

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, 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

Date: May 11, 2015
To: Cody Scheel, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2014-00138, Mcquarrie MUP, Newhall Ave, Cambria, APN 023-161-021**

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 Comments:

- A. The proposed project is within a drainage review area. A 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 appears to not meet the applicability criteria for a Stormwater Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Stormwater Control Plan is required.

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 or 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.

Stormwater Control Plan

3. **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.

ATTACHMENT 4



Re: DRC2014-00138 MCQUARRIE, Coastal E-Referral, MUP, Cambria 

Michael Stoker to: Cody Scheel

05/18/2015 11:01 AM

Cc: Stephen Hicks, Cheryl Journey

Cody,

Please see the building departments comments for DRC2014-00138 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of an addition of 768 sq. ft and remodel to an existing single family dwelling. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) Please provide a building tabulation on the plans which clearly shows the square footage of the area(s) to be remodel, added, and / or remain untouched.
- 3) Provide plans which clearly show the structural design for the project to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element(s) not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design. All supporting documentation (structural calculations, truss calculations, product information, etc) will need to be provided as well.
- 4) The exterior wall for the addition will need to comply with CRC 302 and Table 302.1(1) sprinklered or 302.1(2) unsprinklered.
- 5) Specify on the plans which window is to comply with the egress requirements of CRC R310 and provide specific notes for the requirements on the plans.
- 6) Provide an electrical plan to show the location of main electrical panel, sub-panels, receptacles, light switches, light fixtures, and smoke detectors and Co alarms to verify conformance with the 2013 California Electrical Code.
- 7) The plumbing fixtures to be installed and within the other restrooms throughout will need to comply with the low flow requirements. Please provide all applicable notes on the plans.
- 8) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 9) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 10) If the remodel and addition floor area is equivalent to 50% of the existing floor area, sprinklers will be required. Plans would need to be submitted showing the sprinkler design as this would require a separate permit.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543





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):	Ed McQuarrie	Date:	July 13, 2015
Mailing Address:	896 Via Casa Vista Arroyo Grande, CA 93420		Current Service type:
Service Location:	1745 Newhall Av, Cambria	<input type="checkbox"/> Multi-Family # units	
APN:	023.161.021	<input type="checkbox"/> Commercial	

Project description:	Remodel and addition including bathroom
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Sewer and Water Impact Fees*			Approval Conditions	Required if X'd:	
Application fee	\$55	55	Owner must provide District with a copy of county building permit issued for this project.	x	
Water/Sewer Plan Review	\$110	110			
Initial Water Inspection	\$99.50	99.50	All Existing and New water fixtures must meet current standards under Title 4 of District Code. (CCSD plumbing code is more stringent than the 2010 CA Green Plumbing Code. Contact our office for more information.)	x	
Final Water Inspection	\$49.75	49.75			
Fire Plan Review	\$350	350			
Fire Sprinkler System Review					
X	Additional Toilet(s)	@ \$400	400	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	x
X	Additional Kitchen or Lavatory Sink(s)	@ \$400	400	Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. PLEASE CALL 927-6223 FOR INSPECTION.	x
X	Additional Tub, Shower or Laundry	@ \$800	0	Requires PARCEL MERGER to allow water service across lot line. Project cannot be signed off until the merger is approved.	
X	Additional Bar or Utility Sink(s)	@ \$200	0	Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units. WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.	x
X	Washing Machine	@ \$400	0		
Total			\$1464.25		

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 Gresens-CCSD Engineer RG/mr

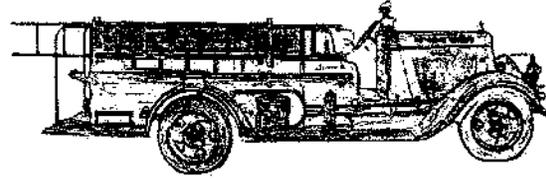
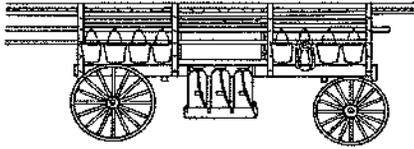
CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

Approved Fixtures (post-remodel):		Retrofit Code:	Retrofit needed
Toilets		Bldg. Permit received:	
Kitchen & Lavatory Sinks			
Tubs and/or Showers		Final Inspection date:	
Clothes Washer			
Bar or Utility Sinks			

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: **July 14, 2015**

*This Project Requires Water Letter - YES

Building owners Name: **Edward McQuarrie**

Project Address: **1745 Newhall**

Project type: **Remodel and Addition to existing SFD**

Building Permit Number: **DRC2014-00138**

APN# **023-161-021**

Square Footage of Existing Structure: **2649 SqFt**

Square Foot of Proposed Addition: **3417 SqFt**

Sprinkler System required: **Yes**

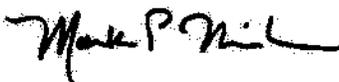
24-hour supervised monitored system required: **No, if under 70 heads**

Nearest Fire Hydrant: **On Newhall 150' - 1500 + 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

The underside of floor projections, unenclosed under floor areas 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 ¾ 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

Driveway Access

The driveway access must be minimum 16 feet wide, with a minimum 10-foot fuel modification on each side. The road must have a minimum 13 foot 6 inch vertical clearance the entire length of the access road. The road surface must be capable of supporting 40,000 pounds and constructed of an all-weather type surface. The turnaround shown on the plan is acceptable **provided** it passes an actual on-site test consisting of turning around our Type 1 structural Engine.

Automatic Fire Sprinklers

1. CFC Section 903.2 Automatic Fire Sprinkler Systems, Where Required- is amended as follows: An automatic fire sprinkler system that meets or exceeds the California Building Code Standards, National Fire Protection Association (NFPA) Standards and all other recognized standards as approved by the Cambria CSD Fire Department shall be installed as follows:

1. *Throughout new buildings.*

- Exceptions:*

- a. A single-story building where floor area does not exceed 1,000 square feet and the occupancy is not a Group A, R, H or I occupancy.*
 - b. A building that contains only a Group A, Division 5 occupancy.*
 - c. 3,000 s.f. accessory buildings as defined in Title 22, Section 22.06.040, 22.30.060 and Title 23, Section 23.08.041 of the San Luis Obispo County Code, that do not exceed one story with mezzanine (1/3 max floor area storage loft open to the floor below). Any spaces considered habitable, including habitable attics as defined in the CRC, shall cause the entire structure to be sprinklered.*
 - d. Greenhouses meeting requirements and limitations of CBC Appendix C.*
 - e. Barns open on two or more sides and covered arenas (no storage or stalls- riding only) do not require sprinklers unless closer than 50 feet from other structures. Any open barns/arenas used for public events shall be sprinklered.*
 - f. Agricultural barns (Group U per CBC Appendix C) up to 5,000 sq ft. Any habitable or conditioned space shall cause the entire structure to be sprinklered.*

- 2. Additions. Throughout existing and new sections of an existing building where floor area is increased by 1000 square feet or where additions exceed 50 percent of the floor area. For the purpose of determining 50% of the existing floor area, the existing habitable or conditioned floor area shall be used. Increase in floor area shall be cumulative from January 1, 2008, with each issuance of a building permit, regardless of any change of ownership. For the addition to be considered detached in order to avoid sprinklers the detached structure must be separated by ten feet from the original structure. Any new structure that could be used as a guest bedroom or habitable space shall be sprinklered.*

- 3. Alterations that exceed 50% of existing structure (any construction change or renovation to an existing structure other than a repair or addition). Alterations include, but are not limited to, the addition or elimination of walls within the existing building envelope. Alteration also includes modifications to the structure which involve complete removal and replacement of wall board within any room.*

ATTACHMENT 4

Exception: Alterations limited to replacement of only exterior wall coverings, only windows, only roofing and/or electrical services, sewer laterals, retaining walls, and routine plumbing, electrical and mechanical repairs.

- 4. Throughout existing and new sections of an existing building where an additional story is added.*
 - 5. Throughout existing and new sections of an existing building where there is an occupancy classification change in which the new occupancy results in a higher hazard or as deemed necessary by the fire code official. See section 3408.1.1 in this chapter.*
 - 6. In additions to existing buildings equipped with an automatic fire sprinkler system.*
 - 7. In buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled.*
 - 8. At the top of rubbish and linen chutes and their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Sprinkler heads shall be accessible for servicing.*
 - 9. An automatic fire sprinkler system need not be installed in spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic fire alarm system and are separated from the remainder of the building by fire barriers consisting of not less than 1-hour fire-resistance-rated walls and 2-hour fire resistance-rated floor/ceiling assemblies.*
2. CFC Section 903.3.2 Quick Response and Residential Sprinkler locations-is amended as follows: All Group-R residences must have an approved automatic fire sprinkler head(s) installed in all attic or other areas where a forced air unit (FAU) or other open flame or heat producing device is located. An inspector's test valve must also be installed on all Group-R buildings at the point furthest opposite from where the fire sprinkler riser enters the building. Sprinkler heads and inspectors test valve locations are subject to approval by the Cambria CSD Fire Department.

September 16, 2015

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

Re: Approval of DRC2014-00138 McQuarrie –Proposed MUP

The North Coast Advisory Council with the recommendations by the Land Use Committee recommends approval of the project if deck addition calculations and the GSA are verified by County as conforming to standards, objects are removed in the 3' setbacks (water softener cabinet), Drainage Plan is conducted keeping water on site to the maximum extent possible, guest unit is not rented as a separate dwelling, and all existing water fixtures meet new standards under Title 4 of District Code. Neighborhood concerns should be taken into consideration. Concerns expressed by neighbors included impacts to ocean views from homes above and to the east, roof top deck (although an allowed use) out of character for neighborhood esp. if railings are solid (wall) rather than open (wire or clear), questions use of TDC eligibility, and general construction fatigue in this neighborhood due to an ongoing project at nearby location.

Respectfully,



Ted Siegler
NCAC Vice chair

TS/cl