

CALIFORNIA COASTAL COMMISSION

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W12a

MEMORANDUM

Date: September 5, 2023

To: Commissioners and Interested Persons

From: Shana Gray, Deputy Director
Melissa B. Kraemer, District Manager
Catherine Mitchell, District Planner

Subject: Second Addendum for Commission Meeting for Wednesday, September 6, 2023 Item W12a, CDP Application No. 1-22-0621 (Kane)

This second addendum to the staff recommendation of August 24, 2023 presents additional minor changes to special conditions and associated findings for clarification purposes. Since publication of the staff report and first addendum, the applicants identified a couple of ancillary development elements not clearly specified in the project description or plans on file but which are proposed to be included on final project plans. These ancillary elements include a 448-square-foot, 8-foot-tall carport along the eastern wall of the proposed residence, and rooftop solar panels on the proposed residence and/or carport. The proposed carport would include a concrete slab base. The proposed roof material would match materials proposed for the residence. The carport would be located in between the house and the barn and would be at least 100 feet from the environmentally sensitive Sitka spruce forest habitat.

Staff recommends changes to Special Condition 1 and related findings and continues to recommend that the Commission, upon completion of the public hearing, approve the coastal development permit with the special conditions and findings included in the staff recommendation of August 24, 2023, as modified by the changes recommended herein and in the first addendum dated August 31, 2023.

I. Changes to Special Condition 1

Revise Special Condition 1 on page 5 as follows (text to be deleted is shown in ~~bold double strikethrough~~ format, and text to be added is shown in **bold double underline** format):

- 1. Future Development Restriction.** This permit is only for the development described in Coastal Development Permit Application No. (CDP) 1-22-0621,

including, but not limited to: (1) constructing a 3,000-square-foot, two-story, 3-bedroom single-family residence with associated carport, rooftop solar, decks, porches, driveway, fencing; (2) constructing a 1,000-square-foot barn; (3) installing an onsite wastewater treatment system; and (4) converting a test well to production well and installing water storage tanks. The following future development restrictions apply:

II. Modifications to Staff Recommended Findings

- Revise Finding IV-A (Project Description and Location) on pages 10-11 as follows:

...

The applicants, Donald and Coral Kane, propose to: (1) construct a new 3,000-square-foot two-story (maximum 29-foot-high), three-bedroom, single-family residence with approximately 130 square feet of second story attached decking ~~and~~, a 658-square-foot covered porch, and a 448-square-foot attached carport; (2) construct a 1,000-square-foot detached building that will serve as a barn, garage, and storage space; (3) develop an on-site septic system with a ~~4,800-1,500~~-gallon septic tank, primary leach field, and designate a reserve leach field area; (4) develop a water system including conversion of a test well to a production well and development of a pump house, two 3,000-gallon water storage tanks, and a buried water line from the pump house to the proposed residence; ~~and~~ (5) construct a new approximately 200-foot-long gravel driveway connecting Big Lagoon Ranch Road to the new residence; and (6) install rooftop solar on the residence and/or carport. The proposed development would involve less than 50 cubic yards of grading. Project plans are attached as Exhibits 3-4.