

Capitola Planning Commission

Agenda Report



Meeting: March 2, 2023

From: Community Development Department

Topic: 520 Riverview Drive

Permit Number: #22-0056

APN: 035-081-10

Design Permit and Accessory Dwelling Unit Permit to remodel a two-story residence, construct an attached ADU, and Variance request for the required minimum setbacks. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Tarra Gundersgaard

Representative: Martha Matson, Filed: 02.22.22

Applicant Proposal:

The applicant is proposing to modify an existing single-family residence with a new attached accessory dwelling unit with first- and second-story additions to the primary dwelling. The project would result in a 345 square foot ADU and 990 square foot primary dwelling, for a net increase of 120 square feet. The residential is located at 520 Riverview Drive within the R-1 (Single-Family Residential) zoning district. The application requires a variance request for the second story side setback for the second-story addition.

Background:

On July 27, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative: noted that missing elements on the drainage/erosion control plan. Public Works staff noted concern regarding the proposed curb cut safety, specifically due to its proximity to the Riverview-Sunset intersection.

Building Official, Robin Woodman: informed the applicant that fire-rated walls would be necessary and noted a demolition plan will be necessary with the building permit submittal.

Associate Planner, Sean Sesanto: discussed front-yard setbacks and parking requirements as well as the proposed driveway.

Development Standards:

The following table outlines the zoning code requirements for development in the Single-Family (R-11) zoning district. The new addition to the single-family residence requires a variance to the required second story side yard setback for the second-story addition and an ADU deviation for the ADU parking requirement.

R-1 (Single Family Residential) Zoning District

Lot Standards			
Building Height			
R-1 Regulation	Existing		Proposed
Primary Structure: 25 ft.	21 ft.		24 ft. 5 in.
ADU: 16 ft.	N/A		14 ft. 3 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	2,241 sq. ft.		2,241 sq. ft.
Maximum Floor Area Ratio	58% (Max 1,300 sq. ft.)		58% (Max 1,300 sq. ft.)
First Story Floor Area	794 sq. ft.		885 sq. ft. (Total) 345 sq. ft. (ADU)
Second Story Floor Area	442 sq. ft.		492 sq. ft.
Second-Story Deck (Exempt)	133 sq. ft.		133 sq. ft.
ADU Exemption (Up to 800 sq.ft.)	N/A		345 sq. ft.
TOTAL FAR	54.2% (1,215 sq. ft.)		59.6% (1,335 sq. ft.) ADU guaranteed allowance
Yards			
	R-1 Regulation	Existing	Proposed Addition to Primary and New ADU
Front Yard 1 st Story	15 ft.	Primary: 6 ft. 3 in. Existing Nonconforming	Primary: 6 ft. 3 in. (Exist) ADU: 6 ft. 8 in.
Front Yard 2 nd Story	20 ft.	Primary: 6 ft. 3 in. Existing Nonconforming Deck: 3 ft. 8 in.	Primary: 6 ft. 3 in. (Exist) ADU: N/A Deck: 3 ft. 8 in.
Side Yard 1 st Story (North Property Line)	10% lot width	Lot width 70 ft. 1 in. 7 ft. min.	Primary: 2 ft. 3 in. Existing Nonconforming ADU: 4 ft.
Side Yard 2 nd Story	15% of width	Lot width 70 ft. 1 in. 10 ft. min	Primary: 9 ft. 5 in. Existing Nonconforming ADU: N/A Variance Required
Rear Yard 1 st Story (East Property Line)	Rear lot width 70 ft. 1 in. 7 ft.	Primary: 3 ft. 11 in.	Existing: 7 ft. 5 in. Primary: 7 ft. 5 in. ADU: 4 ft.
Rear Yard 2 nd Story	Rear lot width 70 ft. 1 in. 7 ft.	3 ft. 11 in. Existing Nonconforming	Primary: 7 ft. 5 in. ADU: N/A
Encroachments (list all)	Existing raised deck encroaches front and rear setbacks		
Parking			
	Required	Existing	Proposed
SFD up to 1500 sq. ft. 2 spaces ADU One space	3 spaces total 0 covered 3 uncovered	0 spaces total 0 covered 0 uncovered	0 spaces total 0 covered 0 uncovered ADU Deviation Required
Underground Utilities: required with 25% increase in area			No

Discussion:

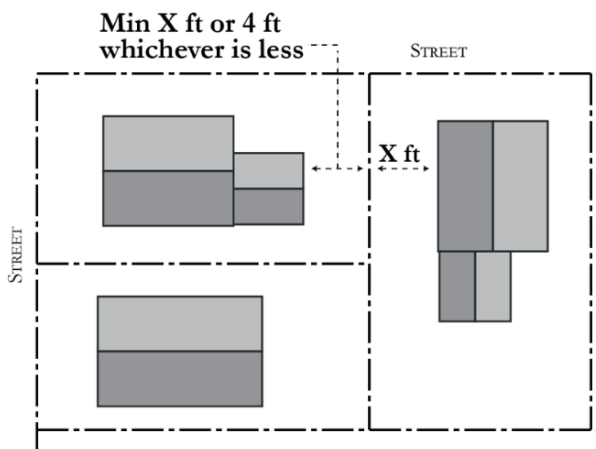
The existing single-family residence is located within the Riverview Terrace neighborhood adjacent near the intersection of Riverview Drive and Sunset Drive. The subject property is elevated above the street with a mild slope. The lot has a highly irregular triangular shape. The lot is surrounded by one- and two-story single-family residences. The neighborhood is located in close proximity to the village and is challenged with limited on-street and off-street parking.

The project includes additions to the first- and second story and creates an attached accessory dwelling unit using new and existing space. While the proposal seeks to substantially modify the shape and appearance of the existing structure, the net change in floor area is about 120 square feet.

The project simplifies some of the irregular articulation with a combination minor structural additions and removals, particularly on the side and rear (north and east) elevations. Materially, the design replaces the existing shingle exterior with stucco siding and horizontal wood siding that accents the existing second-story deck.

Setbacks

Pursuant to §17.48.030(B), when unique circumstances exist, the community development director has the authority make determinations for lot configuration based on existing conditions and functions of the lot. The subject property is a three-sided triangular lot with limited space between the property lines and the existing structure. The community development director determined the northern property line (adjacent 502 Sunset Drive) functions as the side property line and the eastern property line (adjacent 505 Gilroy Drive) functions as the rear property. The rear setbacks of seven feet were determined using corner lot standards pursuant to §17.16.030(B)(5), which establishes a minimum rear setback using the minimum interior side yard of the adjacent property, but not less than four feet. The adjacent lot of 502 Sunset Drive has a minimum interior side yard setback of 7 feet.



Accessory Dwelling Unit

The proposed attached accessory dwelling includes new and converted habitable space from the existing dwelling. Expansions of the existing footprint comply with the required four-foot rear and side setbacks for ADUs as well as the front setback of the primary structure. Although the project exceeds the maximum allowable FAR by 35 square feet, the additions are permissible due to the applicability of the *guaranteed allowance* exemption for ADUs pursuant to §17.74.041(H).

Accessory Dwelling Unit - Objective Design Standards

ADUs that deviate from one or more standards in §17.74.080, which includes parking requirements, are subject to the objective design standards in CMC §17.74.090. The objective design standards are included below with staff analysis.

- A. Entrance Orientation – Detached ADU. The primary entrance to a detached accessory dwelling unit shall face the front or interior of the parcel unless the accessory dwelling unit is directly accessible from an alley or a public street.

Staff Analysis: Not applicable. The ADU is attached to the primary dwelling.

- B. Privacy Impacts. To minimize privacy impacts on adjacent properties, the following requirements apply to walls with windows within eight feet of an interior side or rear property line abutting a residential use:
1. For a single-story wall or the first story of a two-story wall, privacy impacts shall be minimized by either:
 - a. A six-foot solid fence on the property line; or
 - b. Clerestory or opaque windows for all windows facing the adjacent property.
 2. For a second-story wall, all windows facing the adjacent property shall be clerestory or opaque.

Staff Analysis: The ADU uses a combination of clerestory windows and solid fencing.

- C. Second-Story Decks and Balconies. Second-story decks and balconies shall be located and designed to minimize privacy impacts on adjacent residential properties, as determined by the Planning Commission through the design permit approval process.

Staff Analysis: Not applicable. The ADU does not include second-story decks or balconies.

- D. Architectural Details. – The only architectural detail requirement in Table 17.74-2 that applies to detached ADUs is the requirement that the roof pitch be 4:12. However, if the primary dwelling has a roof pitch shallower than 4:12, the ADU roof pitch may match the primary dwelling.

Staff Analysis: The attached ADU has a roof pitch greater than 4:12, which is similar to the primary dwelling rooflines.

- E. Building Additions to Historic Structures. A building addition to a designated historic resource or potential historic resource as defined in Section 17.84.020 (Types of historic resources) for an attached accessory dwelling unit shall be inset or separated by a connector that is offset at least eighteen inches from the parallel side or rear building wall to distinguish it from the historic structure.

Staff Analysis: Not applicable.

Non-Conforming Structure

The existing structure is located within the required front, side, and rear setbacks and is therefore considered legal non-conforming. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value

of the structure. Staff estimates that the project cost represents at approximately 60 percent of the present fair market value, therefore the additions are permissible.

Variance

The applicant is seeking approval of a variance to the minimum side setback. The minimum second-story side setback is ten feet. The proposed second story is 9 feet, 5-inches from the side property line.

Pursuant to §17.128.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

The lot has a highly irregular right triangle shape, with its widest face being the street frontage. The lot is also small by Capitola standards at 2,241 square feet, whereas the smallest standard lots in the R-1 zone are typically 2,800 square feet. Because of its shape, if standard setback rules were applied, they would effectively impose side and rear setbacks equivalent to a lot nearly twice its size.

B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

The strict application of conventional setback standards would create a building envelope insufficient to reasonably develop the property in a manner similar to that of properties of the same zone and in the vicinity of the property.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

A variance is necessary to preserve the ability to develop the site. Any new development on the subject property would likely require a variance to reasonably develop the site.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.

The project involves a new accessory dwelling unit and remodel of an existing single-family dwelling. The variance will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Granting a variance would allow the subject property to be developed using setbacks commonly applied to properties in the vicinity and would not constitute a grant of special privilege.

F. The variance will not have adverse impacts on coastal resources.

The granting of a variance will not have adverse impacts on coastal resources.

Parking - Deviation from ADU Standards

The proposed ADU requires one uncovered parking space. Initially, the applicant proposed a new single-car driveway on the western end of the lot towards the intersection of Riverview Drive

and Sunset Drive. After reviewing the proposal, the Public Works Director determined that such a parking space would create an unsafe parking arrangement due to the proximity of the intersection and blind-spot created by the nonconforming garage next door at 502 Sunset Drive (Attachment 4). Therefore, the applicant is requesting a deviation from ADU standards to allow the construction of the unit without providing an on-site parking space. Staff has included a condition that the driveway currently shown on the plans must be removed prior to issuance of a building permit (Condition #5).

Pursuant to §17.74.100, a deviation requires Planning Commission approval on the basis of ADU findings:

A. The exterior design of the accessory dwelling unit is compatible with the primary dwelling on the parcel through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.

The proposed attached ADU utilizes stucco siding with aluminum clad windows and doors as does the proposed remodel of the primary dwelling. The ADU is a visual extension of the primary dwelling and is compatible with the primary dwelling.

B. The exterior design is in harmony with, and maintains the scale of, the neighborhood.

The proposed ADU utilizes the same materials and form as the primary dwelling. Also, the ADU complies with the 22-foot maximum ADU height limit and is well within the zone height limit of 25. Therefore, the exterior design is in harmony with, and maintains the scale of the Riverview Terrace neighborhood.

C. The accessory dwelling unit will not create excessive noise, traffic, or parking congestion.

The subject property is located in the Riverview Terrace neighborhood which has parking congestion. The ADU will contribute to parking congestion without the addition of on-site parking.

D. The accessory dwelling unit has or will have access to adequate water and sewer service as determined by the applicable service provider.

The proposed ADU is located on a developed lot in a residential neighborhood with adequate water and sewer service.

E. Adequate open space and landscaping have been provided that are usable for both the accessory dwelling unit and the primary residence. Open space and landscaping provide for privacy and screening of adjacent properties.

The proposed project provides adequate usable space for both units. The side yard serves as both access and dedicated private space for the ADU.

F. The location and design of the accessory dwelling unit maintain a compatible relationship to adjacent properties and do not significantly impact the privacy, light, air, solar access, or parking of adjacent properties.

The proposed ADU is located on the north side of the property and maintains a compatible relationship to adjacent properties with the exception to parking. Without providing an on-site parking space the project would have a significant impact on adjacent properties.

- G. The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.**

The ADU has been designed to limit privacy impacts with only light egress windows facing the adjacent property. The ADU can be accessed through the primary dwelling or by a separate entrance which faces the adjacent property but is screened with a fence and vegetation. The ADU is attached and architecturally homogeneous to the primary dwelling and does not visually dominate the primary dwelling or the surrounding properties.

- H. The site plan is consistent with physical development policies of the general plan, any area plan or specific plan, or other city policy for physical development. If located in the coastal zone, the site plan is consistent with policies of the local coastal plan. If located in the coastal zone and subject to a coastal development permit, the proposed development will not have adverse impacts on coastal resources.**

With the granting of a project deviation, the proposed ADU would comply with all development standards in CMC §17.74.080 and with the local coastal plan.

- I. The project would not impair public views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan restores and enhances the visual quality of visually degraded areas.**

The project will not impair public views along the ocean or scenic coastal areas.

- J. The project deviation (if applicable) is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings, and the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.**

The granting of a project deviation to provide a parking space would not deprive the subject property of privileges enjoyed by the majority other properties in the vicinity. Although special conditions exist, the subject property already enjoys the development of a single-family dwelling. Whereas the majority of properties in the vicinity provide at least some parking, the subject property provides none. The addition of an accessory dwelling unit without providing a parking space as required would further intensify the demand for off-site parking.

CEQA:

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations, which exempts minor additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project increases the floor area by approximately 10% or 120 square feet.

Recommendation:

Although the project's net increase in floor area is small, approving the application would intensify parking demand to include two dwelling units that have no on-site parking. Alternatively, if the project did not include an ADU and the additions served the primary dwelling they would not trigger the 10% parking compliance §17.76.020(C)(2) and would not increase the current site parking demand of two uncovered parking spaces. Staff recognizes the physical lot constraints and would be supportive of the additional floor area as proposed without an ADU. This would accommodate extra living space within the primary structure but would not contribute towards increase parking demand. Allowing the addition without an ADU would require a variance to a first-story setback variance and to the floor area ratio.

Therefore, staff recommends the Planning Commission **continue** application #22-0056 to the next hearing with direction to revise the application to remove the accessory dwelling unit and not exceed 10% increase of the existing FAR.

Attachments:

1. 520 Riverview Drive – Plan Set
2. 520 Riverview Drive – Material Information
3. Public Works Memo on 520 Riverview Drive Parking
4. Design Review Criteria

Design Permit Findings:

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed remodel of a single-family residence and new attached accessory dwelling unit complies with the development standards of the R-1 (Single-Family Residential) zoning district. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for the remodel of a single-family residence and new attached accessory dwelling unit. The project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15301(e) of the CEQA Guidelines exempts additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project involves a new accessory dwelling unit and remodel of an existing single-family residence which will increase the net floor area by approximately 10% or 120 square feet. The project is located within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

- D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed remodel of a single-family residence and new attached accessory dwelling unit will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).

The Community Development Staff and the Planning Commission have reviewed the application. The proposed project complies with all applicable design review criteria in Section 17.120.070.

F. The proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff and the Planning Commission have all reviewed the application for the proposed project. The design of the home with attached ADU will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

Variance Findings:

G. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

The lot has a highly irregular right triangle shape, with its widest face being the street frontage. The lot is also small by Capitola standards at 2,241 square feet, whereas the smallest standard lots in the R-1 zone are typically 2,800 square feet. Because of its shape, if standard setback rules were applied, they would effectively impose side and rear setbacks equivalent to a lot nearly twice its size.

H. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

The strict application of conventional setback standards would create a building envelope insufficient to reasonably develop the property in a manner similar to that of properties of the same zone and in the vicinity of the property.

I. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

A variance is necessary to preserve the ability to develop the site. Any new development on the subject property would likely require a variance to reasonably develop the site.

J. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.

The project involves a new accessory dwelling unit and remodel of an existing single-family dwelling. The variance will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

K. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Granting a variance would allow the subject property to be developed using setbacks commonly applied to properties in the vicinity and would not constitute a grant of special privilege.

L. The variance will not have adverse impacts on coastal resources.

The granting of a variance will not have adverse impacts on coastal resources.

Accessory Dwelling Unit Findings:

K. The exterior design of the accessory dwelling unit is compatible with the primary dwelling on the parcel through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.

The proposed attached ADU utilizes stucco siding with aluminum clad windows and doors as does the proposed remodel of the primary dwelling. The ADU is a visual extension of the primary dwelling and is compatible with the primary dwelling.

L. The exterior design is in harmony with, and maintains the scale of, the neighborhood.

The proposed ADU utilizes the same materials and form as the primary dwelling. Also, the ADU complies with the 22-foot maximum ADU height limit and is well within the zone height limit of 25. Therefore, the exterior design is in harmony with, and maintains the scale of the Riverview Terrace neighborhood.

M. The accessory dwelling unit will not create excessive noise, traffic, or parking congestion.

The subject property is located in the Riverview Terrace neighborhood which has parking congestion. The ADU will not create excessive noise or traffic but will contribute to parking congestion without the addition of on-site parking.

N. The accessory dwelling unit has or will have access to adequate water and sewer service as determined by the applicable service provider.

The proposed ADU is located on a developed lot in a residential neighborhood with adequate water and sewer service.

O. Adequate open space and landscaping have been provided that are usable for both the accessory dwelling unit and the primary residence. Open space and landscaping provide for privacy and screening of adjacent properties.

The proposed project provides adequate usable space for both units. The side yard serves as both access and dedicated private space for the ADU.

P. The location and design of the accessory dwelling unit maintain a compatible relationship to adjacent properties and do not significantly impact the privacy, light, air, solar access, or parking of adjacent properties.

The proposed ADU is located on the north side of the property and maintains a compatible relationship to adjacent properties with the exception to parking. Without providing an on-site parking space the project would have an impact on adjacent properties.

Q. The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear

yard have been minimized. The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.

The ADU has been designed to limit privacy impacts with only light egress windows facing the adjacent property. The ADU can be accessed through the primary dwelling or by a separate entrance which faces the adjacent property but is screened with a fence and vegetation. The ADU is attached and architecturally homogeneous to the primary dwelling and does not visually dominate the primary dwelling or the surrounding properties.

- R. The site plan is consistent with physical development policies of the general plan, any area plan or specific plan, or other city policy for physical development. If located in the coastal zone, the site plan is consistent with policies of the local coastal plan. If located in the coastal zone and subject to a coastal development permit, the proposed development will not have adverse impacts on coastal resources.**

With the granting of a project deviation, the proposed ADU would comply with all development standards in CMC §17.74.080 and with the local coastal plan.

- S. The project would not impair public views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan restores and enhances the visual quality of visually degraded areas.**

The project will not impair public views along the ocean or scenic coastal areas.

- T. The project deviation (if applicable) is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings, and the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.**

The granting of a project deviation to provide a parking space would not deprive the subject property of privileges enjoyed by the majority other properties in the vicinity. Although special conditions exist, the subject property already enjoys the development of a single-family dwelling. Whereas the majority of properties in the vicinity provide at least some parking, the subject property provides none. The addition of an accessory dwelling unit without providing a parking space as required would further intensify the demand for off-site parking.

Coastal Findings:

- A. The project is consistent with the LCP land use plan, and the LCP implementation program.**

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

- B. The project maintains or enhances public views.**

The proposed project is located on private property at 520 Riverview Drive. The project will not negatively impact public landmarks and/or public views.

- C. The project maintains or enhances vegetation, natural habitats and natural resources.**

The proposed project is located at 520 Riverview Drive. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance

vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.

The project involves a new accessory dwelling unit and remodel to a single-family residence and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves a new accessory dwelling unit and remodel to a single-family residence and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves a new accessory dwelling unit and remodel to a single-family residence and will not negatively impact coastal resources.

G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.

The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project involves a new accessory dwelling unit and remodel to an existing single-family residence on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.