

## Nunez Lot Line Adjustment and Coastal Development Permit

Record Number: PLN-2021-17521

Assessor's Parcel Number: 514-121-001 and -011

### 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:

*Adopt the Resolution to take the following actions: 1) Find that the project is Categorically Exempt from environmental review pursuant to Section 15305 and 15333 of the CEQA Guidelines, 2) make all of the required findings for approval of the Lot Line Adjustment and Coastal Development Permit and 3) approve the Nunez Lot Line Adjustment and Coastal Development Permit as recommended by staff subject to the recommended conditions.*

**Executive Summary:** The applicant is seeking a Lot Line Adjustment (LLA) between two parcels of 16,411 square feet and 13,208 square feet, resulting in two parcels of 12,853 square feet and 16,766 square feet. The parcels are each developed with a single-family residence and accessory structures. The purpose of the LLA is to remedy setback requirements for a garage that crosses a property line. The LLA will not result in a change to the land use or density of the parcels.

The project is located in the Trinidad area, on South Westhaven Drive, approximately 0.15 miles from the intersection of State Highway 101 and South Westhaven Drive, on the properties known as 287 S Westhaven Drive and 237 S Westhaven Drive. The parcels are zoned Residential Single Family (RS). The parcels have a Manufactured Home (M), No Further Subdivision Allowed (X), and Streams and Riparian Corridor Protection (R) Combining Zones. The parcels have a land use designation of Rural Village (RV) under the Trinidad Area Plan (TAP). A rural parcel size analysis was conducted for the project consistent with Section 3.21 Rural Subdivision Requirement of the Trinidad Area Plan and Section 30250(a) of the California Coastal Act. The survey sampled a total of 65 parcels (n=65), within a quarter-mile radius. As for the first test of 50% developed, 45 of the 65 parcels are developed representing 70% of the sample. As for the second test of average parcel size, the mean is 0.80 acres and the median is 0.33 acres. Therefore, the created parcels (12,853 square feet and 16,766 square feet) are less than the median and mean of the surveyed parcels, although the degree of non-conformity will not change. The parcel sizes are currently beneath the average parcel size for their area and will remain under after the approval of the proposed project.

The after-the-fact removal of six trees within the riparian corridor of a perennial stream triggered the need for a restoration plan, which was prepared by SHN. The recommendations in the plan are included as conditions of approval for this CDP.

The property is served with community water by Westhaven Community Services District and on-site wastewater treatment systems.

**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 the required findings for approving the Lot Line Adjustment and 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 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.