



**Re: DRC2015-00059 SCHOONBECK, Coastal E-Referral, MUP (Los Osos) - CORRECTED** 

**Michael Stoker** to: Brandi Cummings

11/24/2015 07:13 AM

Cc: Cheryl Journey, Martin Mofield, Charles Moloney

Brandi,

Please find Buildings comments for DRC2015-00059 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 354 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) Sheet A-1; Please revise the Type of Construction listed on the cover sheet from "Type V" to "Type VN" to comply with the 2013 California Building Standards Codes.
- 3) Please specify the remodeled floor area on the building tabulation on the cover sheet of the plans.
- 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) 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.
- 7) Provide applicable notes on the plans for the plumbing fixtures to verify they comply with the flow rates required by the CPC and CGBC.
- 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.

Thanks

**Michael Stoker**  
Building Division Supervisor, CASp



**Fire Safety Plan/Review**

**Bullard, Clint@CALFIRE** to: bcummings@co.slo.ca.us

11/24/2015 06:25 AM

Ms. Cummings,

CAL FIRE/County Fire has reviewed the New Project Referral and current building plans provided for the proposed 354 square foot recreation room to be added to an existing single family residence located at 239 Vista Court within Los Osos, CA. Based upon the rather minor size/scope of the proposed addition project, this department has no significant concerns relative to fire/life safety.

Please feel free to contact me should you have additional questions and/or concerns regarding this matter.

Thank you,

Clinton I. Bullard

Fire Inspector

**CAL FIRE/**

**SAN LUIS OBISPO COUNTY FIRE**

(805)543-4244 ext. 3425



**RE: DRC2015-00059 SCHOONBECK, Coastal E-Referral, MUP (Los Osos) - CORRECTED**

**Margaret Falkner** to: [bcummings@co.slo.ca.us](mailto:bcummings@co.slo.ca.us),  
[tditmars@co.slo.ca.us](mailto:tditmars@co.slo.ca.us)

11/30/2015 09:18 AM

Thank you, the District has no comment on this project.

Margaret Falkner  
Utility Compliance Technician III

Los Osos Community Services District  
2122 9th Street, Suite 102  
Los Osos, CA 93402  
(805) 528-9376 – Utilities Department  
Website: <http://www.locsd.org>

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From: [tditmars@co.slo.ca.us](mailto:tditmars@co.slo.ca.us) [mailto:[tditmars@co.slo.ca.us](mailto:tditmars@co.slo.ca.us)] On Behalf Of [plreferrals@co.slo.ca.us](mailto:plreferrals@co.slo.ca.us)  
Sent: Monday, November 23, 2015 8:51 AM  
Cc: [bcummings@co.slo.ca.us](mailto:bcummings@co.slo.ca.us); [tditmars@co.slo.ca.us](mailto:tditmars@co.slo.ca.us)  
Subject: DRC2015-00059 SCHOONBECK, Coastal E-Referral, MUP (Los Osos) - CORRECTED

San Luis Obispo County  
Planning & Building Department

DRC2015-00059 SCHOONBECK, Coastal E-Referral, MUP (Los Osos)

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This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Brandi Cummings, (805) 781-1009, [BCummings@co.slo.ca.us](mailto:BCummings@co.slo.ca.us)

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Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

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[Direct link to SCHOONBECK referral package.](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>

Web-Page Referral Form

Date: 11/19/2015

Planner: Brandi Cummings

Applicant Name: Schoonbeck

Case Number: DRC2015-00059

Project Description: MUP

APN(s): 074-042-054

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Referral Response:

As part of your response to this referral, please answer the following questions. You may also choose to respond that you have no comments regarding the proposal.

Agencies:

Are there significant concerns, problems or impacts in your area of review?

If Yes, please describe the impacts along with any recommendations to reduce the impacts in your response.

Community Advisory Groups:

If your community has a "vision" statement in the Area Plan - does the community feel this project helps to achieve that vision? If No, please describe.

What does the community like or dislike about the project or proposal?

Is the project compatible with surrounding development, does it fit in well with its surroundings? If No, are there changes in the project that would make it fit in better?

Does the community believe the road(s) that provide access to the site is(are) already overcrowded?

Does the community wish to have a trail in this location?

If the proposal is a General Plan Amendment, does the community feel the proposed change would encourage other surrounding properties to intensify, or establish intense uses that would not otherwise occur?

Please make any other comments regarding the proposal.

Thank you,

Teresa Ditmars

Current Planning

805/788-2009

[tditmars@co.slo.ca.us](mailto:tditmars@co.slo.ca.us)



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



Date: November 23, 2015

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00059, Schoonbeck MUP, Vista Ct., Los Osos, APN 074-042-054**

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:**

The project appears to not meet the applicability criteria for a Storm Water Management, it completely drains on-site to un-drained depression (retention basin). Therefore no Storm Water 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 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.