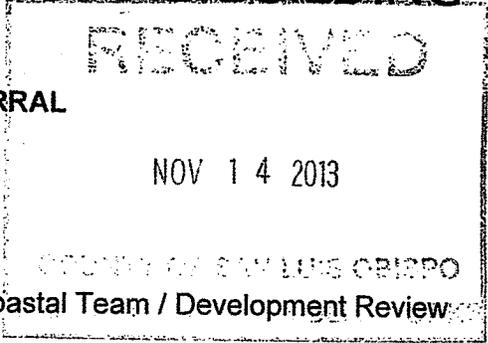




DEPARTMENT OF PLANNING AND BUILDING



THIS IS A NEW PROJECT REFERRAL

DATE: 11/12/2013

TO: PW

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us) - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00040 BELTRAMO – Proposed minor use permit to demo existing single family residence and garage, and replace with two-story single family residence and garage. Site location is 5398 Nottingham Dr, Cambria. APN: 022-163-010.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Drainage Plan to be reviewed w/ building permit.
Encroachment Permit for driveway approach required
w/ building Permit.

11.27.13
Date

TIM TOMLINSON
Name

5271
Phone



Re: DRC2013-00040 BELTRAMO, Coastal E-Referral, MUP, Cambria 

Charles Riha to: Schani Siong

12/05/2013 01:41 PM

Cc: Cheryl Journey, Stephen Hicks

Schani,

These are the Building Division Comments to be incorporated into the Conditions. Please call me if you have any questions.

Comments from Building Division:

1. All plans and engineering shall be prepared by a California Licensed Architect of Record unless exempted by the Business and Professions Code.
2. The project is subject to a construction permit as well as the currently adopted California Codes (at the time of plan check submittal).
3. The project will require a full soils report for the design of all building foundations at the time of construction permit application submittal.
4. Whether or not a grading permit is required, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.
5. A fire sprinkler system will be required.

Charles Riha, Plans Examiner III



PLANNING & BUILDING

COUNTY OF SAN LUIS OBISPO

976 Osos Street, Room 200

San Luis Obispo, Ca 93408

805-781-5630

<http://www.sloplanning.org>

<http://www.facebook.com/SLOPlanning>

<http://twitter.com/SLOCoPlanning>


CAMBRIA COMMUNITY SERVICES DISTRICT

 1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
 Telephone (805) 927-6223 • FAX (805) 927-5584

**CONFIRMATION OF WATER & SEWER AVAILABILITY
 FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.**

Applicant(s):	Julie Beltramo (G. Joseph agent)	Date:	10/30/2013.
Mailing Address:	6060 Dunnville Way Cambria, CA 93428	Current Service type:	<input checked="" type="checkbox"/> Single Family
Service Location:	5398 Nottingham Way		<input type="checkbox"/> Multi-Family # units
APN:	022-163-010		<input type="checkbox"/> Commercial

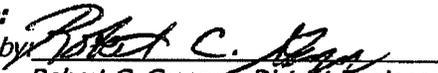
Project description:	Replace existing home per October 2013 drawing sheets 1, 2, and 3, by Gary Michael Swauger Architects entitled; "Proposed Replacement Residence for Gary Joseph - 5398 Nottingham Dr., Cambria CA"
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Sewer and Water Impact Fees*:				Approval Conditions		Required if X'd:	
Application fee	\$55.00	55.00		All Existing and New water fixtures must meet current standards under Title 4 of District Code.	X		
Water/Sewer Plan Review	\$110.00	110.00					
Initial Water Inspection	\$99.50	99.50		Owner must provide District with a copy of county building permit issued for this project.	X		
Final Water Inspection	\$49.75	49.75					
Fire Plan Review	\$350.00	350.00					
Fire Sprinkler System Review	\$250.00	250.00					
1	Additional Toilet(s)	@ \$400	400.00	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).			
3	Additional Kitchen or Lavatory Sink(s)	@ \$400	1200.00	Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. PLEASE CALL 927-6223 FOR INSPECTION.	X		
	Additional Tub, Shower or Laundry	@ \$800		Requires PARCEL MERGER to allow water service across lot line.			
	Additional Bar or Utility Sink(s)	@ \$200		Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units.	X		
Total			\$2,514,25	WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.			
■ Paid 10-30-2013							

* The CCSD plan check fees shown are minimums due upon application submittal. The CCSD may require additional plan check fees for actual hourly costs on projects requiring more than 2 hours of plan check time on fixtures/plumbing features and more than 3 hours of plan check time for fire safety-related plan checking.

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said Project is Authorized With Conditions as indicated above:

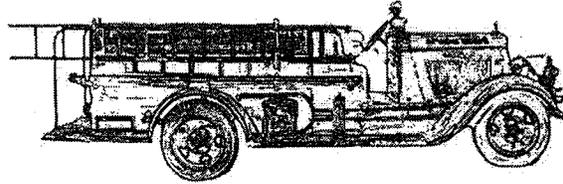
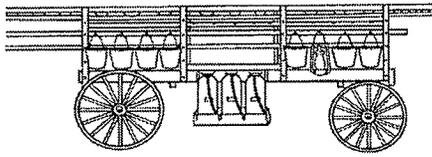
by 
 Robert C. Gresens, District Engineer

CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

Approved Fixtures (post-remodel):		Retrofit Code:	
Toilets		Bldg. Permit received:	
Kitchen & Lavatory Sinks		Final Inspection date:	
Tubs and/or Showers			
Clothes Washer			
Bar or Utility Sinks			

Attachment 4
CAMBRIA FIRE DEPARTMENT
Established 1887



Mark Miller, Fire Chief
2850 Burton Drive • Cambria, CA. 93428
Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriaesd.org

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: **October 30, 2013**

*This Project Requires Water Letter - YES

Building owners Name: **Julie Beltramo**

Project Address: **5398 Nottingham Way**

Project type: **Demo and New SFD**

Building Permit Number: **Pending**

APN# **022-163-010**

Square Footage of Existing Structure: **785 Sq Ft**

Square Foot of Proposed Addition: **1556 Sq Ft**

Sprinkler System required: **Yes**

24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **Bristol and Windsor – 1500 + GPM**

Driveway Access: **N/A** Turnarounds required: **No**

Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: See attached - **All new residential construction requires automatic 13D residential sprinklers by local ordinance.*



Mark Miller
Fire Chief

"Automatic Fire Sprinklers Save Lives!"

SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class-2 ignition-resistant construction shall be in accordance with Section 505.

504.2 Roof Covering. Roofs shall have a Class-A roof covering or a Class-A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers.

505.3 Protection of Eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior Walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. Decking

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

2. Floor Projections, under floor areas

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

505.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels with one tempered pane, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than 1 3/4 inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle-access doors.

505.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

505.11 Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

EXCEPTION: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-resistive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

JAN 29 2013

PLANNING & BUILDING



P.O.Box 533
Cambria, CA 93428
(805) 927-1934
www.northcoastadvisorycouncil.org

January 21, 2014

Airlin Singewald
County of San Luis Obispo Planning Department
976 Osos Street #300
San Luis Obispo, CA 93408

RE: DRC2013-00040 BELTRAMO, APN 022-163-010, Zoned SFR - Larry & Julie Beltramo and developer Gary Joseph have applied to demolish a one-story, one-bedroom 785 SF single family residence and a 224 SF garage located on a 40 FT x 70 FT parcel at 5398 Nottingham Dr. on Park Hill, and to replace it with a two-story, 3-bedroom single family residence with 1556 SF of living space and a built-in garage.

The North Coast Advisory Council met on January 15, 2013 and recommends approval of this project, provided that (1) the footprint or GSA be subject to county-calculated 160 SF of maximum allowable TDCs. (2) County Planning determines if installing underground? utilities (including cable, TV, telephone and data transmission) is required for this project, and (3) the residential vacation permit is conditioned to limit occupancy to 8 persons maximum and 2 cars maximum on-site parking spaces.

The North Coast Advisory Council Chair recommends no overnight lighting or loud music in consideration of state park campers be allowed.

Respectively,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke. An arrow points from the word "Respectively," above to the start of the signature.

Claudia Harmon Worthen
NCAC Chairperson

CHW/lh

The Land Conservancy

OF SAN LUIS OBISPO COUNTY

P.O. Box 12206 • SLO, CA 93406 • (805) 544-9096 • FAX (805) 544-5122
VISIT US ONLINE AT: WWW.LCSLO.ORG

"PRELIMINARY AGREEMENT" FINANCIAL TERMS AND CONDITIONS

October 31, 2013

Architect Owner
Gary Joseph
5398 Knottingham Drive
Cambria, CA 93428

Dear Gary Joseph

This Letter will acknowledge that we have reserved 215 square feet of Gross Structural Area Transferable Development Credits from the following lot(s):

SENDING LOT: APN# 023-242-078/030 023 - 244 - 011

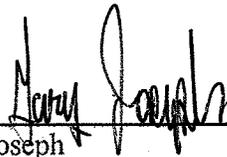
RECEIVING LOT: APN# 022-163-010

Our reservation policy is based on a case-by-case analysis of TDC's available for sale and our desire to make it convenient for the applicant of a Minor Use Permit to begin the processing of the this permit with as little financial commitment as necessary. The terms of this reservation are as follows:

1. No deposit is required to reserve the TDC's.
2. The total purchase price of the TDC's reserved for this project \$ 3,225.00
3. One year from the date of this reservation The Land Conservancy may, at its own discretion, after corresponding with the applicant on the status of the Minor Use Permit, cancel the TDC reservation.
4. If the final sale is not completed or the TDC's you have reserved are abandoned by failure to pay the reservation fee according to these terms or the payments for reservation are refunded, we are required to notify the County of that transaction.



Crystal Elwood
TDC Administrator



Gary Joseph
Owner

Local People. Local Land.