



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of land

MEETING DATE April 4, 2014	CONTACT/PHONE Cody Scheel, Project Planner (805) 781-5157 cscheel@co.slo.ca.us	APPLICANT David Krause	FILE NO. DRC2013-00021
LOCAL EFFECTIVE DATE April 19, 2014			
APPROX FINAL EFFECTIVE DATE May 9, 2014			
SUBJECT Hearing to consider a request by David Krause for a Minor Use Permit / Coastal Development Permit to allow for the construction of a 430 square foot detached garage with a 220 square foot storage loft above, and 78 square feet of exterior stairs. The proposed garage is to be located on the east side of the existing 1,401 square foot single family residence. The project will result in the disturbance of approximately 630 square feet of the 7,584 square foot lot. The proposed project is within the Residential Single Family land use category and is located at 2706 Newton Drive, in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2013-00021 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on March 5, 2014 (ED13-169).			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Terrestrial Habitat, Geologic Study Area & Local Coastal Plan	ASSESSOR PARCEL NUMBER 023-235-046	SUPERVISOR DISTRICT 2
PLANNING AREA STANDARDS: Monterey Pines, Setbacks, Height, Residential Design Standards, Erosion Control, Landscaping, Cambria Community Services District Review, Cambria Fire Department Review <i>Does the project meet applicable Planning Area Standards: Yes – see discussion</i>			
LAND USE ORDINANCE STANDARDS: Appeals to the Coastal Commission (Coastal Appealable Zone), Local Coastal Program, Geologic Study Area, Environmentally Sensitive Habitats & Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards: Yes – see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

EXISTING USES: Single family residence	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family / residences <i>East:</i> Residential Single Family / residences <i>South:</i> Residential Single Family / Highway 1 <i>West:</i> Residential Single Family / residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Air Pollution Control Board, Building Division, Cambria Community Services District (Water/Sewer, Fire), North Coast Advisory Council & the California Coastal Commission.	
TOPOGRAPHY: Level to gently sloping	VEGETATION: Monterey Pines, oaks, ornamental landscaping
PROPOSED SERVICES: Water supply: Cambria Community Services District Sewage Disposal: Cambria Community Services District Fire Protection: Cambria CSD Fire Department	ACCEPTANCE DATE: November 7, 2013

DISCUSSION

PLANNING AREA STANDARDS:

As described below, the project complies with applicable Combining Designations, Cambria Urban Area, and Residential Single Family development standards of the North Coast Area Plan.

Combining Designations

Local Coastal Program Area (LCP)

In accordance with CZLUO section 23.07.120 the project is within the California Coastal Zone as determined by the California Coastal Act of 1976.

Terrestrial Habitat Protection (TH)

The following standards apply to new development proposed within the Terrestrial Habitat Protection (TH) combining designation:

1. **Protection of vegetation.** Vegetation that is rare or endangered, or that serves as habitat for rare or endangered species shall be protected. Development shall be sited to minimize disruption of habitat.
2. **Terrestrial habitat development standards:**
 - a) **Re-vegetation.** Native plants shall be used where vegetation is removed.
 - b) **Area of disturbance.** The area to be disturbed by development shall be shown on a site plan. The area in which grading is to occur shall be defined on site by readily-identifiable barriers that will protect the surrounding native habitat areas.

The proposed project complies with the combining designation planning area standards for the Terrestrial Habitat Protection (TH) because the development will be sited to minimize the disruption of the existing habitat. In total four trees will be impacted, one Monterey Pine and one ornamental tree would be removed. The remaining impacted trees will not have significant grading and construction activities within or adjacent to its drip line. Additionally, the project is conditioned to include protective measures to ensure the existing Coast live Oaks and Monterey Pine trees on site that are not proposed for removal or are located outside of the development area, will be protected throughout construction.

Monterey Pine Forest Habitat (TH)

The purpose of the following standards is to minimize tree removal and avoid impact to sensitive Monterey pine forest habitat. All development within Monterey pine forest (TH) shall include the following minimum standards:

1. **Establishment of a “project limit area”.** The project limit area shall be established in manner that avoids Monterey pine forest impacts to the maximum extent feasible, is located on the least sensitive portion of the site, and safeguards the biological continuance of the habitat. Particular attention shall be given to locations which are part of larger continuous undisturbed forested areas, show signs of forest regeneration, include a healthy assemblage of understory vegetation, support other sensitive species, provide a solid tree canopy and species nesting areas, and that will minimize loss of

Monterey pine, oaks, and forest habitat. *The project is conditioned to comply with this standard.*

2. **New Development siting.** New development shall be sited to ensure that any required vegetation removal will be done fully on private property and will not encroach on any public lands or sensitive habitat areas. If development cannot be sited to avoid encroachment within sensitive habitat areas, such encroachments shall be minimized to the maximum extent feasible and appropriate mitigation in support of habitat restoration shall be required. *The project has been designed to minimize impacts to vegetation and where impacts could not be avoided, a mitigation measure, such as tree replacement has been included as conditions of approval.*
3. **Plan Requirements.** All site, construction and grading plans submitted to the County shall identify by species and diameter all Monterey pine trees that are six inches or more in diameter 4.5 feet above ground and oak trees four inches or more in diameter 4.5 feet above ground identified by species and diameter. The plans shall indicate which trees are to be retained and which trees are proposed for removal. *The project is conditioned to comply with this standard.*
4. **Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented. *The project is conditioned to comply with this standard, as impacts to the vegetation would be limited by the design and siting of the proposed detached garage and the project will implement all feasible construction practices to protect vegetation onsite.*
5. **Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above ground removed shall be replaced at a 4:1 ratio. Any oak trees that are four inches or more in diameter 4.5 feet above ground removed shall be replaced at a 6:1 ratio. All open areas of the site disturbed by project construction are to be seeded with native, drought and fire resistant species that are compatible with the habitat value of the surrounding forest. *The project as conditioned will comply with this standard, as the one Monterey pine that would be removed would be replaced at a 4:1 ratio, for a total of 4 new Monterey pines of native stock to be planted.*
6. **Understory Vegetation Removal.** No understory vegetation shall be removed until a permit has been issued or unless an immediate hazardous condition exists. Understory vegetation removal to create, improve, or maintain adequate defensible space and Fire Hazard Fuel Reduction shall be the minimum necessary. *The project proposal does not include the removal of understory vegetation.*

Cambria Urban Area Standards – Community Wide

Limitation on Development – Water Conservation Requirements.

New development resulting in increased water use shall offset such increase through the retrofit of existing water fixtures within the Cambria Community Service District's service area, or through other verifiable actions to reduce existing water use in the service area. *The proposed project complies with this standard because it would not increase water usage, and no additional toilets, tubs/showers or sinks will be added to the proposed detached garage.*

Cambria Community Services District Review

Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the Cambria Community Services District (CCSD). Also prior to final building inspection the applicant shall submit a water and sewer service condition compliance letter from the CCSD. *The project complies with this standard because the applicant provided written verification of water and sewer service, which was included in the CCSD Fire Plan Review letter, dated December 2, 2013. No new water or sewer services are proposed, and as conditioned, prior to final building inspection the applicants shall submit a water and sewer service condition compliance letter from the CCSD.*

Cambria Fire Department Review

All new development shall comply with applicable state and local Cambria fire codes. Prior to application acceptance, land use and building permit applications shall include a Fire Plan Review from the Cambria Fire Department. *The project complies with this standard because the applicant submitted a Fire Plan Review, dated December 2, 2013, from the Cambria Fire Department and the project is conditioned to comply with all applicable fire safety requirements.*

Erosion Control

In addition to other applicable requirements of the Coastal Zone Land Use Ordinance, all runoff from impervious surfaces such as roofs, driveways, walks, patios, and/or decks shall be collected and retained on-site to the greatest extent possible. Run-off not able to be retained on-site shall be passed through an effective erosion control device or filtration system approved by the Public Works Department. *The proposed project is conditioned to comply with this standard.*

Landscaping

All areas of the site disturbed by project construction shall be re-vegetated with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. Non-native, invasive, fire prone, and water intensive (i.e. turf grass) landscaping shall be prohibited on the entire site. *The proposed project is conditioned to comply with this standard.*

Exterior Lighting

All light fixtures, including security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries source. Particular care is to be taken to assure that direct illumination does not fall onto or across any public or private street or road. *The proposed project is conditioned to comply with this standard.*

Archaeological Resource Protection

In the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law. *The proposed project is conditioned to comply with this standard.*

Residential Development Standards

As described in the table below, the proposed project is consistent with the applicable residential development standards.

Area: Lodge Hill (Forested Lot)
 Lot Size: 7584 square feet

Slope: Approximately 7%
 Number of trees to be removed: 1 Pine

PROJECT REVIEW	ALLOWABLE	EXISTING	PROPOSED	STATUS
HEIGHT (FEET)*	28'	22' (residence)	22" (garage)	OK
FOOTPRINT (SQUARE FEET)	2,311 sf	1,661 square feet	2,091 square feet	OK
GROSS STRUCTURAL AREA (S.F.)	3,467 sf	2,028 square feet	2,678 square feet	OK
DECKS (SQUARE FEET)				
PERMEABLE (30% MAX F.P.)	693	0	78 sf (exterior stairs)	OK
SETBACKS (FEET)				
FRONT / REAR (COMBINED)	10' / 10' (25')	F: 7' / R: 2'-6" (9'-6")	F: 7' / R: 2'-6" (9'-6")	OK**
SIDES (COMBINED)	5' (12')	E: 67' / W: 2'-6" (69'-6")	E: 25' / W: 2'-6" (27'-6")	OK**

* Maximum height is measured from average natural grade.

** Though the existing development does not meet the standard setbacks, the proposed detached garage will comply with this standard because all required setbacks shall be met, and the existing development will not be altered as part of this project. The proposed detached garage is also located between adjacent lots with existing structures that meet the required setbacks.

Residential Design Standards

The North Coast Area Plan contains discretionary design criteria for single-family residential development in Cambria. *As described below, the proposed addition is consistent with applicable design criteria.*

Impermeable Surfaces. Impermeable surfaces should be minimized in order to maintain a sense of open space and to serve specific purposes, such as retaining clusters of trees and visual quality of public view corridors. *The proposed project is a new detached garage to serve the existing single family residence. The project would result in a total footprint of 2,091 square feet of the 7,584 square foot lot. The existing driveway is the only paved surface and will provide access to the proposed detached garage. The project is conditioned to comply with the Erosion Control section of Area Plan standards, and the Drainage and Sedimentation Plan shall be reviewed and approved by Public Works.*

Parking Drives and Garages. Two off-street spaces are required for each single-family dwelling, and at least one space shall be covered. The design criteria for parking drives and garages encourages placement that does not dominate the site or the design of the house. *The existing development has no covered parking space as required by the North Coast Area Plan. The proposed two car garage will provide two off-street covered parking spaces and will bring the existing residence into conformance with the Area Plan parking and garage requirements. The new structure has been designed to integrate the existing design and materials of the existing residence.*

Topography. The site design should follow the natural contours of the site where possible. *The project site has been developed on an average slope of approximately 7 percent and the proposed detached garage is designed to avoid abrupt changes in grade.*

Drainage. Drainage systems should be designed to retain water on-site and encourage infiltration when feasible. *The project will be designed and constructed to retain water on-site, and the project is conditioned to provide a drainage plan, consistent with the North Coast planning area standards, to Public Works for review and approval.*

Building Design Standards. The design should incorporate architectural details and varied materials to reduce the apparent mass of structures and should achieve an appearance that is appropriate for the character of the neighborhood. *The proposed project includes articulation to break up the bulk of the structure, and is compatible in design and color with the neighborhood design patterns.*

LAND USE ORDINANCE STANDARDS:

Section 23.01.043c.(3)(i): Appeals to the Coastal Commission (Coastal Appealable Zone)

The project is appealable to the Coastal Commission because the subject parcel is located in an Environmentally Sensitive Habitat Area. *The proposed development will be sited to minimize the disruption of the existing habitat. In total four trees will be impacted and of those trees one Monterey Pine and one ornamental tree will be removed. The remaining impacted trees will not have significant grading and construction activities within or adjacent to their drip lines. Additionally, the project is conditioned to include protective measures to ensure the existing Coast live Oaks and Monterey Pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction. The one Monterey pine to be removed will be replaced at a 4:1 ratio, for a total of 4 new Monterey pines of native stock to be planted.*

Section 23.07.120: Local Coastal Program

The project site is located within the California Coastal Zone as established by the California Coastal Act of 1976, and is subject to the provisions of the Local Coastal Program.

Section 23.07.080: Geologic Study Area (GSA)

A Geologic Study Area combining designation is applied by the Official Maps (Part III) of the Land Use Element, to areas where geologic and soil conditions could present new developments and their users with potential hazards to life and property. This section requires projects located within a GSA to include a report prepared by a certified engineering geologist. The report must identify, describe, and illustrate, where applicable, potential hazards of surface fault rupture, seismic shaking, and liquefaction or landslide. *Under Section 23.07.080(b), the proposed project qualifies for an exemption from this requirement because the valuation of the proposed addition is less than 50% of the assessed value of the existing structure. Specifically, the estimated valuation for the proposed addition is approximately \$23,000, which is equivalent to 7.6% of the assessed value of property improvements (\$304,173 according to County Assessor records).*

Section 23.07.170.e (1-5) Environmentally Sensitive Habitat (ESH) Development Standards

- (1) New development within or adjacent to the habitat shall not significantly disrupt the resource.
- (2) New development within the habitat shall be limited to those uses that are dependent upon the resource.
- (3) Where feasible, damaged habitats shall be restored as a condition of development approval.
- (4) Development shall be consistent with the biological continuance of the habitat.
- (5) Grading adjacent to Environmentally Sensitive Habitats shall conform to the provisions of Section 23.05.034.c (Grading Standards.)

This project is located within a Sensitive Resource Area (SRA) and Environmentally Sensitive Habitat Area (ESHA) due to the Cambria Monterey Pine forest, and complies with ESH development Standards 1-5 above. The proposed project shall protect the on-site trees from impacts, as conditioned in Exhibit B. The residential accessory structure / detached garage is a principally permitted use within a developed urban neighborhood.

Section 23.07.176 Terrestrial Habitat Protection

The project site is in a mapped Terrestrial Habitat Area and is subject to the provisions of terrestrial habitat development standards in accordance with CZLUO section 23.07.176(b). The intent of that section is to preserve and protect rare and endangered species of terrestrial plants and animals by preserving their habitat. *The removal of one Monterey pine will be mitigated through the planting of 4 new Monterey pines of native stock, as conditioned in Exhibit B.*

COASTAL PLAN POLICIES:

- Shoreline Access: N/A
- Recreation and Visitor Serving: N/A
- Energy and Industrial Development: N/A
- Commercial Fishing, Recreational Boating and Port Facilities: N/A
- Environmentally Sensitive Habitats: Policy No(s): 1, 2, 3, 29, 30 & 35
- Agriculture: N/A
- Public Works: Policy No(s): 1
- Coastal Watersheds: Policy No(s): 7 through 11
- Visual and Scenic Resources: Policy No(s): 1 & 7
- Hazards: Policy No(s): 1 & 2
- Archeology: N/A
- Air Quality: N/A

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COASTAL PLAN POLICY DISCUSSION:

Environmentally Sensitive Habitats

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: New development within or adjacent to locations of environmentally sensitive habitats (within 100 feet unless sites further removed would significantly disrupt the habitat) shall not

significantly disrupt the resource. Within an existing resource, only those uses dependent on such resources shall be allowed within the area. *This project complies with this policy, as the removal of one Monterey pine would be mitigated by planting 4 new Monterey pines. No other native vegetation would be significantly impacted, as conditioned in Exhibit B.*

Policy 2: Permit Requirement: As a condition of permit approval, the applicant is required to demonstrate that there will be no significant impact on sensitive habitats and that proposed development or activities will be consistent with the biological continuance of habitat. This shall include an evaluation of the site prepared by a qualified professional which provides: a) the maximum feasible mitigation measures (where appropriate), and b) a program for monitoring and evaluating the effectiveness of mitigation measures where appropriate. *The proposed project complies with this policy because it has been determined that there will be no significant impacts to sensitive habitats, the proposed development will be consistent with the biological continuance of the habitat, and replacement of removed and disturbed habitat will occur.*

Policy 3: Habitat Restoration. The County or Coastal Commission should require the restoration of damaged habitat as a condition of approval when feasible. *The proposed project is consistent with this policy because the proposed removal of one Monterey Pine tree will be replaced on a 4:1 ratio.*

Policy 29: Protection of Terrestrial Habitats. Development adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts that would significantly degrade such areas and shall be compatible with continuance of such habitat areas. *The proposed project is conditioned to comply with this policy, as the one Monterey pine tree that would be removed would be replaced at a 4:1 ratio for a total of 4 new Monterey pines of native stock to be planted.*

Policy 30: Protection of Native Vegetation. Native trees and plant cover shall be protected wherever possible. Native plants shall be used where vegetation is removed. *The proposed project is conditioned to comply with this policy, as the one Monterey pine tree to be removed will be replaced at a 4:1 ratio for a total of 4 new Monterey pines of native stock to be planted.*

Policy 35: Protection of Vegetation: All development shall be designed to disturb the minimum amount possible of wildlife or plant habitat. *The proposed project is conditioned to comply with this policy because site disturbance has been minimized through project design.*

Public Works

Policy 1: Availability of Service Capacity applies to the project: New development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. *The project complies with this policy since no new water or sewer services are proposed.*

Coastal Watersheds

Policy 7: Siting of New Development. Grading for the purpose of creating a site for a structure or other development shall be limited to slopes of less than 20 percent. The proposed project complies with this policy as the proposed project will take place on an existing lot of record in the Residential Single Family category and development shall be situated on slopes of less than 20 percent.

Policy 8: Timing of new construction: Land clearing and grading shall be avoided during the rainy season if there is a potential for serious erosion and sedimentation problems. All slope and erosion control measures should be in place before the start of the rainy season. The proposed project complies with this policy because if grading is to occur or left unfinished between October 15 through April 15 the project is required to have an erosion and sedimentation control plan and all sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 9: Techniques for Minimizing Sedimentation: Appropriate control measures (such as sediment basins, terracing, hydro-mulching, etc.) shall be used to minimize erosion and sedimentation. Measures should be utilized from the start of site preparation. The proposed project is conditioned to comply with this policy as the applicant shall apply Best Management Practices in the selection and implementation of site maintenance, as conditioned in Exhibit B.

Policy 10: Drainage Provisions. Site design shall ensure that drainage does not increase erosion. This may be achieved either through on-site drainage retention, or conveyance to storm drains or suitable watercourses. The proposed project is conditioned to comply with this policy as the applicant shall provide a drainage plan to San Luis Obispo County Public Works department for approval, and shall implement the approved drainage plan, displaying that construction of the new detached garage will not increase erosion or runoff.

Policy 11: Preserving Groundwater Recharge: In suitable recharge areas, site design and layout shall retain runoff on-site to the extent feasible to maximize groundwater recharge and to maintain in-stream flows and riparian habitats. The proposed project is consistent with this policy as the project shall retain groundwater on-site to the extent feasible.

Visual and Scenic Resources

Policy 1: Protection of Visual and Scenic Resources. Unique and attractive features of the landscape, including but not limited to unusual landforms, scenic vistas and sensitive habitats are to be preserved protected, and in visually degraded areas restored where feasible. The proposed project complies with this policy as the proposed residential detached garage would result in the removal of one tree, to be replaced as discussed in the Environmentally Sensitive Habitats section. The lot is developed with a single family residence and is within an existing developed section of Cambria. The proposed development would be in character and scale with the surrounding neighborhood, and would not block existing scenic vistas.

Policy 2: Site Selection for New Development. Permitted development shall be sited so as to protect views to and along the ocean and scenic coastal areas. Wherever possible, site selection for new development is to emphasize locations not visible from major public

view corridors. *The proposed project complies with this policy, as the proposed residential detached garage will be developed on a lot with an existing two-story single family residence located at 2706 Newton Drive, in a neighborhood with similar residential structures. The proposed development will not block or obstruct public views to the ocean or scenic coastal areas, and is sited not to obstruct views from major public view corridors.*

Policy 7: Preservation of Trees and Native Vegetation: The location and design of the new development shall minimize the need for tree removal. When trees must be removed to accommodate new development or because they are determined to be a safety hazard, the site is to be replanted with similar species or other species which are reflective of the community character. The proposed project is consistent with this policy because disturbance has been minimized through project design. In total four trees will be impacted, one Monterey Pine and one ornamental tree would be removed. The remaining impacted trees will not have significant grading and construction activities within or adjacent to their drip lines. Additionally, the project is conditioned to include protective measures to ensure the existing Coast live Oaks and Monterey Pine trees on site that are not proposed for removal or are located outside of the development area will be protected throughout construction. The one Monterey pine that would be removed would be replaced at a 4:1 ratio, for a total of 4 new Monterey pines of native stock to be planted.

Hazards

Policy 1: New Development: All new development proposed within areas subject to natural hazards from geologic or flood conditions shall be located and designed to minimize risks to human life and property. The proposed project complies with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: Erosion and Geologic Stability: New development shall ensure structural stability while not creating or contributing to erosion or geological instability. The proposed project complies with this policy because the structure is required to be designed to ensure structural stability while not creating or contributing to erosion or geological instability.

COMMUNITY ADVISORY GROUP COMMENTS:

The North Coast Advisory Council met on November 20, 2013 and unanimously approved the project with one condition: Revise the plan to eliminate the left garage door (from the pair of garage doors) and install a wider, single garage door closer to the northeast corner of the proposed garage for safer ingress and egress, and in order to preserve young, multi-trunked Oaks near southeast corner of proposed garage.

The recommended condition of the North Coast Advisory Council has been met since the project applicant has revised the plans to include a single garage door closer to the northeast corner of the proposed garage.

AGENCY REVIEW:

Public Works – Per referral dated October 28, 2013:

1. A drainage plan and encroachment permit is required with the building permit.

Building Department – Per referral dated May 15, 2013:

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.
3. The project may 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.

Cambria Community Services District (Water/Sewer) – The project does not require a water letter as stated on CCSD Fire Plan Review letter, dated December 2, 2013.

Cambria Community Services District (Fire) – Approved, with requirement for a fire sprinkler system, per Fire Plan Review dated December 2, 2013.

Air Pollution Control Board (APCD) – No comments received.

California Coastal Commission – No comments received.

LEGAL LOT STATUS:

One of the two existing parcels is portions of Lots 46, 47, 48 and 49 in Block 12 of Cambria Pines Manor Unit No. 1, according to map recorded July 6, 1929 in Book 5, Page 8 of Maps, and was legally created by the issuance of a building permit (permit #90991) at a time when that was a legal method of creating parcels per Section 66499.34 of the Subdivision Map Act.

One of the two existing parcels is Lots 44 and 45 in Block 12 of Cambria Pines Manor Unit No. 1 according to map recorded July 6, 1929 in Book 5, Page 8 of Maps (minus portion conveyed to County of San Luis Obispo per deed 1304 of Official Records, Page 413), and was legally created by deed at a time when that was a legal method of creating parcels.

Staff report prepared by Cody Scheel and reviewed by Bill Robeson.