



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/23/2013

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00050 BROCKMAN – Proposed minor use permit to add new master bedroom, master bathroom, foyer; and enclose existing 200 sf carport into a garage. Site location is 418 Leighton St, Cambria. APN: 022-322-024.

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 1 - 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.

Date

Name

Phone

MINOR USE PERMIT

MUP FOR EXISTING 985 SQ FT RESIDENCE
W/200 SQ FT CARPORT. ADDING NEW
NC/ CAMB
AS LCP RSF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name GARY BROCKMAN Daytime Phone 310.874.2615
 Mailing Address 418 LEIGHTON ST / CAMBRIA CA 93428 Zip Code 93428
 Email Address: brock.g.s1@yahoo.com

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name LARRY GABRIEL ARCHITECT Daytime Phone 805.238.9600
 Mailing Address 1111 KNORNSIDE AVE #102 / PASO ROBLES CA Zip Code 93446
 Email Address: lg@larrygabriel.com

PROPERTY INFORMATION

Total Size of Site: 0.7 ACRES Assessor Parcel Number(s): 022-322-024 ~~025~~
 Legal Description: SINGLE FAMILY RESIDENCE
 Address of the project (if known): 418 LEIGHTON ST / CAMBRIA
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 1 > WINDSOR BLVD > LEIGHTON ST > GO UP HILL, PROPERTY WILL BE AFTER WHITEHALL AVE CROSS-ST
 Describe current uses, existing structures, and other improvements and vegetation on the property: SINGLE FAMILY RESIDENCE - USED AS FAMILY VACATION HOME

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EXISTING 985 SF RESIDENCE W/200 SF CARPORT. ADDING NEW MASTER BEDROOM, MASTER BATHROOM, FOYER, AND ENCLOSING CARPORT INTO A GARAGE.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Gary Brockman Date 9-25-13

FOR STAFF USE ONLY

Reason for Land Use Permit: CAZ

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N/A

Describe existing and future access to the proposed project site: OPEN + DIRECT ACCESS

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: R-1 South: R-1
East: R-1 West: R-1

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 830 sq. feet 24 % Landscaping: 2370 sq. feet 68 %

Paving: 300 sq. feet 8 % Other (specify) _____

Total area of all paving and structures: 1130 (FOOTPRINT) sq. feet acres

Total area of grading or removal of ground cover: 155 sq. feet acres

Number of parking spaces proposed: 1 CAR GARAGE Height of tallest structure: 22'-6"

Number of trees to be removed: N/A Type: N/A

Setbacks: (EXISTING) Front 20' Right 5'-0" Left 5'-0" Back 10'

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: _____

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: ONE Number of bedrooms per unit: THREE

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: SINGLE FAMILY SUBDIVISION - STREET FRONTAGE

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? ONE - EXISTING
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements? — COMMUNITY WATER
Bacteriological? Yes No ASSUMED YES FOR ALL
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

1. Name of School District: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:

2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No

If yes, please list: _____

3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

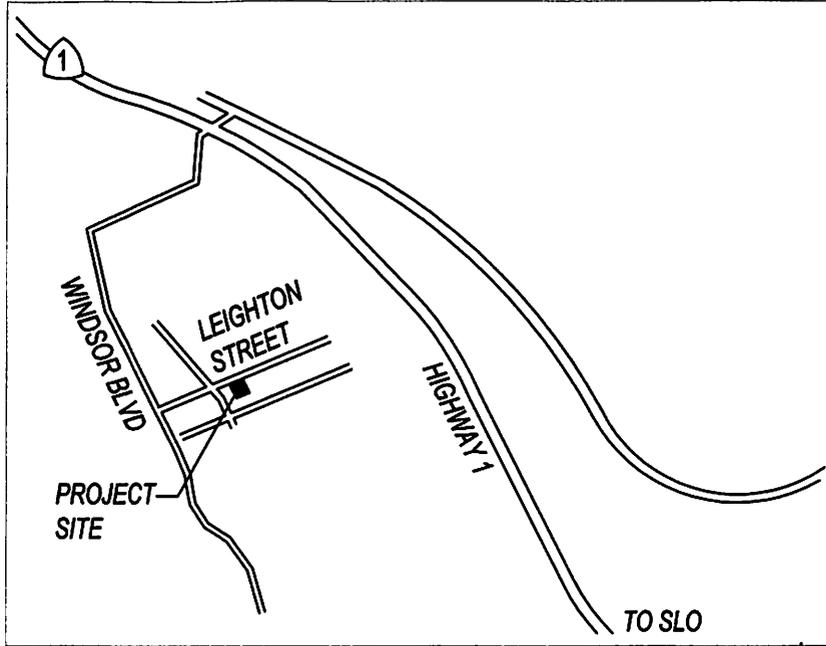
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

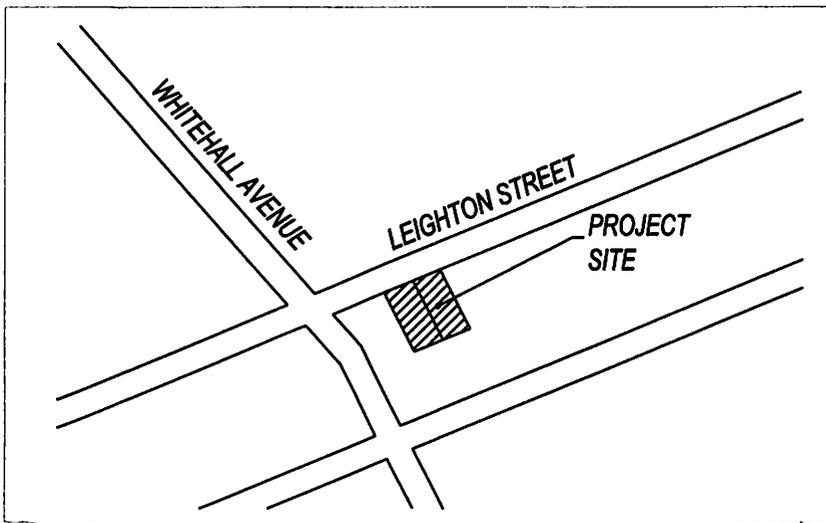
LOCATION MAP



SCALE: N.T.S.



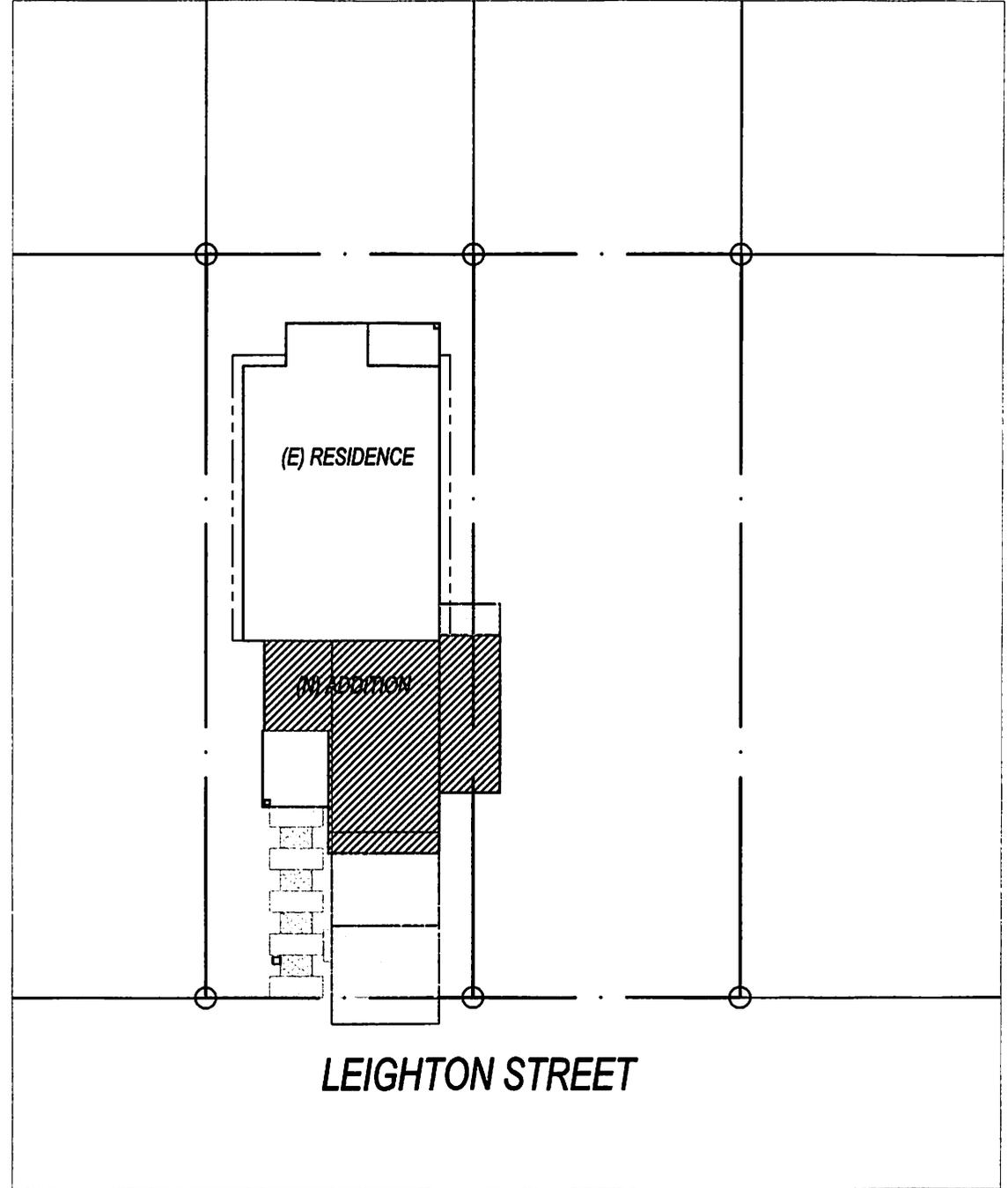
VICINITY MAP



SCALE: N.T.S.



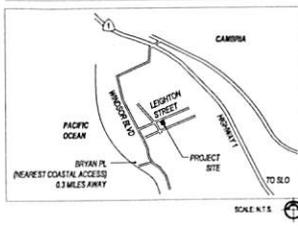
SITE PLAN



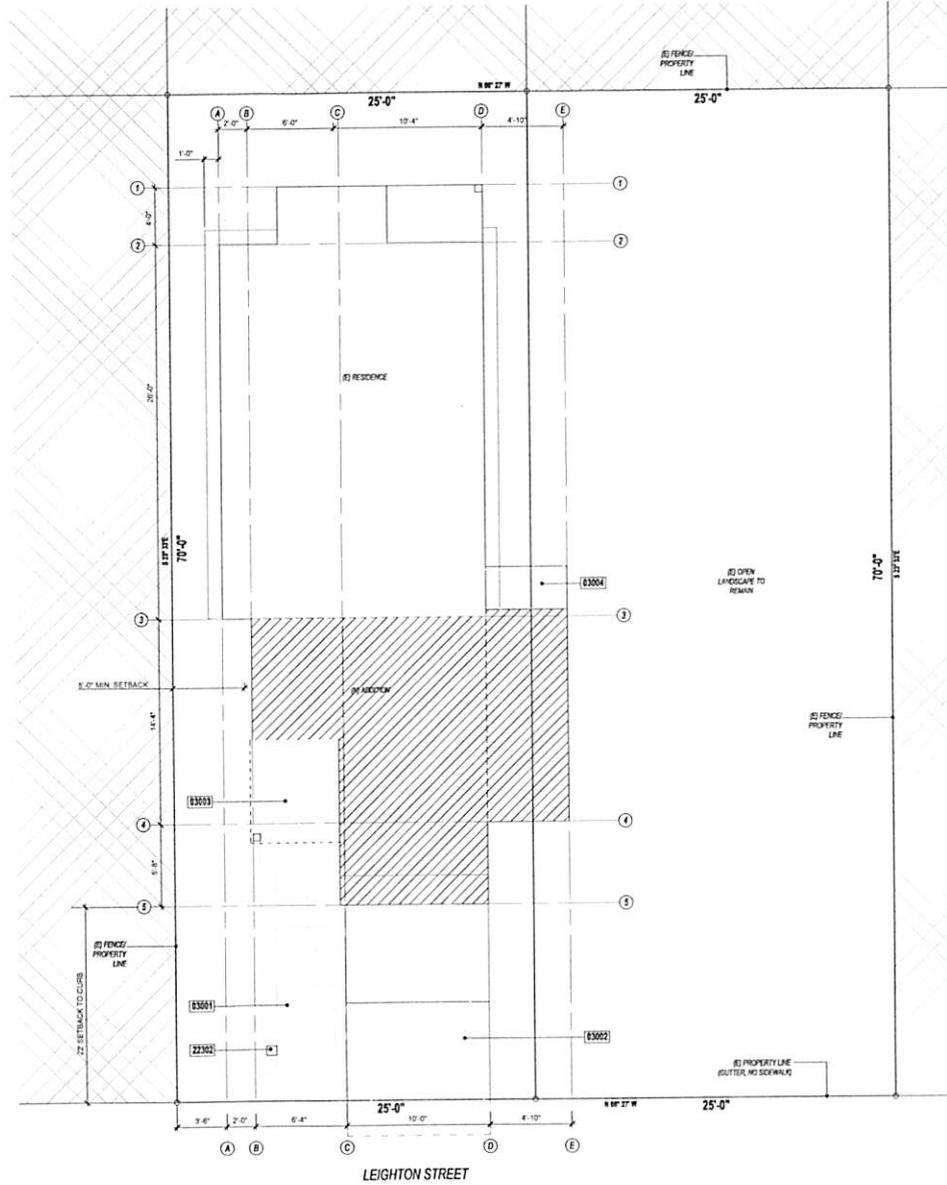
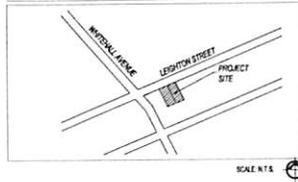
SCALE: 1/16" = 1'-0"



LOCATION MAP



VICINITY MAP



SITE PLAN

SCALE 1/4" = 1'-0"

LEGEND

- EXISTING BUILDING
- NEW ADDITION
- ADJACENT RESIDENTIAL LOTS

CONSTRUCTION NOTES

- DIV 02 CONCRETE**
- 03001 4" thick concrete slab walkway
 - 03002 4" thick concrete slab driveway w/ #3 bars @ 18" o.c. each way & thickened edges to replace (E) asphalt driveway
 - 03003 4" thick concrete walkway with thickened slab edges
 - 03004 4" thick concrete stoop w/ #3 bars @ 18" o.c. each way & thickened edges
- DIV 22 PLUMBING**
- 22202 (E) water meter location



SANTA BARBARA OFFICE
944 Grand Rd.
Santa Barbara, CA 93108
T 805.238.3605
F 805.238.3609
lg@larrygabriel.com

PASO ROBLES OFFICE
1111 Riverside Ave., Ste. 105
Pasadena, CA 92465
www.larrygabriel.com



BROCKMAN RESIDENCE
418 LEIGHTON ST
CAMBRIA CA 93428

NO.	DESCRIPTION	DATE
▲	PRELIMINARY	02/26/2013
▲	SUBMITTAL	03/19/2013
▲		
▲		
▲		
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▲		

RP / KR LG

SITE PLAN

A 1.0



SANTA BARBARA OFFICE
 300 Anacapa Rd
 Santa Barbara, CA 93101
 T 805.238.8800
 F 805.238.3008
 www.larrygabriel.com
 lga@larrygabriel.com



CONSTRUCTION NOTES

- DIV 02 EXISTING CONDITIONS
 - 03408 Demo (E) rafter/wall.
- DIV 03 CONCRETE
 - 03002 6" thick concrete slab driveway w/ #3 bars @ 18" o.c. each way & thickened edges to replace (E) asphalt driveway.
 - 03005 Concrete slab. Slope garage slab to front. Provide 6" high concrete curb at exterior walls.
- DIV 06 WOOD, PLASTICS, COMPOSITES
 - 06102 New 2x walls.
 - 06104 Floor joists.
 - 06151 Plywood subflooring.
 - 06171 Prefabricated roof trusses.
 - 06204 4x2" floor joists.
 - 07451 Board and Batt to match (E) siding.
- DIV 07 THERMAL - MOISTURE PROTECTION
 - 07001 Insulation R-13 walls, R-30 roof, R-19 floors.
 - 07251 Tyvek moisture barrier under (N) siding.
 - 07301 Replace (E) wood shingles w/ (N) class "A" 35 year asphalt shingles at (E) mansard roof overhang.
 - 07401 (N) class "A" 35 year asphalt roof shingles.
 - 07603 Drainage cricket at (E) to (N) roof transition.
- DIV 09 FINISHES
 - 09201 5/8" type "X" gypsum board at garage walls and ceiling.
 - 09202 1/2" Gypsum board walls.
 - 09303 Tile floor set into waterproof membrane of subflooring. Slope 1/4" x 12" to front.

PROJECT

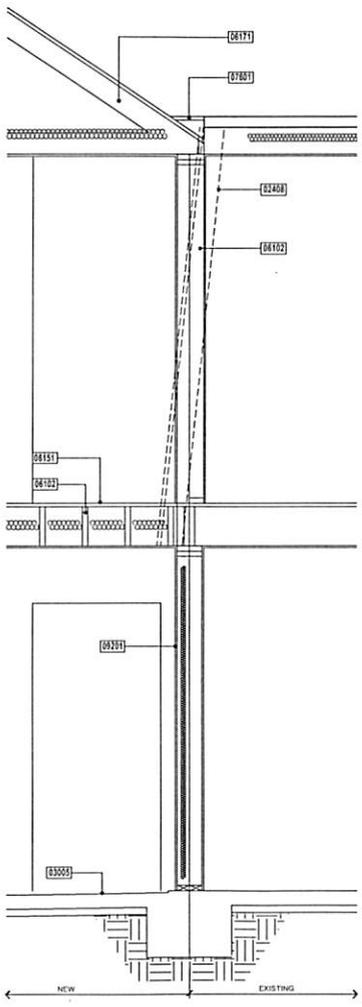
BROCKMAN RESIDENCE
 418 LEIGHTON ST
 CAMBRIA CA 93428

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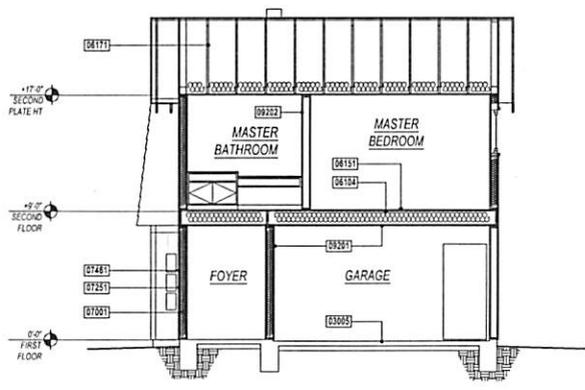
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SECTIONS

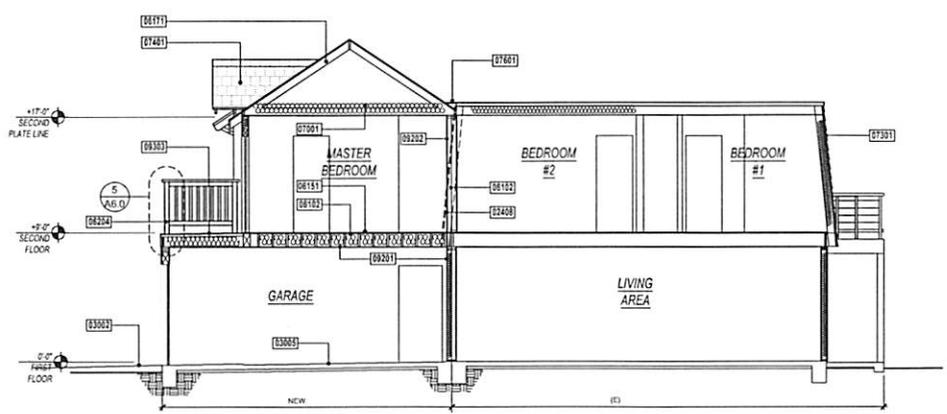
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SECTION
 SECTION
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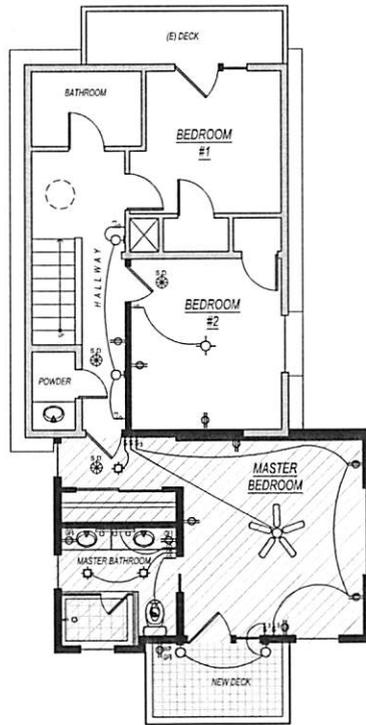


SECTION A-A

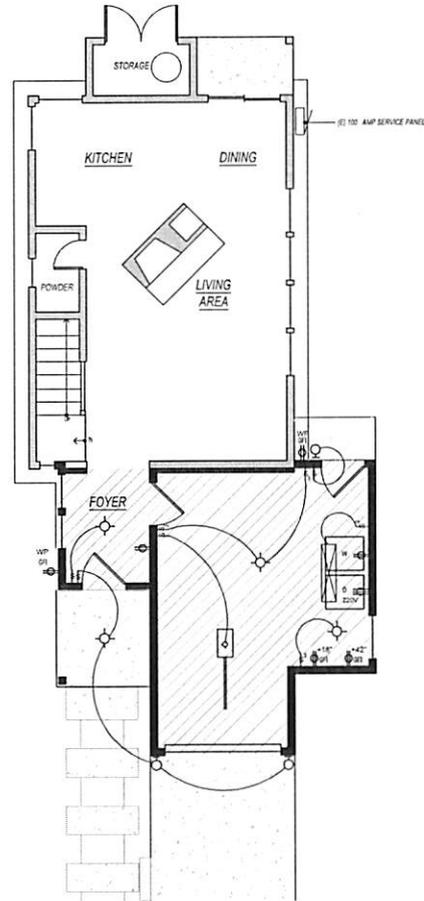
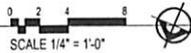


SECTION B-B
 SECTIONS
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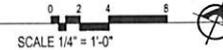
10/10/13 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODES UNLESS OTHERWISE NOTED.



SECOND FLOOR ELECTRICAL PLAN



GROUND FLOOR ELECTRICAL PLAN



- WALL LEGEND**
- EXISTING WALLS TO REMAIN
 - NEW WALLS
2x6 / 2x4 DF (MATCH EXISTING)
@ 16" O.C.
+ 3/4" GYP. BD. EACH SIDE
+ 3/4" SOUND BATT

ELECTRICAL SYMBOL LEGEND

- DUPLEX PLUG
- PLUG HOT ON SWITCH
- WP WEATHERPROOF BOX
- GFI GROUND FAULT CIRCUIT
- 200V 200 VOLT CIRCUIT
- SWITCH
- THREE WAY SWITCH
- FLOURESCENT PANEL FEATURE
- RECESSED CAN LIGHT FEATURE
- WALL MOUNTED LIGHT FEATURE
- CEILING MOUNT LIGHT FEATURE
- EXHAUST FAN
- SERVICE PANEL
- GARAGE DOOR OPENER
- CEILING FAN FEATURE
- SMOKE DETECTOR



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CONSULTANT

PROJECT

BROCKMAN RESIDENCE
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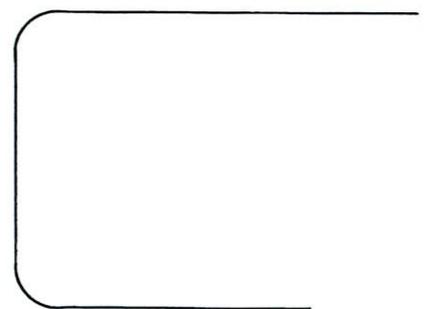
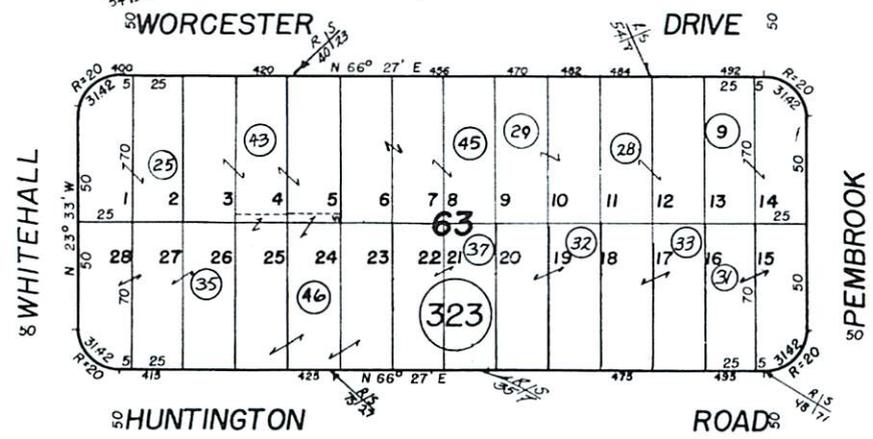
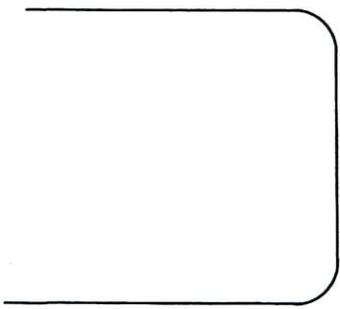
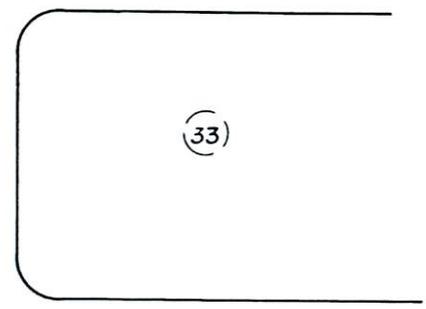
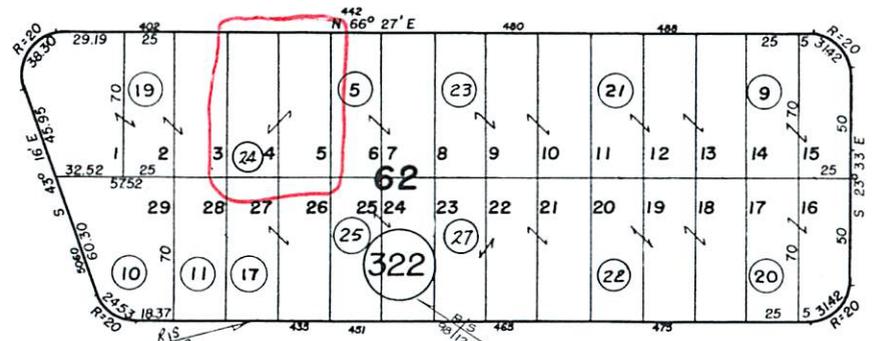
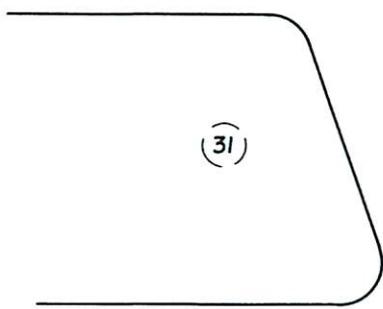
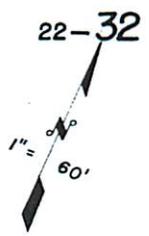
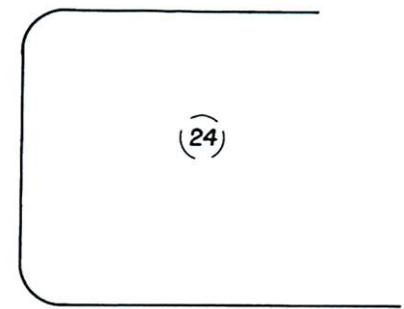
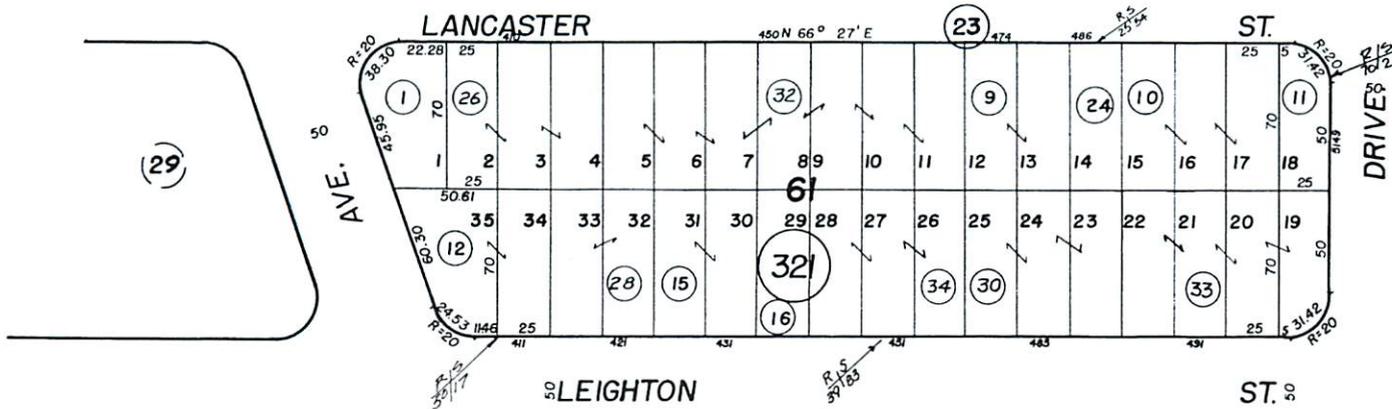
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ELECTRICAL PLANS

PROJECT NAME

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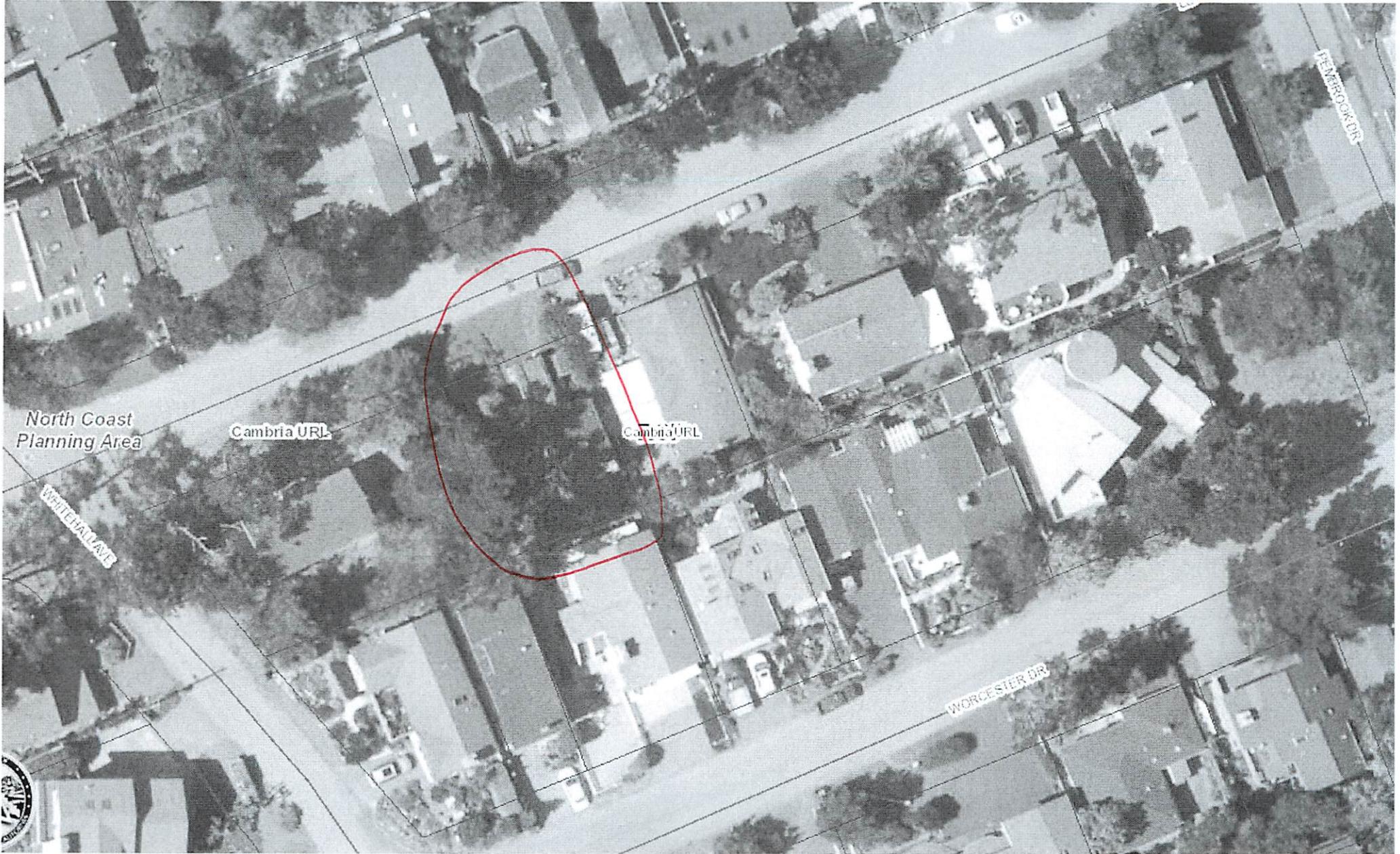


Map 3/22/82

(31)

NOTE-ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES.

CAMBRIA PINES UNIT NO. 1
SAN LUIS OBISPO COUNTY
CALIFORNIA



North Coast
Planning Area

Cambria URL

Cambria URL

WHITEFALL AVE

WORCESTER DR

TEMPLE ROCK DR





Parcel Summary Report For Parcel # 022-322-024

12/20/2013
8:34:25AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN BROCKMAN GARY S
 633 29TH ST MANHATTAN BEACH CA 90266-
OWN BROCKMAN BONNIE C

OWN BROCKMAN FAMILY TRUST

Address Information

Status Address

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CPUNIT5	0062	0004	Cambria	North Coast	RSF	LCP	AS	Y	L2	
CPUNIT5	0062	0005	Cambria	North Coast				Y	L2	

Parcel Information

Status Description

Active CAM PINES U 5 BL 62 LTS 4 & 5

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)



Parcel Summary Report For Parcel # 022-322-024

12/20/2013
8:34:26AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2013-00050

REC

Related Parcel

Description:

MUP FOR EXISTING 985 SQ FT RESIDENCE W/200 SQ FT CARPORT. ADDING NEW MASTER BEDROOM, MASTER BATHROOM, FOYER AND ENCLOSING CARPORT INTO A GARAGE.