

Smultea Coastal Development Permit
Record Number: PLN-2021-17258
Assessor's Parcel Number: 515-022-036

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 a part of the consent agenda:

Find the project exempt from environmental review pursuant to Section 15303(d) of the State CEQA Guidelines, make all of the required findings for approval of the modification of the Coastal Development Permit, PLN-2021-17258, based on evidence in the staff report, and adopt the Resolution approving the Smultea project subject to the recommended conditions.

Executive Summary: Application for a Coastal Development Permit to drill a test well for residential development on a vacant parcel and remove two (2) red alder trees less than 12 inches diameter at breast height (4.5 feet) at the junction of Belvedere Lane (private road) and Kay Road (County-maintained).

The project is located in a relatively stable and moderate instability geologic area and is located outside of the 100-year flood plain and tsunami inundation area. The property is located in the Local Responsibility Area (SRA) and is serviced by the Westhaven Community Services District who responds to structural fires and medical emergencies.

The development of water infrastructure facilitates the future residential use of the parcel, for which a subsequent Coastal development Permit would be required.

RECOMMENDATION: 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 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 permits 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.