

## Ferson Coastal Development Permit Modification

Record Number: PLN-2022-17618

Assessor's Parcel Number: 515-141-071

### Recommended Zoning Administrator Action

1. Describe the application as part of the Consent Agenda;
2. Survey the audience for any person who would like to discuss the application;
3. If no one requests discussion, make the following motion to approve the application as part of the consent agenda:

*Find that the Zoning Administrator has considered project as Categorically Exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Ferson Coastal Development Permit Modification as recommended by staff subject to the recommended conditions.*

**Executive Summary:** A modification to the previously approved Coastal Development Permit (PLN-10684-CDP). The modification proposes the conversion of the existing detached office (791 SF) into a primary dwelling by utilizing the second story as livable space and increasing the ground footprint to 1,413 SF. The modification also proposes the addition of a detached garage (624 SF) adjacent to the new primary residence. The existing residence will be reclassified as an ADU. No removal of trees, grading, or fill is proposed.

The parcel is located within the Appeals Jurisdiction of the California Coastal Commission and therefore requires a public hearing. The Coastal Commission did not provide comment on the project. There is no mapped flora/fauna on the CNDDDB database within proximity to the project or the parcel. A site visit was conducted to verify the SMA setback accuracy on the site plan to ensure water resource protections. No coastal resources will be impacted as a result of the development associated with the project proposal. The project is consistent with the Trinidad Area Plan (TAP) for the following reasons: 1) the Modification is consistent with the residential use in the Rural Residential Agriculture Zone; 2) the proposed development complies with applicable development standards of the zone, 3) All referral agencies have recommended approval, no comment, or did not respond on the project, and 4) There is no evidence that the proposed development will negatively impact the environment. The project is Categorically Exempt from environmental review pursuant to 15303 of the CEQA Guidelines, because the project involved development of residential additions will take within pre-disturbed areas with applicable setbacks.

**Staff Recommendations:** Based upon 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 approving the Coastal Development Permit Modification.

**Alternatives:** Several alternatives may be considered: 1) The Zoning Administrator could elect not to hear this item and put the decision making in front of the Planning Commission. Any decision to place this matter before the Planning Commission must be done before opening the public hearing on this project; 2) The Zoning Administrator could elect to add or delete conditions of approval; 3) The Zoning Administrator could deny approval of the requested permit if you are unable to make all of the required findings. Planning Division staff is confident that the required findings can be made based on the submitted evidence and subject to the recommended conditions of approval. Consequently, planning staff does not recommend further consideration of these alternatives.