

From: Michael Stoker
Sent: Friday, September 13, 2019 10:19 AM
To: Melina M. Smith
Cc: Cheryl Journey; Don C. Moore
Subject: Re: DRC2019-00181 FREEMAN, Project Summary / Referral*, Minor Use Permit, Bradley

Follow Up Flag: Follow up
Flag Status: Flagged

Melina,

Please find buildings recommendations for DRC2019-00181 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is not required for the distance waiver. However, a building permit would be required for the guest house. The drawings specify the work to be completed consists for a waiver of the guest-house distance requirement. The project shall comply with current codes adopted by the County of San Luis Obispo (Current 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 current 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 plans which clearly show the structural design to verify compliance with the prescriptive requirements of the current 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
4. Label all egress windows on the plans to verify compliance with size and height per the California Residential Code.
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 current California Electrical Code.
6. Provide notes and information on the plans for the plumbing fixtures requirements, design of the waste lines, vents, and water lines will all need to comply with the current California Plumbing Code.
7. Energy calculation will need to be submitted to verify compliance with the current California Energy Code.
8. The plans will need show compliance with the current California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.

9. Fire sprinklers may be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
10. A soils report will be required for the project.

Thanks

Michael Stoker, CASp
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County of San Luis Obispo
Planning and Building Department
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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING

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From: Mail for PL_Referrals Group <plreferrals@co.slo.ca.us>
Sent: Wednesday, September 11, 2019 2:19 PM
To: Melina M. Smith <mmsmith@co.slo.ca.us>
Cc: Vicki Janssen <vjanssen@co.slo.ca.us>; sschofield@sanmiguelschools.org <sschofield@sanmiguelschools.org>; Cheryl Journey <cjourney@co.slo.ca.us>; Don C. Moore <dcmoore@co.slo.ca.us>; Michael Stoker <mstoker@co.slo.ca.us>; Michelle Freeman <mfreeman@co.slo.ca.us>; Clint Bullard <clint.bullard@fire.ca.gov>; Dell <dell.wells@fire.ca.gov>; McRoberts, Loree <Loree.McRoberts@fire.ca.gov>; Tony.Gomes_fire.ca.gov <Tony.Gomes@fire.ca.gov>; David Grim <dgrim@co.slo.ca.us>; Edward Reading <ereading@co.slo.ca.us>; Mark K. Davis <mkdavis@co.slo.ca.us>
Subject: DRC2019-00181 FREEMAN, Project Summary / Referral*, Minor Use Permit, Bradley

**** The process for accessing referral information has changed; please review all of the following details carefully ****

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

An application was recently filed with the Planning Department. Because this application may be of interest or concern to your department, agency, or community group we are notifying you of the availability of a referral (project summary) for the proposed project application, and are requesting your review. Please click the direct hyperlink below titled "Project Summary / Referral":

**DRC2019-00181 FREEMAN, [Project Summary / Referral](#)*, Minor Use Permit, Bradley
APN(s): 080-041-020**

*** For general referral questions, hyperlink or technical issues, or to update your agency/department's contact and e-mail information, please send an e-mail to Hilary Brown (hbrown@co.slo.ca.us) or call 805-788-2009*

VIEW [ADDITIONAL PROJECT INFO](#) for this application or search for other plans and permits on our [CSS Portal \(Citizen Self Service\)](#) -- users can search by plan #, permit #, address, or APN.

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 comments on this application to the project manager(s):
Melina Smith (805-781-1006 or MMsmith@co.slo.ca.us)**

Referral Response:

As part of your response to this referral, please consider 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.

**All information and/or material provided in the linked Referral Package is valid for 90 days after this correspondence. If current or additional information is needed, please contact the Project Manager for the most updated information*



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

THIS IS A NEW PROJECT REFERRAL / SUMMARY

DATE: 9/11/2019
TO: 1st District Legislative Assistant, Building Division, CAL FIRE / County Fire, Public Works, San Miguel Elementary
FROM: Melina Smith (805-781-1006 or MMsmith@co.slo.ca.us)

PROJECT NUMBER & NAME: DRC2019-00181 FREEMAN

PROJECT DESCRIPTION: Proposed Minor Use Permit for a waiver of the guest-house distance requirement, located at 1130 Nacimiento Lake Drive in Bradley.

APN(s): 080-041-020

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 INDICATE (VIA E-MAIL OR PHONE).

No comments

9/13/2019 David E Grim 781-1596
Date Name Phone