



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: 3/25/2016

PR TO: Public Works

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us) Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00103 SOMERS - Proposed minor use permit for the removal of an existing deck area, the addition of new deck areas, and an interior remodel of the 1st and 2nd floor of an existing single family residence. Site location is 5249 Whitehall Ave, Cambria. APN: 022-227-019

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 I - 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.

See attached

3/31/16 Date

[Signature] Name

527 Phone



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: March 31, 2016
To: Cody Scheel, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2015-00103 Somers MUP, Whitehall Ave., Cambria, APN 022-227-019**

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 (it creates or replaces less than 2500 sf of impervious area). Therefore no Storm Water Control Plan is required.

Recommended Project Conditions of Approval:

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.



Re: REVISED: DRC2015-00103 SOMERS, Coastal E-Referral, MUP, Cambria

Michael Stoker to: Cody Scheel
Cc: Cheryl Journey, Martin Mofield

03/29/2016 10:57 AM

Cody,

Please find buildings comments for DRC2015-00103 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 remodeling the existing single family dwelling, demo the existing deck and rebuilt a larger 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) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 3) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- 4) 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
- 5) 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.
- 6) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.
- 7) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 8) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 9) Fire sprinklers may be required for this project if the scope exceeds 50% of the existing area. The fire sprinklers will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.

Thanks


CAMBRIA COMMUNITY SERVICES DISTRICT

 1316 Tamsen Street, Suite 201 • P.O. Box 65 • Cambria CA 93428
 Telephone (805) 927-6223 • FAX (805) 927-5584

**CONFIRMATION OF WATER & SEWER AVAILABILITY
 FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE**

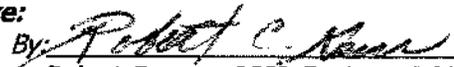
Applicant(s):	John & Dianne Somers		May 17, 2016
Mailing Address:	5249 Whitehall		
	Cambria, CA 93428	Current Service type:	<input checked="" type="checkbox"/> Single Family
Service Location:	5249 Whitehall		<input type="checkbox"/> Multi-Family # units
APN:	022-227-019		<input type="checkbox"/> Commercial

Project description:	Interior Remodel per 4/21/2016 drawings by Douglas Greenfield Design
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Sewer and Water Impact Fees*:			Approval Conditions	Required if X'd:
Application fee	\$55	55	Owner must provide District with a copy of county building permit issued for this project.	<input checked="" type="checkbox"/>
Water/Sewer Plan Review	\$110	110	All Existing and New water fixtures must meet current standards under Title 4 of District Code. (CCSD plumbing code is more stringent than the 2010 CA Green Plumbing Code. Contact our office for more information.)	<input checked="" type="checkbox"/>
Initial Water Inspection	\$99.50	99.50		
Final Water Inspection	\$49.75	49.75	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	<input checked="" type="checkbox"/>
Fire Plan Review	\$350	350		
Fire Sprinkler System Review			Applicant must call CCSD for pre-work and final fixtures/plumbing inspections. PLEASE CALL 927-6223 FOR INSPECTION.	<input checked="" type="checkbox"/>
Additional Toilet(s)	@ \$400	-		
Additional Kitchen or Lavatory Sink(s)	@ \$400	-	Requires PARCEL MERGER to allow water service across lot line. Project cannot be signed off until the merger is approved.	<input type="checkbox"/>
Additional Tub, Shower or Laundry	@ \$800	-	Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units. WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING.	<input checked="" type="checkbox"/>
Additional Bar or Utility Sink(s)	@ \$200	-		
Washing Machine	@ \$400	-		
Total		664.25		

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said Project is Authorized with Conditions as Indicated Above:

By: 
 Robert Gresens-CCSD Engineer RG/mr

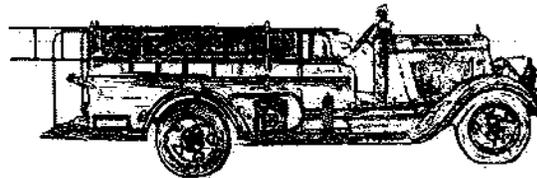
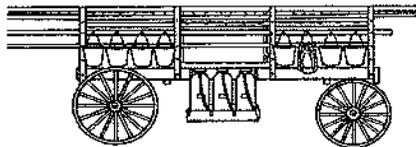
CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

Approved Fixtures (post-remodel):		Retrofit Code:	Retrofit needed
Toilets	27		
Kitchen & Lavatory Sinks	29	Bldg. Permit received:	
Tubs and/or Showers	27		
Clothes Washer	1	Final Inspection date:	
Bar or Utility Sinks	0		

CAMBRIA FIRE DEPARTMENT

Established 1887



Tony Gomes/ Fire Captain
2850 Burton Drive • Cambria, CA. 93428
Phone: (805) 543-4244 • Fax: (805) 927-6242 • Email: Tony.Gomes@fire.ca.gov

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: April 27, 2016

*This Project Requires Water Letter - NO

Building owners Name: John Somers

Project Address: 5249 Whitehall

Project type: Remodel/ deck addition

Building Permit Number: PMT2015-?

APN# 022-227-019

Square Footage of Existing Structure: 2486 Sq. Ft

Square Foot of Proposed Addition: 206 Sq. Ft – Deck

Sprinkler System required: No

24-hour supervised monitored system required: No, if under 70 heads

Nearest Fire Hydrant: 300'

Driveway Access: N/A Turnarounds required: NO

Comments: This structure is located in a High Cal-Fire Wildland Severity Zone and a High CCSD FD Wildland Fire Risk Zone.

Conditions of approval: See attached

Tony Gomes
Fire Captain/Inspector

"Automatic Fire Sprinklers Save Lives!"

SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class-2 ignition-resistant construction shall be in accordance with Section 505.

505.3 Protection of Eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of ¾ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

DECKING SURFACES AND UNDER FLOOR PROTECTION

1. Decking

Decking surfaces, stair treads, risers and landings of decks, porches, and balconies where any portion of such surface is within 10' of the primary structure shall comply with one of the following:

- a. Shall be constructed of ignition-resistant materials OR constructed with heavy timber, exterior fire-retardant-treated wood, approved noncombustible materials, OR of 2" nominal redwood construction grade common or better.
- b. The county will accept decks with non-combustible surfaces such as ceramic tile or other product listed as "one-hour" or Class A roof covering. The use of paints, coatings, stains, or other surface treatments are not an approved method of protection.

2. Floor Projections, under floor areas

The underside of floor projections, unenclosed under floor areas attached to, or within 10 feet of a structure, shall be constructed of, or covered with, ignition resistant materials, be of fire retardant or heavy timber construction or shall be enclosed to grade. Minimum Heavy Timber sizes are 6x6 columns, 6x8 beams, 4x8 joists.

505.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed 1/16 to 1/8 inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials.

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-restive vegetation on the

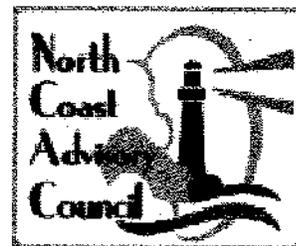
property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed due to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2



April 20, 2016

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

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

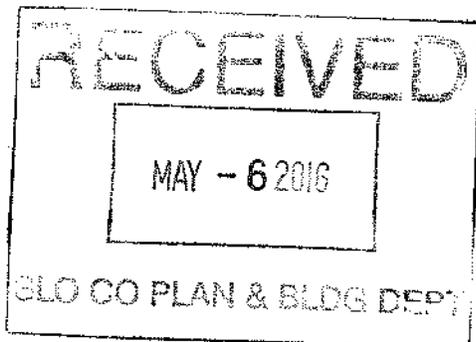
RE: DRC2015-0013 SOMERS MUP

The North County Advisory Council on April 20, 2016 voted 10 in favor and one abstention for DRC2015-00013 Somers MUP for the removal of an existing deck, the addition of new deck areas, and an interior remodel of the 1st and 2nd floor off an existing 3 bedroom single family residence. No mitigation measures proposed.

Sincerely,

Ted Sigler
NCAC Board President

TS/cl



The NCAC strives to develop a unified, cooperative effort among individuals, organizations and public jurisdictions.