



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

**Tentative Notice of Action**

Promoting the wise use of land

MEETING DATE <b>October 14, 2016</b> LOCAL EFFECTIVE DATE <b>October 28, 2016</b> APPROX FINAL EFFECTIVE DATE <b>November 18, 2016</b>	CONTACT/PHONE <b>Schani Siong, Project Planner</b> <b>(805) 781-4374</b> <b>ssiong@co.slo.ca.us</b>	APPLICANT <b>Randy Brindley</b>	FILE NO. <b>DRC2014-00155</b>
SUBJECT A request by <b>PAMELA AND RANDY BRINDLEY</b> for a Minor Use Permit/Coastal Development Permit (DRC2014-00155) to allow the construction of a 440 square foot second floor addition, a 250 square foot deck, and remodel of an existing single family residence, resulting in a 1,555 square foot two story single family residence. The project will result in site disturbance of the entire 2,640 square-foot parcel. The property is within the Residential Single Family land use category, within the Small Scale Design neighborhood, and is located at 51 Mannix Avenue, on the northeast corner of the intersection of Studio Drive and Mannix Avenue, in the community of Cayucos. The site is located in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/ Coastal Development Permit DRC2014-00155 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption is proposed for this project.			
LAND USE CATEGORY <b>Residential Single Family</b>	COMBINING DESIGNATION <b>Small Scale Neighborhood, Local Coastal Plan</b>	ASSESSOR PARCEL NUMBER <b>064-443-017</b>	SUPERVISOR DISTRICT <b>2</b>
PLANNING AREA STANDARDS: <b>Small Scale Design Neighborhoods, Setbacks, Resource Capacity and Service Availability</b> <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: <b>Local Coastal Program</b> <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

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> Recreation/ Morro Strand State Beach	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Cayucos Community Advisory Council, Public Works, Building Division, Cayucos Fire, Cayucos Sanitary District, County Service Area No.10, and the California Coastal Commission.	
TOPOGRAPHY: Nearly level	VEGETATION: Ornamental landscaping
PROPOSED SERVICES: Water supply: County Service Area No.10 Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Protection District	ACCEPTANCE DATE: April 8, 2016

**DISCUSSION**

The applicant is proposing to construct a 440 square-foot second floor addition and 250 square-foot deck to an existing 929 square-foot single family residence. The applicant has proposed to remodel the existing single story residence to create a ground floor consisting of a master bedroom, second bedroom, office, 2 bathrooms and expanded garage. The proposed 440 square-foot second story addition will consist of a half bath, kitchen, and living space with 250 square-feet of deck area. The remodel and second floor addition will meet the Small Scale Neighborhood guidelines in the Estero Area Planning Standards.

**PLANNING AREA STANDARDS**

**Estero Areawide Standards**

**H. Light and Glare.** At the time of application for any land division, land use permit or coastal development permit, the applicant shall provide details on any proposed exterior lighting, if applicable. Except as necessary to support agricultural operations, all lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark-colored.

*Staff Comments: The project will be conditioned to meet this standard.*

**Cayucos Urban Area Standards**

**Communitywide**

**A. Resource Capacity and Service Availability.** Application for new land divisions and land use permits for new development shall be accompanied by letters from the applicable water purveyor and the Cayucos Sanitary District stating their intent to serve the proposed project.

*Staff comment: This project will be conditioned to meet the comments received from the Cayucos Sanitary District on April 7, 2016.*

### **Small Scale Neighborhood Design Standards**

Front Setback: The ground level floor shall have a setback of 10 feet as provided in Cayucos Communitywide Standard G. The second floor of proposed two-story construction shall have an additional front setback of at least 3 feet from the front of the lower wall, except open rail, uncovered decks are excluded from this additional setback and may extend to the lower front wall.

*Staff comments: The proposed design is consistent with this standard. The ground level of the proposed project is set back 11 feet and 5 inches from Studio Drive. The proposed second story addition is set back 14 feet from the front of the lower wall. An open rail uncovered deck extends into the setback, consistent with the standard.*

Side Setbacks: Proposed two-story construction (including decks) shall have a lower floor setback on each side of not less than four feet, nor less than the required corner side setback if applicable. An upper story wall setback on each side yard of a minimum of 2 ½ feet greater than the lower story wall 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 residence has a left side setback of 3' 6" and a right setback (corner-side) of 5' 3." The second floor setbacks (from the lower floor) range from 2' 6" to 4' 6" on both sides (the increase in the second floor setback on the left side is required due to the non-conforming lower floor setback - 3' 6"). The project is consistent with this standard.*

Rear Setback: For parcels east of Studio Drive, the minimum setback shall be 5 feet.

*Staff comments: The project is consistent with this standard (10' rear setback).*

Height: Heights shall be measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof. In the community small scale design neighborhood area defined in Standard I, upslope lots shall use average natural grade. The maximum height shall not exceed 24 feet and shall have a roof pitch of at least 5:12 (5 inches of rise per 12 inches of run).

*Staff comments: Due to the sloping lot, the height is allowed to be measured from average natural grade. The proposed residence does not exceed 24 feet from average natural grade, with a roof pitch of 5:12 and complies with this standard.*

Gross Structural Area: Other new development or additions, exceeding one story or 15 feet in height, shall not exceed a GSA (60% of usable lot), not to exceed 1,595 square feet for lots up to a maximum of 2,899 square feet. In addition, the second story square footage shall be no greater than 60 percent of the first floor square footage.

*Staff comments: The lot size is 2,640 square feet; the allowable GSA is 1,584 square foot. The applicant is proposing a total gross structural area of 1,555square feet; and consistent with this 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.

*Staff comments: The project is conditioned to meet 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. However, the minimum front yard setback from the property line to the garage is 20 feet if this design is used.

*Staff comments: The project complies with this standard. The proposed residence includes one space in a single car garage and an additional space in the rear setback.*

Driveway Widths: Driveway widths may not exceed 18 feet.

*Staff comment: This project is conditioned to meet 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: The applicant submitted a streetscape plan, which is included 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 applicant submitted a topographic map, which is included in the file.*

## COASTAL ZONE LAND USE ORDINANCE STANDARDS

### **Section 23.01.043c.(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone)**

The project is appealable to the Coastal Commission because the subject parcel is located between the sea and the first public road paralleling the sea.

### **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

Shoreline Access: <input checked="" type="checkbox"/>	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, 9 and 10
Visual and Scenic Resources: <input checked="" type="checkbox"/>	Policy No(s): 1 and 6
Hazards: <input checked="" type="checkbox"/>	N/A
Archeology:	N/A
Air Quality: <input checked="" type="checkbox"/>	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.

*Staff comments:* The proposed project would remodel an existing single family residence and construct an additional second floor and deck. It is conditioned to obtain a final water and sewer service condition compliance letter prior to final inspection.

### **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.

*Policy 10: Drainage Provisions.* 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 comment: The proposed project is conditioned to comply with this policy by meeting all drainage plan and erosion control measures required by the San Luis Obispo County Public Works department.*

### **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, and is consistent with the character and scale of 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 policy because it complies with all the standards for Cayucos Small Scale Design Neighborhoods.*

### COMMUNITY ADVISORY GROUP COMMENTS

The project was referred to the Cayucos Citizens Advisory Council, and is supported by the land use committee.

### AGENCY REVIEW

Public Works – *per referral comments dated June 22, 2015.*

Cayucos Fire – *No comments (Darrin Carlson, June 19, 2015)*

California Coastal Commission – *No response*

### LEGAL LOT STATUS

This lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Kacey Hass and reviewed by Kerry Brown, Senior Planner.