



**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 October 21, 2016 LOCAL EFFECTIVE DATE November 4, 2016 APPROX FINAL EFFECTIVE DATE November 28, 2016	CONTACT/PHONE Kate Shea, Project Planner (805) 781-4097 kbshea@co.slo.ca.us	APPLICANT Glenn & Letha Josephson	FILE NO. DRC2015-00139
SUBJECT A request by GLENN AND LETHA JOSEPHSON for a Minor Use Permit/Coastal Development Permit (DRC2015-00139) to allow the demolition of an existing utility shed and the construction of a new 2,783 square-foot, two-story single family residence with a 550 square-foot attached garage. The proposed residence also includes approximately 160 square feet of deck area. The project will result in surface area disturbance of the entire 4,853 square-foot parcel, which includes grading and excavation for the first story and foundation. The proposed project is within the Residential Single Family land use category, within the Small Scale Design neighborhood, and is located northeast and adjacent to 3340 Studio Drive, west of the Studio Drive and Acacia Avenue intersection, in the community of Cayucos. The site is located in the Estero planning area.			
RECOMMENDED ACTION Approve Minor Use Permit / Coastal Development Permit DRC2015-00139 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 1 and 3 Categorical Exemptions are proposed for the project.			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Geologically Sensitive Area	ASSESSOR PARCEL NUMBER 064-421-009	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Small Scale Design Neighborhoods, Setbacks, Coastal Access and Recreation, Shoreline Development, Resource Capacity and Service Availability <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Geologically Sensitive Area, Local Coastal Program <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: Utility Storage Shed, otherwise vacant	
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 Protection District, 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 (Cayucos Water) Sewage Disposal: Cayucos Sanitary District Fire Protection: Cayucos Fire Protection District	ACCEPTANCE DATE: July 1, 2016

DISCUSSION

The applicant is proposing to demolish an existing utility shed and construct a new 2,783 square-foot, two-level single family residence with a 550 square-foot attached garage, and approximately 160 square feet of deck area. The proposed residential design includes a ground floor consisting of the main entry, three bedrooms, three and one-half bathrooms, one office, one elevator, one garage, and 870 square feet of deck area. The upper story is proposed to consist of a kitchen, a dining/ living area, and outdoor balcony area. The new residence will meet the Small Scale Neighborhood guidelines and Shoreline Development standards in the Estero Area Plan.

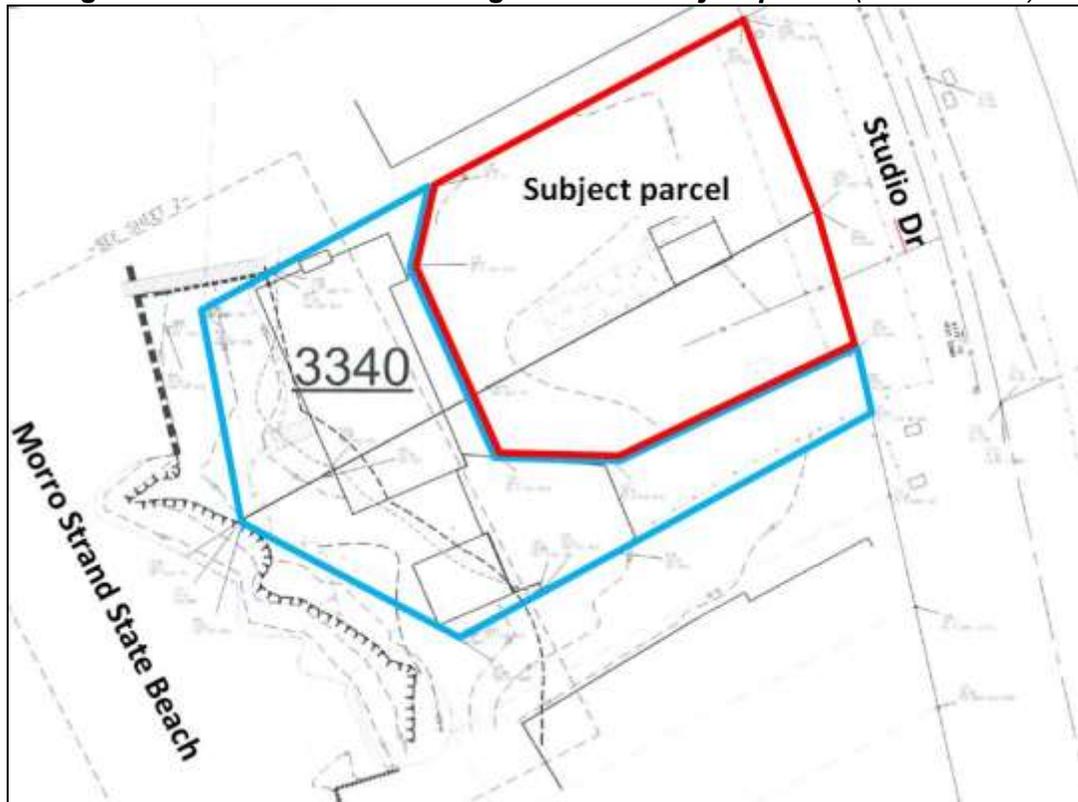
LAND USE PERMIT REQUIRED

A Minor Use Permit and Coastal Development Permit is required because the proposed residence is defined as appealable development in the Coastal Zone Land Use Ordinance.

PROJECT HISTORY

The unusual configuration of the subject parcel is due to a previously certified lot division (Plat 97 approved in 1961 and Certificate of Compliance C12-0050) as shown in Figure 1 below. While the subject parcel is along the west side of Studio Drive, it is separated from Morro Strand State Beach by an adjacent oceanfront lot. Although the subject parcel is not oceanfront, staff considers this parcel to be a bluff top parcel, subject to the Shoreline Development standards in the Estero Area Plan.

Figure 1. Location and lot configuration of subject parcel (shown in red)



PLANNING AREA STANDARDS

Estero Area Wide Standards

- E. Coastal Access and Recreation.** Opportunities for public access to and along the coast shall be maximized as follows:
1. New development shall be required to provide public access and improvements to and along the coast, and shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization.

Staff Comments: The project is consistent with this standard; vertical access exists north and south of the site within a 0.25 mile distance. A separate lot adjacent to the west separates the subject parcel from Morro Strand State Beach; therefore, this project is not subject to the lateral access requirement since the subject parcel is not oceanfront.

- G. Cayucos Planning Impact Area.** Within the planning impact area shown in Figure 7-5 of the Estero Area Plan, applications for land divisions, general plan amendments, minor use permits, and development plans shall be referred to the Cayucos Citizen Advisory Council or its successor for review and comment.

Staff comments: This project was referred to the Cayucos Citizen Advisory Council Land Use Committee and the committee supported the project on July 14, 2016.

- 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.

- I. Shoreline Development.** New development or expansion of existing uses proposed to be located on or adjacent to a beach or coastal bluff is subject to the following standards:

3. Application Content:

- a. An analysis of beach erosion, wave run-up, inundation and flood hazards prepared by a licensed civil engineer with expertise in coastal engineering and a slope stability analysis, prepared by a licensed Certified Engineering Geologist and/or Geotechnical Engineer or Registered Civil Engineer with expertise in soils, in accordance with the procedures detailed by Appendix G of the Estero Area Plan. The report shall include an alternatives analysis to avoid or minimize impacts to public access.

Staff comments: The applicant provided a Geologic Coastal Bluff Evaluation (GeoSolutions, Inc., May 31, 2016) prepared for the project site, which included evaluation of all the above-specified hazards. This report was reviewed and approved by the County Geologist on July 11, 2016 (Landset Engineering Inc., July 11, 2016).

- b. On lots with a legally established shoreline protective device, the analysis shall describe the condition of the existing seawall; identify any impacts it may be having on public access and recreation, scenic views, sand supplies, and other coastal resources; and evaluate opportunities to modify or replace the existing armoring device in a manner that would eliminate or reduce these impacts. The analysis shall also evaluate whether the development, as proposed or modified, could be safely established on the property for a one hundred year period without a shoreline protective device.

Staff comment: The project site is not located on an oceanfront lot and therefore does not have an associated masonry seawall along the bluff. A seawall analysis is not applicable to the project and was not included in the Geologic Coastal Bluff Evaluation.

- c. Measurements for the form, mass, scale, and roofing and yard features (such as fencing). To the maximum extent feasible, new development shall be compatible with the character of the surrounding neighborhood.

Staff comments: The project complies with this standard. The proposed development is consistent with the Small Scale Neighborhood standards and is compatible with the existing homes in the neighborhood.

- d. Surveyed location of all property lines and the mean high tide line by a licensed surveyor along with written evidence of full consent of any underlying land owner,

including, but not limited to the County, State Parks, and State Lands. If application materials indicate that development may impact or encroach on tidelands or public trust lands, the County shall consult with Coastal Commission staff regarding the potential need for a Coastal Development Permit from the Coastal Commission.

Staff comment: The project complies with this standard, as the project is designed within the confines of the parcel owned by the applicant. The proposed project will not impact the County, State Parks, or State Lands.

- e. A preliminary drainage, erosion, and sedimentation plan which demonstrates that no stockpiling of dirt or construction materials will occur on the beach; erosion, runoff, and sedimentation measures to be implemented at the end of each day's work; all construction debris will be removed from the beach daily and at the completion of development; and no machinery will be allowed in the intertidal zone. If there is no feasible way to keep machinery out of the intertidal zone, authorization from the Coastal Commission is required.

Staff comment: The project is conditioned to meet this requirement.

- 4. Bluff Setbacks.** The bluff setback is to be determined by the engineering geology analysis required in I.3.a. above adequate to withstand bluff erosion and wave action for a period of 100 years. In no case shall bluff setbacks be less than 25 feet. Alteration or additions to existing development that is non-conforming with respect to bluff setbacks that equals or exceeds 50 percent of the size of the existing structure, on a cumulative basis beginning July 10, 2008, shall not be authorized unless the entire structure is brought into conformance with this setback requirement and all other policies and standards of the LCP. On parcels with legally established shoreline protective devices, the setback distance may account for the additional stability provided by the permitted seawall, based on its existing design, condition, and routine repair and maintenance that maintain the seawall's approved design life. Expansion and/or other alteration to the seawall shall not be factored into setback calculations.

Staff comments: The proposed project complies with this standard, as the Geologic Coastal Bluff Evaluation performed by GeoSolutions Inc. found the maximum bluff erosion retreat during the last 100 years was 1.75 feet, which occurred along the bluff of the adjacent lot backing the subject parcel. This maximum bluff erosion retreat distance of 1.75 feet is equal to an erosion rate of 0.2 inches per year, which is a minor erosion rate. The geologic report found that the site is geologically suitable for the proposed development. The County Geologist found the report adequately addressed the analysis required and determined the bluff setback to be 25 feet. The new residence is located outside the bluff setback and no grading will occur within the bluff setback.

- 5. Seawall Prohibition.** Shoreline and bluff protection structures shall not be permitted to protect new development. All permits for development on bluff top or shoreline lots that do not have a legally established shoreline protection structure shall be conditioned to require that prior to issuance of any grading or construction permits, the property owner record a deed restriction against the property that ensures that no

shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo County certified LCP.

Staff comments: The project site is not located on an oceanfront lot and does not have an associated bluff edge. Therefore, the applicant is not responsible for recording a deed which waives any future right to construct a shoreline protection structure prior to the issuance of grading and construction permits.

- 6. Liability.** As a condition of approval of development on a beach or shoreline which is subject to wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff, the property owner shall be required to execute and record a deed restriction which acknowledges and assumes these risks and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Staff comment: The project is conditioned to meet this requirement.

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: The applicant obtained will serve letters from CSA 10 and the Cayucos Sanitary District prior to acceptance for processing. The project is conditioned to meet the requirements of the Cayucos Sanitary District on May 26, 2016 and obtain final will serve letters at the building permit stage.

Small Scale Neighborhood Design Standards

Front Setback: The ground level floor shall have setbacks as provided in Cayucos Communitywide Standard G. and at no point shall a lower story wall exceed 12 feet in height including its above ground foundation. 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 proposed lower story walls of the residence and the garage at the front of the property do not exceed 12 feet in height. Though not a full upper story, the central portions of the living space have a higher volume ceiling and the raised walls and roofs in these sections are setback 11 feet from the front walls.

Side Setbacks: For single-story construction, the minimum side setback for the lower floor is 3 feet. On corner lots the street-side setback is 5 feet. For the second floor side setbacks, a minimum of 2½ 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: This two story project is subject to a 4-foot side setback and has been designed to meet this standard as well as the additional upper story setback and alignment requirements.

Rear Setback: For bluff top parcels, the minimum bluff setback shall be 25 feet.

Staff comments: Due to the unusual lot configuration and close proximity to the bluff, this project was reviewed for both bluff retreat and rear setback requirements for Morro Strand subdivisions in Table 7-1, Cayucos Urban Area Special Setbacks-Communitywide. The project complies with this bluff setback standard as the proposed residence will occur outside the bluff setback and also complies with the 5-foot rear setback from the rear property line as required by Table 7-1.

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. For ocean front lots, maximum height shall be 15 feet.

Staff comments: This project complies with this standard as the proposed height of the residence is 14 feet and 3 inches.

Gross Structural Area: All development on bluff top sites is limited to a maximum gross structural area including the area of all garages, of 3,500 square feet.

Staff comments: The total development is proposed at 3,493 square feet. The project is 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 proposed 160 square foot deck will be protected with clear tempered glass railings at an approximate height of 45 inches. The project is 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. 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 a double car garage.

Driveway Widths: Driveway widths may not exceed 18 feet.

Staff comment: The project consists of a proposed driveway area which is wider than 18 feet. The Small Scale Design Standards require projects to meet a driveway width less than 18 feet to ensure driveways are not prominent features within properties. The proposed driveway area has a width of 24 feet, and the depth of the driveway is shallow and is not a prominent feature of the proposed project. Furthermore, the project is conditioned to landscape a portion of the driveway to provide for separation of paving. Therefore, as conditioned, the driveway will comply with 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 23.04.420: Coastal Access Required

Development within the Coastal Zone between the first public road and the tidelands shall protect and/or provide coastal access as required by this section. The intent of these standards is to assure public rights of access to the coast are protected as guaranteed by the California Constitution. Coastal access standards are also established by this section to satisfy the intent of the California Coastal Act.

Staff comments: The project is consistent with this standard; vertical access exists north and south of the site within a 0.25 mile distance. The applicant will not be required to execute and record an offer of dedication of lateral access because the western boundary of the subject property is bordered by a separate oceanfront lot.

Section 23.07.080: Geologic Study Area (GSA)

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. These standards are applied where the following conditions exist:

- d. **Erosion and stability hazard - coastal bluffs.** Areas along the coast with coastal bluffs and cliffs greater than 10 feet in vertical relief that are identified in the Coastal Erosion

Atlas, prepared by the California State Department of Navigation and Ocean Development (1977), in accordance with Hazards Policy No. 7 of the Local Coastal Plan.

Staff comments: A Geologic Coastal Bluff Evaluation was prepared by GeoSolutions Inc, for the project site, dated May 31, 2016, which included evaluation of potential geologic hazards, and found the site to be suitable for the proposed development provided the recommendations are implemented. This report was reviewed and approved by the County Geologist on July 11, 2016.

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"/>	Policy No(s): 2
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): 7, 8, 9 and 10
Visual and Scenic Resources: <input checked="" type="checkbox"/>	Policy No(s): 1, 2, 6 and 7
Hazards: <input checked="" type="checkbox"/>	Policy No(s): 1, 2, and 6
Archeology:	N/A
Air Quality: <input checked="" type="checkbox"/>	Policy No(s): 1

Shoreline Access

Policy 2: New Development. Maximum public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development. Exceptions may occur where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby, or; (3) agriculture would be adversely affected. Such access can be lateral and/or vertical.

Staff comments: The proposed project complies with this policy. There are two vertical accesses from Studio Drive approximately 290 feet north and 390 feet south of the project site. The applicant is not subject to record an offer of dedication for lateral access because the western boundary of the subject property is bordered by an oceanfront lot.

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 construct a new 2,783 square foot, two-level single family residence with a 550 square foot attached garage and approximately 160 square feet of deck. It is conditioned to obtain a final water and sewer service condition compliance letter prior to final inspection.

Coastal Watersheds

Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent.

Staff comment: The proposed project complies with this policy as the proposed project will take place on an existing lot of record in the Residential Single Family category and development is situated on slopes of less than 20 percent.

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 is 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 project 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 public scenic vistas.

Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas.

Staff comment: The proposed project is consistent with this policy because the proposed residence is located within an existing developed section of Cayucos.

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.

Policy 7: Preservation of Trees and Native Vegetation. The location and design of new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to be replanted with similar species or other species which are reflective of the community character.

Staff comment: The proposed project complies with this policy as there shall be no removal of trees or native vegetation.

Hazards

Policy 1: New Development. All new development proposed within areas subject to natural hazards from geologic or flood conditions (including beach erosion) shall be located and designed to minimize risks to human life and property. Along the shoreline new development shall be designed so that shoreline protective devices (such as seawalls, cliff retaining walls, revetments, breakwaters, groins) that would substantially alter landforms or natural shoreline processes, will not be needed for the life of the structure.

Staff comments: The proposed project is consistent with this policy because it included evaluation of coastal bluff erosion and is located and designed to minimize risks to human life and property.

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

Staff comment: The proposed project is consistent 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.

Policy 6: Bluff Setbacks. New development or expansion of existing uses on bluff tops shall be designed and set back adequately to assure stability and structural integrity and to withstand bluff erosion and wave action for a period of 75 years without construction of shoreline protection structures which would require substantial alterations to the natural landforms along bluffs and cliffs. A site stability evaluation report shall be prepared and submitted by a certified engineering geologist based upon an on-site evaluation that indicates that the bluff setback is adequate to allow for bluff erosion over the 75 year

period. Specific standards for the content of geologic reports are contained in the Coastal Zone Land Use Ordinance.

Staff comments: The proposed project complies with this standard, as the Geologic Coastal Bluff Evaluation performed by GeoSolutions Inc. found the maximum bluff erosion retreat during the last 100 years was 1.75 feet, which occurred along the bluff of the adjacent lot backing the subject parcel. This maximum bluff erosion retreat distance of 1.75 feet is equal to an erosion rate of 0.2 inches per year, which is a minor erosion rate. The geologic report found that the site is geologically suitable for the proposed development. The County Geologist found the report adequately addressed the analysis required and determined the bluff setback to be 25 feet. The new residence is located outside the bluff setback and no grading will occur within the bluff setback.

Air Quality

Policy 1: The County will provide adequate administration and enforcement of air quality programs and regulations to be consistent with the county's Air Pollution Control District (APCD) and the State Air Resources Control Board.

Staff comment: This project involves the demolition of a small utility shed and is conditioned to contact APCD to determine the applicability of federal asbestos regulations.

COMMUNITY ADVISORY GROUP COMMENTS:

The project was referred to the Cayucos Citizens Advisory Council. The Land Use Committee reviewed on July 14, 2016 and voted to recommend approval of the Minor Use Permit/Coastal Development Permit.

AGENCY REVIEW:

Public Works - The project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

Building Division - Standard construction permit requirements apply.

Cayucos Fire – No Comment (June 14, 2016).

California Coastal Commission – No response.

LEGAL LOT STATUS:

The one existing parcel is Parcel A of Plat 97 and was legally created at a time when that was a legal method of creating parcels. Plat 97 was approved by the Planning Commission on December 13, 1961. A Certificate of Compliance (CL12-0050) was issued on July 17, 2012.

Staff report prepared by Kate Shea and reviewed by Terry Wahler.