

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: August 14, 2015

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00018, Drummond MUP, Wilcombe Dr., Cambria, APN 024-042-030**

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.
- C. The plans show a concrete driveway attaching to Wilcombe Dr., that will not be permitted. County standards require an asphalt driveway approach between the right of way and the edge of road, but we allow a minimum of 4'.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit fees and plans to the Department of Public Works to secure an Encroachment Permit to construct the project access driveway in accordance with County Public Improvement Standards.

Drainage

2. **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.

3. **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.

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 -00018-Drummond MUP

The North Coast Advisory Council met on November 18th and with a vote of 7 to 4 recommends approval of the MUP to construct a detached 576sf two car garage adjacent to an existing single family residence. Approval is conditioned that a "lot consolidation agreement" be obtained for the four lots concerned and that any trees removed be replaced following current County Ordinances.

Respectfully,

A handwritten signature in blue ink, which appears to read "Bruce Fosdike". The signature is fluid and cursive.

Bruce Fosdike
NCAC Chair

BF/cl



Re: DRC2015-00018 DRUMMOND, Coastal E-Referral, MUP, Cambria 📎

Michael Stoker to: Brandi Cummings

08/19/2015 07:45 AM

Cc: Cheryl Journey, Martin Mofield, Stephen Hicks

Brandi,

Please find the building department comments for DRC 2015-00018 below. Please let me know if you have any questions. Also, they need to clearly know about 3 as the deck will be required under a separate permit.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new detached garage and 240 sq. ft deck attached to the existing 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 scope of work statement, sheet index, floor area calculation, occupancy classification, and type of construction on the cover sheet of the plans.
- 3) A separate building permit will required for the 240 sq. ft deck as it is attached to a separate structure and exceeds 200 sq. ft per Title 10 section 105.2 item 15.
- 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 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
- 6) The plans need to show compliance with the Wildland_Urban Interface (WUI) areas as required per California Residential Code Section R327.
- 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) The garage will need to comply with the mandatory measures of the 2013 California Energy Code. Please provide all requirements on the plans.
- 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.

Thanks

Michael Stoker

Building Division Supervisor, CASp