



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

Wade Horton, Director

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Date: September 18, 2015

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

**Subject: Public Works Comments on DRC2015-00035, Ysusi MUP for add/alt, Sunbury Av., Cambria, APN 022-093-001**

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.

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**Public Works Comments:**

- A. 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.
- B. Existing potted plant and road edge lined rocks along the Sunbury property frontage must be removed from within the public right of way.

**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 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.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with Streets and Highway Code Section 1480.5 & 1481 the applicant shall remove all existing non-permitted obstructions from within the public right-of-way of the project frontage. Known obstruction include, but are not limited to, potted plants and rocks located at the edge of pavement along Sunbury Ave.



**Re: DRC2015-00035 YSUSI, Coastal E-Referral, MUP, Cambria** 

**Michael Stoker** to: Brandi Cummings

09/15/2015 11:08 AM

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

brandi,

Please find the building departments comments for DRC2015-00035 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 and remodel to an existing single family dwelling. The addition consists of adding 126 sq. ft to the residence, 126 sq. ft to the garage, and 328 sq. ft to the deck. 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) The plans need to be revised to shown and existing flor plan and proposed floor plan to clearly delineate between the new, remodeled, and exiting floor area when submitting for the building permit.
- 3) The site plan appears to show a portion of the building extending over the property line. Please provide an accurate site plan which clearly shows the dwellings relationship to the property line.
- 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 for the guardrails that comply with the California Residential code.
- 6) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- 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) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 10) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.

Thanks

Michael Stoker

Building Division Supervisor, CASp

805.781.1543

