



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

DATE: MAY 26, 2016
TO: PLANNING COMMISSION
FROM: JAMES CARUSO, SENIOR PLANNER
SUBJECT: CONTINUED HEARING FOR THE CAMPBELL-SHEPPA TENTATIVE TRACT MAP AND DEVELOPMENT PLAN (SUB2015-0001)

Recommendation

Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. **and** approve the revised Vesting Tentative Tract Map and Conditional Use Permit SUB2015-00001 (Tract 3074) based on the Findings listed in A and C and the Conditions listed in Exhibit B & D.

Background

Your Commission first considered the subject project on March 24, 2016 and continued the hearing to today. Direction was given to staff to address the several issues that are included in today's memo. Subsequent to the publication of this report and agenda, County Planning Department staff, the applicant and Coastal Commission staff had extensive discussions regarding the 20' riparian setback buffer and the uses allowable within that buffer. The uses in question are the "outdoor use area", a small portion of the onsite parking spaces, the lots 6 and 7 backyards and the associated yard fencing in the proposed fence plan.

Revisions

The applicant, County and Coastal staff decided that the proposed fence plan, backyards, outdoor use area and parking area cannot be located in the 20 foot setback area. The setback is for riparian restoration and enhancement only and no improvements are allowed. The proposed vesting tentative map and site plan have been revised so that the rear property lines of lots 6 and 7 follow the 20 foot riparian setback line. The parking area, yard fencing and outdoor use area are also no longer located in the setback area.

Development Envelope

The allowed "development envelope" (see Exhibit below) takes in the area outside the 20 foot riparian setback. No development, backyards, fences, parking or any other improvements are allowed in this area. Lot's 6 and 7 yard areas are now located outside the setback. A yard fence is proposed at the 20 foot setback line and privacy fences are allowed on the property lines outside the 20 foot setback.

Grading

As discussed in the previous memo, the CZLUO grading chapter requires a minimum 50 foot setback from ESHA for grading activities. The riparian setback for structures is 20 feet per the Cayucos Area Standards, but the grading setback has been determined to override the Planning Area standard for grading purposes.

The revised site plan below shows the 50 foot grading setback line. No grading (more than 1 foot of cut or 2 feet of fill) within 50 feet of the riparian edge is allowed. This exhibit shows the 20 foot structural setback and the 50 foot grading setback. These required setbacks are in the conditions of approval. The parcel is relatively flat after it slopes steeply from E Street. No changes to structural development will be required to meet the 50 foot setback from grading.

Conclusion

The revisions to the tentative map and site plan are minor changes to rear lot lines of lots 6 and 7, deletion of the outdoor use area and changes to proposed fencing. The project, as now proposed, remains consistent with the proposed Mitigated Negative Declaration and with the County Local Coastal Plan and Coastal Zone Land Use Ordinance.

