

**EXHIBIT B - CONDITIONS OF APPROVAL  
DRC2014-00026 BENNETT**

**Approved Development**

1. This approval authorizes a Minor Use Permit/Coastal Development Permit to allow the construction of two mezzanines of 202 square-feet and 38 square-feet, and a 138 square-foot deck to an existing 946 square-foot single family residence. The project will result in no permanent site disturbance on an existing 2,160 square-foot residential parcel.
2. Maximum height is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).
3. All development shall be consistent with the approved site plan and architectural elevations.

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

***Site Development***

4. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans.
5. **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.

***Fire Safety***

6. **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 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.

***Services***

7. **At the time of application for construction permits**, the applicant shall provide confirmation of water and sewer availability letters from County Service Area 10A and Cayucos Sanitary District to service the property and the addition.

***Public Works***

8. The applicant shall meet of all the requirements of the Department of Public Works.

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

***Fees***

9. **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***

11. The maximum height of the project is 24 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).
  - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish the center line of the fronting street at a point midway between the two side property lines 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**

***Fire Safety***

12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire of all required fire/life safety measures.

***Development Review Inspection***

13. **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.

***Public Works***

14. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from the Department of Public Works regarding removal of existing improvements to the site that lie within the County maintained road right of way of Juanita Avenue.

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

15. 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 22.64.070 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 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
  
16. All conditions of this approval run with the land and 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 22.74.160 of the Land Use Ordinance.