



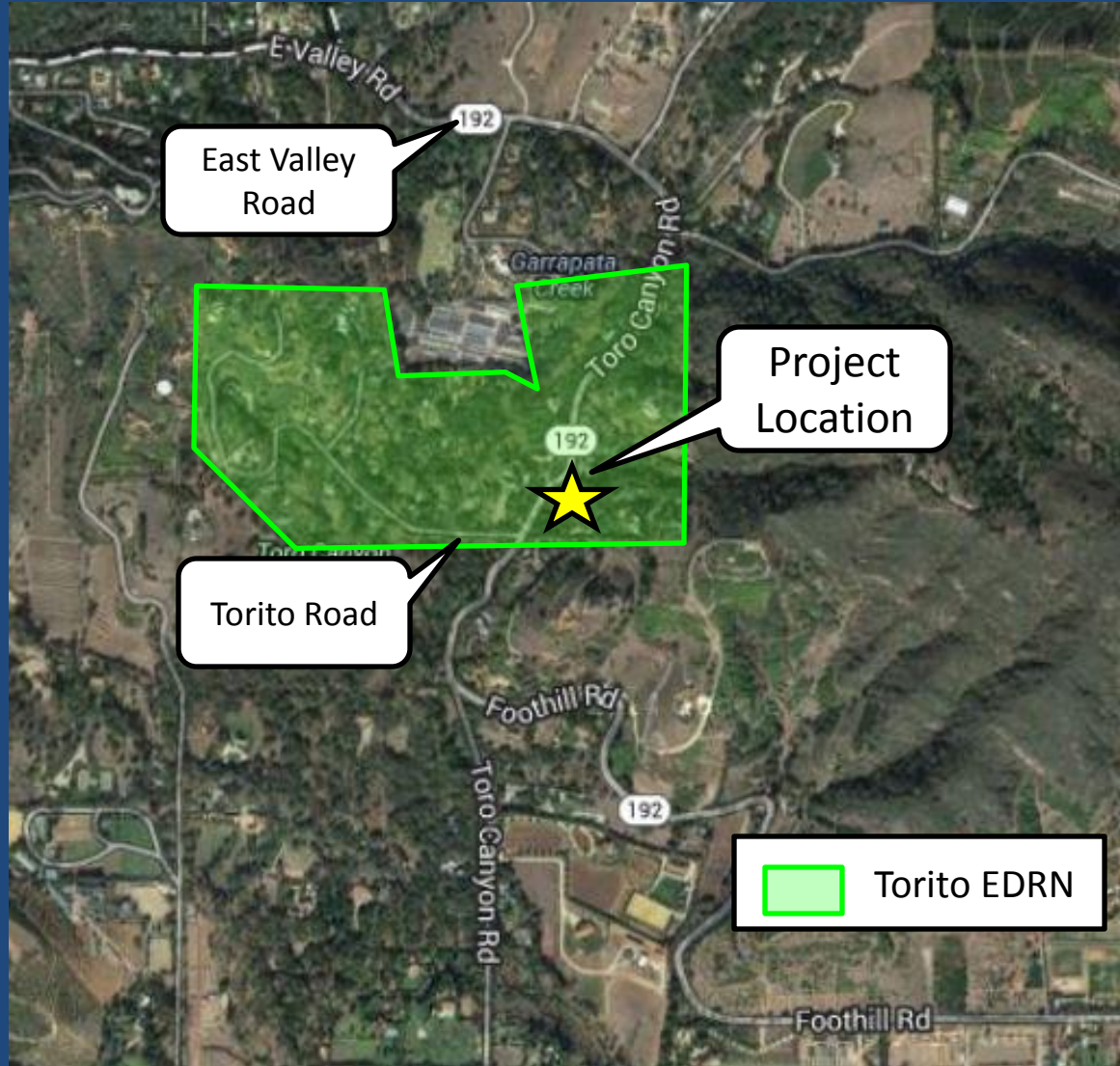
BOARD OF SUPERVISORS

14APL-00000-00022

**Dworet & Robertson Appeal of a Coastal Development Permit
for the Walker SFD Demo/Rebuild (Case No. 13CDH-00000-
00024)**

November 4, 2014

Vicinity Map



Aerial Photo



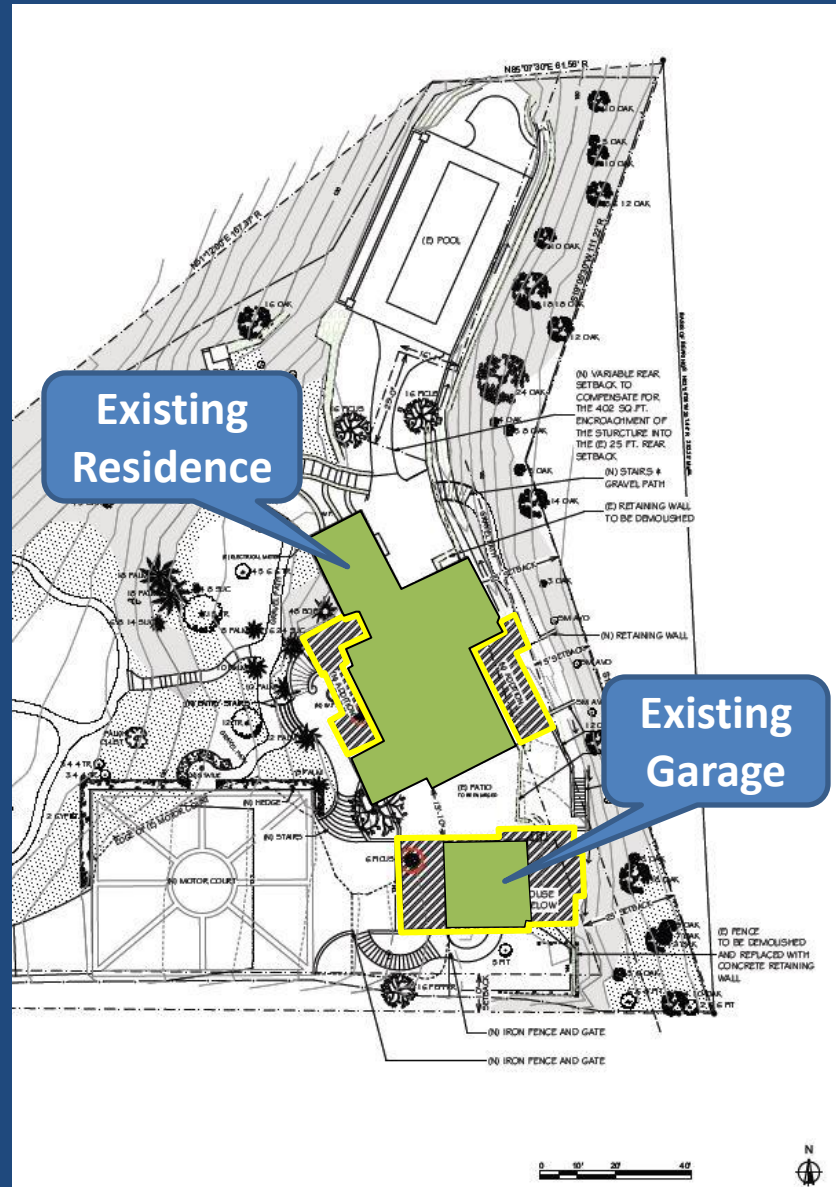
Appellant's
Property

Toro Canyon
Road

Existing Development
at Project Site



Site Plan



View of Existing Development



Proposed Dwelling - Elevations



Front (Western) Elevation



Rear (Eastern) Elevation



Proposed Dwelling - Elevations



Side (Northern) Elevation



Side (Southern) Elevation



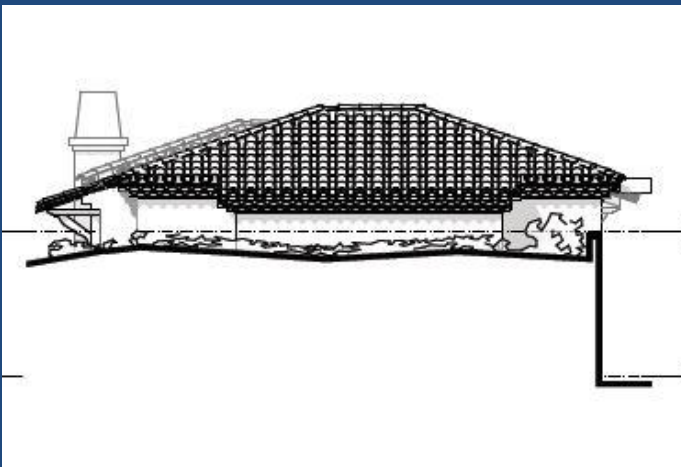
Proposed Garage/Guesthouse - Elevations



Front (Western) Elevation



Side (Southern) Elevation



Rear (Eastern) Elevation



Side (Northern) Elevation

Vegetative Screening Along Side (Northwestern) Property Line

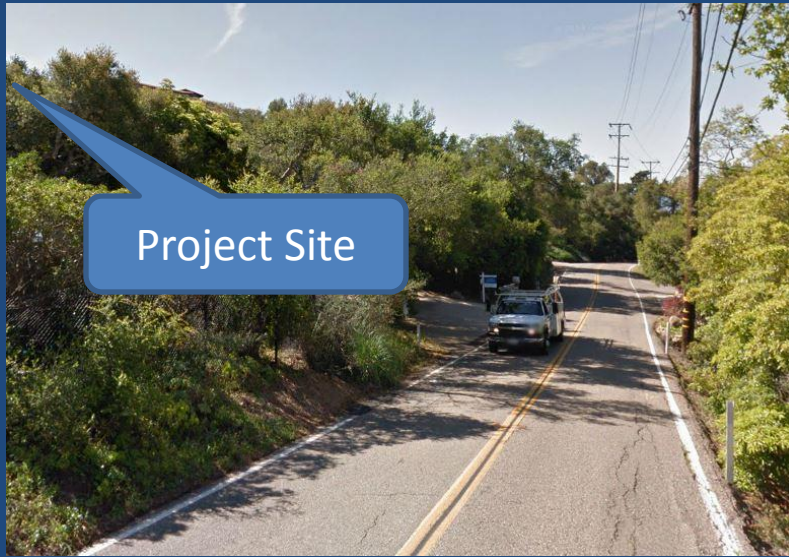


Neighbor's
Dwelling

Appellant's
Dwelling



Views of Vegetative Screening



Project Site

View of Project Site Looking South
on Toro Canyon Road



View of Access to Project Site from
Toro Canyon Road



Appeal Issues

Neighborhood Compatibility

- Appellants contend that project is too large for the neighborhood and, thus, is incompatible w/ neighborhood and Toro Canyon Plan
- No specific policies referenced in appeal



Appeal Issues

Staff Response - Neighborhood Compatibility

- Toro Canyon Plan does not limit the size of proposed development
- Toro Canyon Plan Policy VIS-TC-2:
Development shall be sited and designed to be compatible with the rural and semi-rural character of the area, minimize impact on open space, and avoid destruction of significant natural resources.



Appeal Issues

Staff Response - Neighborhood Compatibility

- Design is Critical to Neighborhood Compatibility
 - Design follows the site's topography
- SBAR granted preliminary approval
- Proposed project would be effectively screened from all neighbors



Appeal Issues

Water Service Availability

- Appellants contend that proposed project's size represents an inappropriate increase in water demand

Staff Response

- No increase in # of bedrooms or bathrooms
- No new landscaping
- Service from MWD confirmed



Appeal Issues

Landscaping as Screening

- Appellants contend that landscaping could be impacted by drought, thereby making project more visible

Staff Response

- Vegetative screening = well established trees, resistant to drought
- Condition #21 requires maintenance of landscaping in perpetuity



Project Review

CEQA Exemption

- Sections 15301 and 15303

Consistent with:

- Comprehensive Plan
- Toro Canyon Plan
- Article II Coastal Zoning Ordinance



Staff Recommendation

- Deny the appeal, Case No. 14APL-00000-00009;
- Make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings;
- Determine that the project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Sections 15301 and 15303, as specified in Attachment C; and
- Grant *de novo* approval of Coastal Development Permit 13CDH-00000-00024, subject to the conditions included as Attachment B of the Staff Report.



End of Presentation