two off-street spaces within an existing garage.

Design Criteria. The North Coast Area Plan contains discretionary design criteria that are flexible in their meaning to allow for interpretation. The proposed project must meet the intent of the criteria related to impermeable surfaces, site design, massing, and materials.

Staff Response: The application included a statement of compliance with the design criteria identified in the North Coast Area Plan. The proposed two-story addition will be consistent with the design of the existing single family residence including dark, earth tone plaster to match.

COASTAL LAND USE ORDINANCE STANDARDS

Chapter 7: Combining Designation Standards

Section 23.07.082- Geologic Study Area. The standards of this section do not apply to the proposed project because the project includes a two-story addition to an existing single family

residence, the value of which does not exceed 50% of the assessed value of the structure. The project site is not adjacent to a coastal bluff.

Section 23.07.104 - Archeologically Sensitive Area. The applicant completed a Phase I Cultural Resources Assessment prepared by Rebecca Loveland Anastasio in March 2014. No significant archaeological resources were observed or recorded within the project parcel. As conditioned, in the event of discovery of unanticipated cultural materials, construction shall cease within 10 feet of the find and the applicant shall contact and retain a qualified archaeologist for professional advice.

Section 23.07.120 - Local Coastal Program Area. The project site is within the Local Coastal Program combining designation identified in San Luis Obispo County and within the California Coastal Zone as determined by the California Coastal Act of 1976. The provisions of this title apply to all unincorporated portions of the county located within the Coastal Zone, and do not apply to any areas outside of the LCP combining designation.

Section 23.07.160(e) - Sensitive Resource Area (SRA)(TH).

Any land use permit application within a Sensitive Resource Area shall be approved only where the Review Authority can make the following required findings:

1. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design.

Staff Response: The project is located within the Monterey Pine Forest sensitive resource area. Development of the proposed two-story addition will not create significant adverse effects on the natural features (slopes, trees, habitat) or vicinity that were the basis for the Sensitive Resource Area designation (Monterey Pine) because no grading will occur and no trees will be removed as a result of the project. There are no Monterey pines on the project site, and the addition has been sited to reduce impacts to oak trees on site and conform to the existing slopes of the site.

2. Natural features and topography have been considered in the design and siting of all proposed physical improvements.

Staff Response: The proposed two-story addition considers the natural features and topography of the site through its design and siting because no grading will be necessary to accomplish development of the addition.

3. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource.

Staff Response: The proposed project will not remove any trees from the project site. In the event construction of the development involves removal of the 6" oak tree located nearest to the addition, the applicant has agreed to plant the required offset (6:1 ratio) to replace the removed oak.

4. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff.

Staff Response: Soil and subsoil conditions are suitable for any proposed excavation. Drainage improvements will be designed to prevent soil erosion and sedimentation through undue surface runoff. A drainage plan was prepared for the project and will be reviewed by Public Works at the time of application for building permits.

Section 23.07.166 - Minimum Site Design and Development Standards. Where an SRA is applied because of specified species of trees, plants or other vegetation, such species shall not be disturbed by construction activities or subsequent operation of the use, except where authorized by Development Plan approval.

Staff Response: There are no Monterey Pines on site and the proposed project will not remove any trees from the site as a result of development. In the event construction of the development involves removal of the 6" oak tree located nearest to the addition, the applicant has agreed to plant the required offset (6:1 ratio) to replace the removed oak.

Section 23.07.176 - Terrestrial Habitat Protection. Vegetation that is rare or endangered, or that serves as habitat for rare or endangered species shall be protected. Development shall be sited to minimize disruption of habitat.

Staff Response: The project site and the surrounding neighborhood are within a Monterey pine forest, the basis for the Sensitive Resource and Terrestrial Habitat combining designation. Proposed development will not result in the removal of any Monterey pines, vegetation that is rare or endangered, or that serves as habitat for rare or endangered species. Development has been sited to reduce the amount of site disturbance and will involve no grading.

Section 23.07.176(b)(2) - Area of Disturbance. The area to be disturbed by development shall be shown on a site plan. The area in which grading is to occur shall be defined on site by readily-identifiable barriers that will protect the surrounding native habitat areas.

Staff Response: The area to be disturbed by development is shown on the site plan. No grading is proposed for the proposed addition.

COASTAL PLAN POLICIES

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: Policy No(s): 1, 2, 29, 30
Agriculture: N/A
Public Works: Policy No(s): 1
Coastal Watersheds: N/A
Visual and Scenic Resources: N/A
Hazards: N/A
Archeology: Policy No(s): 1, 4
Air Quality: N/A

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

COASTAL PLAN POLICY DISCUSSION:

Sensitive Resource Area

Policy 1: New development within or adjacent to locations of environmentally sensitive habitats, within 100 feet unless sites further removed would significantly disrupt the habitat, shall not significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area.

Staff Response: The proposed project is within the Monterey pine forest Terrestrial Habitat combining designation. The development will not result in the removal of any Monterey pines.

Policy 2: The applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of the habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate.

Staff Response: The proposed project will occur on a previously developed site and will not significantly disrupt sensitive habitats or its resources. In the event construction of the development involves removal of the 6" oak tree located nearest to the addition, the applicant has agreed to plant the required offset (6:1 ratio) to replace the removed oak.

Terrestrial Environment

Policy 29: Development adjacent to environmentally sensitive habitat areas and holdings of the State Department of Parks and Recreation shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with the continuance of such habitat areas.

Staff Response: The proposed project is within the Monterey pine forest Terrestrial Habitat combining designation. There are no Monterey pines within the proposed project site and trees will not be removed during development.

Policy 30: Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed.

Staff Response: The proposed project will not require the removal of any trees. Areas disturbed by the proposed project will be planted with drought tolerant native species as landscaping.

Public Works

Policy 1: New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development.

Staff Response: The proposed project is served by the Cambria Community Service District. The Cambria Community Services District confirmed the availability of water and sewer for the proposed addition to the existing development in a letter dated February 23, 2015.

Archeological Resources

Policy 1: The County shall provide for the protection of both known and potential archaeological resources. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored at the time of a development proposal to avoid development on important archaeological sites. Where these measures are not feasible and development will

adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.

Staff Response: The proposed project is consistent with this policy. A Cultural Resources Assessment was performed by Rebecca Loveland Anastasio in March 2014 and concluded that no that no significant archeological resources have been observed or recorded within the project area. The project, as conditioned, will be required to stop work in the event cultural resources are identified during construction.

Policy 4: Development shall require a preliminary site survey by a qualified archaeologist knowledgeable in Chumash culture prior to a determination of the potential environmental impacts of the project.

Staff Response: The proposed project is consistent with this policy because a Cultural Resources Assessment was prepared by Rebecca Loveland Anastasio in March 2014. No significant archeological resources were observed or recorded within the project area.

NORTH COAST ADVISORY COUNCIL COMMENTS

The North Coast Advisory Council met at a regular meeting on May 20, 2015 and strongly urged and advised San Luis Obispo County to not approve permits for any new residential project that would include additional fixtures specifically for this project, not allowing the addition of 5 water fixtures (1) shower, (2) vanities, (1) toilet, and (1) bar sink.

Staff Response: The residential addition includes the addition of one (1) toilet, two (2) sinks (vanities), one (1) shower to the first floor master bedroom addition and (1) sink to the second floor kitchen area. The Cambria CSD reviewed the proposal and increase in fixtures and provided a Confirmation of Water and Sewer letter dated February 23, 2015.

AGENCY REVIEW

Public Works - April 17, 2015. A drainage plan is required and will be reviewed at the time of Building Permit Submittal. No Stormwater Control Plan is required.

Building Division - April 16, 2015. A building permit is required. The project shall comply with current codes adopted by the County of San Luis Obispo:

1. Construction shall comply with the 2013 California Residential Code.
2. Provide a building tabulation on the plans to show the square footage of the areas to be remodeled, added, or untouched.
3. Provide plans which clearly show the structural design for the project to verify compliance with the requirements of the 2013 California Residential Code or any other structure not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional justifying structural design. All supporting material will also need to be provided.
4. The exterior wall for the addition needs to comply with CRC 302 and Table 302.1(1) sprinklered or 302.1(2) unsprinklered.
5. Specify on plans which window is to comply with egress requirements of CRC R310 and provide specific notes for the requirements of the plan.

6. Provide an electrical plan to show conformance with the 2013 California Electric Code.
7. The plumbing fixtures must comply with low flow requirements.
8. Energy calculations need to be submitted and verified in compliance with the 2013 California Energy Code.
9. Plans need to show compliance with 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
10. If remodel is equivalent to 50% of the existing floor area, sprinklers will be required.

Cambria Community Services District - February 25, 2015. A Fire Plan Review was submitted with the application, an automatic for sprinkler system that meets or exceeds California Building Code Standards, National Fire Protection Association, and all other recognized standards, shall be installed. February 23, 2015. A confirmation of water and sewer availability was issued and submitted with the application.

California Coastal Commission - None Received.

LEGAL LOT STATUS:

The one (1) parcel was legally created by recordation of a Notice of Voluntary Merger, M15-0017, Parcel 1, (Document #2015-011296) at a time when that was a legal method of creating parcels.

Staff report prepared by Jacqueline Protsman and reviewed by Megan Martin and Airlin Singewald.