

**Cho Coastal Development Permit**  
Record Number: PLN-2022-17603  
Assessor's Parcel Number: 515-191-047

**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 Brook Coastal Development Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary:** A Coastal Development Permit (CDP) for the new construction of a two-story, one-bedroom single-family residence (approx. 2,409 SF; 1,717 SF footprint), detached accessory building housing a therapy pool and gym (approx. 1,102 SF), a detached one-car garage (approx. 512 SF), a new driveway, pathways, landscaping, and related site improvements. The project would be served by an existing onsite well and proposed OWTS. A Special Permit is required for Design Review. Tree removal would occur within the 30-foot defensible space for the proposed residence. 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.