

Board of Supervisors Hearing

Sarafian and Friedman Appeal of the Subsequent Mitigated Negative Declaration
and Brian Johnson Trust Coastal Permit Approval

21 Calle Del Onda, Stinson Beach | Assessor's Parcel 195-162-49

October 24, 2024



Photo Credit: Jeff Wong

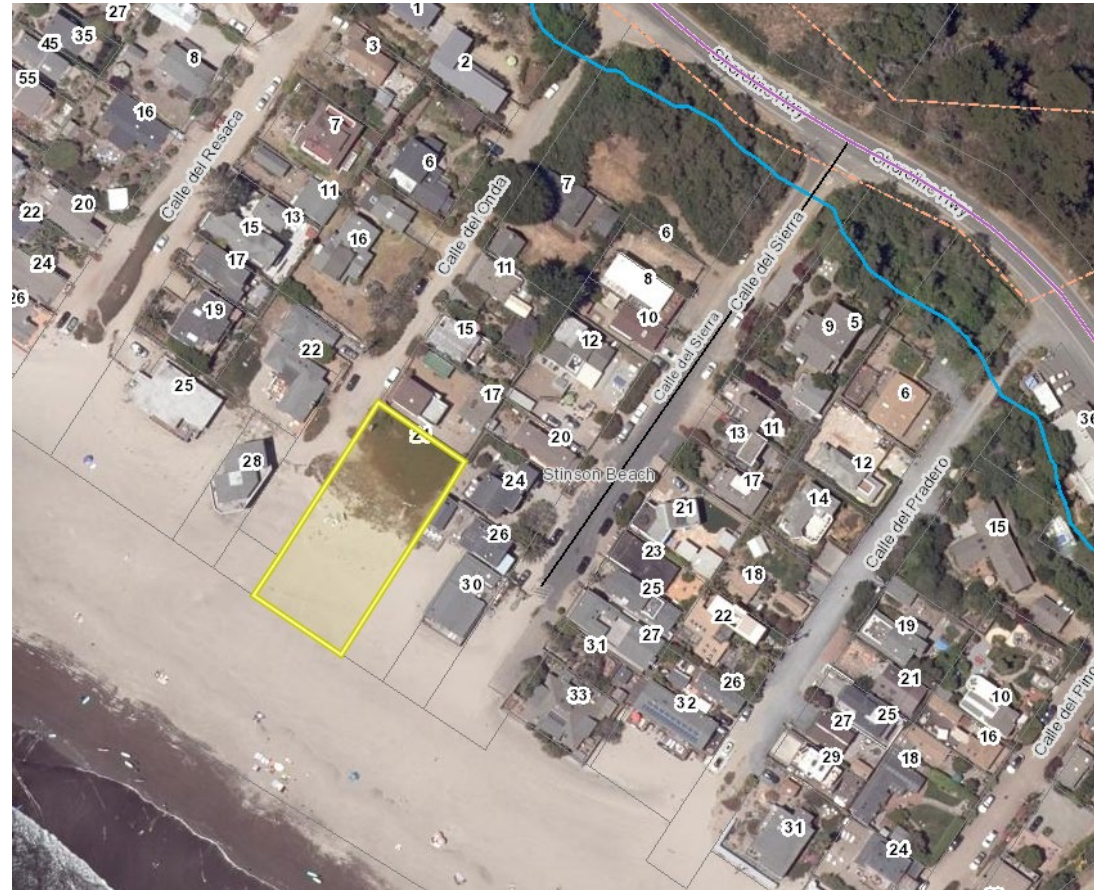


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Site Location: 21 Calle Del Onda Stinson Beach

Current Conditions:

15,200 square-foot vacant lot, remains of previous development



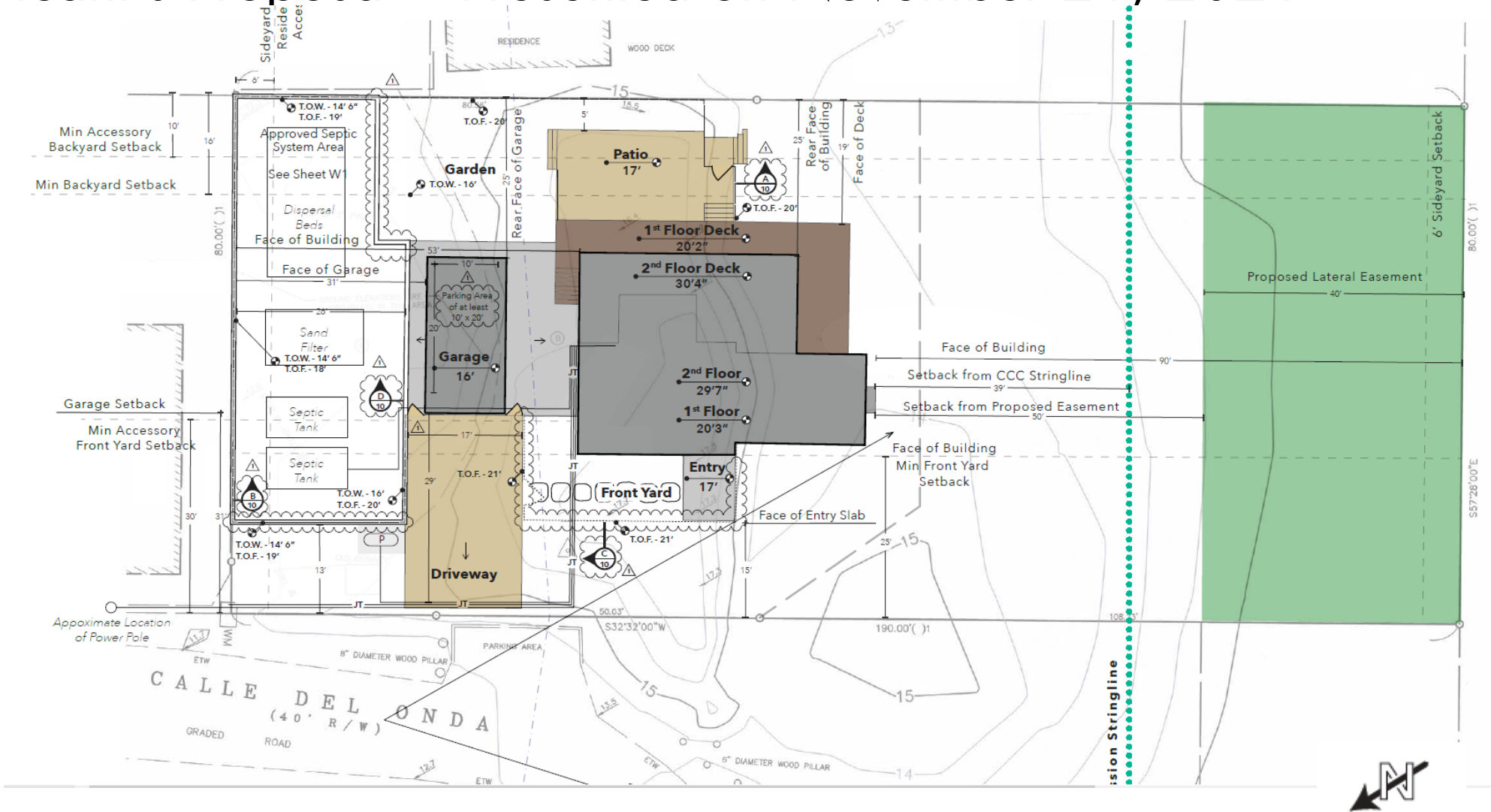
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Applicant's Proposal – Prior and Revised

Presented on November 22, 2021	Revised Project
1,563 square feet of floor area	1,296 square feet of floor area
288 square-foot detached garage	No detached garage
New septic system	New septic system – no changes from previous
Other improvements: new driveway, decks, landscaping improvements	Other improvements: new driveway, decks (reduced), landscaping improvements

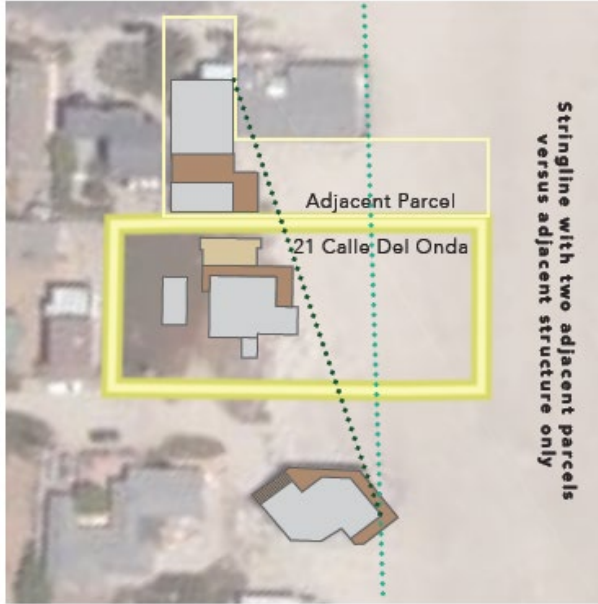
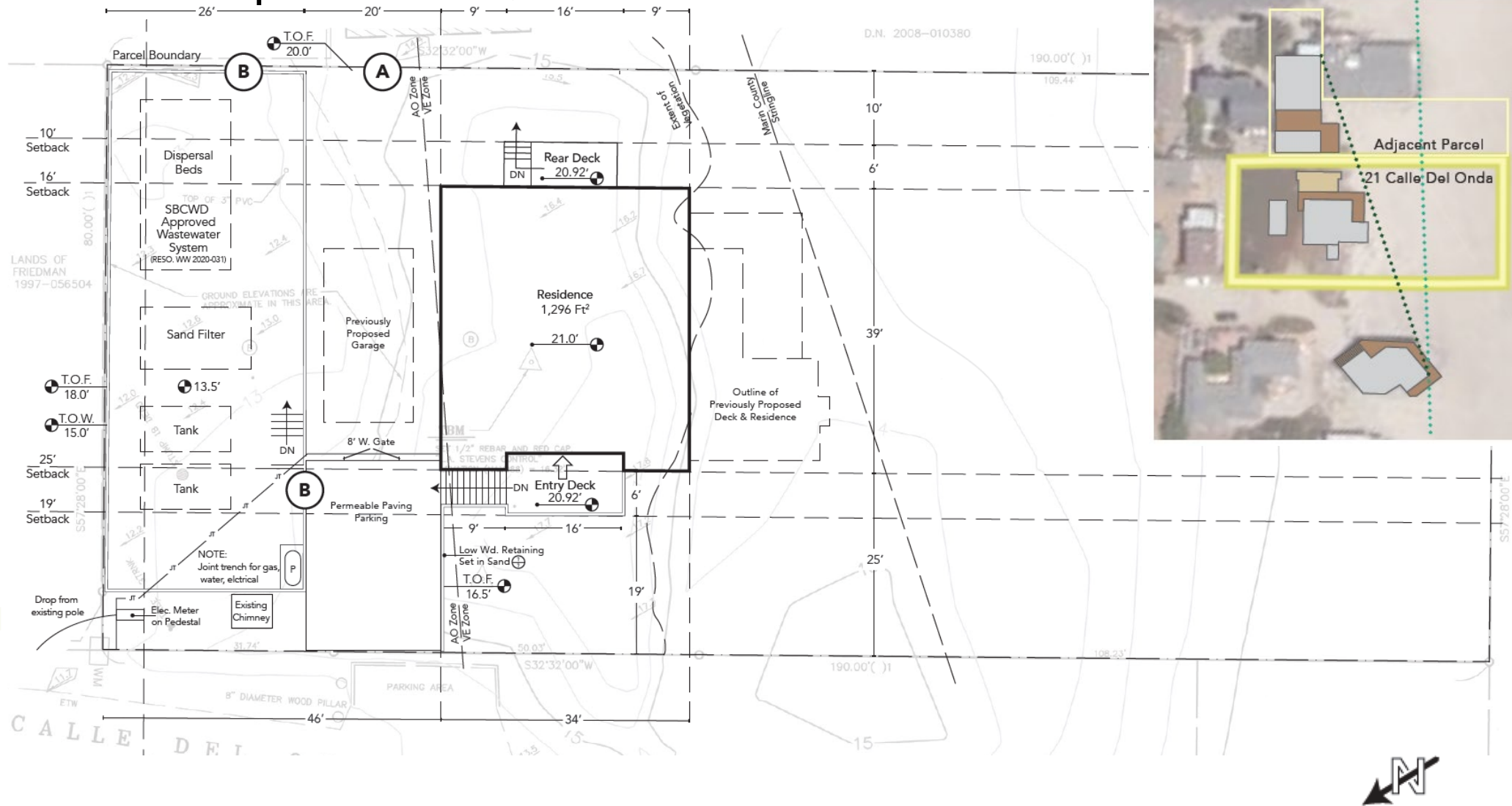


Applicant's Proposal – Presented on November 21, 2021



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Applicant's Proposal – Revised



Stringline with two adjacent parcels versus adjacent structure only

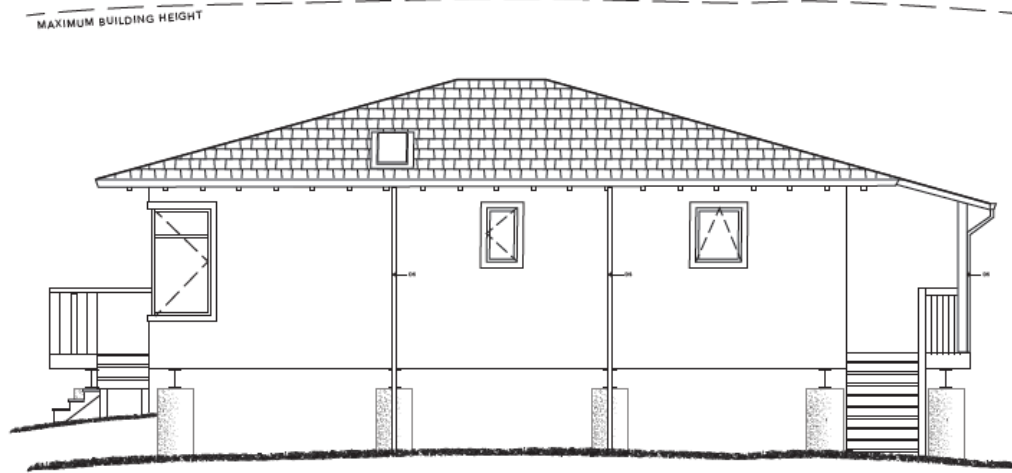


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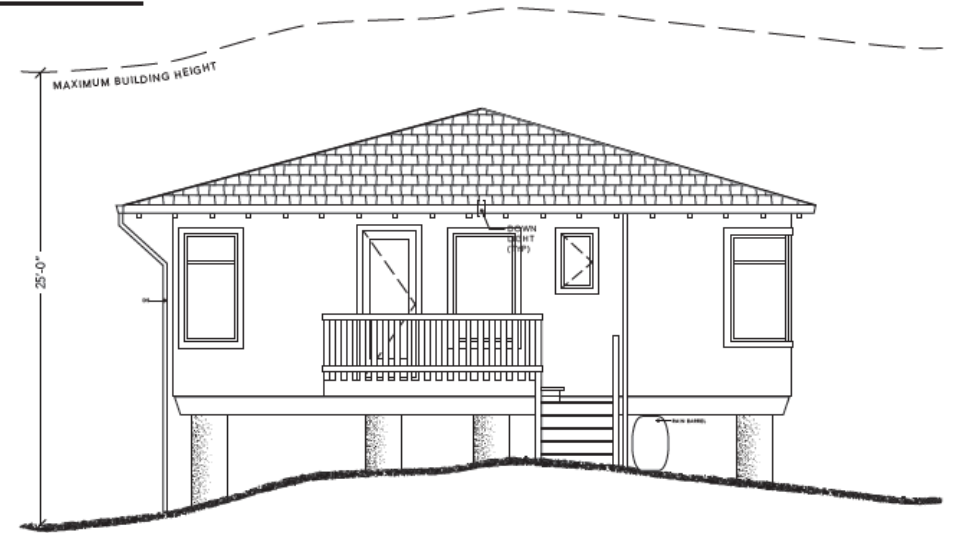


Applicant's Proposal – Revised Elevations

North



East

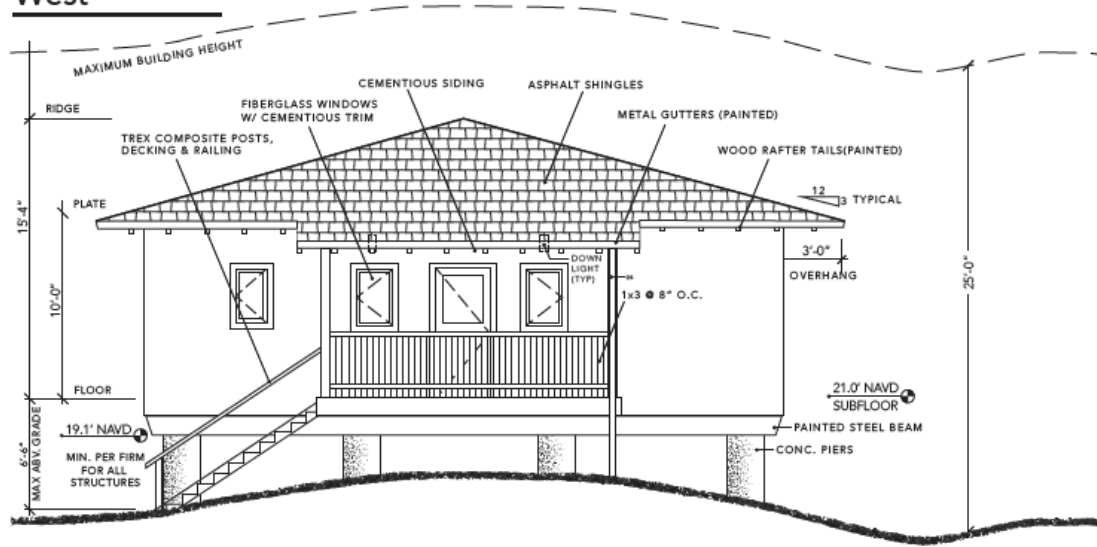


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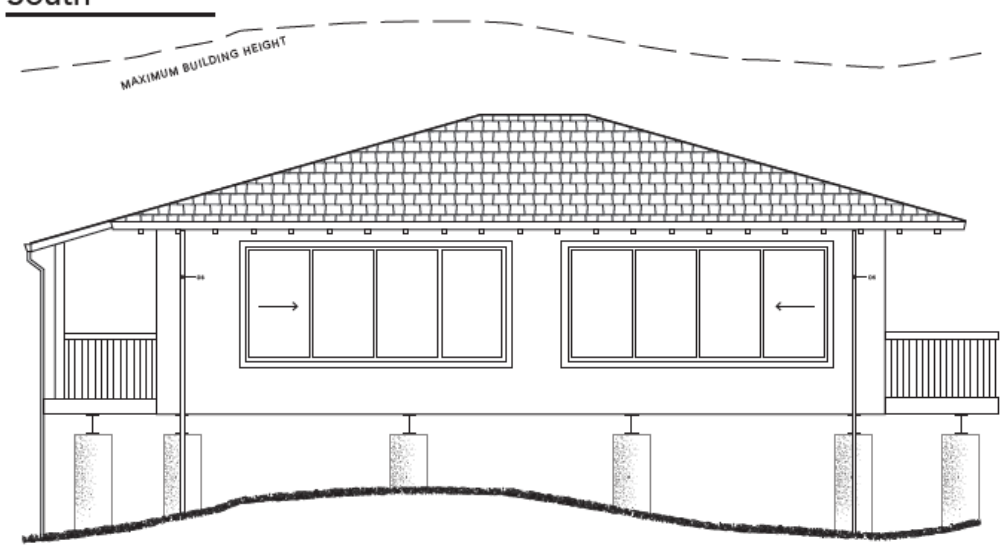
Slide 6

Applicant's Proposal – Revised Elevations

West



South



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CEQA Review

- Stinson Beach County Water District was the Lead Agency for a 2020 Mitigated Neg Dec for a variance for a septic system
 - IS/MND Identified and mitigated several impacts related to project construction
- Following November 22, 2021 PC Hearing, County Staff determined need for additional environmental review for proposed residence
- County contracted with Sicular Environmental Consulting for Supplemental Environmental Review



CEQA Review - Continued

- SER examined impacts of currently proposed development
- Identified 3 additional significant impacts:
 - Air Quality (diesel emissions during construction)
 - Biological Resources (coastal dune habitat)
 - Noise (pile driving)
- New mitigation measures, agreed to by the Applicant, would reduce all impacts to Less than Significant.



CEQA Review – Dune Impact

- Project site contains 1,573 sf of Coastal Dune habitat, considered “Environmentally Sensitive Habitat Area” (ESHA) in the LCP.
- Project construction would disturb or remove ~1,100 sf of ESHA
- Because of isolation, disturbance, site has low biological value



CEQA Review – Dune Impact

- Mitigation Measure requires Dune Restoration Plan to restore equal area to dune habitat with native vegetation
- Consistent with Implementing Program for the LCP *Section 22.64.050(A)(1)(d), Habitat Mitigation: requires a mitigation plan for proposed development that is a permissible use within ESHA, where there is no feasible alternative that can avoid significant impacts to ESHA.*

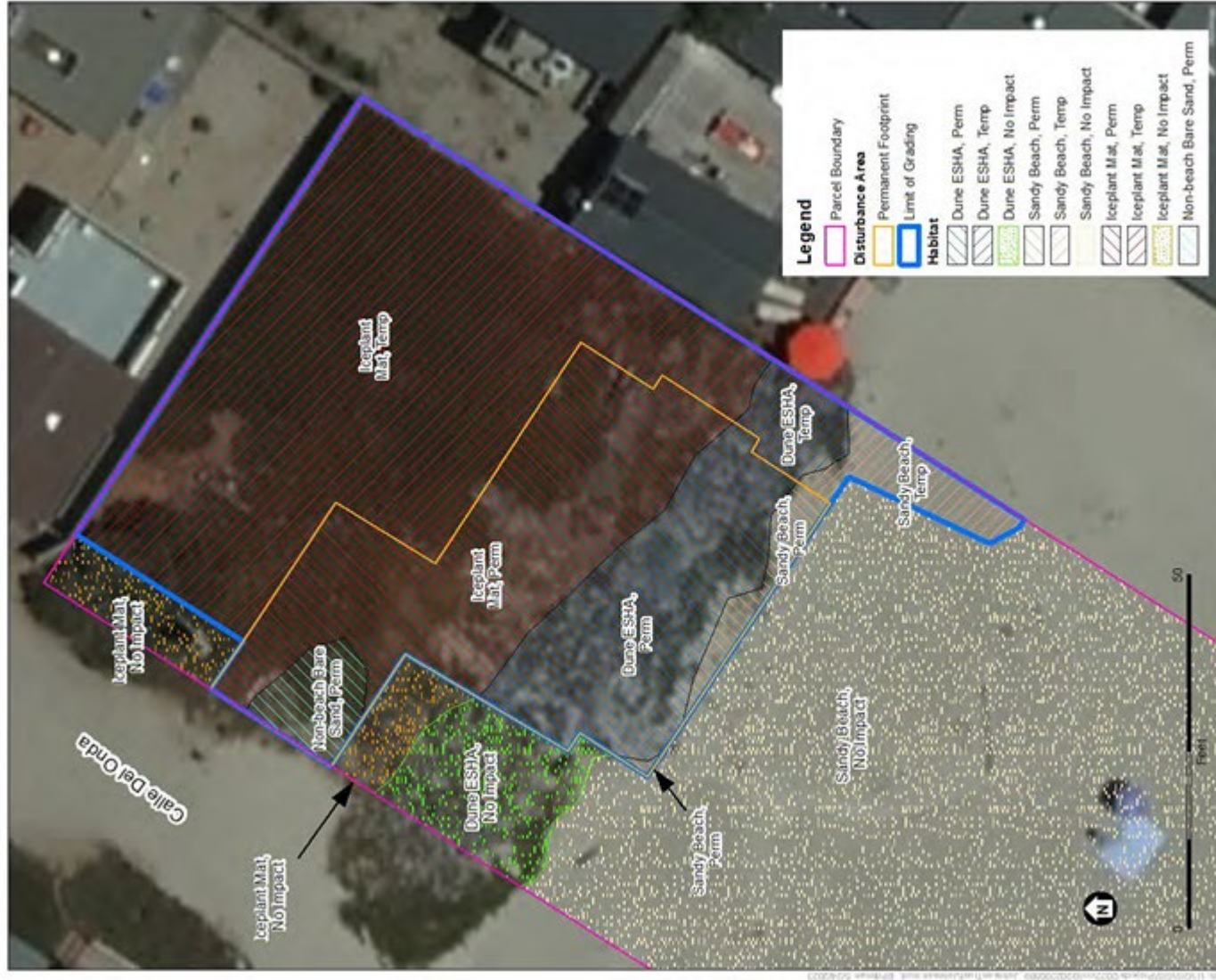


CEQA Review – Restoration Mitigation



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CEQA Review – Dune ESHA



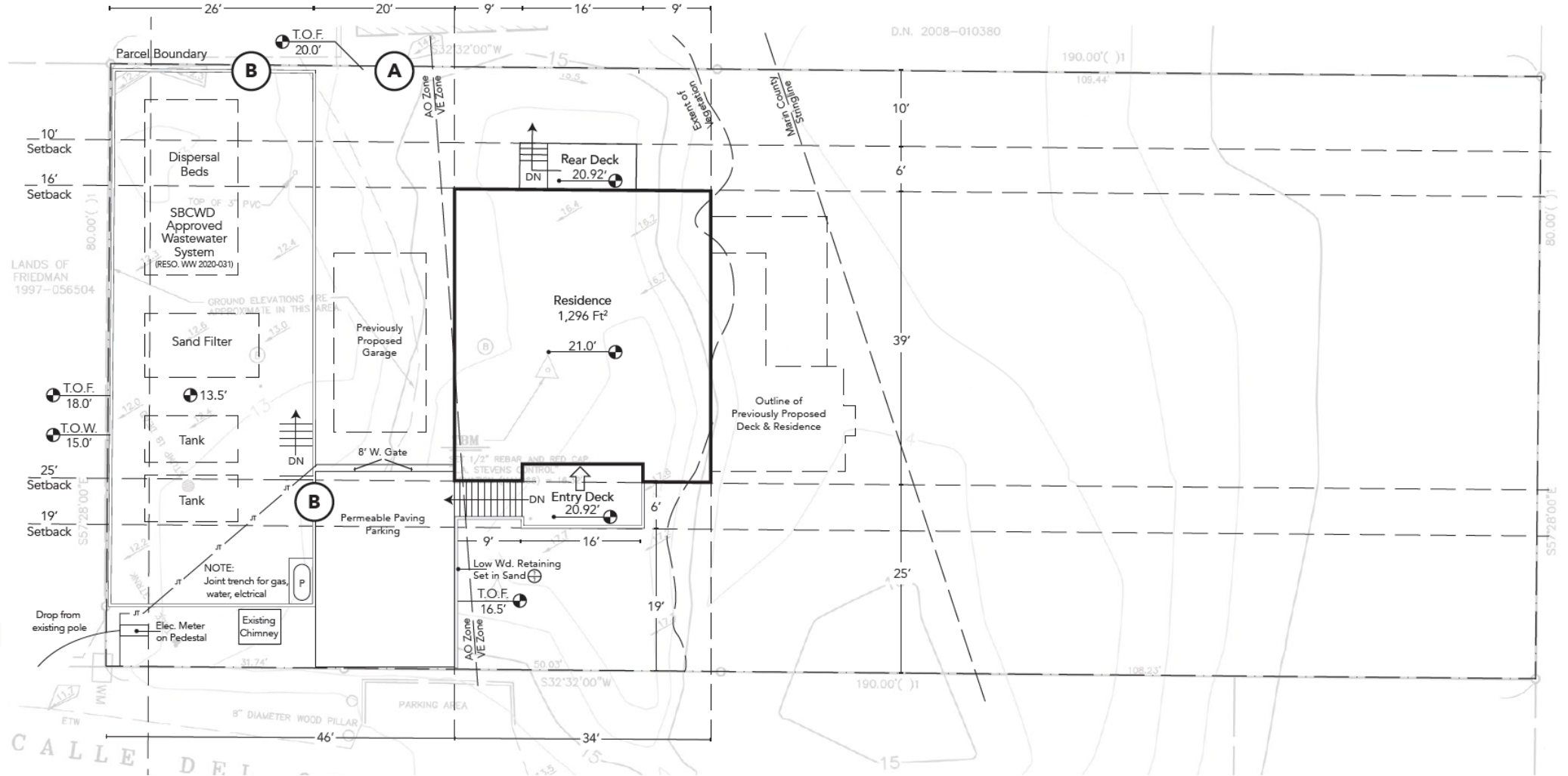
Johnson Trust Supplemental Review

SOURCE: ESA, 2023



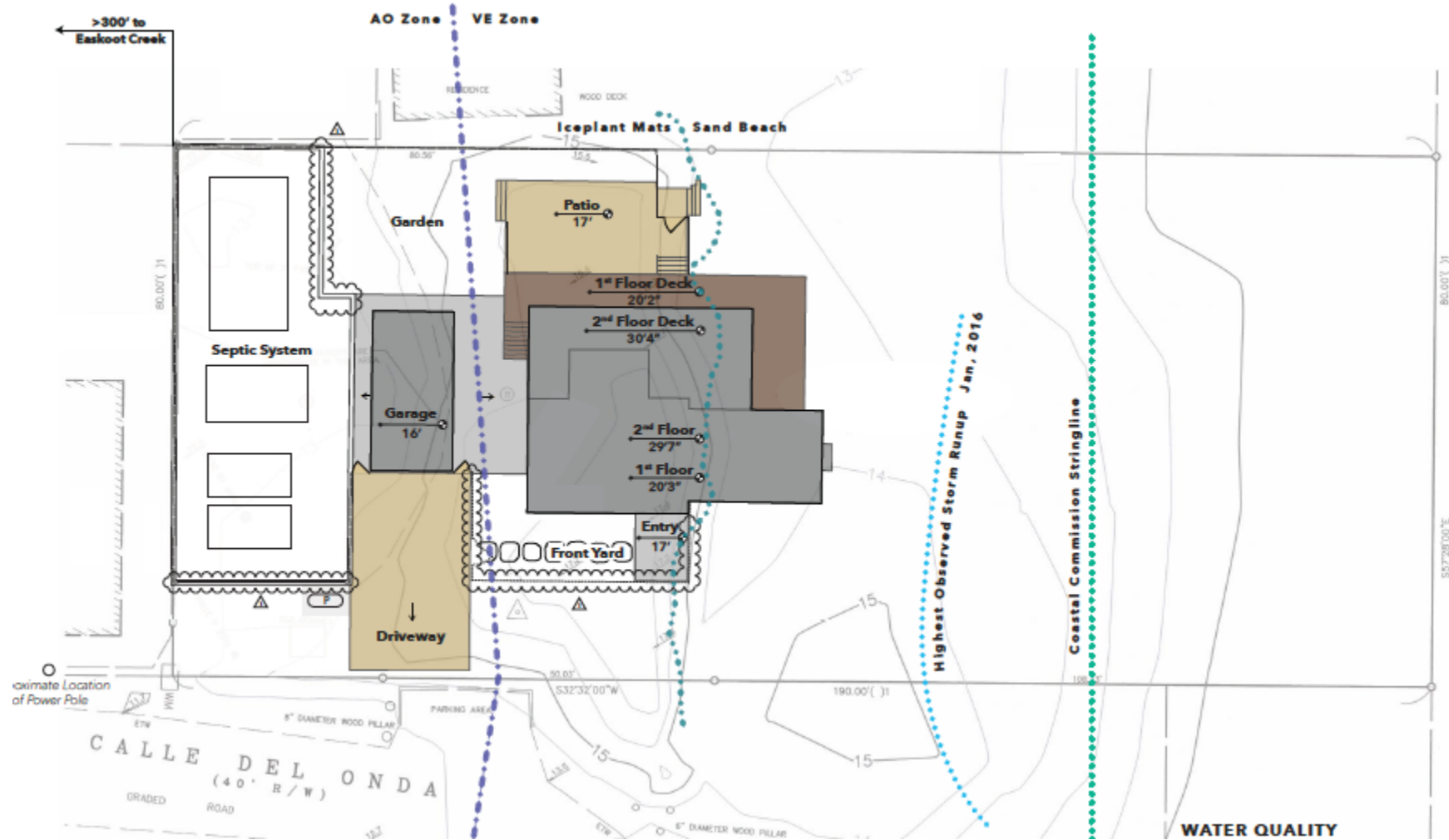
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CEQA Review – Other Constraints



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CEQA Review – Previous Constraints Map with Previous Proposal



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Basis for Appeal

- AO Flood Zone Moratorium;
- FEMA VE Floodplain Base Flood Elevation;
- California Coastal Act, Sea Level Rise Hazards, Shoreline Protection, and Impact to Neighboring Properties;
- Dune and Sandy Habitat Protection;



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Basis for Appeal

- Denying the permit does not result in a constitutional takings;
- The project was approved without an approved septic system; and
- The Planning Commission's authority to reconsider or approve the project



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Conclusion

- **Recommendation:**
- Sustain the Planning Commission's decision to adopt the Subsequent Mitigated Negative Declaration and conditionally approve the project
- Deny the Sarafian and Friedman Appeal



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Thank You

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