

Board Meeting Date: December 8, 2020
Special Notice / Hearing: 10-Day Notice
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consideration of an appeal of the Planning Commission's approval of a Design Review Permit and Grading Permit, pursuant to Section 6565.3 of the County Zoning Regulations and Section 9283 of the County Ordinance Code, for the construction of a new 2,771 sq. ft. two-story single-family residence, including an attached 507 sq. ft. two-car garage, and 330 cubic yards of grading, on a vacant 5,230 sq. ft. parcel, located between 631 and 647 El Granada Boulevard in El Granada.

County File Number: PLN2019-00162 (Love/Zheng)

RECOMMENDATION:

That the Board of Supervisors:

- A) Open the public hearing
- B) Close the public hearing
- C) Deny the appeal and uphold the Planning Commission's decision to approve the Design Review Permit and Grading Permit, based on the findings and subject to the conditions of approval contained in Attachment A.

BACKGROUND:

On May 11, 2020 the Community Development Director approved the Design Review Permit and Grading Permit by making the required findings and imposing the conditions of approval presented in Attachment A of this report. On May 26, 2020, the appellant filed the initial appeal of the Community Development Director decision. On October 15, 2020, the Planning Commission considered and denied the appeal, finding that, as conditioned, the project complies with all applicable County policies and regulations.

The appeal of the Planning Commission's decision alleges that the project should not be approved that the Planning and Building Departments analysis lacks transparency, and fails to adequately consider dangers the development presents to adjacent properties in regards to drainage. The appeal further asserts that: the project does not protect sensitive habitat; the proposed drainage system is inadequate for the project;

the development poses erosion and fire hazards; the applicant continues to redesign the drainage plan, not allowing the appellant adequate time to review the plan; the project violates General Plan Policies set forth to protect the environment; and, the project exacerbates fire danger and does not provide adequate setback for vegetation management.

DISCUSSION:

The contentions of this appeal are essentially the same as those that were presented to the Planning Commission, which rejected the appeal on the basis that: the project conforms with Design Review standards and lot coverage, floor area ratio, height and setback requirements; the drainage plans, which were as revised in response to the appellants concerns, have been conditionally approved by the Department's Drainage Review Section; the project has received conditional approval by County Fire; and, the project is in compliance with the General Plan; the Local Coastal Program. The project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3(a) of the CEQA Guidelines, which applies to new construction of small structures, including single-family residences in a residential zone.

County Counsel has reviewed the report as to form.

FISCAL IMPACT:

No fiscal impact.