



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)



Date: October 5, 2015  
To: Terry Wahler, Project Planner  
From: Glenn Marshall, Development Services  
Subject: **Public Works Comments on DRC2015-00015, Freedman MUP, Studio Dr., Cayucos, APN 064-422-005**

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. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 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 Storm Water Management (it creates or replaces less than 2500 sf of impervious area). Therefore no Storm Water Control Plan is required.

**Recommended Project Conditions of Approval:**

**Access**

1. **At the time of application for construction permits**, the applicant shall submit an application, fee and plans to the Department of Public Works to secure an Encroachment Permit to reconstruct the project access driveway in accordance with County Public Improvement Standard B1 series rural driveways.
2. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way without a valid Encroachment Permit issued by the Department of Public Works.

4. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
6. **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.
7. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
8. **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.

Storm Water Control Plan

9. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water 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 Storm Water 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.



Re: DRC2011-00015 FREEDMAN - Revised, Coastal E-Referral, MUP,

Cayucos 

Michael Stoker to: Terry Wahler

10/06/2015 12:50 PM

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

Terry,

Please find the building departments comments for DRC2011-00015 (Revised) 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 a demo of the existing carport, rebuild as a 366 sq. ft garage, and an addition of 583 sq. ft 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) Specify the Occupancy Group and Type of Construction for the project on the cover sheet of the plans.
- 3) Please provide a Scope of Work statement on the cover sheet of the plans which clearly describes the work to be completed.
- 4) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 5) Provide details and notes on the plans for the stairs, handrails and guardrails to verify compliance with the California Residential code.
- 6) The sheet labeled "Freedman Stairwell" shows the headroom clearance at the stairs as 6'-7". Please revise to 6'-8" to comply with CRC Section R311.7.2.
- 7) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 8) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 9) Provide applicable notes on the plans for the plumbing fixtures to verify they comply with the flow rates required by the California Plumbing Code and the California Green Building Code.
- 10) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 11) The plans will need show compliance with the 2013 California Green Building Code

- and the County of San Luis Obispo's Green Building Ordinance.
- 12) 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





SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REVISED PROJECT REFERRAL

DATE: 9/29/2015

TO: Cayucos Fire Protection Dist

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)  
Coastal Team

**PROJECT DESCRIPTION:** DRC2011-00015 FREEDMAN- Minor use permit to demo an existing carport and rebuild as a 366 square foot garage, and an addition of 583 square feet. Project site is located at 3390 Studio Drive in Cayucos. APN: 064-422-005.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_

\_\_\_\_\_

10-1-15  
Date

[Signature]  
Name

995-3322  
Phone



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

**THIS IS A NEW PROJECT REFERRAL**

DATE: 1/31/2012

TO: \_\_\_\_\_

FROM: Coastal Team

**PROJECT DESCRIPTION:** DRC2011-00015 FREEMAN- Minor use permit to demo an existing carport and rebuild garage, and an addition of 168 sq ft. Project site located off Studio Drive in Cayucos. APN: 064-422-005.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

**PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?**

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

**PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?**

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

**PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.**

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

A CONDITIONAL SEWER WILL-SERVE WILL  
BE REQUIRED

2/3/12  
Date

NINA PEICH  
Name

995-3290  
Phone