

Attachment 5

Re: DRC2019-00021 HOPSON, Coastal E-Referral, Minor Use Permit, Oceano

Michael Stoker

Mon 3/11/2019 11:05 AM

To: Cody Scheel <cscheel@co.slo.ca.us>;

Cc: Brian Pedrotti <bpedrotti@co.slo.ca.us>; Don C. Moore <dcmoore@co.slo.ca.us>; Cheryl Journey <cjourney@co.slo.ca.us>;

Cody,

Please find buildings recommendations for DRC2019-00021 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 of the construction of a single-family dwelling of approx. 2,300 sq. ft, with an attached garage of 428 sq. ft, and a roof decks of 258 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2016 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 2016 California Residential Code
2. Please revise the occupancy classification on sheet S from "R-3" to an "R-3/U" for a dwelling with attached garage.
3. 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.
4. Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2016 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 details on the plans for the design of the stairs, handrails, and guards to verify compliance with the California Residential Code.
6. Label all egress windows on the plans to verify compliance with size and height per the California Residential Code.
7. 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 2016 California Electrical Code.
8. 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 2016 California Plumbing Code.
9. Energy calculation will need to be submitted to verify compliance with the 2016 California Energy Code.
10. The plans will need show compliance with the 2016 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
11. Fire sprinklers will be required under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
12. A soils report will be required for the project.

Thanks

County Of San Luis Obispo

Planning & Building

Michael Stoker, CASp

Building Division Supervisor

(p) 805-781-1543

mstoker@co.slo.ca.us

From: Mail for PL_Referrals Group

Sent: Friday, March 8, 2019 3:57 PM

To: Cody Scheel

Cc: Brian Pedrotti

Subject: DRC2019-00021 HOPSON, Coastal E-Referral, Minor Use Permit, Oceano

County of San Luis Obispo

Department of Planning & Building

DRC2019-00021 HOPSON, Coastal E-Referral, Minor Use Permit, Oceano

APN(s): 061-082-026

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.

[DIRECT LINK to Referral Package](#)



COUNTY OF SAN LUIS OBISPO
Department of Public Works
 Colt Esenwein, P.E. Director

REFERRAL

Date: March 18, 2019
 To: Cody Scheel, Project Planner
 From: Mark Davis, Development Services
Subject: Public Works Project Referral for DRC2019-00021, HOPSON MUP, 551 Security Ct, Oceano, APN 061-082-026

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 proposed project triggers Curb Gutter and Sidewalk requirements per 22.108.050. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 23.05.106(d); however, there is no guarantee that a waiver will be granted.
- B. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer 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. All improvements must be designed and constructed in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards.
- D. The proposed project is currently located within the 100-year flood zone. The project engineer should be prepared to determine the 100-year base flood elevation and comply with County requirements for flood hazard.
- E. This project may be a regulated project as it is located in a Stormwater Management Area and is therefore required to submit a Stormwater Control Plan (SWCP) Application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form at time of construction permits.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.030/23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. Street plan and profile for widening Security Court to complete the project side to an A-2 urban street section fronting the property.

- b. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
 - c. Removal of all existing non-permitted obstructions from within the public right-of-way of the project frontage.
 - d. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - e. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
 - f. Traffic control plan for construction in accordance with the California Manual on Uniform Traffic Control Devices (CA-MUTCD).
2. **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.
 3. **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, maintaining County driveway sight distance standards, street lighting, and pedestrian amenities in a viable condition and on a continuing basis into perpetuity.
 4. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the County or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Drainage & Flood Hazard

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
6. **At the time of application for construction permits**, the applicant shall submit sedimentation control plans in accordance with the recommended Best Management Practices (BMPs) as listed in Table 4.10 of the "Arroyo Grande Creek Erosion, Sedimentation and Flooding Alternatives Study" (Swanson Hydrology & Geomorphology, January 2006), and county Public Improvement Standards. These BMPs shall include and not be limited to:
 - a. Dispersing and/or slowing runoff with swales, infiltration trenches or similar
 - b. Controlling concentrated runoff with curb usage or culverts or similar
 - c. Soil stabilization with decomposed granite, retaining walls or slough walls or similar
 - d. Sediment retention with staged catch or retention basins, vegetated filter strips or similar.
7. **At the time of application for construction permits**, the applicant shall show the 100-year flood hazard boundary on the project plans and provide evidence that all new structures comply with County flood hazard construction standards, Section 23.07.060.

Stormwater Control Plan (SWCP):

8. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to post-construction stormwater requirements by submitting a Stormwater Control Plan application or Stormwater Post Construction Requirements (PCRs) Waiver Request Form.
 - a. The applicant must submit a SWCP for all regulated projects subject to Performance Requirement #2 and above. The SWCP must be prepared by an appropriately licensed professional and submitted to the County for review and approval. Applicants must utilize the County's latest SWCP template.
 - b. If post-construction stormwater control measures (SCMs) are proposed, the applicant must submit a draft Stormwater Operations and Maintenance Plan for review by the County. The plan must consist of the following Planning & Building Department forms;
 1. Structural Control Measure Description (Exhibit B)
 2. Stormwater System Contact Information
 3. Stormwater System Plans and Manuals
 - c. If applicable, following approval by the County, the applicant shall record with the County Clerk-Recorder the Stormwater Operation and Maintenance Plan and an agreement or provisions in the CCRs for the purpose of documenting on-going and permanent storm drainage control, management, treatment, inspection and reporting.
9. **Prior to acceptance of the improvements (if applicable)**, the Stormwater Operations and Maintenance plan and General Notice must be updated to reflect as-built changes, approved by the County, and re-recorded with the County Clerk-Recorder as amendments to the original document.

Offers

10. **Prior to issuance of construction permits (if applicable)**, the applicant shall offer for dedication to the public right-of-way easements by separate document for Security Court road widening purposes a sufficient width as necessary to contain all elements of the roadway prism including slopes, sidewalks, driveway aprons, curb returns and other improvements. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.