



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/11/2014

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00058 HEMME – Proposed minor use permit for an addition of 618 sf to an existing single family residence, plus a 463 sf deck addition. Site location is 1835 Orville Ave, Cambria. APNs: 024-152-003, -017, and -023.

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project 205-203-5064

Landowner Name GARY & SUSAN HEMME Daytime Phone _____

Mailing Address 1825 ORVILLE AVE, CAMBRIA, CA Zip Code 93428

Email Address: _____

Applicant Name SAME AS ABOVE Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

Agent Name BRENT BERRY Daytime Phone 805-927-4962

Mailing Address 656 WEYMOUTH ST, CAMBRIA, CA Zip Code 93428

Email Address: brontars@charter.net

PROPERTY INFORMATION

Total Size of Site: 12,070 SF Assessor Parcel Number(s): 024-152-017
024-152-003
024-152-023

Legal Description: LOTS 6, 7, 34, 35, 36, 37, BLK 100, CPMU #5

Address of the project (if known): 1825 ORVILLE AVE 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.: BURTON DRIVE TO ORVILLE

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING RESIDENCE, CAMBRIA MONTEREY PINES & OAKS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 618 SF ADDITION &
463 SF DECK ADDITION

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 W Hemme Susan Hemme Date 12/3/14

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 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: ORVILLE AVE, CAMBRIA

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: 1443 sq. feet 12 % Landscaping: 1000 sq. feet 0 %

Paving: 800 sq. feet 7 % Other (specify) _____

Total area of all paving and structures: 2443 sq. feet acres

Total area of grading or removal of ground cover: 600 sq. feet acres

Number of parking spaces proposed: 2 (E) Height of tallest structure: 23

Number of trees to be removed: 2 Type: MONTEREY PINE

Setbacks: Front 30 FT. Right 5 FT Left 45 FT Back 77 FT

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

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

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: CAMBRIA CSD

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

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

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: 1 Number of bedrooms per unit: 3

Total floor area of all structures including upper stories, but not garages and carports: 1689 SF (E)

Total of area of the lot(s) minus building footprint and parking spaces: 10,627 SF 2307 SF PROPOSE

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: 12,070 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: CRVILLE AVE.

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? 5 ER
4. How many service connections will be required? 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: ORVILLE AVE.
2. What is the amount of proposed flow? RESIDENTIAL 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: MISSION COUNTRY
- 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 DISTRICT
- 2. Location of nearest police station: SHERIFF
- 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:
PINE FOREST + 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.

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): NONE
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 *: NONE

*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:
MINIMIZE GRADING, PLANT 4 MONTEREY PINES

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: _____

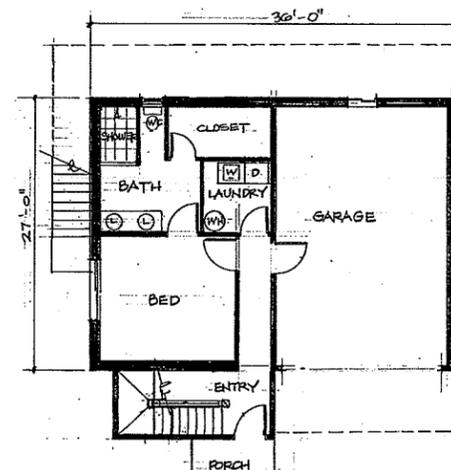
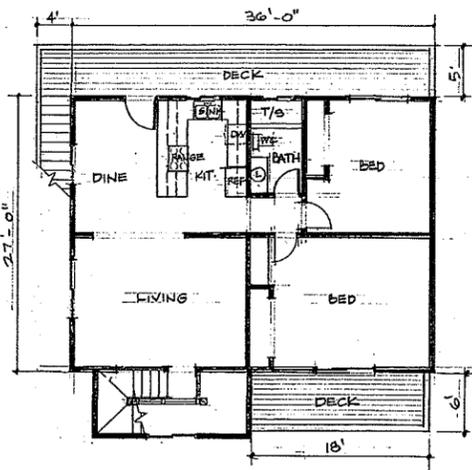
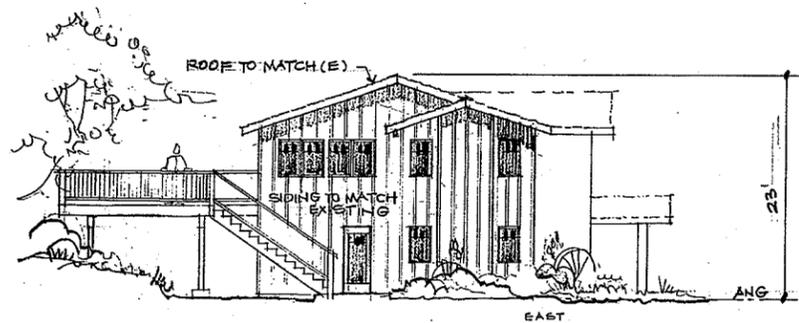
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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

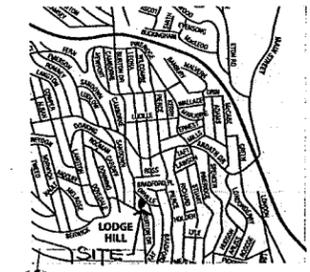
Other Related Permits

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.)



UPPER LEVEL FLOOR PLAN LOWER LEVEL FLOOR PLAN
EXISTING FLOOR PLANS 1/8"=1'-0"



VICINITY MAP

PROJECT TEAM

OWNERS
GARY AND SUSAN HEMME
1635 ORVILLE AVE.
CAMBRIA, CA. 93428
805-203-5064

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

CONTRACTOR
CORNET CONSTRUCTION
2526 FIERCE ST.
CAMBRIA, CA.
805-927-3818

PROJECT DATA

LEGAL DESCRIPTION
LOTS 6,7,34,35,36,37, BLOCK 100, CPMU #5
CAMBRIA, SLO COUNTY, CA.

APN
024-152-017
024-152-003
024-152-023

ADDRESS
1635 ORVILLE AVENUE
CAMBRIA, CA.

USE
618 SF ADDITION
463 SF NEW DECK

ZONING
SFR

OCCUPANCY GROUP
R-3

CONSTRUCTION TYPE
V-8

SITE AREA
12,070 SQ. FT.

ALLOWABLE FOOTPRINT/GSA
FORESTED, 2 STORY, 3-10% SLOPE
FOOTPRINT: 3680 SQ. FT.
GSA: 5520 SQ. FT.

EXISTING FOOTPRINT/GSA
FOOTPRINT: 1134 SF
GSA: 2175 SF

PROPOSED FOOTPRINT/GSA
FOOTPRINT: 1443 SF
GSA: 2793 SF

DECKS ALLOWABLE
SOLID (10% OF 3680) = 368 SF
PERMEABLE (30% OF 3680) = 1104 SF

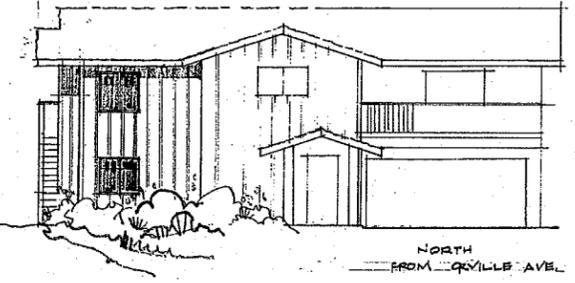
DECKS EXISTING
SOLID: 100 SF
PERMEABLE: 368 SF

DECKS PROPOSED
SOLID: 100 SF
PERMEABLE: 631 SF

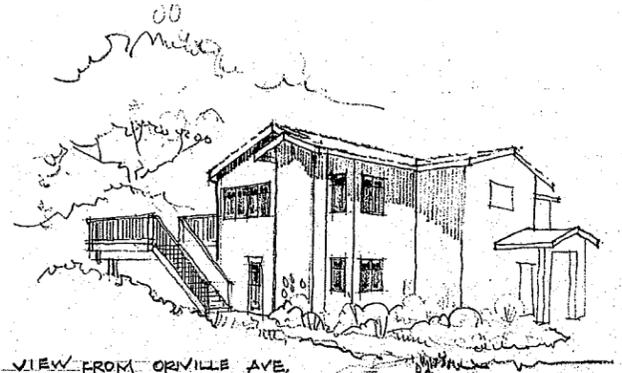
PROPOSED HEIGHT ABOVE ANG
23 FT.

ALLOWABLE SETBACKS
FRONT: 15 FT.
REAR: 10 FT.
SIDES: 12 FT. TOTAL W/ 5 FT. MIN.

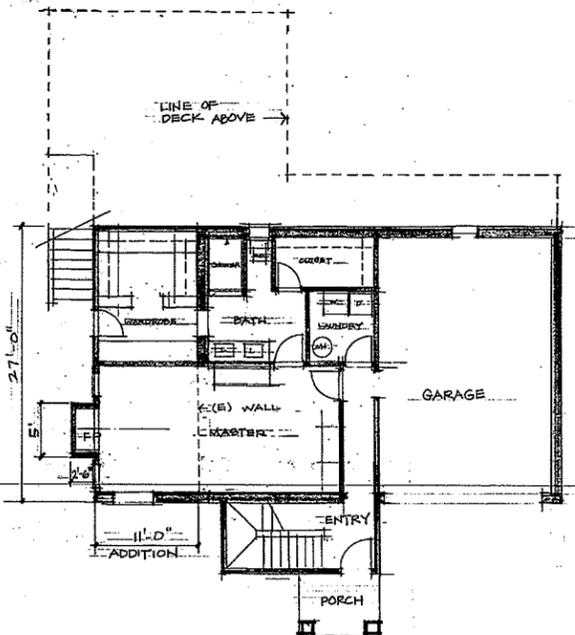
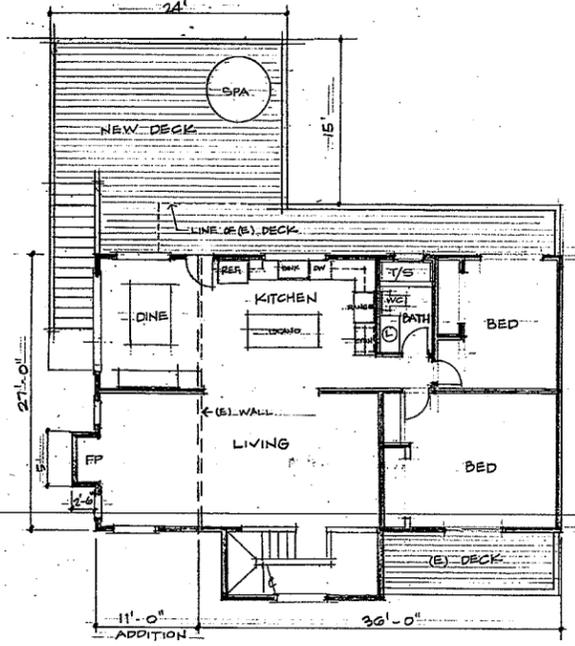
PROPOSED SETBACKS
FRONT: 30 FT.
REAR: 15 FT.
SIDES: NW: 5 FT, SE: 45 FT



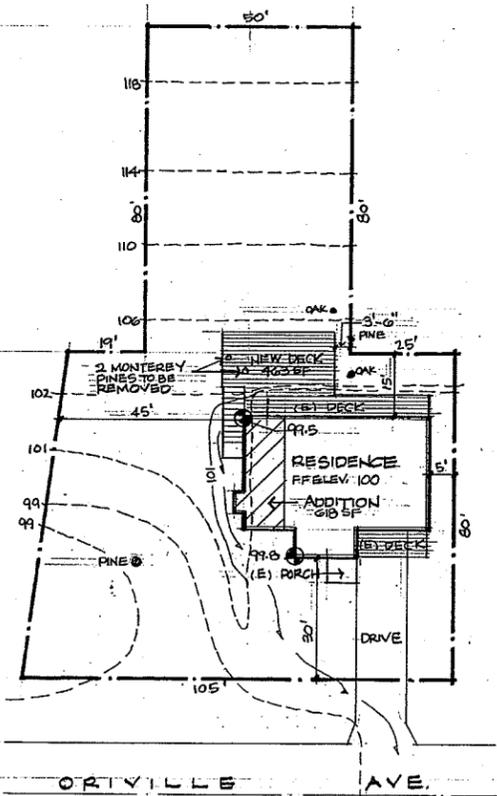
PROPOSED ELEVATIONS 1/8"=1'-0"



VIEW FROM ORVILLE AVE.



UPPER LEVEL FLOOR PLAN LOWER LEVEL FLOOR PLAN
PROPOSED FLOOR PLANS 1/8"=1'-0"



SITE PLAN 1"=20'-0"

LEGEND

- - - PROPERTY LINE
- - - NATURAL GRADE
- - - FINISH GRADE
- - - ELEVATION AT NATURAL GRADE
- - - ELEVATION AT FINISH GRADE
- DIRECTION OF SURFACE DRAINAGE

REVISIONS	BY

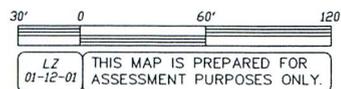
HEMME RESIDENCE ADDITION

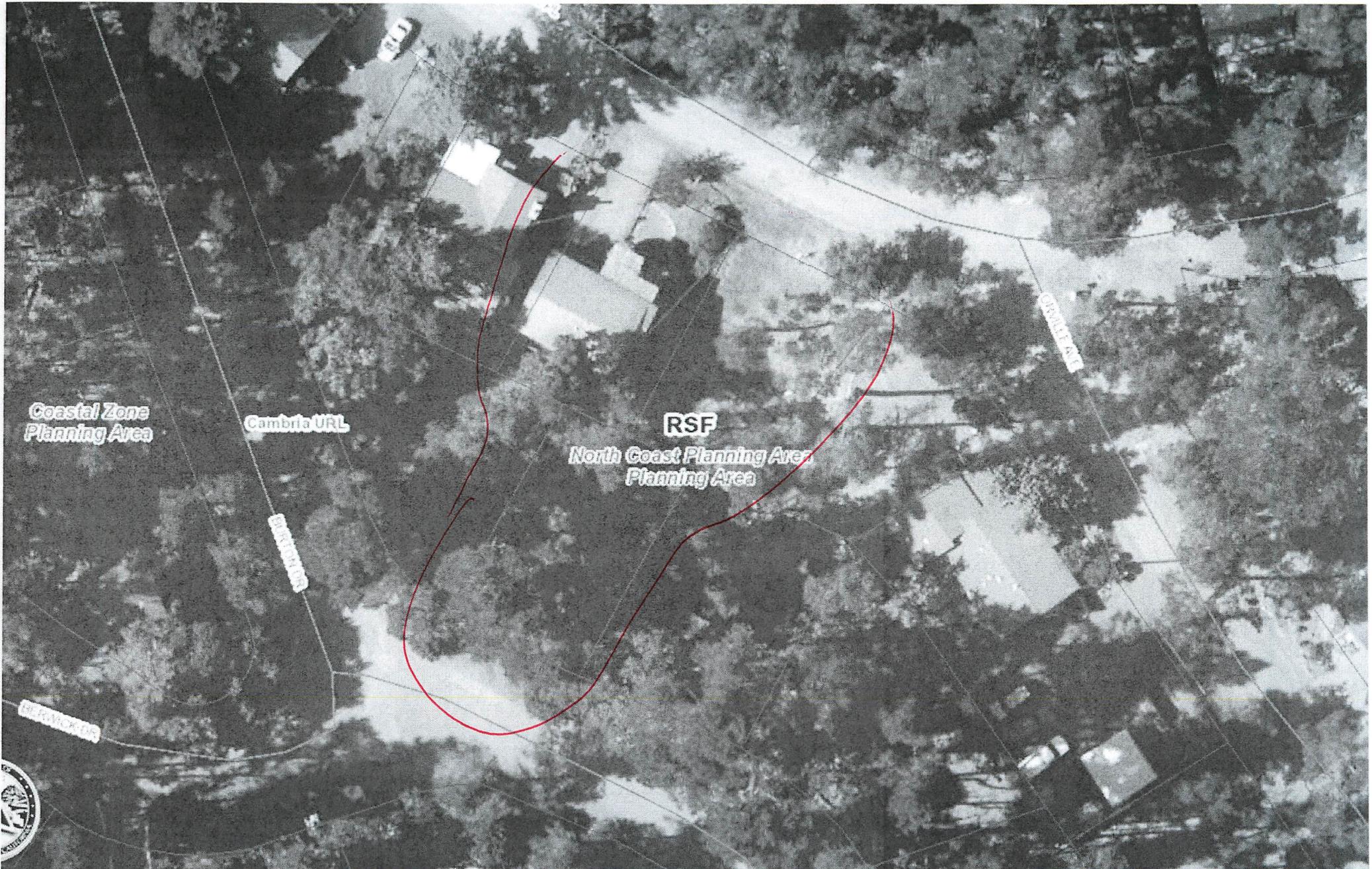
BRENT BERRY
ARCHITECT
656 WEYMOUTH ST • CAMBRIA • CA 93428
805 927 4962

DRAWN BB
CHECKED
DATE 11-24-14
SCALE AS NOTED
JOB NO. HEMME
SHEET



REVISIONS	
I.S.	DATE
13-029	08-30-12





Coastal Zone
Planning Area

Cambria URL

RSP
North Coast Planning Area
Planning Area

Cambria URL





Parcel Summary Report For Parcel # 024-152-003

12/8/2014
2:39:29PM

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 HEMME GARY W
 11101 HARTLAND ST BAKERSFIELD CA 93312-7006
OWN HEMME SUSAN L

Address Information

Status Address

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>
M14-	0095	1P	Cambria	North Coast P	RSF	LCP	TH	Y	L3	

Parcel Information

Status Description

Active CAM PINES M U 5 BL 100 LTS 34 & 35

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
CAMBRIA



Parcel Summary Report For Parcel # 024-152-003

12/8/2014
2:39:30PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2014-00058

REC

Related Parcel

Description:

618 SF ADDITION AND 463 SF DECK ADDITION

SUB2014-00024

RDD

Related Parcel

Description:

PROP 6 TO 1 VOL MERGER



Parcel Summary Report For Parcel # 024-152-017

12/8/2014
2:39:47PM

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 HEMME GARY W
 11101 HARTLAND ST BAKERSFIELD CA 93312-7006
OWN HEMME SUSAN L

Address Information

Status Address
A 01835 ORVILLE 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>
M14-	0095	1P	Cambria	North Coast P	RSF	LCP	TH	Y	L3	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	CAM PINES M U 5 BL 100 LTS 36 & 37

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
CAMBRIA



Parcel Summary Report For Parcel # 024-152-017

12/8/2014
2:39:47PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2014-00058 REC Primary Parcel

Description:

618 SF ADDITION AND 463 SF DECK ADDITION

PMT2011-01063 FNL Primary Parcel

Description:

2 STORY ENTRY STAIR ADDITION (106 SF), INTERIOR REMODEL (485 SF) & REPLACE REAR DECK (108 SF)

SUB2014-00024 RDD Primary Parcel

Description:

PROP 6 TO 1 VOL MERGER

ZON2008-00599 APV Primary Parcel

Description:

SERVICE BUSINESS, HOUSE CLEANING

ZON2012-00089 APV Primary Parcel

Description:

VACATION RENTAL



Parcel Summary Report For Parcel # 024-152-023

12/8/2014
2:40:08PM

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 HEMME GARY W
 1101 HARTLAND ST BAKERSFIELD CA 93312-
OWN HEMME SUSAN L

Address Information

Status Address
 00000 BURTON DR 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>
M14-	0095	1P	Cambria	North Coast P	RSF	LCP	TH	Y	L3	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	CAM PINES M U 5 BL 100 LTS 6 & 7

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
CAMBRIA



Parcel Summary Report For Parcel # 024-152-023

12/8/2014
2:40:08PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2014-00058

REC

Related Parcel

Description:

618 SF ADDITION AND 463 SF DECK ADDITION

SUB2014-00024

RDD

Related Parcel

Description:

PROP 6 TO 1 VOL MERGER