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

Tentative Notice of Action

MEETING DATE August 15, 2014	CONTACT/PHONE Schani Siong, Project Manager (805) 781-4374 ssiong@co.slo.ca.us	APPLICANT John & Judy Kent	FILE NO. DRC2013-00061
LOCAL EFFECTIVE DATE August 29, 2014			
APPROX FINAL EFFECTIVE DATE September 19, 2014			

SUBJECT
Hearing to consider a request by John and Judy Kent for a Minor Use Permit/Coastal Development Permit to allow the construction of a 600 square foot guesthouse with a 310 square foot deck and approximately 70 square feet of wooden stairs. The project will result in approximately 4,500 square feet of ground disturbance on a 10,500 square foot residential parcel. The proposed project is within the Residential Single Family land use category, and is located at 2561 Victoria Way, approximately 0.25-mile northwest of the Ardath Drive and Madison Street intersection, in the community of Cambria. The site is in the North Coast planning area.

RECOMMENDED ACTION
Approve Minor Use Permit/Coastal Development Permit DRC2013-00061 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION
Class 3 Categorical Exemptions were issued on July 18, 2014 (ED14-017).

LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION Local Coastal Plan, Archeologically Sensitive, Terrestrial Habitat	ASSESSOR PARCEL NUMBER 023-021-031	SUPERVISOR DISTRICT(S) 2
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PLANNING AREA STANDARDS:
Archeological Resource Protection, Monterey Pine Forest Habitat (TH), Setback, Height, Footprint and Gross Structural Area (GSA) Limitations, Residential Design Standards, Erosion Control, Landscaping, Cambria Community Services District Review, Cambria Fire Department Review
Does the project meet applicable Planning Area Standards: Yes - see discussion

LAND USE ORDINANCE STANDARDS:
Local Coastal Program, Terrestrial Habitat, Archaeologically Sensitive Area, Coastal Appealable Zone, Geologic Study Area (GSA), Residential Accessory Uses - Guesthouses
Does the project conform to the Land Use Ordinance Standards: Yes - see discussion

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>South:</i> Residential Single Family/ residences <i>East:</i> Residential Single Family/ residences <i>West:</i> Residential Single Family/residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Cambria Community Services District (Water/ Sewer/ Fire), Air Pollution Control Board (APCD), California Coastal Commission, and the North Coast Advisory Council.	
TOPOGRAPHY: Moderate slopes	VEGETATION: Monterey Pine, Oak, Grasses
PROPOSED SERVICES: Water supply: Cambria Community Services District Sewage Disposal: Cambria Community Services District Fire Protection: Cambria Community Services District	ACCEPTANCE DATE: June 10, 2014

DISCUSSION

The applicant is proposing to construct a 600 square foot guesthouse with a 310 square foot deck and approximately 70 square feet of wooden stairs. The project will result in approximately 4,500 square feet of ground disturbance on a 10,500 square foot residential parcel. The parcel is a double frontage lot with two street frontages: Victoria Way and Madison Street. The existing residence has an existing driveway and frontage on Victoria Way. The proposed guesthouse is sited at the rear of the existing residence, fronting Madison Street. The project includes an additional off-street parking space on Madison Street and a stairway connecting the guesthouse to both Madison Street and the existing residence. As conditioned, the proposed project is consistent with the North Coast Area Plan standards as well as applicable Coastal Zone Land Use Ordinance standards and general plan policies.

PLANNING AREA STANDARDS

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

Combining Designations

Archeologically Sensitive Area

The project site is located within a mapped Archaeologically Sensitive Area.
Staff Comments: The applicant supplied a Cultural Resource Investigation Report (Parker & Associates; September 1995) and an Extended Phase 1 Archaeological Assessment (Rebecca Loveland Anastasio; May 2014), which concluded that the proposed project would have no impact to prehistoric, historic, or cultural resources.

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.

Monterey Pine Forest Terrestrial Habitat (TH)

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

1. **Establishment of a 'project limit area'.** A project limit area shall be established in a 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.
2. **New Development siting.** Applications for new development within the Monterey pine forest shall demonstrate that no native vegetation outside the project limit area shall be removed, except for trees identified as hazardous by a qualified professional.
3. **Plan Requirements.** Plans shall identify all Monterey pine trees and their size when they are six inches or more in diameter at 4.5 feet above ground, and oak trees four inches or more in diameter at 4.5 feet above ground. The plans shall indicate which trees are to be retained and which trees are proposed for removal.
4. **Construction Practices.** Construction practices to protect Monterey pines, oak trees and significant understory vegetation shall be implemented.
5. **Replacement of Vegetation.** Any Monterey pine trees that are six inches or more in diameter 4.5 feet above the ground shall be replaced at a 4:1 ratio for each tree removed, and at a 2:1 ratio for each tree impacted but not removed. Any oak trees that are four inches in diameter 4.5 feet above ground shall be replaced at a 6:1 ratio for each tree removed, and at a ratio of 3:1 ratio for each tree impacted but not removed. 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.
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.

Staff comments: The development had been sited to avoid removal of existing Monterey pine trees on-site. Disturbance within the dripline or root zone of pines is likely to impact the health of the tree and may ultimately result in the loss of the tree. The proposed project would result in impacts to three (3) Monterey pine trees. The project is conditioned to replace the impacted Monterey pine trees at a 2:1 ratio, requiring six (6) replacement pines.

The project is conditioned to show a project limit area on plans to ensure all work is within the approved areas on the site and protective measures will be included to avoid impacts to the remaining Monterey pine trees during construction activities. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system. With implementation of the tree mitigation and conditions of approval, the proposed project will comply with this standard.

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. All coastal development permits authorizing such development shall be conditioned to require applicants to provide to the Planning Director for review and approval prior to construction, written evidence of compliance with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and modified on November 14, 2002, and as codified in the CCSD Code Chapter 4.20 in 2004. No retrofit credits may be obtained by extinguishing agricultural water use, or funding leak detection programs. Such permits shall also be conditioned to require written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project. Prior to application acceptance, land use and building permit applications shall include a written verification of water and sewer service from the CCSD. Also prior to final building inspection the applicant shall submit a water and sewer service condition compliance letter from the CCSD.

Staff comments: The project complies with the standard as the applicant submitted a Confirmation of Water and Sewer Availability for Remodel or Transfer of Existing Active Service, dated August 12, 2013, from the CCSD. The project is conditioned to comply with all retrofitting and water requirements of 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.

Staff comments: The project complies with this standard because the applicant submitted a Fire Plan Review, dated August 6, 2013, from the Cambria Fire Department and the project is conditioned to comply with all applicable fire safety requirements.

Erosion Control/ Landscaping/ Exterior Lighting

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. All areas of the site disturbed by project construction shall be revegetated 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. 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.

Staff comments: The project is conditioned to comply with applicable erosion control, landscaping, and exterior lighting requirements.

Residential Single Family Standards

The following table describes the project's compliance with the applicable setbacks, height, gross structural area (GSA), and footprint standards of the North Coast Area Plan:

Lot Size: 10,500 square feet
 Area: Forested
 Oversized lot adjustment: 2

Slope: approximately 22%
 Number of trees to be removed: 0
 Base: 5,250 SF Footprint

PROJECT REVIEW	ALLOWABLE	PROPOSED WORK	TOTAL PROPOSED	STATUS
FOOTPRINT (SQUARE FEET)	3,200	600	2,913 ¹	OK
GSA (SQUARE FEET)	4,800	600	3,994 ¹	OK
HEIGHT (FEET)	28'	15' 7"	15' 7"	OK
DECKS (SQUARE FEET)				
PERMEABLE	960	70 ²	765	OK
SOLID	320	307	307	OK
SETBACKS (FEET)				
FRONT AND BACK COMBINED	25'	117'	25'	OK
FRONT	15'	107'	15'	OK
REAR	10'	10'	10'	OK
SIDE	3'	5' (Right), 30' (Left)	5'	OK
SIDES COMBINED (FOR LOTS W/ 50 FEET OR GREATER FRONTAGE)	12'	35'	10' ³	OK

NOTE: ¹ Total square footage shown reflects the sum of floor area for both existing residence and proposed guesthouse. The proposed guesthouse is 600 square feet.
² Proposed permeable stairway connecting the new guesthouse to the existing residence.
³ The existing residence has legal, non-conforming combined side setbacks.

Residential Design Criteria

The North Coast Area Plan contains discretionary design criteria for single-family residential development in Cambria. As described below, the proposed residence 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. *Staff comments: The project complies with this guideline. The proposed impermeable deck complies with the maximum allowable size.*

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. *Staff comments: This project complies with this standard. The existing residence*

has adequate off-street parking spaces and a two-car garage. The proposed guesthouse does not have a garage and an additional off-street parking space is proposed on Madison Street for the project.

Topography- The sight design should follow the natural contours of the site where possible. *Staff comments: The project complies with this guideline. The design utilized the natural terrain with on grade stairs and articulated deck design. The proposed residence will not result in any abrupt changes in grade.*

Drainage- Drainage systems should be designed to retain water on-site and encourage infiltration when feasible. *Staff comments: The project complies with this guideline as it 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. *Staff comments: The proposed residence includes roof and deck articulation to break up the bulk of the structure, compatible in design and materials 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 (Terrestrial Habitat).

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 23.07.170.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.)

Staff comments: This project is located within an Environmentally Sensitive Habitat Area (ESHA) due to the Cambria Monterey Pine forest and complies with ESHA development Standards 1-5 above. The proposed guesthouse is a permitted use on the site, which is within a developed urban neighborhood. To mitigate the impacts to the three (3) Monterey pines, the applicant has agreed to replant six (6) Monterey pines on the site. The project is conditioned to require a landscape/ revegetation plan that clearly shows the remaining trees that shall be undisturbed and special construction practices to avoid impacts to remaining native trees and

vegetation. With implementation of these measures, the proposed project complies with the ESHA development standards above.

Section 23.07.176 Terrestrial Habitat Protection

The subject parcel supports a mapped Terrestrial Habitat (TH) combining designation, and is subject to Section 23.07.176 Terrestrial Habitat Protection. This section implements development standards for protection of Terrestrial Habitat. Specifically, that revegetation with native plants occurs where vegetation is removed, and that “readily-identifiable barriers that will protect the surrounding native habitat areas” be used to ensure protection during grading and construction. *Staff comments: This project complies with the TH development standards because the applicant shall submit a landscape/ revegetation plan clearly requiring special construction practices to protect the remaining trees and surrounding native habitat areas prior to issuance of a construction permit. The project is conditioned to replace the impacted Monterey pine trees at a 2:1 ratio, requiring six (6) replacement pines to be planted on-site*

Section 23.07.104 – Archaeologically Sensitive Areas

This Section requires development applications within the Archaeologically Sensitive combining designation area to include a preliminary archaeological site survey. The survey shall be conducted by a qualified archaeologist knowledgeable in local Native American culture and approved by the Environmental Coordinator. If the preliminary site survey determines that proposed development may have significant effects on existing, known or suspected archaeological resources, a plan for mitigation shall be prepared by a qualified archaeologist. *Staff comments: The project site is within a mapped Archaeologically Sensitive combining designation area. The applicant supplied a Cultural Resource Investigation Report (Parker & Associates; September 1995) and an Extended Phase 1 Archaeological Assessment (Rebecca Loveland Anastasio; May 2014), which concluded that the proposed project would have no impact to prehistoric, historic, or cultural resources.*

Section 23.08.032(e) – Residential Accessory Uses – Guesthouses

A guesthouse may contain living area, a maximum of two bedrooms and one bathroom, and shall not be designed to accommodate cooking or laundry facilities. In addition, a guesthouse shall not be located more than 50 feet from the principal residence. The maximum allowable floor area of a guesthouse is 40 percent of habitable floor area of the principal residence, up to a maximum of 600 square feet. A guesthouse shall not be used for residential occupancy independent from the principal residence or as a dwelling unit for rental. *Staff comments: The proposed guesthouse complies with the design, distance and square footage standards. The guesthouse is conditioned not be used for residential occupancy independent from the principal residence or as a separate dwelling unit for rental.*

Section 23.07.080 – Geologic Study Area (GSA) Combining Designation

The proposed project is located within a Geologic Study Area (GSA) combining designation, and is subject to Section 23.07.080 Geologic Study Area. 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. *Staff comments: The project complies with this requirement because the applicant submitted an Engineering Geologic Investigation (Geosolutions, Inc.; July 17, 2013) which concluded that the geologic condition of the site is suitable for the proposed addition. The report was reviewed by County Geologist, Brian*

Papurello, who concurred with their findings and recommendations (Landset Engineers, Inc.; March 25, 2014).

COASTAL PLAN POLICIES

Following is a brief list of the Coastal Plan Policies (discussion of specific applicable policies following):

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:	<input checked="" type="checkbox"/>	Policy No(s): 1, 3, 29 and 30
Agriculture:	N/A	
Public Works:	<input checked="" type="checkbox"/>	Policy No(s): 1
Coastal Watersheds:	<input checked="" type="checkbox"/>	Policy No(s): 8 through 11
Visual and Scenic Resources:	<input checked="" type="checkbox"/>	Policy No(s): 1 and 2
Hazards:	<input checked="" type="checkbox"/>	Policy No(s): 2
Archaeology:	<input checked="" type="checkbox"/>	Policy No(s): 1
Air Quality:	N/A	

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

COASTAL PLAN POLICY DISCUSSION

Public Works:

Policy 1: Availability of Service Capacity. New Development shall demonstrate that adequate public or private service capacities are available to serve the proposed development. *Staff comment: The project is consistent with this policy because the applicant submitted a letter, dated August 12, 2013, from the Cambria Community Services District verifying the availability of water and sewer service for the proposed project. The project is conditioned to require a water and sewer service condition compliance letter prior to final inspection.*

Coastal Watersheds

Policy 8: Timing of Construction and Grading. 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. Soil exposure should be kept to the smallest area and the shortest feasible period. *Staff comment: The proposed project is conditioned to comply with this policy as the project shall have an erosion and sedimentation control plan where grading is conducted or left in an unfinished state during the period from October 15 through April 15.*

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. Staff comment: 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.

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. Staff comments: 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 review and approval, and shall implement the approved drainage plan, showing that construction of the new 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. Staff comment: 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. Staff comment: The proposed project complies with this policy, as the project will be developed on an existing residential lot. The lot is within a developed section of Cambria and shall be in character and scale with the surrounding neighborhood, and will not significantly 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 standard, as the proposed residence will be developed on an existing residential lot, and the development will not block existing public views.

Hazards:

Policy 2: Erosion and Geologic Stability: The project complies with this requirement because the applicant submitted an Engineering Geologic Investigation (Geosolutions, Inc.; July 17, 2013) which concluded that the geologic condition of the site is suitable for the proposed addition. The report was reviewed by County Geologist, Brian Papurello, who concurred with their findings and recommendations (Landset Engineers, Inc.; March 25, 2014).

Archeology

Policy 1: Protection of Archaeological Resources. The County shall provide for the protection of both known and potential archaeological resources. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored at the time of a development proposal to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified

archeological or paleontological resources, adequate mitigation shall be required. Staff comment: *Staff Comment: The proposed project is consistent with this policy. The applicant supplied a Cultural Resource Investigation Report (Parker & Associates; September 1995) and an Extended Phase 1 Archaeological Assessment (Rebecca Loveland Anastasio; May 2014), which concluded that the proposed project would have no impact to prehistoric, historic, or cultural resources.*

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: *The proposed project is consistent with this policy because it is located on the least sensitive portion of the site.*

Policy 3: Habitat Restoration: *The proposed project is consistent with this policy because, prior to issuance of a construction permit, the applicant is required to submit a landscape/ revegetation plan clearly showing a project limit area and special construction practices to protect the remaining trees and surrounding native habitat areas. The project is conditioned to mitigate the impacts to the three (3) Monterey pines by planting replacement pines at a 2:1 ratio on site.*

Policy 29: Protection of Terrestrial Habitats: *The project is consistent with this policy because the proposed guesthouse is a permitted use on the site and is located on the least sensitive portion of the site to minimize impacts to the existing trees. Prior to issuance of a construction permit, the applicant is required to submit a landscape/ revegetation plan clearly showing a project limit area and special construction practices to protect the remaining trees and surrounding native habitat areas.*

Policy 30: Protection of Native Vegetation: *The project is consistent with this policy because a project limit area will be designated on all construction documents to ensure all development will not further encroach into any habitat areas or trees on site. All areas of the site disturbed will be revegetated with native plants.*

COMMUNITY ADVISORY GROUP COMMENTS

The North Coast Advisory Council discussed the project at their March 27, 2014 meeting, and recommended against approval of the project based on concerns related to water, neighborhood compatibility and tenancy of the residence as a vacation rental. County staff obtained verification from the Cambria Community Service District (CCSD) that additions, including a guesthouse, to the existing residence currently served is not deemed as an increase of water demand. The applicant is required to comply with all retrofitting and water requirements of the CCSD. The proposed guesthouse complies with the North Coast Area planning standards for single-family residential development, the Coastal Zone Land Use Ordinance for guesthouse standards and is compatible with the surrounding neighborhood. As conditioned, the guesthouse shall not be used for residential occupancy independent from the principal residence or as a separate dwelling unit for rental. This means that the guesthouse and primary residence cannot be rented out as separate residential vacation rentals, nor can the primary residence be used as a vacation rental while the owner occupies the guesthouse.

AGENCY REVIEW

Public Works – *per referral dated January 30, 2014: Drainage plan to be reviewed with building permit.*

Building Division – *per referral dated February 7, 2014:*

- 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.*

Cambria Community Services District (Water/Sewer) –*The project is subjected to conditions set forth in the submitted Confirmation of Water and Sewer Availability for Remodel or Transfer of Existing Active Service letter, dated August 12, 2013.*

Cambria Community Services District (Fire) –*The project is subjected to Fire Plan Review conditions as set forth in letter, dated August 6, 2013. A subsequent on-site meeting was conducted on March 11, 2014 with CCSD Fire Chief, Mark Miller to discuss options addressing concerns related to street parking and access on Madison Street, which is a non-conforming fire access road. There is also a fire hydrant at the northwest corner of the property. The applicant agreed to propose an off-street parking space on Madison Street frontage, and submitted revised plans on May 19, 2014.*

California Coastal Commission – *per referral comments dated February 12, 2014: The proposed guesthouse may increase water demand and subject to CZLUO Section 23.08.032e.*

LEGAL LOT STATUS:

The one (1) parcel was legally created by recordation of a Notice of Voluntary Merger (Document #2013-055803) at a time when that was a legal method of creating parcels.

Staff report prepared by Schani Siong and reviewed by Airlin Singewald.