



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/18/2014

TO: \_\_\_\_\_

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)  
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00003 CRAWFORD – Proposed minor use permit to remodel upper deck and roof. Site location is 2150 Windsor Blvd, Cambria. APN: 023-048-002

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

NOCST/ CAMB

AS LCP RSF

### 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 JOHN CRAWFORD / LISA HAUGLE Daytime Phone 949-288-3446  
 Mailing Address 2150 WINDSOR BLVD., CAMBRIA, CA Zip Code 93428  
 Email Address: \_\_\_\_\_

Applicant Name JOHN CRAWFORD / LISA HAUGLE Daytime Phone 949-288-3446  
 Mailing Address SEE ABOVE Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name BRENT BERRY Daytime Phone 805-927-4962  
 Mailing Address 266 WESTMOUTH ST., CAMBRIA, CA Zip Code 93428  
 Email Address: OBENTARS@CHARTER.NET

### PROPERTY INFORMATION

Total Size of Site: 3500 SF Assessor Parcel Number(s): 023-048-002  
 Legal Description: LOT 2122, BLK 167, CPMU# 7, SLO COUNTY  
 Address of the project (if known): 2150 WINDSOR BLVD.  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ARDATH TO DRAKE TO WINDSOR

Describe current uses, existing structures, and other improvements and vegetation on the property:  
EXIST. 100 SF RESIDENCE

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): REMODEL UPPER DECK & ROOF

### 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 [Signature] Date 6/10/14

**FOR STAFF USE ONLY**  
 Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential **DECK**  Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE

Describe existing and future access to the proposed project site: ADDITION ST. TO DRAKE ST. TO WINDSOR BLVD.

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-3 South: R-3  
East: R-3 West: R-3

For all projects, answer the following:  
Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 2000 sq. feet 67 % Landscaping: 691 sq. feet 22 %  
Paving: 342 sq. feet 11 % Other (specify) DECKS 4167 SF  
Total area of all paving and structures: 2342 sq. feet  sq. feet  acres  
Total area of grading or removal of ground cover: NA sq. feet  sq. feet  acres  
Number of parking spaces proposed: 2 EXIST Height of tallest structure: NEW ROOF @ 22'  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: EXIST. Front 10 Right 5 Left 5 Back 26

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: CUSD  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy) NA

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) NA

Fire Agency: List the agency responsible for fire protection: CAMBERIA FIRE DEPT.

For commercial/industrial projects answer the following:  
Total outdoor use area: \_\_\_\_\_ sq. feet  sq. feet  acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

For residential projects, answer the following:  
Number of residential units: 1 EXIST Number of bedrooms per unit: 3 EXIST.  
Total floor area of all structures including upper stories, but not garages and carports: 1600 SF  
Total of area of the lot(s) minus building footprint and parking spaces: 1500

# 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: 3500 SF 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: WINDSOR BLVD.

**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? 1 ONE
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?  
Bacteriological?     Yes     No  
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

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 \*: NA

\*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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: COAST UNIFIED SCHOOL DIST
2. Location of nearest police station: \_\_\_\_\_
3. Location of nearest fire station: BURTON DRIVE
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:  
MARINE TERRACE, RESIDENTIAL
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. EXIST. HOME.

**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.

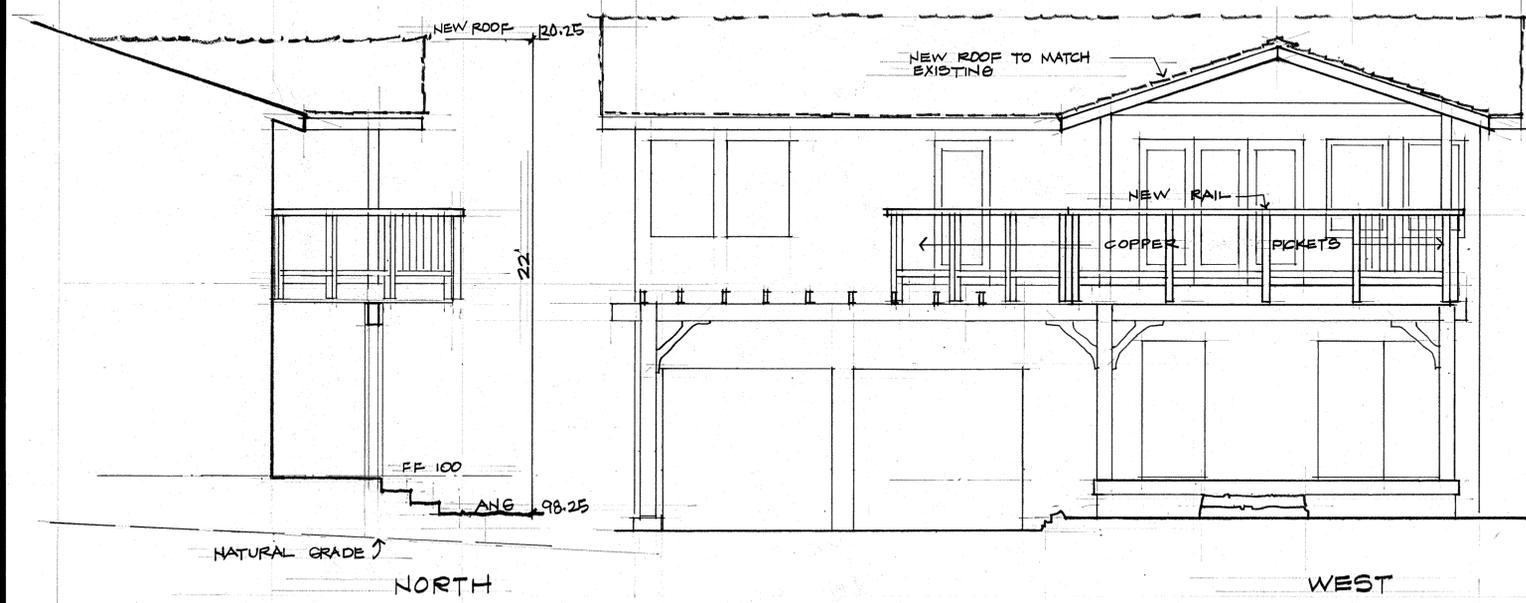
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

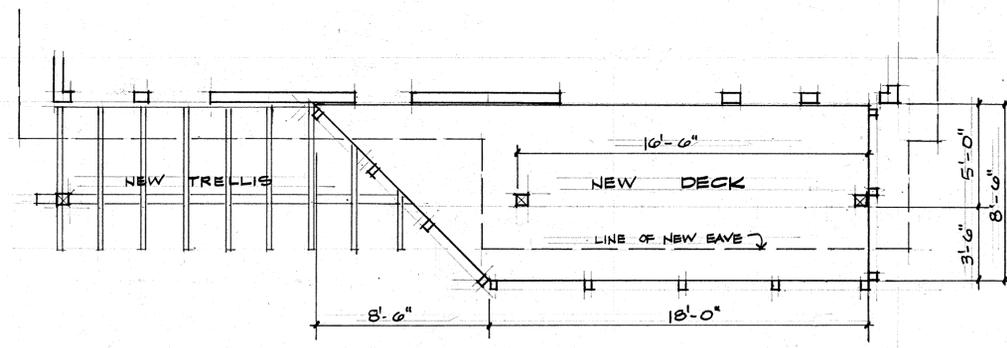
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MINOR USE PERMIT, BUILDING PERMIT

(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.)

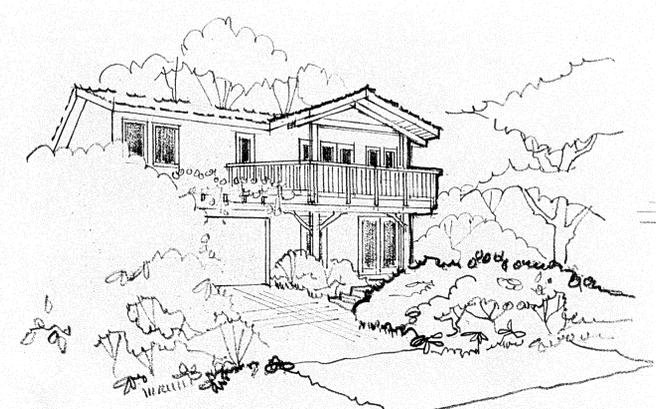
REVISIONS	BY



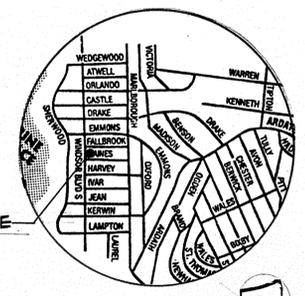
ELEVATIONS 1/4" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"



VIEW FROM WINDSOR BLVD.



VICINITY MAP

DESIGN TEAM

**OWNERS**  
 JOHN CRAWFORD AND LISA NAUGLE  
 2150 WINDSOR BLVD.  
 CAMBRIA, CA. 93428  
 949-288-3446

**ARCHITECT**  
 BRENT BERRY- ARCHITECT  
 656 WEYMOUTH STREET  
 CAMBRIA, CA. 93428  
 805-927-4962

**ENGINEER**  
 C.A. DOBBS STRUCTURAL ENGINEER  
 7755 GRAVES CREEK ROAD  
 ATASCADERO, CA. 93442  
 805-462-2014

**CONTRACTOR**  
 CARL BRANDT & CO.  
 5198 HILLCREST DR.  
 CAMBRIA, CA. 93428  
 805-927-8348

PROJECT DATA

**LEGAL DESCRIPTION**  
 LOT 21, 22, BLOCK 167, CPMU #7  
 CAMBRIA, SLO COUNTY, CA.

**APN**  
 023-048-002

**ADDRESS**  
 2150 WINDSOR BLVD.  
 CAMBRIA, CA.

**USE**  
 REMODEL UPPER DECK/ ROOF

**ZONING**  
 SFR

**OCCUPANCY GROUP**  
 R-3

**CONSTRUCTION TYPE**  
 V-B

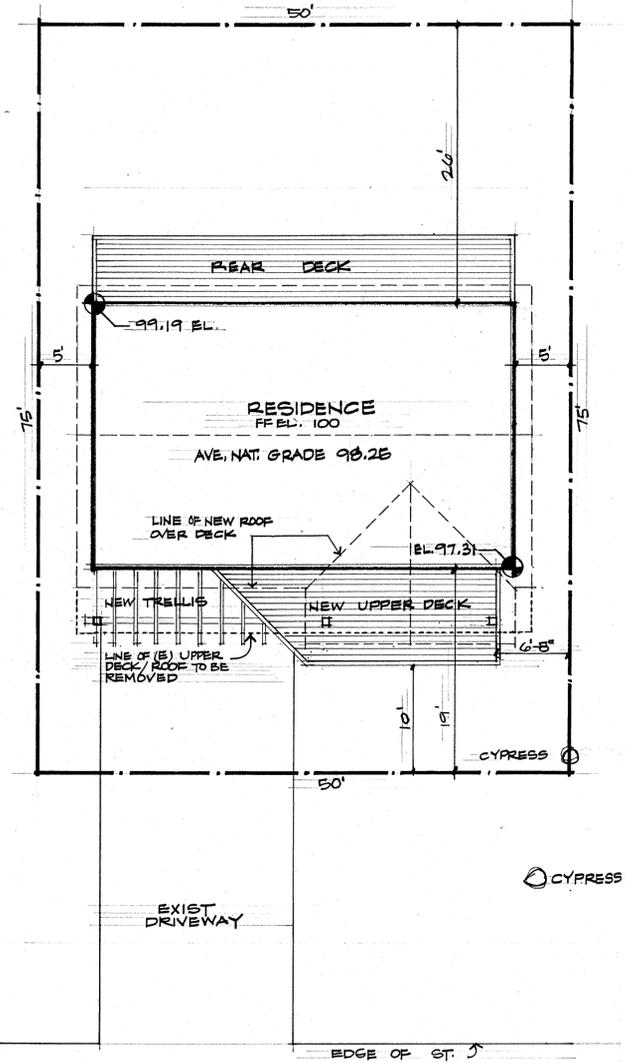
**SITE AREA**  
 3500 SQ. FT.

**ALLOWABLE FOOTPRINT/ GSA**  
 MARINE TERRACE, 2 STORY, 3500 SQ. FT.  
 FOOTPRINT: 1650 SQ. FT.  
 GSA: 2000 SQ. FT.

**ACTUAL FOOTPRINT/ GSA AFTER REMODEL**  
**FOOTPRINT**  
 ( E ) HOUSE 25 X 40 = 1000 SQ. FT.  
 ( N ) COVERED UPPER DECK = 5 X 16.5 = 83 SQ. FT.  
 ( DOES NOT INCLUDE EAVES )  
**TOTAL = 1083 SQ. FT.**

**GSA**  
 ( E ) HOUSE ( 2 ) 25 X 40 = 2000 SQ. FT.  
 ( N ) COVERED UPPER DECK = 83 SQ. FT.  
 ( DOES NOT INCLUDE EAVES )  
**TOTAL = 2083 SQ. FT.**

**TDCs REQUIRED**  
 GSA: 2083 - 2000 = 83 TDCs



SITE PLAN 1/8" = 1'-0"

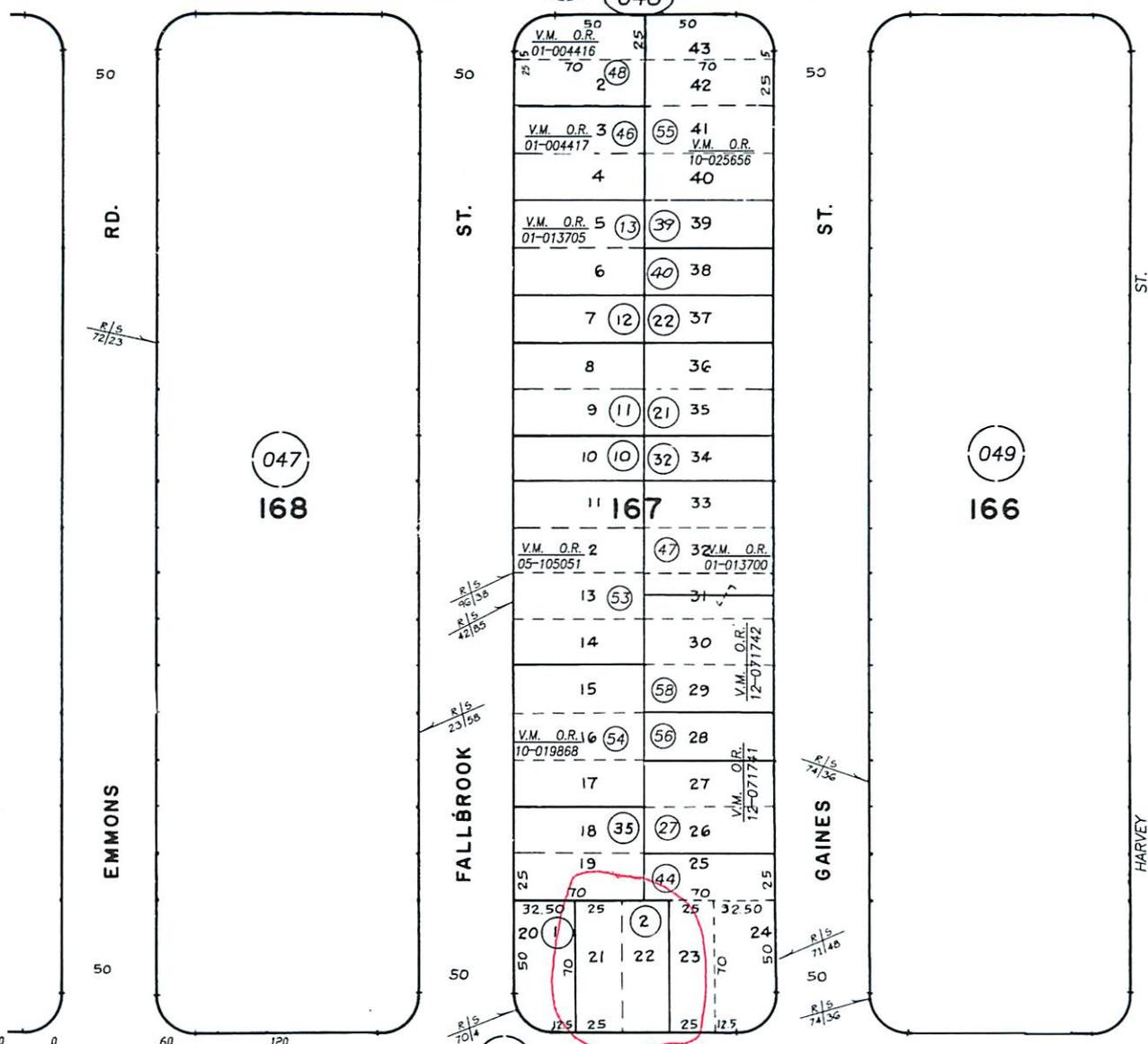
CRAWFORD-NAUGLE  
 RESIDENCE  
 UPPER DECK/ROOF REMODEL

**BRENT BERRY**  
 ARCHITECT  
 656 WEYMOUTH ST. • CAMBRIA • CA. 93428  
 805 927 4962

DRAWN	BB
CHECKED	
DATE	7.1.14
SCALE	AS NOTED
JOB NO.	CRAWFORD-NAUGLE
SHEET	1

MARLBOROUGH

LANE

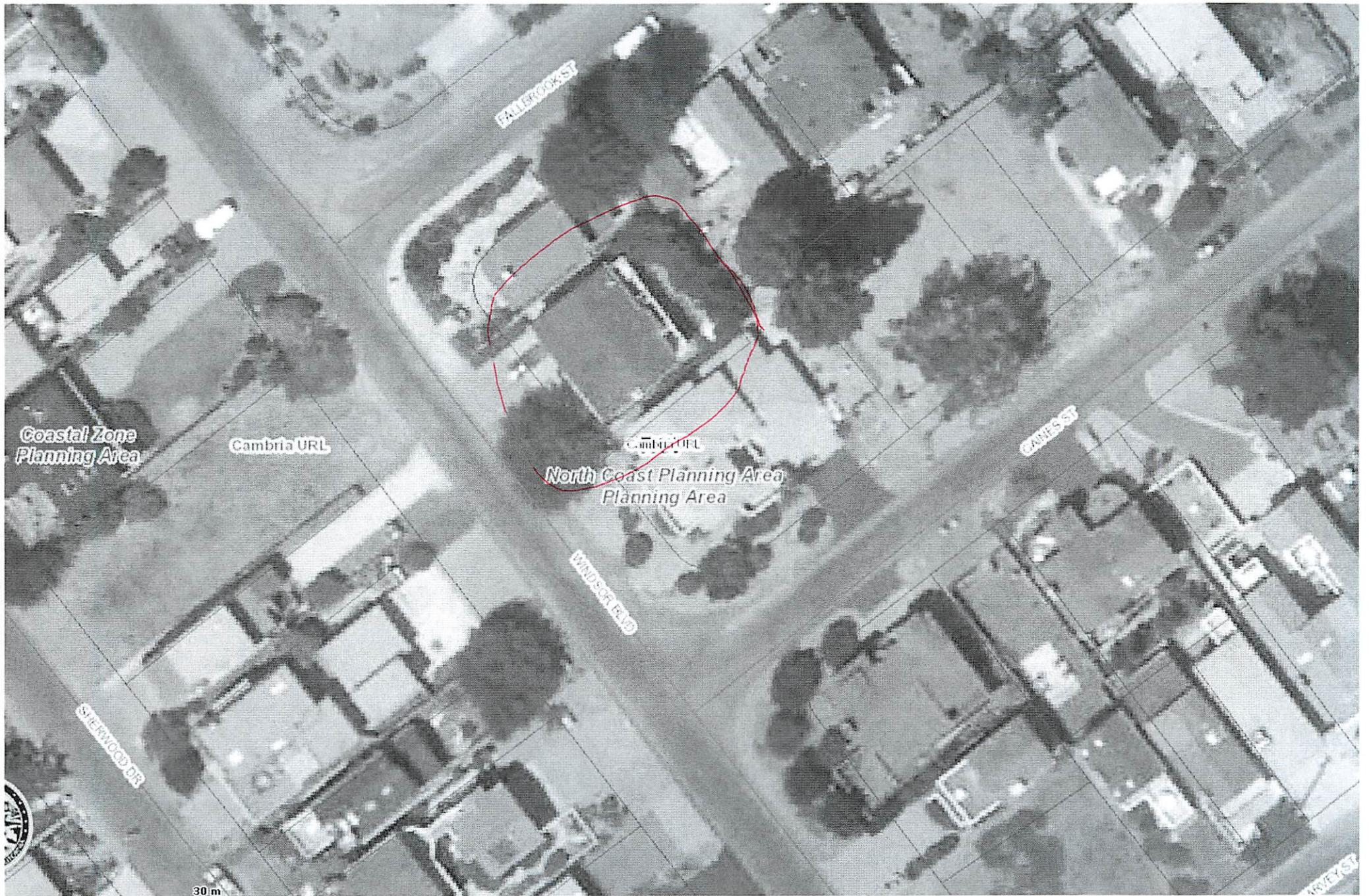


NOTE: ALL RADII 20',  
L = 31.42

REVISIONS	
I.S.	DATE
NA	07-01-03
06-348	05-08-06
11-037	09-07-10
13-131	03-28-13
13-131	03-29-13



LZ 02-28-96 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Coastal Zone  
Planning Area

Cambria URL

FALLS ROCK ST

Cambria URL

North Coast Planning Area

GAMES ST

WINDSOR BLVD

SHERWOOD DR

30 m

1571 ST



# Parcel Summary Report For Parcel # 023-048-002

7/14/2014  
2:43:26PM

## 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    CRAWFORD JOHN  
          34 FROST ST IRVINE CA 92617-  
OWN    NAUGLE LISA

### Address Information

**Status            Address**  
P                    02150 SO WINDSOR BL CAMB

### Lot Information:

<u>Tract / Twnshp</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>
CPMAN7	0167	0021	Cambria	North Coast P	RSF	LCP	AS	Y	L2	
CPMAN7	0167	0022	Cambria	North Coast P				Y	L2	

### Parcel Information

**Status    Description**  
Active    CAM PINES M U 7            BL 167 LT 21 & 22

### Notes

### Tax Districts

COAST (SB1537)  
SAN LUIS OBISPO JT(27,40)  
CAMBRIA PUBLIC  
COAST UNIFIED SCHOOL - IMP. NO. 1  
CAMBRIA (SB1537 BLO)  
CAMBRIA COMMUNITY  
NO. 02



# Parcel Summary Report For Parcel # 023-048-002

7/14/2014  
2:43:26PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA  
AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

DRC2014-00003

REC

Primary Parcel

**Description:**

MUP TO REMODEL UPPER DECK & ROOF