

# CHAPTER 2

## PROJECT DESCRIPTION

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The applicant, Mr. Jack Loperena (landowner) and architect, Mr. James Maul, request a Minor Use Permit / Coastal Development Permit (MUP/CDP) to allow for the construction of a single-family residence. A description of the project location, project history, and project elements are provided within this chapter, discussed in the sections below.

### 2.1 GENERAL BACKGROUND

#### 2.1.1 Project Location

The project site is located in the unincorporated community of Cayucos, within San Luis Obispo County, California (refer to Figure 2-1). The project site is located adjacent to State of California Department of Parks and Recreation (State Parks) property on the northern end of Studio Drive, approximately 250 feet south of the intersection of Studio Drive and Highway 1 (refer to Figure 2-2). The project site consists of a single 3,445-square-foot parcel (Assessor Parcel Number 064-253-007).

#### 2.1.2 Project Background

The applicant submitted an application for a MUP/CDP in May of 2006. At the time, the environmental document prepared and issued by the County was a Mitigated Negative Declaration (MND) (August 9, 2007). A Planning Department Hearing was scheduled for August 17, 2007, to consider the proposed project and MND. At the hearing, staff requested a continuance until September 21, 2007 because the MND had been re-issued and re-noticed, and required a 30-day public review period. On August 23, 2007, County staff received a Request for Review of the MND, and requested that the project be continued off calendar to address issues raised in the Request for Review. Based on the comments included in the Request for Review, County staff consulted with County experts in geology, cultural resources, emergency services, air quality, and public works and drainage. Information and data obtained from County experts were incorporated into an amended MND, which was re-circulated for public review (April 2, 2009). A Planning Department Hearing was scheduled for May 15, 2009. A Request for Review of the amended MND was received by County staff on April 16, 2009, and County staff requested that the project be continued off calendar a second time.

Based on the issues raised in the April 2009 Request for Review, the County Environmental Coordinator determined that a fair argument was raised regarding the significance of potential environmental impacts. Upon consideration of these issues, the applicant proposed that an EIR be prepared for the proposed project.

### 2.2 PROJECT OBJECTIVES

The objectives of the project are to:

- Develop a single-family residence on Studio Drive, within an existing, developed, single-family residential neighborhood;
- Allow development consistent with the County General Plan and Local Coastal Program
- Provide coastal access

Figure 2-1. Project Vicinity Map



Figure 2-2. Project Location Map



In addition, the applicant provided the following project objectives:

- Reduce visual impacts by design;
- Avoid development on the sandy beach and minimize site grading and disruption of the natural contours; and,
- Incorporate green building considerations into the design, and maximize exposure for solar panels.

## **2.3 PROPOSED PROJECT**

The applicant proposes to grade for and construct a 3,097-square-foot residence (refer to Figure 2-3), including approximately:

- 1,097 square feet of main floor living space
- 1,040-square-foot basement
- 338-square-foot mezzanine
- 242-square-foot garage and 200 square foot carport; and,
- 180-square-foot covered deck.

The residence would consist of one main floor and a basement (refer to Figures 2-4a-d, 2-5, and 2-6). The footprint of the house would be 1,040 square feet. The maximum width of the structure would be 18 feet, and the maximum length would be 95 feet. A paved driveway would provide access from Studio Drive. The maximum height of the residence would be 15 feet above the centerline elevation of Studio Drive (refer to Figure 2-5). The basement would be located below the elevation of Studio Drive. The applicant proposes a cantilevered design, which would be elevated above the sandy beach. This portion would include approximately 325 square feet of living space and a covered deck.

The residence would be constructed on a structural mat slab supported on deepened/deadman footings and/or drilled piers. The footing on the east side of the residence would extend the full width of the structure (18 feet), and be 6 to 8 feet deep and 18 feet long. The purpose of the deadman footings will be to resist the cantilever loading of the west side of the residence, which would extend 28 feet over the sand. The mat slab would be located at basement level (15 feet above mean sea level) (refer to Figures 2-5, 2-6, and 2-7a-b). Cuts varying from approximately 5 feet on the north side of the pad to 12 feet on the south side are anticipated. Temporary excavation support would be provided by steel soldier beams installed in drilled holes filled with lean concrete. The soldier beams would be lagged with steel plates to provide support during construction. The soldier beams and lagging would be removed once the excavated area is backfilled. The exterior walls of the structure would be concrete and would retain soils along the southern, eastern, and northern sides of the residence. Retaining walls will also be constructed adjacent to Studio Drive with continuous footings extending into the underlying bedrock materials.

A photo-voltaic system would provide electricity for the residence, including 1,400 square feet of solar panels to be located on the south-facing slopes of the roof. Light tubes would be installed to allow outside light to filter through to the basement.

### **2.3.1 Design**

The overall design of the residence would be modern style. Proposed exterior colors would include tans, browns, dark purple, and grays. Proposed materials would consist of glass panels, concrete, and cedar siding in sections.

The applicant originally proposed a 6.5-foot-tall wooden fence along the northern edge of the property with the intention of shielding views of the basement from Studio Drive and the adjacent beach area to the north. The applicant investigated use of vines or other vegetation to be installed on the fence; however, the applicant found that there are no suitable drought tolerant, native vines or plant materials appropriate for this location and purpose. Therefore, the applicant currently proposes a 6.5-foot-tall wall that incorporates a design or pattern, such as concrete with a patterned in-lay design, stucco with a patterned design or a stone veneer. The retaining wall would be constructed along the northern property boundary, ranging from an elevation of 28.5 feet to 22.5 feet, and a height of 6.5 feet above natural grade (for reference, the basement finished floor elevation would be 15 feet and the main level finished floor would be at the 26-foot elevation). At the northern corner of the parcel, the stepped wall would approximately match the grade of Studio Drive.

Approximately 238 square feet of landscaping is proposed, including hardscape and private walkways along the northern side of the residence. Potted plants would be located along the walkways and front entry. Existing iceplant, grasses, a small pine tree, and stepping stones would be removed during grading activities. The southern side yard and an existing mature cypress tree, rock, and flat sandy beach in the southwestern portion of the parcel would remain. No landscaping is proposed along the beachside of the property.

### **2.3.2 Grading Estimates**

Grading activities would disturb approximately 3,000 square feet of the 3,445-square-foot parcel, including 400 cubic yards of cut (foundation) and 150 cubic yards of fill (driveway). The average depth of cut would be 5 feet (minimum 1 foot, maximum 12 feet). Approximately 250 cubic yards of soil would be exported offsite.

### **2.3.3 Drainage Plan**

Proposed drainage plans include removal of an existing overside drain and construction of a new storm drain system including an overside drain with a fossil filter, stormwater inlet, and stormwater outlet with energy dissipators. Stormwater would flow from the outlet in a northwesterly direction offsite (refer to Figure 2-3).

A concrete deck would be constructed over the new pipe system to allow entry to the property. Rainfall from the roof would be collected by a gutter system and facilitated to an underground holding tank below the driveway grade. Captured runoff would be used as gray water for toilet flushing and landscape watering. Runoff would be piped and directed westward to exit onto the beach.

### **2.3.4 Services and Utilities**

An existing high pressure gas main would be re-routed so that no structures are located over the top of the pipeline. The proposed residence would be served by the County Service Area 10A for water supply and Cayucos Sanitary District for wastewater collection, treatment, and disposal. Cayucos Fire would provide fire protection.

Figure 2-3. Project Site Plan

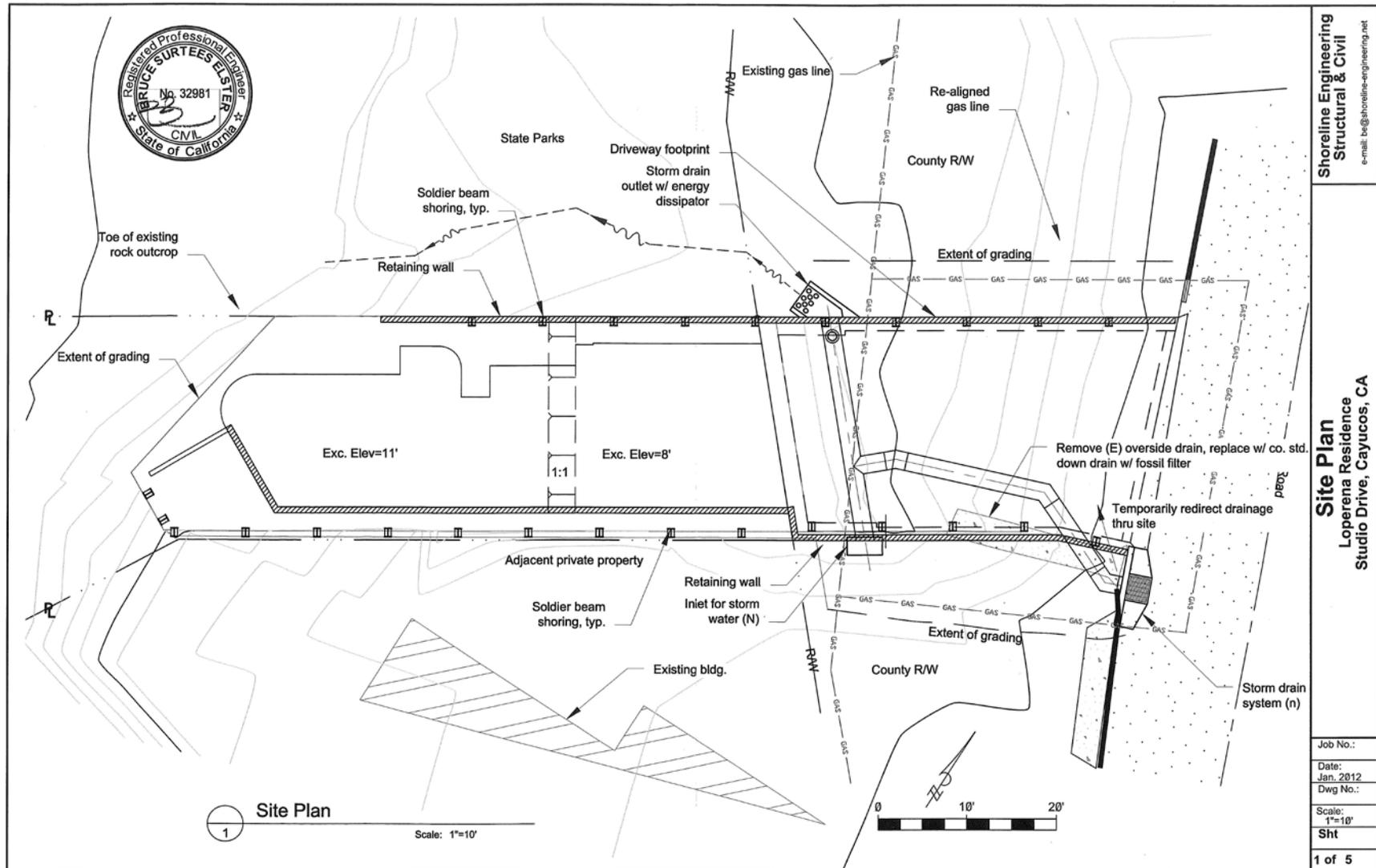


Figure 2-4a. Project Floor Plans

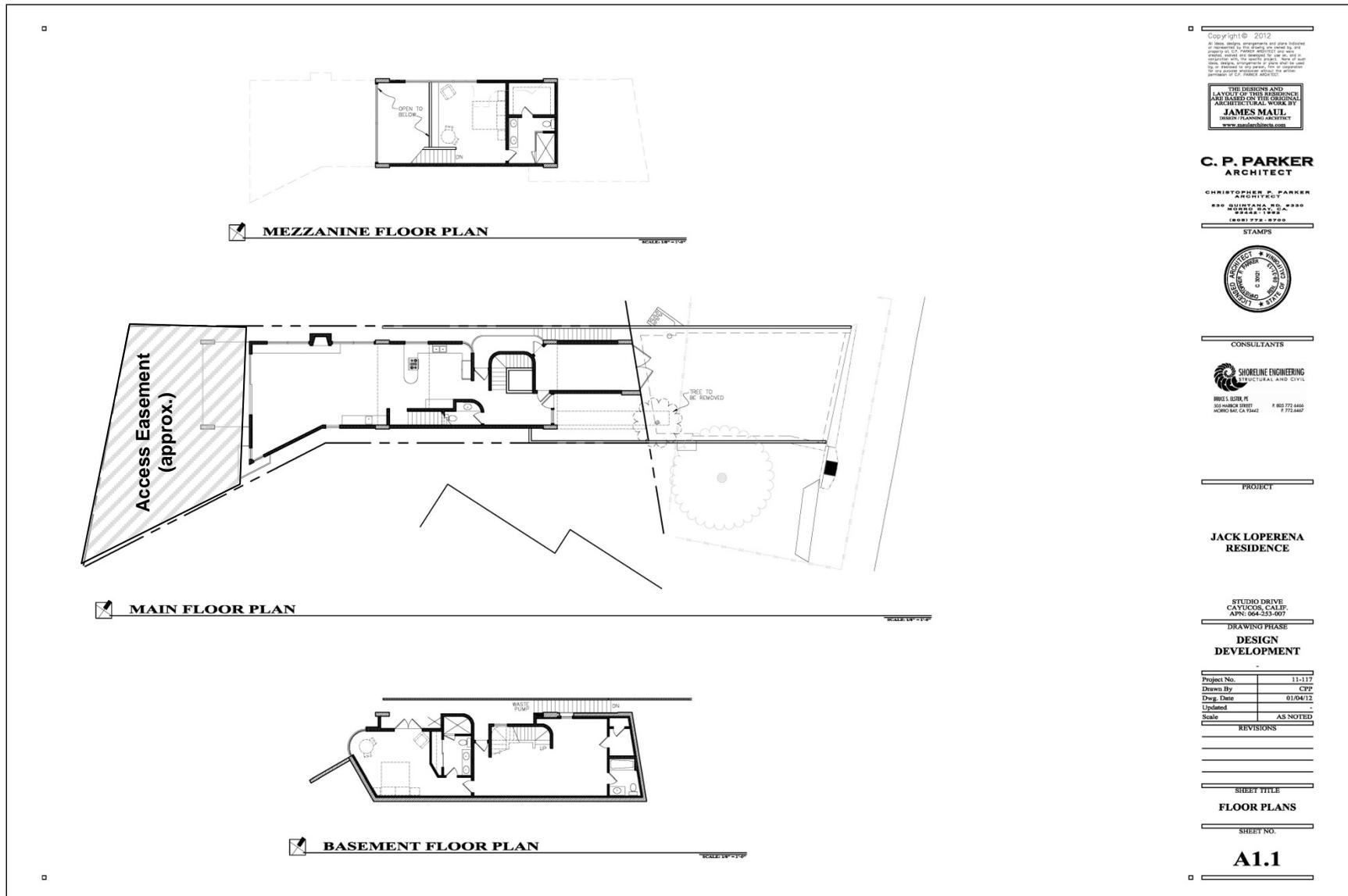


Figure 2-4b. Project Floor Plans

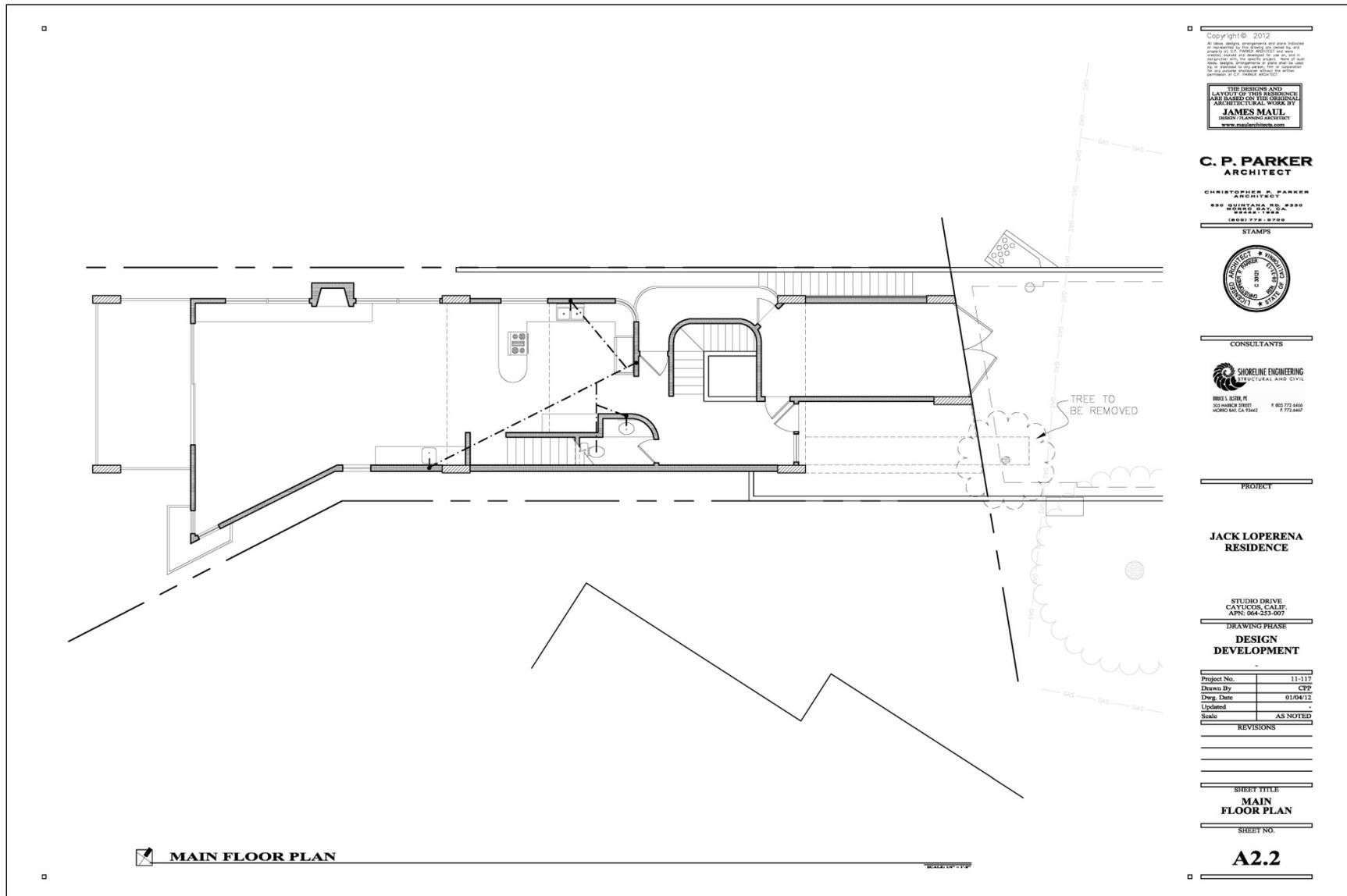


Figure 2-4c. Project Floor Plans

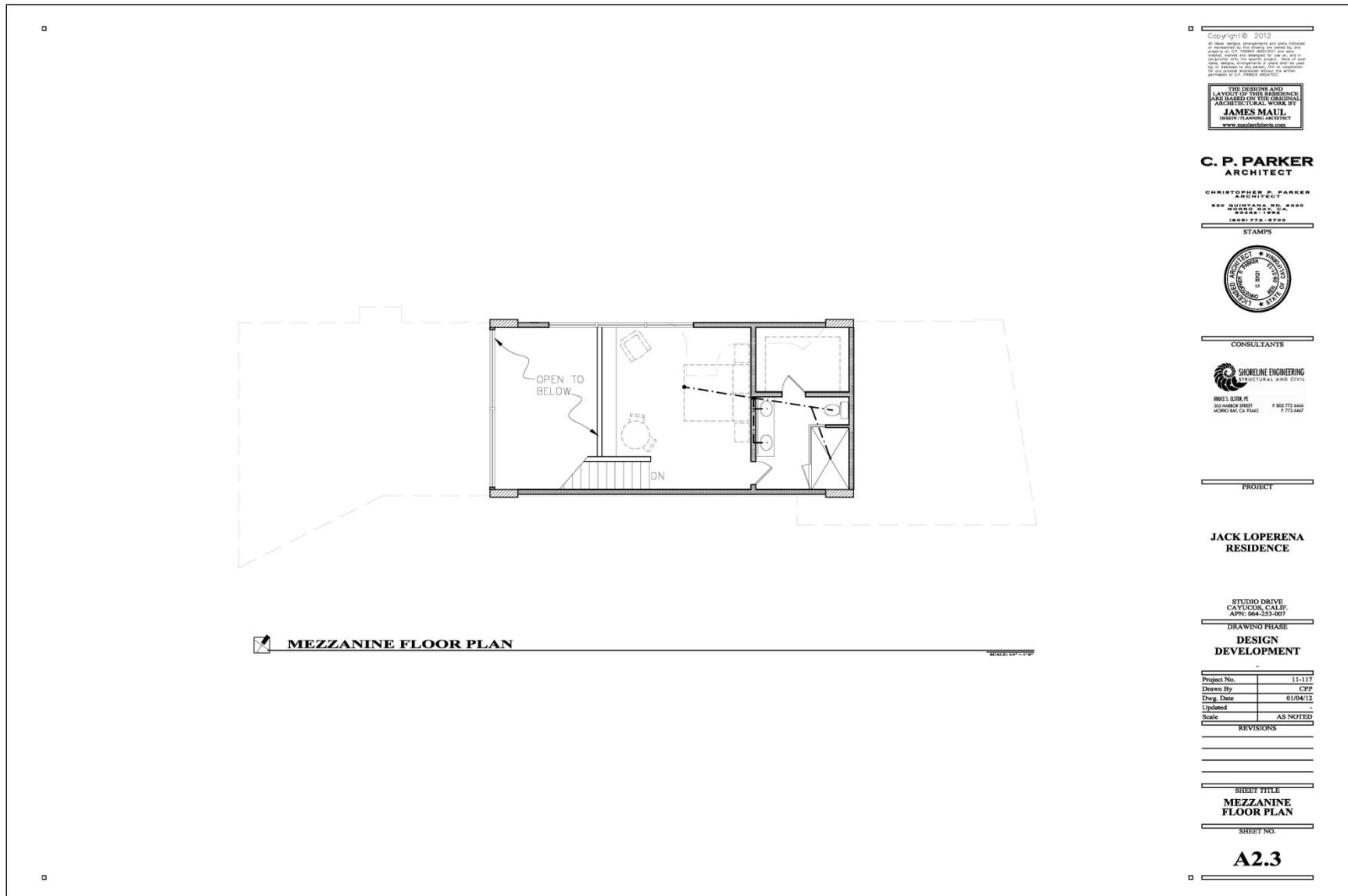




Figure 2-5. Project Elevations

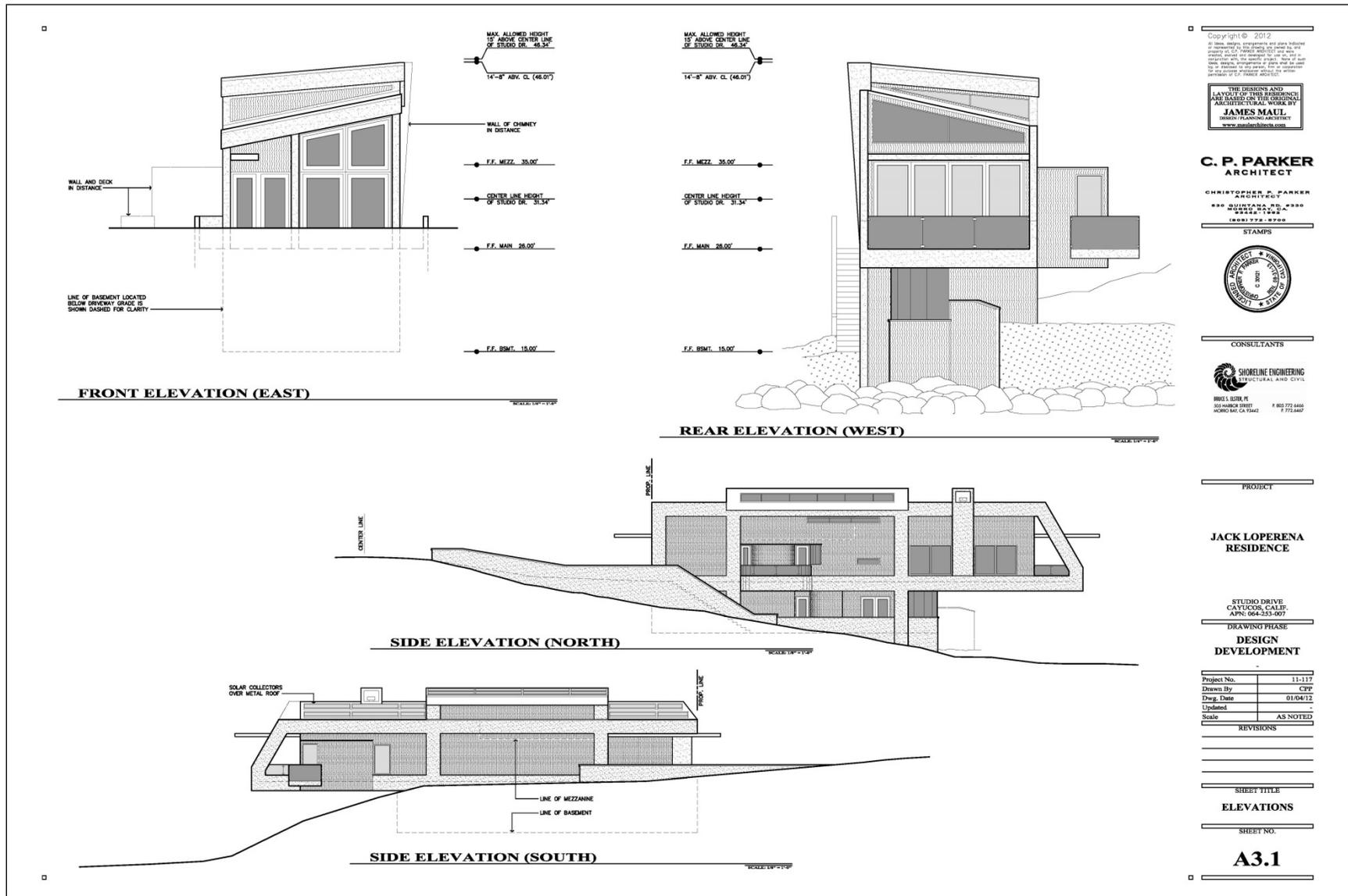


Figure 2-6. Sections

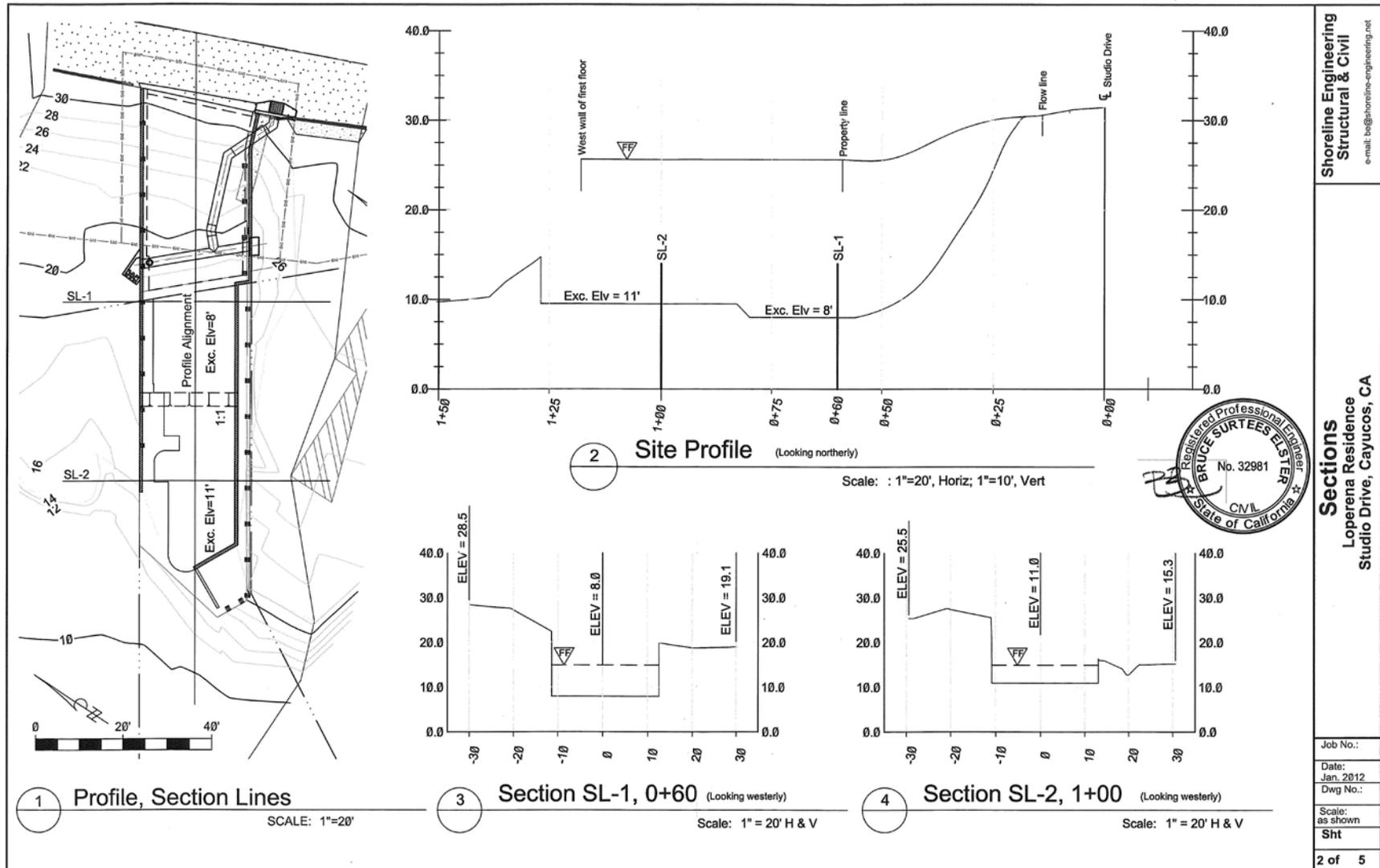
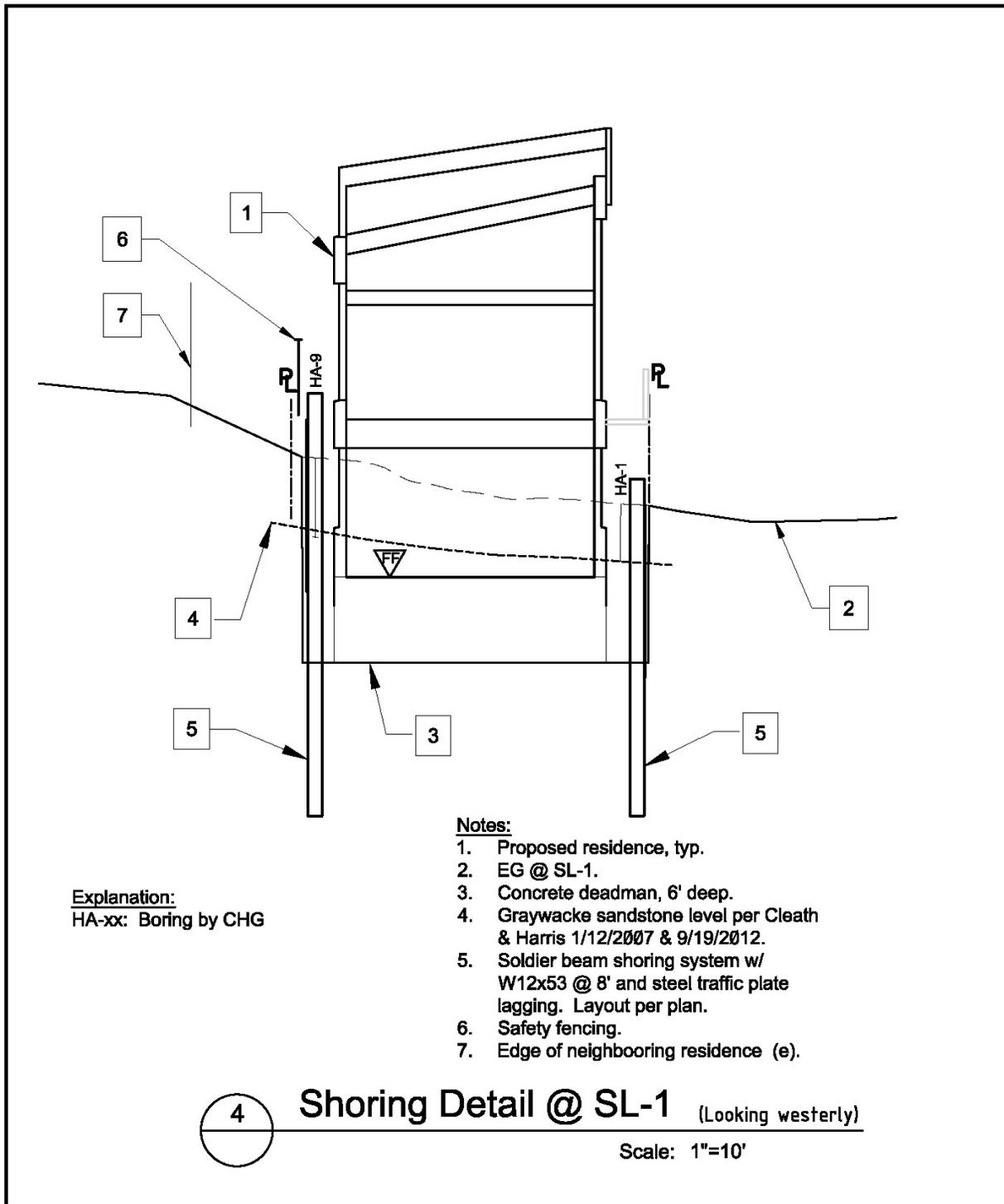
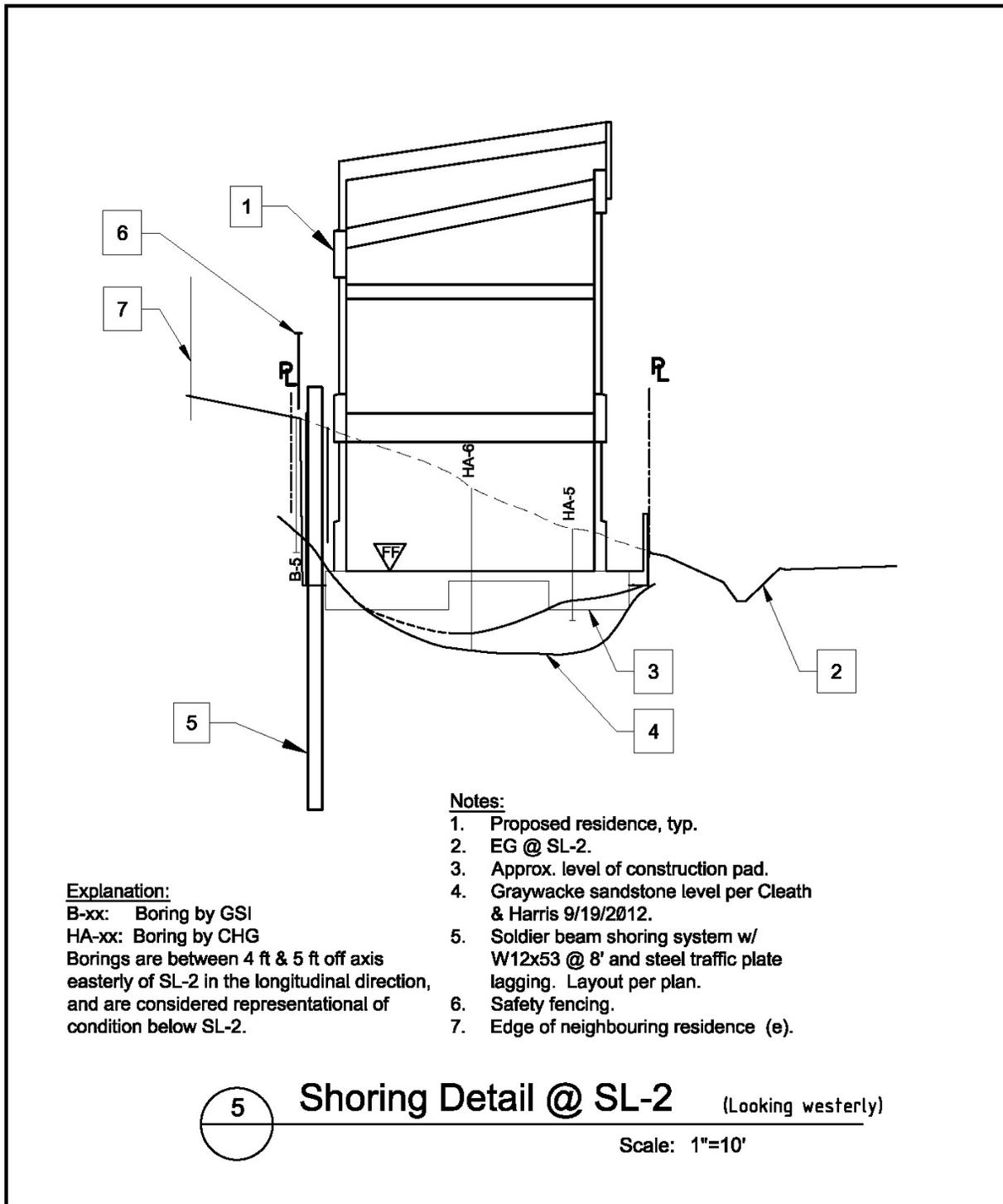


Figure 2-7a. Shoring Detail



Shoreline Engineering Structural & Civil 505 Harbor Street Morro Bay, CA 93442 (805) 772-6466 v (805) 772-6467 f be@shoreline-engineering.net	<h2 style="margin: 0;">Shoring Detail</h2> <p style="margin: 0;">Loperena Residence Studio Drive, Cayucos, CA</p>			Job No.: 293-02	Dwg No.: —	Scale: 1"=10'
	<b>Sht 4 of 5</b>					
	Date: Jan 2012					

Figure 2-7b. Shoring Detail



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 Structural & Civil**

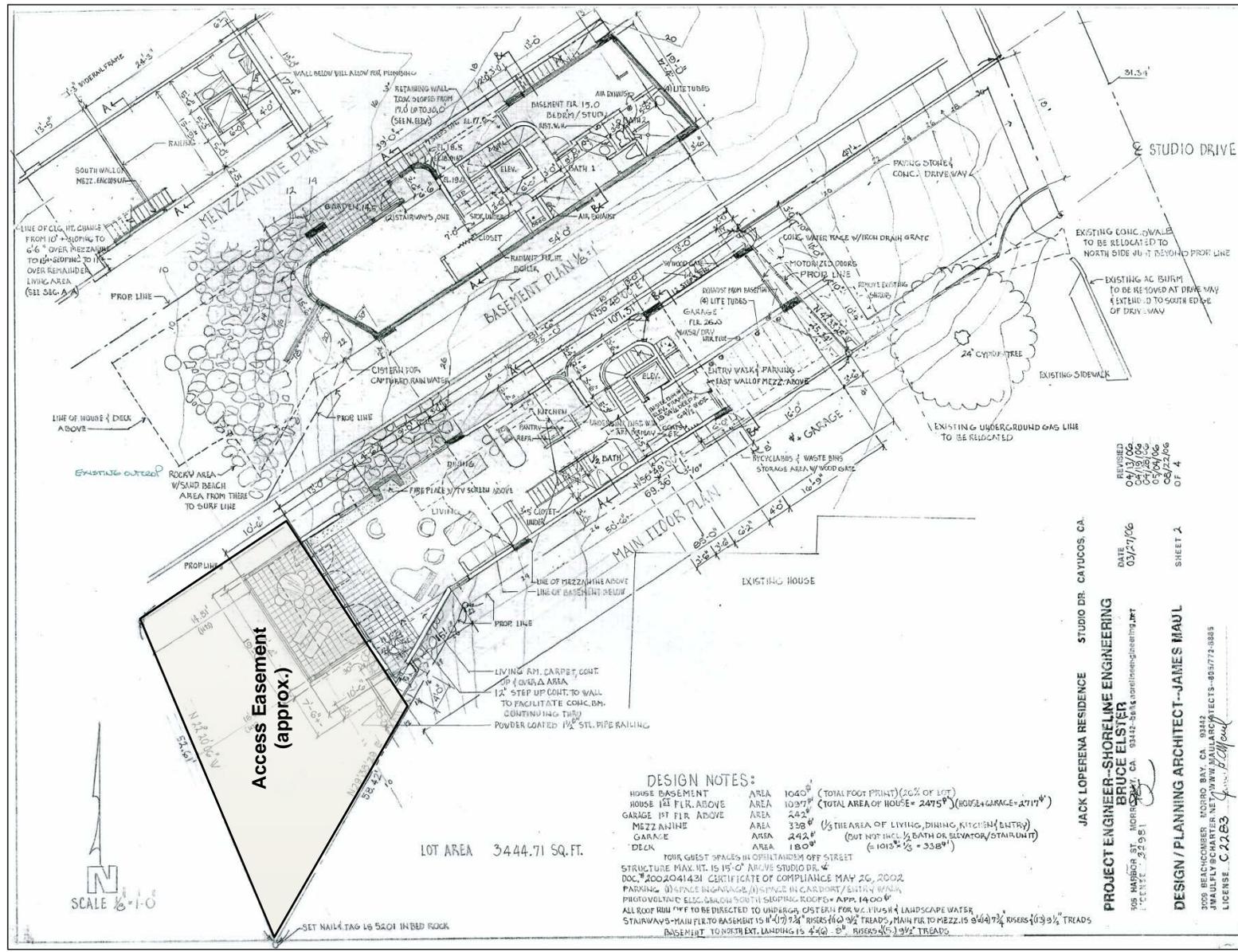
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## Shoring Detail

**Loperena Residence  
 Studio Drive, Cayucos, CA**

Job No.: 293-02	Dwg No.: —	Scale: 1"=10'
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Figure 2-8. Surveyed Site Plan



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