



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

**Tentative Notice of Action**

Promoting the wise use of land

|  |   |  |                                  |
|--|---|--|----------------------------------|
| MEETING DATE<br><b>August 19, 2016</b><br>LOCAL EFFECTIVE DATE<br><b>September 2, 2016</b><br>APPROX FINAL EFFECTIVE DATE<br><b>September 23, 2016</b>   | CONTACT/PHONE<br><b>Schani Siong, Project Planner</b><br><b>(805) 781-4374</b>    | APPLICANT<br><b>Carolyn and David Santos</b> | FILE NO.<br><b>DRC2015-00091</b> |
| SUBJECT<br><b>A request by <b>CAROLYN AND DAVID SANTOS</b> for a Minor Use Permit/ Coastal Development Permit (DRC2015-00091) to allow for an addition of 288 square foot upper level deck and stairs to an existing 3,118 square foot two story single family residence. The project is located within the Residential Single-Family land use category and is located at 125 Pacific Avenue, approximately 100 feet southeast of the intersection of 1st Street and Pacific Avenue, in the community of Cayucos. The site is in the Estero Planning Area.</b>   |   |  |                                  |
| RECOMMENDED ACTION<br><b>Approve Minor Use Permit/ Coastal Development Permit DRC2015-00091 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.</b>  |   |  |                                  |
| ENVIRONMENTAL DETERMINATION<br><b>A Class 3 Categorical Exemption (Section 15303) is proposed for this project.</b>  |   |  |                                  |
| LAND USE CATEGORY<br><b>Residential Single Family</b>  | COMBINING DESIGNATION<br><b>Small Scale Neighborhood, Local Coastal Plan Area</b> | ASSESSOR PARCEL NUMBER<br><b>064-123-012</b> | SUPERVISOR DISTRICT<br><b>2</b>  |
| PLANNING AREA STANDARDS:<br><b>Small Scale Neighborhood</b><br><i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>   |   |  |                                  |
| LAND USE ORDINANCE STANDARDS:<br><b>Local Coastal Program</b><br><i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>   |   |  |                                  |
| FINAL ACTION<br><b>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.</b><br><br><b>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.</b> |   |  |                                  |

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|--|---------------------------------------|
| EXISTING USES:<br>Single family residence  |                                       |
| SURROUNDING LAND USE CATEGORIES AND USES:<br><i>North:</i> Residential Single Family/residences <i>East:</i> Residential Single Family/residences<br><i>South:</i> Residential Single Family/residences <i>West:</i> Residential Single Family/residences            |                                       |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:<br>The project was referred to: Cayucos Community Advisory Council, Public Works, Building Division, Cayucos Fire, Cayucos Sanitary District, Paso Robles Beach Water Association, and the California Coastal Commission. |                                       |
| TOPOGRAPHY:<br>Fairly level  | VEGETATION:<br>Ornamental landscaping |
| PROPOSED SERVICES:<br>Water supply: Paso Robles Beach Water Association<br>Sewage Disposal: Cayucos Sanitary District<br>Fire Protection: Cayucos Fire   | ACCEPTANCE DATE:<br><br>April 7, 2016 |

**DISCUSSION**

The applicant is proposing to construct an additional 288 square foot upper level deck and stairs to an existing 3,118 square foot two story single family residence. The project is located at 125 Pacific Avenue, in the community of Cayucos.

**PLANNING AREA STANDARDS:**

**Small Scale Neighborhood Design Standards:**

Front Setback: For two story construction, the minimum front lower floor setback is 15 feet, the minimum front second floor setback is an additional 3 feet from the lower wall except open rail, uncovered decks are excluded from this additional setback and may extend to the lower floor wall.

*Staff comments: The existing house and upper level deck do not conform to this standard. However, no new work is proposed at the front of the house.*

Side Setbacks: For two-story construction, the minimum side setback for the lower floor is 4 feet. On corner lots the street-side setback is 5 feet. For the second floor side setbacks, a minimum of 2 ½ feet greater than the lower floor setback is required. Thirty percent of the upper story sidewall may align with the lower floor wall provided it is within the rear two-thirds of the structure.

*Staff comments: The existing house first floor is set back approximately 8 feet (right) and 3 feet (left) from the property lines. There is an existing upper level deck on the right side approximately 3.5 feet from the property line and will remain unchanged. The proposed new deck will be set back 4 feet from the right property line and conforms to this standard.*

Rear Setback: Minimum rear setback, shall be 10 feet.

*Staff comment: The proposed rear deck and stairs is outside of the 10 feet setback and conforms to this standard.*

Height: Existing residences completed prior to April 25, 1995, with a roof pitch of at least 3:12 (3 inches of rise per 12 inches of run) may have second story roof slopes matching the existing slope where the building height does not exceed 22 feet.

*Staff comment: No changes proposed to the existing building height.*

Gross Structural Area: The parcel is 3,000 square feet. On parcels 2,900 to 4,999 square feet in size, new development or additions exceeding one story or 15 feet in height are limited to a maximum gross structural area (including the area of all garages) of 55% of the usable lot, 2,420 square feet.

*Staff comment: The proposed project is a small uncovered deck addition that does not add to the existing gross structural area.*

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.

*Staff comments: The project as proposed showed a deck on the second floor. The project is conditioned to meet the 42 inch California Building Code requirement and be consistent 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 two car garage and conforms to this standard. However, no work is proposed to the existing parking.*

Driveway Widths: Driveway widths may not exceed 18 feet.

*Staff comment: No work is proposed to the existing driveway.*

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 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: A copy of the topographic map is in file.*

#### 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.

#### **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:  Policy No(s): 1  
Coastal Watersheds: N/A  
Visual and Scenic Resources:  Policy No(s): 1 and 6  
Hazards: N/A  
Archeology: N/A  
Air Quality: N/A

**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. The proposed project complies with this policy because the site has an existing residential use that is already being served.*

**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.*

*The proposed project complies with this policy as the proposed residence shall be 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.*

*The proposed project complies with all the standards for Cayucos Small Scale Design Neighborhoods.*

**COMMUNITY ADVISORY GROUP COMMENTS:**

Cayucos Citizens Advisory Council- The Council reviewed and supported the project provided that the plans conform to the Community Small Scale Design Neighborhood Planning Area Standards and applicable CZLUO (April 2016).

**AGENCY REVIEW:**

Public Works – per referral comments dated March 31, 2016.

Building Department – per referral comments dated March 29, 2016.

Cayucos Fire – No response.

California Coastal Commission – No response

Paso Robles Beach Water Association – No response

**LEGAL LOT STATUS:**

The one existing parcel was legally by a recorded map at a time when that was a legal method of creating parcels.

Staff report prepared by Schani Siong and reviewed by Kerry Brown.