

ATTACHMENT 4



{In Archive} RE: DRC2013-00061 KENT, Coastal E-Referral, MUP, Cambria
Robinson, Daniel@Coastal

to:

ssiong@co.slo.ca.us

02/12/2014 12:57 PM

Hide Details

From: "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>

To: "ssiong@co.slo.ca.us" <ssiong@co.slo.ca.us>

History: This message has been replied to.

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Hi Schani – thank you for the opportunity to comment on this project. We had just a few thoughts on this related to water.

We are assuming that LCP section 23.08.032 would apply, since this is a guest house.

We are wondering in general about increased water use for this guest house? Didn't see anything in the new project referral about expected water usage (besides a "see water letter" which wasn't included) and was wondering if this would increase water as a whole within the house? Or would this be more for when guests of the family (relatives, etc.) come over?

Generally a new bathroom in a house wouldn't necessarily increase water use, since it would just give people more options, because typically the same number of people in general would still be living in the house. Would the County necessarily apply a condition in the CDP stating that this can't be for rental and that it can't be used for residential occupancy independent from the principal residence, as outlined in Section 23.08.032e1i?

Thanks,
Daniel

From: dhawkins@co.slo.ca.us [mailto:dhawkins@co.slo.ca.us] **On Behalf Of** plpreferrals@co.slo.ca.us

Sent: Friday, January 24, 2014 8:24 AM

To: ttomlinson@co.slo.ca.us; fhoneycutt@co.slo.ca.us; cjourney@co.slo.ca.us; shicks@co.slo.ca.us; criha@co.slo.ca.us; cupthegrove@camabriacsd.org; mmiller@camabriacsd.org; bgresens@camabriacsd.org; Robinson, Daniel@Coastal; Claudia Harmon Worthen; egretsss@gmail.com; rattlesnakeflat@wildblue.net; jasondand54@hotmail.com; coastalloll@yahoo.com; mahala1@charter.net; mrsewell@charter.net; webb.mary599@gmail.com; silverblue@charter.net; tdcchrn@aol.com; agcfam@aol.com; v@vmacneil.com; asingewald@co.slo.ca.us; nahc@pacbell.net



{In Archive} Re: DRC2013-00061 KENT, Coastal E-Referral, MUP, Cambria

Charles Riha to: Schani Siong
Cc: Cheryl Journey

02/07/2014 02:22 PM

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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. The project is subject to a construction permit as well as the newly adopted 2013 California Codes.
2. The project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
3. The project is subject to the California State Title 24 energy laws.
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
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SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us

MEMORANDUM

Date: January 30, 2014
To: Schani Siong, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2013-00061, Kent MUP, Victoria Wy, Cambria, APN 023-021-031**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. In accordance with Land Use Ordinance, Section 23.05.040 (Drainage), the proposed project is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- B. The project may meet the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet.

Recommended Project Conditions of Approval:

Drainage

1. **At the time of application for construction permits, the applicant shall submit complete drainage plans for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.**

2. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
3. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan (if required).
4. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Pollution Prevention

5. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
6. **At the time of application for construction permits**, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County (if necessary).
7. **Prior to issuance of construction permits**, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting (if necessary).



March 27, 2014

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

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

RE: DRC 2013-00061 KENT, APN 023-021-031

Minor use permit to build a new 600 square feet 1 bedroom guest house. Site address is 2561 Victoria Way, Cambria. The project site is zoned Residential Single Family.

The North Coast Advisory Council met on March 19, 2014 and voted by majority vote (9 in favor, 1 abstention) to deny this project for the following reasons:

- 1) Lack of water to support all elements of the North Coast Area Plan, and Title 23 of the Local Coastal Plan.
- 2) Based on a critical water shortage emergency declared in Cambria with water rationing in effect as of March 1, 2014.
- 3) CCSO Water Production reports show increased water use in 2013 and the highest amount of water used in a single month of January in 26 years.
- 4) The project is not compatible with the neighborhood.

The Council also voted by majority vote (9 in favor, 1 abstention) to express additional concerns in regard to the proposed project:

- 1) The side-setback trenching for new utility lines must be dug by hand since they will be well within the dripline of the 14" Monterey Pine on site. The project should comply fully with "Combining Designations, 1. Monterey Pine Forest Habitat (SRA) (TH), North Coast Area 7-25), with particular emphasis on Section E (4) Construction Practices. We do note that the application plans show that no Monterey Pines on site are to be removed and are protected.
- 2) The current CCSO code standards must be met for all new and existing water fixtures. There must also be verification that any in-lieu fees paid are used only for reduction of existing water use, as per "Community-wide standards, 4B" North Coast Area Plan, p. 7-29.
- 3) We want to make certain the applicant is aware that since the property is permitted as a Vacation Rental, the guesthouse may be used along with the existing Single Family Residence as part of a single vacation rental tenancy, but "...shall not be used for residential occupancy independent from the principal residence or as a dwelling unit for rental", per CZLUO 23.08.032(e)(1)(i), p. 8-12.
- 4) The proposed breaching of the Madison Street SLOCO retaining wall, which we understand is in the County right-of-way, might promote occupants of the guest house to park on-street, below

the guesthouse. This would be hazardous, given the substandard width of the street, the proximity to a fire hydrant, proximity to traffic from neighboring driveways, and the fact that Madison is a dead-end street. All parking by any and all occupants of the existing Single Family Residence and the proposed guesthouse must be conditioned as on-site, since this is a permitted Vacation Rental property, per parking regulations in the Vacation Rental Ordinance.

- 5) We would like County to check the applicant/architect estimate of 20%-23% slope on the parcel, and verify that slope is not greater than 30%, as this would change calculations and applicable regulations.
- 6) Verify that the total square footage of the new deck and decking walkway plus the decks on the existing SFR does not exceed 30% of permitted maximum footprint, as per "RSF, #7 Building Size, (D) Deck Size Limitations" NCAP, p. 7-65
- 7) We would like County to obtain the new archaeological survey report, as already requested of the applicant by County, and inform us of results.

Respectfully,


Claudia Harmon Worthen
NCAC Chair Person

CHW/lh



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):	John & Judy Kent (D. Einung as agent)	Date:	08/12/2013
Mailing Address:	6214 Watchtower Tacoma, WA 98422	Current Service type:	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family # units <input type="checkbox"/> Commercial
Service Location:	2561 Victoria		
APN:	023-021-025/2403 \		

Project description:	Remodel per sheets A-2, Site Plan, A-2 Floor Plan, and A-3 Elevations dated 6/18/2013 by David Einung, to add a 600 sf guest unit.
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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).	X
1	Additional Kitchen or Lavatory Sink(s)	@ \$400	400.00	Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. PLEASE CALL 927-6223 FOR INSPECTION.	X
1	Additional Tub, Shower or Laundry	@ \$800	800.00	Requires PARCEL MERGER to allow water service across lot line.	X
1	Additional Bar or Utility Sink(s)	@ \$200	200.00	Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units.	X
Total			\$ 2714.25	WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.	
■ paid 7/15/2013					

* 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:

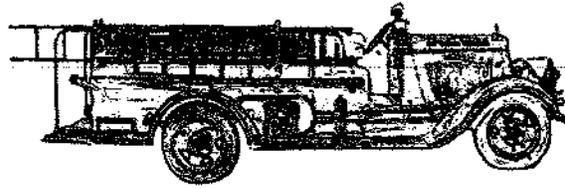
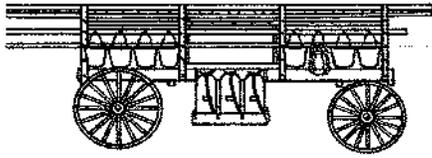
by: *Robert C. Gresens*
 Robert C. Gresens, District Engineer

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@cambriacsd.org

FIRE PLAN REVIEW

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

Date: **August 6, 2013**

*This Project Requires Water Letter - Yes

Building owners Name: **John and Judy Kent**

Project Address: **2561 Victory Way**

Project type: **New Construction – 600 Sq. Ft. Guest House**

Building Permit Number: **Pending**

APN# **253-241-4340**

623-021-031

Square Footage of Existing Structure: **3394 Sq. Ft.**

Square Foot of Proposed Addition: **600 Sq. Ft.**

Sprinkler System required: **Yes – In New Guest House**

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

Nearest Fire Hydrant: **Victoria and Orlando – 1000 + 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



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 and decks

The underside of floor projections, unenclosed under floor areas or decks 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-restive 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