

ATTACHMENT 2

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00127 / BECK**

Approved Development

1. This approval authorizes a Minor Use Permit/Coastal Development Permit to allow:
 - a. A 1,116 square-foot living space addition to an existing two-story 2,707 square-foot single family residence. The addition will include an additional 60 square feet of storage space within the garage and 522 square-feet of deck, resulting in a total of 367 square-feet of permeable deck area and 155 square-feet of non-permeable deck area.
 - b. The maximum height is **28 feet** from average natural grade.

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

2. **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.
3. The applicant shall obtain a construction permit and is subject to the newly adopted 2013 California Codes.

Site Development

4. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
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.

Drainage

6. **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.
7. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120 of the Land Use Ordinance.

Fire Safety

8. **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, prepared by the CDF/County Fire Department for this proposed project and dated February 25, 2015.

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Services

9. **At the time of application for construction permits**, the applicant shall provide a letter from Cambria Community Services District stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

10. **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

Archaeological Resources

11. **During construction**, in the event archaeological resources are unearthed or discovered during any construction activities, construction activities shall cease and a qualified archeologist will be contacted for professional advice.
12. **During construction**, in the event archaeological resources are found to include human remains the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Tree Removal

13. **During construction**, in the event construction of the development necessitates the removal of the 6" oak tree identified on the site plan, the applicant shall plant the required offset (6:1 ratio) to replace the removed oak with 6 one gallon oak trees. The applicant shall submit to the Planning Department the location of the 6 one gallon oak trees.
14. **During construction**, in the event construction of the development impacts (falls within the drip line) of the 6" oak tree identified on the site plan, the applicant is required to plant the required offset (2:1 ratio) to replace the impacted oak with 2 one gallon oak trees.. The location of the 2 five gallon oak trees, to offset the impact of 1 tree, is shown on the approved site plan.

Building Height

15. 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 building inspector 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.

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

16. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before **final building inspection**. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
17. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.
18. **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)

19. 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.
20. **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.