

Attachment 2

EXHIBIT B - CONDITIONS OF APPROVAL DRC2015-00139 Josephson

Approved Demolition and Development

1. This approval authorizes the following development:
 - a. Demolition of one existing utility shed on-site.
 - b. Site work and construction of a 2,783 square foot, two-level single family residence with a 550 square foot attached garage, retaining walls and approximately 160 square feet of deck and related site infrastructure, including landscaping, lighting, and storm drainage.
 - c. A maximum height of 15 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).

Conditions required to be completed at the time of application for construction permits

1. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.
2. **At the time of application for construction permits**, all plans and engineering shall be prepared by a California Licensed Architect of Record or Engineer for all design portions of the project that do not meet "conventional construction" as defined by the current building code.
3. **At the time of application for construction permits**, the construction documents shall include the applicable requirements of the California State Title 24 (energy laws).

Site Development

6. **At the time of application for construction permits**, applicant will submit revised plans showing the following:
 - a. A point of measurement in the street pursuant to Small Scale Neighborhood Standards.
 - b. Reduced wood deck area in the rear yard to omit any portions of the decking or footings outside of the subject property line, and shall also conform to CZLUO Section 23.04.116 (Projections into Required Setbacks).
 - c. Landscaping or groundcover within the driveway to separate the paved areas and result in a paved width not exceeding 18 feet.
 - d. Fencing and retaining wall details (including heights) for the side and rear yards.
7. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

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8. **At the time of application for construction permits**, the applicant shall provide a landscaping plan showing the usage of appropriate landscaping and / or small scale fencing materials that help soften the massing of the proposed structure.

Fire Safety

9. Installation of a fire sprinkler system is required for the residence.
10. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

Services

11. **At the time of application for construction permits**, the applicant shall provide confirmation of water availability letter from County Service Area No.10 to service the residence.
12. **At the time of application for construction permits**, the applicant shall provide confirmation of sewer availability letter from Cayucos Sanitary District to service the residence.

Grading, Drainage, Sedimentation and Erosion Control

13. **At the time of application for construction permits**, the applicant shall submit a complete drainage plan for review and approval, by the Public Works Department, in accordance with Section 23.05.040 through 23.05.050 of the Coastal Zone Land Use Ordinance. Drainage plans should be designed to retain water on-site and encourage infiltration when feasible.
14. **At the time of application for construction permits**, the applicant shall submit a complete erosion and sedimentation control plan for review and approval in accordance with Coastal Zone Land Use Ordinance Section 23.05.036.
15. **At the time of application for construction permits**, the project may require a full soils report for the design of all building foundations at the time of construction permit application submittal.
16. **At the time of application for construction permits**, the project shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Fees

17. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Demolition of structure

18. **Prior to issuance of a construction permit to remove or demolish any buildings or utility pipes on the subject property**, the applicant shall provide evidence they have contacted APCD to determine: a) what regulatory jurisdictions apply to the proposed demolition, such as the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M – Asbestos NESHAP); b) District notification requirements; c) the need for an asbestos survey conducted by Certified Asbestos Inspector; and d) applicable removal and disposal requirements of the asbestos-containing material.

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Driveway Access

19. **Prior to issuance of a construction permit**, 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.

Geology and Soils

20. **Prior to issuance of a construction permit**, the applicant shall include recommendations outlined in the Geologic Coastal Bluff Evaluation (GeoSolutons, Inc. May 31, 2016 and Landset Engineers, Inc., July 11, 2016) on all construction and grading plans.

Liability

23. **Prior to issuance of any grading or construction permits**, the property owner shall execute and record a deed restriction which acknowledges and assumes the risks of wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Conditions to be completed during project construction

Building Height

24. The maximum height of the project is 15 feet (as measured from the center line of the fronting street at a point midway between the two side property lines projected to the street center line, to the highest point of the roof).
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish the center line of the fronting street at a point midway between the two side property lines and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
 - c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

25. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
26. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
27. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
28. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.

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29. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
30. Appropriate sedimentation measures to be implemented at the end of each day's work.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

31. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.
32. **Prior to occupancy or final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Sanitary District
33. **Prior to occupancy or final inspection**, landscaping shall be installed in accordance with the approved landscaping plan.
34. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

35. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
36. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.