

## Friesen Design Build Coastal Development Permit

Record Number: PLN-2022-17593

Assessor's Parcel Number: 100-102-003

### **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 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 Friesen Design Build Coastal Development Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary:** A Coastal Development Permit (CDP) to replace the existing manufactured home with a new 975 SF manufactured home. The new manufactured home will be constructed in the same footprint of the existing manufactured home. A new septic system will be installed, and water will continue to be provided by an existing well. The parcel is currently developed with several agricultural accessory buildings. Wetland delineations provided show that all development will be located outside of wetlands, including the replacement of the manufactured home within the same pre-disturbed footprint and the proposed septic replacement, and associated new leach lines. No grading or fill is proposed.

**Staff Recommendations:** Based upon submitted evidence, 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.

**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.