



ATTACHMENT 04
SAN LUIS OBISPO COUNTY

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: September 25, 2015

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00041, Parsons MUP (646 sf 2nd floor addition), 13th St., Cayucos, APN 064-222-005**

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 project appears to not meet the applicability criteria for a Storm Water Management (This is a second story addition that does not increase the building footprint more than 2500 sf). Therefore no Storm Water Control Plan is required.

Storm Water Control Plan

1. **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.
2. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
3. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



Re: DRC2015-00041 PARSONS, Coastal E-Referral, MUP, Cayucos 

Michael Stoker to: Brandi Cummings

09/17/2015 08:23 AM

Cc: Cheryl Journey, Stephen Hicks, Martin Mofield

Brandi,

Please find the building departments comments for DRC 2015-00041 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 a second story of 646 sq. ft and remodel of the first floor 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) 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) Provide applicable notes on the plans for the plumbing fixtures to verify they comply with the flow rates required by the CPC and CGBC.
- 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.
- 11) 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.



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 9/16/2015
TO: Cayucos Fire Protection Dist.
FROM: Brandi Cummings (805-781-1006) bcummings@co.slo.ca.us
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00041 PARSONS - Proposed minor use permit for an addition of 646 sf to an existing single family residence. Site location is 15 13th St, Cayucos. APN: 064-222-005

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.

No Comment

Date: 9-18-15 Name: David Carlson Phone: 805-995-3322