

Andy Dickey Coastal Development Permit

Record Number: PLN-2022-17619

Assessor's Parcel Number: 508-181-002

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(e) of the CEQA Guidelines, make all of the required findings for approval of the Coastal Development Permit and adopt the Resolution approving the Andy Dickey Coastal Development Permit as recommended by staff subject to the recommended conditions.

Executive Summary: A Coastal Development Permit (CDP) for after-the-fact development within 50' of the coastal bluff which has been undertaken in the past two years. A Stop Work Order was posted on November 9th, 2020. The property owner submitted the Coastal Development Permit and associated building permit applications on February 7th, 2022, to remedy violations. Improvements include vegetation removal and the installation of landscaping and ornamental shrubbery along a coastal bluff, the installation of two portable gazebos within proximity to a coastal bluff, the installation of two new driveways, a concrete mow strip that borders the backyard, a small paved patio, new fencing along the south and northern property lines, extension of back deck with trellis above, an approximately 218 square foot roof above carport patio, and interior remodeling.

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.