



ATTACHMENT 04
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



Date: October 6, 2015
To: Brandi Cummings, Project Planner
From: Glenn Marshall, Development Services
Subject: **Public Works Comments on DRC2015-00042, Taylor MUP, Burton Dr., Cambria, APN 023-425-032,-33**

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 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.
- C. It is recommended that the construction of a new driveway requires removal and scarification of the existing driveway to limit the number of vehicles backing out into a public street (23.04.164b(1)).

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:
 - a. To construct a new driveway approach in accordance with county public improvement standards A-5 (sight distance) and B-1 (rural driveway) series drawings.
 - b. To remove, scarify and revegetate the existing driveway and reconstruct the fronting shoulder area in accordance with county public improvement standard A-1c (rural road) drawing.

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.

November 18, 2015

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



P.O.Box 533
Cambria, CA 93428
(805) 924-1930
www.northcoastadvisorycouncil.org

RE: Approval of DRC2015-00042 Taylor MUP

The North Coast Advisory Council met on November 18th and with a vote of 9 to 2 recommends approval of the MUP to construct a detached garage/shop of 763 SF with a second story guesthouse of 599 SF and two decks (373.8 SF) and a 562.4 SF driveway. Addition to the existing single family residence of 62.5 SF. Trees on site are healthy/no trees are to be removed. Permeable surfaces (rather than paving) should be used in order to maximize the amount of on-site run off infiltration. 2:1 lot merger was approved in September.

Respectfully,

A handwritten signature in black ink, appearing to read "Bruce Fosdike", written over a horizontal line.

Bruce Fosdike
NCAC chair

BF/cl



Re: DRC2015-00042 TAYLOR, Coastal E-Referral, MUP, Cambria 

Michael Stoker to: Brandi Cummings

10/06/2015 01:15 PM

Cc: Cheryl Journey, Martin Mofield, Stephen Hicks

Brandi,

Please find the building departments comments for DRC2015-00042 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 the construction of a detached garage/shop of 763 sq. ft with a second story guest house of 599 sq. ft, two decks, plus the addition of 62.5 sq. ft to the 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) Separate building permits will be required for the garage/guest house and the addition to the existing single family dwelling as they are separate structures.
- 3) 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.
- 4) Provide details for the guardrails, stairways, and handrails to verify compliance with the California Residential code.
- 5) Provide notes on the plans for the 'egress' windows to show the location and verify the size is in compliance with the California Residential code Section R310.
- 6) 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
- 7) 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.
- 8) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 9) Provide applicable notes on the plans for the plumbing fixtures to verify they comply with the flow rates required by the CPC and CGBC.
- 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.
- 11) Fire sprinklers maybe required for the new garage/workshop/guest house. This will require a separate permit, but the sprinkler design and supporting documentation will need to be submitted to Cambria Fire Department for review and approval.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543

