

ATTACHMENT 2

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2013-00055 / FORSYTH**

**Approved Development**

1. This approval authorizes a Minor Use Permit to allow the construction of a new 2,664 square foot three level single family residence, with an attached 485 square foot garage, and 905 square foot unconditioned basement. The project will result in the disturbance of approximately 2,400 square feet on a 3,500 square foot residential parcel.
2. Maximum height is 28 feet (as measured from the average natural grade).

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

3. **At the time of application for construction permits**, the applicant shall submit revised plans and shall show all development consistent with the following changes:
  - a. Reduce the building footprint 59 square feet for a total building footprint of 1,750 square feet (50% of the total lot).
  - b. Set back the third level from the lower level building face an additional three (3) feet for an upper level building face setback of six (6) feet from the lower level building face.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
5. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
6. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code and unless exempted by the Business and Professions Code.
7. **At the time of application for construction permits**, the applicant shall submit a full soils report for the design of all building foundations to the Building Department.
8. **At the time of application for construction permits**, the project is subject to the California State Title 24 energy laws.

***Fire Safety***

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of

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the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

10. Installation of fire sprinklers is required for the proposed residence.

### **Services**

11. **At the time of application for construction permits**, the applicant shall provide a letter from Community Services Area 10 confirming they are willing and able to service the property.
12. **At the time of application for construction permits**, the applicant shall provide confirmation of sewer availability letter from Cayucos Sanitary District to service the new residence.
  - a. **At the time of application for construction permits**, the applicant shall sign and record a "Grant of License" for the 2'-6" encroachment of the second level balcony into the Cayucos Sanitary District Sewer Easement (Per CSD to Staff Electronic Mail received August 4, 2014). The applicant shall submit documentation to the County (Planning and Building) of the encroachment approval.
  - b. **At the time of application for construction permits**, the applicant shall show on construction plans extended building footings to a depth to be determined by the Cayucos Sanitary District where they do not place a bearing load on the District's pipe.

### **Drainage**

13. **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.
14. **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.
15. **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).
16. **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.

### **Conditions to be completed prior to issuance of a construction permit**

#### **Fees**

17. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

**Conditions to be completed during project construction**

***Building Height***

18. The maximum height of the project is 28 feet from average natural grade.
- a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
  - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
  - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

**Conditions to be completed prior to occupancy or final building inspection /establishment of the use**

19. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.
20. **Prior to occupancy or final inspection**, the applicant shall obtain final inspection and approval from Cayucos Sanitary District.
21. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

22. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
23. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.