



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

Tentative Notice of Action

Promoting the wise use of land
Helping build great communities

MEETING DATE August 19, 2016 LOCAL EFFECTIVE DATE September 2, 2016 APPROX FINAL EFFECTIVE DATE September 23, 2016	CONTACT/PHONE Cody Scheel, Project Planner (805) 781-5157 cscheel@co.slo.ca.us	APPLICANT John Somers	FILE NO. DRC2015-00103
SUBJECT A request by JOHN SOMERS for a Minor Use Permit / Coastal Development Permit (DRC2015-00103) to allow for the remodel of the existing second and third story decks, with an additional 206 square feet of new decking. The project also involves an interior remodel to the existing 2,486 square foot three story single family residence. The project will result in the disturbance of approximately 200 square feet on a 5,227 square-foot parcel. The project requires the purchase of 13 square feet of Transfer of Development Credits (TDCs). The proposed project is in the Residential Single Family land use category and is located at 5249 Whitehall Avenue, on the southwest corner of Hastings Street and Whitehall Avenue, within the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit / Coastal Development Permit DRC2015-00103 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on July 15, 2016 (ED15-296).			
LAND USE CATEGORY: Residential Single Family	COMBINING DESIGNATION Geologic Study Area, Archaeologically Sensitive Area, Local Coastal Program Area & Terrestrial Habitat	ASSESSOR PARCEL NUMBER 022-227-019	SUPERVISOR DISTRICT 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 23.01.043 – Appeals to the Coastal Commission (Coastal Appealable Zone) Section 23.07.082 – Geologic Study Area Section 23.07.104 – Archaeologically 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 Section 23.07.170(b) – Environmentally Sensitive Habitats Section 23.07.176 – Terrestrial Habitat Protection <i>Does the project conform to the Land Use Ordinance Standards: Yes – see discussion</i>			
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			

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.	
EXISTING USES: Single family residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family / residences <i>East:</i> Residential Single Family / residences <i>South:</i> Residential Single Family / residences <i>West:</i> Residential Single Family / residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cambria Community Services District (Water/Sewer/Fire), North Coast Advisory Council & California Coastal Commission	
TOPOGRAPHY: Gently rolling to moderately sloping	VEGETATION: Ornamental landscaping
PROPOSED SERVICES: Water supply: Cambria Community Services District Sewage Disposal: Cambria Community Services District Fire Protection: Cambria CSD Fire Department	ACCEPTANCE DATE: May 20, 2016

DISCUSSION

PROPOSED PROJECT:

The applicant is proposing to remodel the existing second and third story decks, with an additional 206 square feet of new decking. The project also involves an interior remodel to the existing 2,486 square foot three story single family residence. The project involves the construction of approximately 176 square feet of solid (impermeable) decking, and 550 square feet of permeable decking. The majority of the deck remodel/addition would be located at the rear of the residence, and attached to the main (middle) level of the existing residence. No additional water fixtures are included with the interior remodel. The project will result in the disturbance of approximately 200 square feet on a 5,227 square-foot parcel.

NORTH COAST PLANNING AREA STANDARDS:

As described below, the project complies with applicable Combining Designations, Cambria Urban Area, and Residential Single Family development standards of the North Coast Area Plan.

Combining Designations

Local Coastal Program Area (LCP)

In accordance with the Coastal Zone Land Use Ordinance (CZLUO) section 23.07.120 the project is within the California Coastal Zone as determined by the California Coastal Act of 1976.

Monterey Pine Forest Habitat (Terrestrial Habitat – TH)

The following standards apply to new development proposed within the Terrestrial Habitat Protection (TH) combining designation:

1. **Protection of vegetation.** 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.
2. **Terrestrial habitat development standards:**
 - a) **Re-vegetation.** Native plants shall be used where vegetation is removed.
 - b) **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 proposed project complies with the combining designation planning area standards for the Terrestrial Habitat Protection (TH) because the proposed deck addition and remodel will be sited to avoid tree removal and no native vegetation will be disturbed on the project property.

Cambria Urban Area Standards – Community Wide

Limitation on Development – Water Conservation Requirements

New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's (CCSD) service area, or through other verifiable actions to reduce existing water use in the service area.

Staff Response: The project complies with the standard as the applicant submitted a Confirmation of Water and Sewer Availability for Remodel or Transfer of Existing Active Service, dated May 17, 2016, from the CCSD. The project is conditioned to comply with all retrofitting and water requirements of the CCSD.

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 (CCSD). Also, prior to final building inspection the applicant shall submit a water and sewer service condition compliance letter from the CCSD.

Staff Response: The project complies with this standard because the applicant provided a Confirmation of Water & Sewer Availability letter from the CCSD, dated May 17, 2016, and the applicant is conditioned to submit a water and sewer service condition compliance letter prior to final inspection.

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 project complies with this standard because the applicant provided a Fire Plan Review letter from the Cambria Fire Department, dated April 27, 2016. The project is conditioned to comply with all applicable fire safety requirements.

Erosion Control

In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department.

Staff Response: The proposed project is conditioned to comply with this standard.

Landscaping

All areas of the site disturbed by project construction shall be re-vegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site.

Staff Response: The proposed project is conditioned to comply with this standard.

Exterior Lighting

All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that direct illumination does not fall onto or across any public or private street or road.

Staff Response: The proposed project is conditioned to comply with this standard.

Archaeological Resource Protection

In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.

Staff Response: The proposed project is conditioned to comply with this standard.

Residential Single Family Standards

The following table describes the project's compliance with the applicable height, footprint, gross structural area (GSA), deck, and setback standards of the North Coast Area Plan:

Area: Park Hill – Forested Lot
 Lot Size: 5,227 square feet

Slope: Approximately 17%
 Number of trees to be removed: 0

PROJECT REVIEW	ALLOWABLE	EXISTING	PROPOSED	STATUS
HEIGHT (FEET) ¹	28'	28'	28"	OK
FOOTPRINT (SQUARE FEET)	1,792 sf	1,520 sf	1,520 sf	OK
GROSS STRUCTURAL AREA (S.F.)	2,688 sf	2,486 sf	2,486 sf	OK
DECKS (SQUARE FEET)				
SOLID (10% OF MAX F.P.)	179 sf	0 sf	176 sf	OK
PERMEABLE (30% OF MAX F.P.)	537 sf	520 sf	550 sf	OK (with 13 TDCs) ²
SETBACKS (FEET)				
FRONT / REAR COMBINED	25' minimum	12'-6"	12'-6"	OK ³
FRONT	10' minimum	5'-6"	5'-6"	OK ³
REAR	10' minimum	7'	7'	OK ³
SIDES (COMBINED)	17' minimum	29'	29'	OK
NORTHEAST SIDE (STREET CORNER SIDE)	10' minimum	5'	5'	OK ⁴
SOUTHWEST SIDE	5' minimum	24'	24'	OK

NOTE:

1. Maximum height is measured from average natural grade.
2. The amount of square feet allowed for permeable deck measurements may be increased through the purchase of Transfer of Development Credits (TDCs), as discussed in the section below. The project proposes the use of 13 TDCs, which is within the maximum allowable (448) TDCs for a 5,227 square foot lot.
3. Though the existing development does not meet the standard front and rear setbacks for a combined total of 25 feet, and the minimum of 10 feet in the front and 10 feet in the rear, the proposed deck addition and remodel will comply with this standard because the existing development within the front and rear setbacks will not be altered as part of this project.
4. Though the existing development does not meet the standard street corner side setback for the minimum of 10 feet, the proposed deck addition and remodel will comply with this standard because the existing development within the street corner side setback will not be altered as part of this project.

Transfer of Development Credits

The Transfer of Development Credits Program (TDCs) may be used to transfer allowable footprint and GSA for lots within certain areas to more suitable sites within Cambria. An adequate fee may be paid to the Land Conservancy of San Luis Obispo County to allow for purchase of typical lots within the preservation (special study) areas, plus sewer assessments and administrative costs. For lots eligible to receive TDCs, the number of TDCs that can be used on any one house shall be evaluated against the following criteria:

- a. **Site Design.** The use of TDCs shall not result in an appearance which would be incompatible with homes in the surrounding area.
- b. **Maximum TDC Use.** Total increase in Footprint or Gross Structural Area due to the purchase of TDCs shall not exceed the following:
 - 1,750 -3,499 square foot lot size (base area = 1,750 sq. ft.): 100 square feet
 - 3,500 – 5,249 square foot lot size (base area =3,500 sq. ft.): 300 square feet
 - 5,250 square foot and larger (base area = 5,250 sq. ft.): 400 square feet

Note: Where building sites are different than the base area in the appropriate category, a proportionally adjusted number of TDCs may be permitted.

Staff Response: The project proposes to use 13 square feet of TDCs, which is within the maximum allowable TDCs for a 5,227 square foot lot. As described above, lots in the 3,500 – 5,249 square foot range are eligible for a maximum of 300 square feet of TDCs with a base area of 3,500 square feet, but can be multiplied by the oversized lot adjustment factor. Thus, the maximum allowable TDCs for the proposed project would be 448 (300 x 1.493), therefore the project complies with the TDCs program standards. Before issuance of a construction permit, the applicant will be required to provide verification in the form of a receipt from the Land Conservancy that the TDCs were purchased.

Residential Design Criteria

The North Coast Area Plan contains discretionary design criteria for single-family residential development in Cambria. As described below, the proposed residence is consistent with applicable design criteria.

Impermeable Surfaces. Impermeable surfaces should be minimized in order to maintain a sense of open space and to serve specific purposes, such as retaining clusters of trees and visual quality of public view corridors.

Staff Response: The proposed project is a remodel of the existing second and third story decks, with an additional 206 square feet of new decking. The project complies with this guideline, as a majority of the proposed decking (550 square feet) is permeable and within the size allowed, and the driveway and walkways are the minimum areas required to provide access to the two car garage and existing residence. The existing impermeable development covers approximately 2,050 square feet of the lot, or 39% of the total site. The proposed additions will bring the total amount of impermeable development to approximately 2,230 square feet or approximately 43% of the total site. As conditioned, the project will comply with the Erosion Control section of the Areawide Planning Standards, and a Drainage Plan shall be reviewed and approved by Public Works.

Parking Drives and Garages. Two off-street spaces are required for each single-family dwelling, and at least one space shall be covered. The design criteria for parking drives and garages encourages placement that does not dominate the site or the design of the house.

Staff Response: This project complies with this standard because there is an existing two car garage attached to the existing residence, and because the garage was designed to integrate with the design and materials of the residence, and therefore does not dominate the design of the residence.

Topography. The site design should follow the natural contours of the site where possible.

Staff Response: The subject lot has previously been developed and the topography is gently rolling to moderately sloping, with an average slope of approximately 17%. The project complies with this standard because the existing residence follows the existing contours with a stepped foundation, and the proposed deck addition and remodel involves minimal grading and will follow existing contours through a stepped foundation approach.

Drainage. Drainage systems should be designed to retain water on-site and encourage infiltration when feasible.

Staff Response: The project complies with this guideline as it will be designed and constructed to retain water on-site, and the project is conditioned to provide a drainage plan, consistent with the North Coast planning area standards, to Public Works for review and approval.

Building Design Standards. The design should incorporate architectural details and varied materials to reduce the apparent mass of structures and should achieve an appearance that is appropriate for the character of the neighborhood.

Staff Response: The proposed deck addition and remodel includes articulation to break up the bulk of the structure and is designed to integrate with the design and materials of the existing residence which is compatible in design and color with the neighborhood design patterns.

LAND USE ORDINANCE STANDARDS:

Section 23.01.043 – Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located in an Environmentally Sensitive Habitat Area (ESHA), according to official County maps. Areas within ESHA are considered appealable based on section 23.01.043c.(3)(i) of the CZLUO.

Staff Response: The proposed development will occur on a site that is currently developed and will not disrupt any existing habitat. No trees will be removed or impacted as a result of the project.

Chapter 7: Combining Designations

Section 23.07.080: Geologic Study Area

A Geologic Study Area combining designation is applied by the Official Maps (Part III) of the Land Use Element, to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. This section requires projects located within a GSA to include a report prepared by a certified engineering geologist. The report must identify, describe, and illustrate, where applicable, potential hazards of surface fault rupture, seismic shaking, and liquefaction or landslide.

Staff Response: Under Section 23.07.082(b), the proposed project qualifies for an exemption from this requirement because the valuation of the proposed residential remodel and deck addition is less than 50% of the assessed value of the existing structure. Specifically, the estimated valuation for the residential remodel and deck addition is approximately \$76,000, which is equivalent to approximately 25% of the assessed value of property improvements (\$301,779 according to County Assessor records).

23.07.104 – Archaeologically Sensitive Area

Prior to issuance of a land use or construction permit for development within an archaeologically sensitive area, a preliminary site survey shall be required. The purpose of this preliminary site survey is to examine existing records and to conduct a preliminary surface check of the site to determine the likelihood of the existence of resources.

Staff Response: The proposed deck addition and remodel will be attached to the existing residence and is to be built on previously disturbed ground that includes existing decking and flatwork, therefore, a site survey is not necessary in this case. The deck addition and remodel will not disturb any undisturbed land on the parcel. A condition of approval requiring construction to cease in the event materials are discovered is required with this project.

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 23.07.160(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 deck addition and remodel 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 minimal grading will occur and no trees will be removed as a result of the project. The proposed deck addition and remodel has been sited to reduce impacts to pine trees on site, and designed to 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 deck addition and remodel considers the natural features and topography of the site through its design and siting because the proposed deck addition and remodel involves minimal grading and will follow existing contours through a stepped foundation approach.

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 project will not create significant adverse effects on identified sensitive resources because the proposed deck addition and remodel involves minimal clearing of topsoil and will not remove any trees from the project site.

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 because the project will not significantly alter existing drainage patterns, and drainage improvements will be designed to prevent soil erosion and sedimentation through undue surface runoff. To ensure compliance, the project has been conditioned to submit a drainage plan to Public Works at 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: The project will not create significant adverse effects on identified sensitive resources because the proposed deck addition and remodel involves minimal site disturbance and will not remove any trees from the project site.

Section 23.07.170(b) – Environmentally Sensitive Habitats (ESH)

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

1. There will be no significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat.

Staff Response: The project will not create a significant negative impact on the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because the proposed deck addition and remodel involves minimal site disturbance and will not impact any biological resources. The project does not require removal of trees.

2. The proposed use will not significantly disrupt the habitat.

Staff Response: The project will not significantly disrupt the habitat because it is located within an existing urban developed neighborhood and the deck addition and remodel is attached to the existing single-family residence and will result in minimal site disturbance.

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. The proposed deck addition and remodel 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. The proposed development has been sited to reduce the amount of site disturbance and will involve minimal grading.

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: <input checked="" type="checkbox"/>	Policy No(s): 1, 2, 29 & 30
Agriculture: N/A	
Public Works: <input checked="" type="checkbox"/>	Policy No(s): 1 & 7
Coastal Watersheds: <input checked="" type="checkbox"/>	Policy No(s): 8, 9, 10 & 11
Visual and Scenic Resources: <input checked="" type="checkbox"/>	Policy No(s): 1 & 2
Hazards: <input checked="" type="checkbox"/>	Policy No(s): 1 & 2
Archeology: <input checked="" type="checkbox"/>	Policy No(s): 1 & 6
Air Quality: N/A	

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

COASTAL PLAN POLICY DISCUSSION:

Environmentally Sensitive Habitats

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: This project complies with this policy because the proposed deck addition and remodel involves minimal site disturbance and will not disrupt resources on the site or remove any Monterey Pine trees or other native vegetation.

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, or remove any Monterey Pine trees or other native vegetation.

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

Staff Response: The proposed project complies with this policy because the proposed deck addition and remodel will be sited to avoid tree removal and no native vegetation will be disturbed on the project property.

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 native trees. Areas disturbed by the proposed project will be planted with drought tolerant native species as landscaping.

Public Works

Policy 1: Availability of Service Capacity applies to the project: New development 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 development in a letter dated May 17, 2016.

Policy 7: A permit is required for projects within the coastal zone.

Staff Response: The applicant is requesting approval of a Minor Use Permit / Coastal Development Permit, consistent with the requirements of this policy.

Coastal Watersheds

Policy 8: 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 Response: The proposed project is conditioned to comply with this policy as the project shall have an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.

Policy 9: Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation.

Staff Response: The proposed project is conditioned to comply with this policy as the applicant shall apply Best Management Practices in the selection and implementation of site maintenance, as conditioned in Exhibit B.

Policy 10: Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses.

Staff Response: The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works department for approval, and shall implement the approved drainage plan, displaying that construction of the proposed residential additions will not increase erosion or runoff.

Policy 11: In suitable recharge areas, site design and layout shall retain runoff on-site to the extent feasible to maximize groundwater recharge and to maintain in-stream flows and riparian habitats.

Staff Response: The proposed project is consistent with this policy as the project shall retain groundwater on-site to the extent feasible.

Visual and Scenic Resources

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

Staff Response: The proposed project complies with this policy as the project will be developed on an existing gently rolling to moderately sloping lot. The lot is within a developed section of Cambria and shall be in character and scale with the surrounding neighborhood, and will not significantly block existing scenic vistas.

Policy 2: Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public view corridors.

Staff Response: The proposed project complies with this policy, as the proposed deck addition and remodel will be developed on a lot with an existing three-story single family residence located at 5249 Whitehall Avenue, in a neighborhood with similar residential structures. The proposed development will not block or obstruct public views to the ocean or scenic coastal areas, and is sited not to obstruct views from major public view corridors.

Hazards

Policy 1: All new development proposed within areas subject to natural hazards from geologic or flood conditions shall be located and designed to minimize risks to human life and property.

Staff Response: The proposed project complies with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: New development shall ensure structural stability while not creating or contributing to erosion or geological instability.

Staff Response: The proposed project complies with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion or geological instability.

Archaeology

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 deck addition and remodel will be attached to the existing residence and is to be built on previously disturbed ground that includes existing decking and flatwork, therefore, a site survey is not necessary in this case. The deck addition and remodel will not disturb any undisturbed land on the parcel. A condition of approval requiring construction to cease in the event materials are discovered is required with this project.

COMMUNITY ADVISORY GROUP COMMENTS:

The North Coast Advisory Council on April 20, 2016 voted 10 in favor and one abstention for the proposed project.

AGENCY REVIEW:

Public Works – The project appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required (Tim Tomlinson, March 31, 2016).

Building Department – The project to comply with applicable building codes (Michael Stoker, March 29, 2016).

Cambria Community Services District (Sewer & Water) – The CCSD issued a confirmation of water and sewer availability letter for the proposed project dated May 17, 2016. The project is authorized with conditions.

Cambria Community Services District (Fire) – Per CCSD Fire Plan Review letter dated April 27, 2016: The project is authorized with conditions.

California Coastal Commission – No comments received.

LEGAL LOT STATUS:

The two existing parcels consist of Lots 13 and 14 in Block 69 of Cambria Pines Unit No. 5, and were legally created by deed at a time when that was a legal method of creating parcels.

Staff report prepared by Cody Scheel and reviewed by Karen Nall.