

Hone Demolition and Coastal Development Permit

Record Number: PLN-2021-17105

Assessor's Parcel Number: 511-061-009

Recommended Planning Commission Action

1. Describe the application as part of a public hearing.
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
3. Close the hearing and adopt the Resolution to do the following:

Find the project exempt from environmental review pursuant to Sections 15303(a) of the State CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit, based on evidence in the staff report, and approve the Hone project subject to the recommended conditions.

Executive Summary: A Coastal Development Permit is being requested to authorize the construction of a 9,800 square foot single family residence, 1,700 square foot garage, 876 square feet of covered porches, 728 square foot port au cochere, 1,340 square foot pool, and 5,000 square foot recreation area (basketball/tennis courts). The project parcel is approximately five acres in size and is currently developed with a 3,360 square foot residence, detached shed, and gazebo. All existing structures are proposed for demolition. The McKinleyville Community Services District currently provides water and sewer services to the property and is expected to serve the proposed new development. Grading is expected to be less than 50 cubic yards, and no trees will be removed. All new development will be located in portions of the property characterized as having relatively stable soils. The project is consistent with the Residential Estates (RE) land use and zone designations in accordance with General Plan policies and standards.

The size of the proposed residence and the associated accessory structures and recreational developments are significantly larger than is typical for the area. While this particular neighborhood consists of larger than average lots and houses, the proposed 9,800 square foot residence and 5,000 square foot recreational facility is still significantly larger than the surrounding developments. Approval of this project has the potential to change the character of the neighborhood. The residence would be screened from most public views due to a large row of trees along the frontage of the property.

RECCOMENDATION: Based on a review of Planning Division reference sources and comments from all involved referral agencies, Planning staff believes that the applicant has submitted evidence in support of making all of the required findings for approval of the Coastal Development Permit.

ALTERNATIVES: Several alternatives may be considered: 1) The Planning Commission determine that the potential impacts of this project require additional environmental review, in which case the Commission should continue the project to a date a minimum of 8 weeks out for staff to prepare the additional environmental review documents; 2) The Planning Commission could decide that the overall size of the development and large recreational facilities are out of scale with the existing community and would be determinantal to the public welfare, in which case the Planning Commission could deny the project or approve the project at a reduced scale.