



Re: DRC2015-00119, CLEMENT, Coastal E-Referral, MUP, Los Osos 

Michael Stoker to: Brandi Cummings

05/02/2016 12:32 PM

Cc: Cheryl Journey, Martin Mofield

Brandi,

Please find Buildings comments for DRC 2015-00119 below. Also, the comments have been uploaded in Tidemark. 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 686 sq. ft, new garage of 500 sq. ft and complete remodel 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) 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.
- 3) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 4) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- 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 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.
- 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.
- 10) Fire sprinklers will be required for this project as the addition and remodel exceeds 50% of the existing floor area. Plans will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543



ATTACHMENT 04



RE: DRC2015-00119, CLEMENT, Coastal E-Referral, MUP, Los Osos
Margaret Falkner

to:
plreferrals@co.slo.ca.us
05/05/2016 04:00 PM

Cc:
"bcummings@co.slo.ca.us", "kbrown@co.slo.ca.us"

Hide Details

From: Margaret Falkner <mfalkner@losososcsd.org>

To: "plreferrals@co.slo.ca.us" <plreferrals@co.slo.ca.us>

Cc: "bcummings@co.slo.ca.us" <bcummings@co.slo.ca.us>, "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>

We provide water service to this residence.

Margaret Falkner
Utility Compliance Technician III

Los Osos Community Services District
2122 9th Street, Suite 102
Los Osos, CA 93402
(805) 528-9370 – Office Lobby
(805) 528-9376 – Utilities Department
Website: <http://www.locsd.org>

One small positive thought in the morning can change your whole day.

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From: hbrown@co.slo.ca.us [<mailto:hbrown@co.slo.ca.us>] **On Behalf Of** plreferrals@co.slo.ca.us

Sent: Tuesday, April 26, 2016 11:51 AM

Cc: bcummings@co.slo.ca.us; kbrown@co.slo.ca.us

Subject: DRC2015-00119, CLEMENT, Coastal E-Referral, MUP, Los Osos

**San Luis Obispo County
Planning & Building Department**

**DRC2015-00119, CLEMENT, Coastal E-Referral, MUP, Los Osos
APN(s): 038-732-003**

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.

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.

[Direct Link to CLEMENT Referral Package](http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00119_CLEMENT_MUP_Ref_Pkg.pdf)

http://www.slocounty.ca.gov/Assets/PL/referrals/coastal/DRC2015-00119_CLEMENT_MUP_Ref_Pkg.pdf

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

Please comment on all issues associated with this project **within 14 days** of receiving this e-mail.

Community Advisory Groups: please respond within 60 days.

Direct your comments to the project manager, Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)

Referral Response:

As part of your response to this referral, please answer the following questions:

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.

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 feel free to include information or questions other than those listed above. You may also choose to respond that you have no comments regarding the proposal.

Thank you,
Hilary Brown
A/III - Current Planning
Planning and Building
County of San Luis Obispo
Direct: (805) 788-2009
hbrown@slo.co.ca.us

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SAN LUIS OBISPO COUNTY
ATTACHMENT 04
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: May 6, 2016
To: Brandi Cummings, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2015-00118 Clement MUP, Pasadena Dr., Los Osos**

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 REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Drainage or Flood Hazard information, see below comments.
2. In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.

Public Works Comments:

- A. The proposed project is within the Los Osos Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. 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.
- C. The proposed project may be located within the 100 year flood zone. This flood zone area has been recently modified by a Federal project and may affect the construction on this site. The applicant should be prepared to determine the 100 year base flood elevation and comply with County requirements for flood hazard.
- D. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

- E. You must itemize the different impervious areas that make up the total new or replaced impervious area entered on the SWCP. Areas such as: all building footprints (residences, garages, shops, storage, decks, shade structures), concrete, asphalt or paver* driveways, patios, walk ways or other flatwork, driveway approaches (even in the road right of way), and any other impervious items shown on the plans.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1a drawing for rural roadways. Within the right of way the existing driveway pavers must be removed and replaced with asphalt driveway.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
 - d. The applicant shall provide satisfactory evidence that the Army Corps of Engineers and the California Department of Fish and Game environmental permits have either been secured or that the regulatory agency has determined that their permit is not required.
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 including, but not limited to, project signage; tree planting; fences; etc 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 sidewalks, landscaping, street lighting, pedestrian amenities, etc. in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Fees

5. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Los Osos Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Drainage

6. **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.
7. **At the time of application for construction permits**, the applicant shall show the 100 year flood hazard boundary on the project plans.
8. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 22.14.060. (The entire project site may be located within a FEMA Flood Hazard Zone A designation as shown on FIRM Map Number 06079C1028G.)
9. **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.
10. **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.
11. **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

12. **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.

13. **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.
14. **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.

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UPDATED: May 12, 2016



ATTACHMENT 04

Los Osos Community Advisory Council

June 12, 2016

Los Osos Community Advisory Council Comments on *DRC2015-00119 CLEMENT MUP* proposed addition and remodel to an existing residence.

To: Ms. Brandi Cummings, Planner, Planning & Building
Mr. James Bergman, Director, Planning & Building

On May 26, 2016 the LOCAC members met and reviewed DRC2015-00119 and recommended approval of the requested development plan amendment with no concerns expressed.

Thank you for your attention to our request.

Sincerely,

Jeffrey H. Weir/s

Chairperson
Los Osos Community Advisory Council

Cc: Bruce Gibson, Supervisor
Jeff Van Lith