



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: 6/7/2016

TO: Cayucos Fire Protection District

FROM: Schani Slong (805-781-4374 or ssiang@co.slo.ca.us). Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00138 EISEMANN - Proposed minor use permit for a patio addition to existing commercial restaurant. Project location is 78 North Ocean Avenue in Cayucos. APN: 064-114-004

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.

No Comment

6/16/2016 Date

[Signature] Name

995-3378 Phone

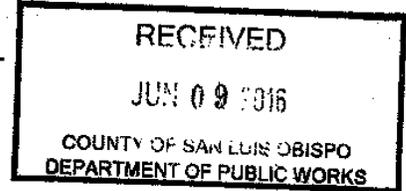


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FR TO: PW

TO FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us) Coastal Team / Development Review

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Will review flood hazard & storm water with construction permits

Date 6.10.16

Name [Signature]

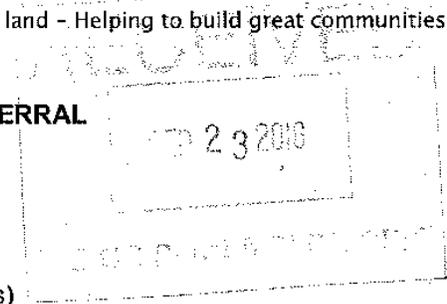
Phone 5271



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Support as long as consistent with County standards

9-18-16 Date

Marie Jagua Name

805-995-0632 Phone

Re: DRC2015-00138 EISEMANN, Coastal E-Referral, MUP, Cayucos

Michael Stoker

Mon 6/20/2016 12:19 PM

To: Schani Siong <ssiong@co.slo.ca.us>;

Cc: Cheryl Journey <cjourney@co.slo.ca.us>; Martin Mofield <mmofield@co.slo.ca.us>;

Schani,

Please find building comments for DRC2015-00138 below. Also, the comments will be 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 a patio addition to an existing commercial restaurant. A California State licensed design professional (Architect/Engineer) shall prepare plans in compliance with current codes adopted by the County of San Luis Obispo (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at the time of the building permit application, the following items are noted to assist design review;

- 1) A California licensed Architect or Engineer is required to submit the plans for this project per BPC 5536.1.
- 2) Provide an occupant load and exiting analysis on the plans to verify compliance with CBC, including Chapter 10.
- 3) The accessibility elements throughout will need to be shown, detailed, and / or noted on the plans to verify compliance with CBC, including Chapter 11B. (i.e. accessible parking, path of travel, restroom design, accessible amenities, rooms, equivalent, receptacle heights, etc.)
- 4) Provide plans which clearly show the structural design to verify compliance with the 2013 California Building Code and referenced standards. The plans and supporting calculations will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 5) Provide electrical plans to show the location of the exterior lighting which is to be installed at the exterior patio to verify compliance with the California Electrical Code.
- 6) Any exterior lighting being installed will need to comply with the mandatory measure of the California Energy Code.
- 7) A plumbing fixture analysis will need to be provided to verify the increased occupant load for the patio does not increase the need for more plumbing fixtures per the California Plumbing Code chapter 4, including Table 422 and Table A.
- 8) Compliance with the current California Green Building Code and County of San Luis Obispo Green Building Ordinance will need to be shown on the plans.
- 9) The building may need to be provided with fire sprinklers and an alarm system under a separate permit. At the time of the permit application provide plans and calculations showing the design of the system.