

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2015-00049

ANDERSON KATH

MINOR USE PERMIT

REMODEL AND ADDITION TO THE EXISTING SINGLE-FAMILY RESIDENCE @ 2315 ADAMS NOCST/ CAMB

GS LCP RSF TH

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name KATHLEEN F. ANDERSON Daytime Phone 209 985-2476
Mailing Address 2315 ADAMS ST. CAMBRIA CA Zip Code 93428
Email Address: _____

Applicant Name SAME AS ABOVE Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name JEFF EDWARDS Daytime Phone (805) 235-0843
Mailing Address PO BOX 6070 LOS OSOS CA Zip Code 93412
Email Address: jhedwardscompany@gmail.com

PROPERTY INFORMATION

Total Size of Site: 7800 Assessor Parcel Number(s): 023-383-009
023-383-059
PTN-023-383-058
Legal Description: LOTS 13, 14 15 & 16 IN BLOCK 128 CPMU NO. 6
Address of the project (if known): 2315 ADAMS 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.: PRIMARY ACCESS VIA ADAMS ST. - HIGHWAY ONE NORTH, LEFT ON ARDITH, RIGHT ON MCCABE AND LEFT ON ADAMS TO SITE.
Describe current uses, existing structures, and other improvements and vegetation on the property: SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE, SEVERAL TOYONS, ONE PINE AND TWO OAK TREES.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): PLEASE SEE THE ATTACHED PROJECT DESCRIPTION

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 Kathleen F. Anderson

Date 6/19/2015

FOR STAFF USE ONLY

Anderson Minor Use Permit/Coastal Development Permit

2315 Adams Street, Cambria

Remodel/Addition

The applicant owns a single-family residence at 2315 Adams Street, in the community of Cambria. The existing residence consists of a two-story dwelling unit of approximately 1,500 square feet and attached single-car garage of approximately 227 square feet. The residence was constructed on lots 13 and 14 in Block 128 of Cambria Pines Manor Unit No. 6. The applicant recently acquired two adjacent lots (15 and 16 in Block 128) doubling the site area from 3,900 square feet to 7,800 square feet. The applicant proposes to convert the existing garage to additional living area. The project proposed also includes an addition of a small pantry/laundry "pop out" to the existing residence of 64 square feet, a new detached three-car garage of 904 square feet with second-story 572 square foot guest unit and 88 square foot deck. Also proposed is a breezeway to connect the existing residence to the new garage/guest unit.

Two existing smaller oak trees are proposed for removal and they will be replaced at a 4:1 ratio primarily on Lot 16 as shown in the site plan.

Upon completion, the residential development will consist of an approximately 1,877 square foot footprint and 3,267 square feet of gross structural area. The project as proposed complies with the maximum footprint and gross structural area limitations per Table 7-1 Standards for Building Sites. The site disturbance area is projected to be approximately 2,500 square feet. The existing driveway constructed of interlocking pavers will be looped in a circular fashion to connect to Adams Street fronting Lot 15. An encroachment permit from the San Luis Obispo County Department of Public Works will be obtained to work in the road right-of-way.

Lot Merger for all four Lots (13,14,15,16,) is pending and should be completed soon.

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: Adams Street

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: RSF
East: RSF

South: RSF
West: RSF

For all projects, answer the following:

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

Buildings: <u>1877</u> sq. feet <u>24</u> %	Landscaping: <u>1950</u> sq. feet <u>25</u> %	Other (specify) <u>Existing landscape</u> <u>1973</u> sq. ft <u>25</u> %
Paving: <u>0</u> sq. feet <u>0</u> %		
Total area of all paving and structures: <u>GSA</u>	<u>3,267</u> <input checked="" type="checkbox"/> sq. feet <input type="checkbox"/> acres	
Total area of grading or removal of ground cover: <u>2500</u>	<input checked="" type="checkbox"/> sq. feet <input type="checkbox"/> acres	
Number of parking spaces proposed: <u>3</u>	Height of tallest structure: <u>< 25 ft.</u>	
Number of trees to be removed: <u>2</u>	Type: <u>oak</u>	
Setbacks: Front <u>15</u> Right <u>5</u> Left <u>16</u> Back <u>10</u>		

*Impervious drive 1350 sf. 17%
Patios 700sf. 9%*

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) currently served

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) currently served

Fire Agency: List the agency responsible for fire protection: Cambria CSD

For commercial/industrial projects answer the following: N/A

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: 2,363
Total of area of the lot(s) minus building footprint and parking spaces: 5,123

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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 0.18 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

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? no change
- 4. How many service connections will be required? No new service
- 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? no change _____ 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: Waste Management Inc.
3. Where is the waste disposal storage in relation to buildings? rear of 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 Union
2. Location of nearest police station: Los Osos, 10th St. Substation
3. Location of nearest fire station: 2850 Burton Dr.
4. Location of nearest public transit stop: Ardath at Hwy 1.
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:
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): Green Building and Low Impact Development (L.I.D)
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 *: Existing Solar

*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:
Replant eight (8 gal) Quercus agrifolia to offset removal of two existing oaks (4:1 ratio). Please note the two trees are just over the minimum size of 8 in. in diameter 4 ft. above the ground. (see site plan for details).

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

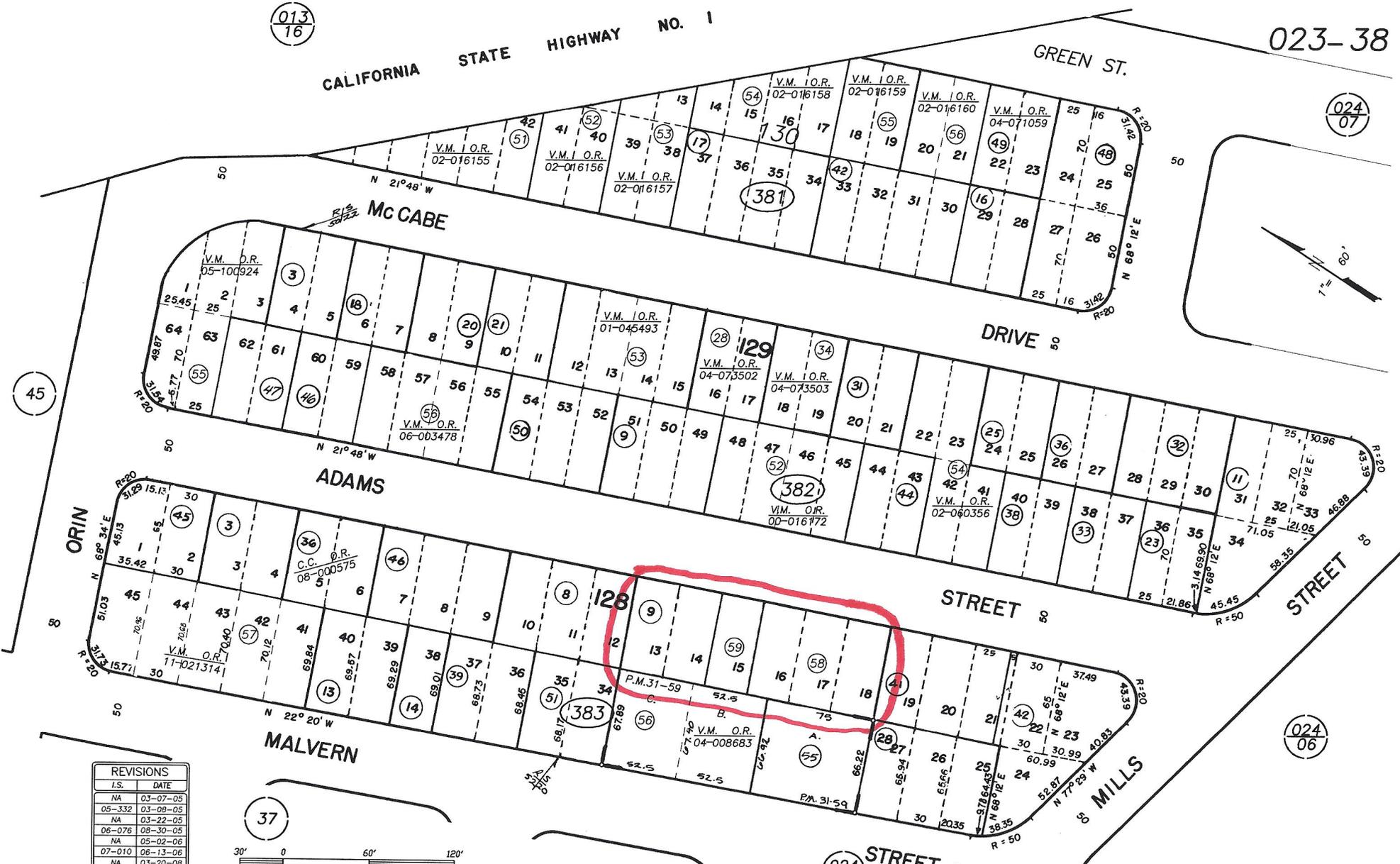
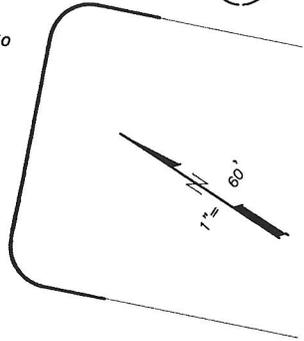
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): County encroachment permit to connect "loop" driveway to Adams Street.
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

013
16

CALIFORNIA STATE HIGHWAY NO. 1

023-38

024
07



45

STREET

024
06

REVISIONS	
I.S.	DATE
NA	03-07-05
05-332	03-08-05
NA	03-22-05
06-076	08-30-05
NA	05-02-06
07-010	06-13-06
NA	03-20-08
12-058	08-30-11
16-008	05-01-15

37

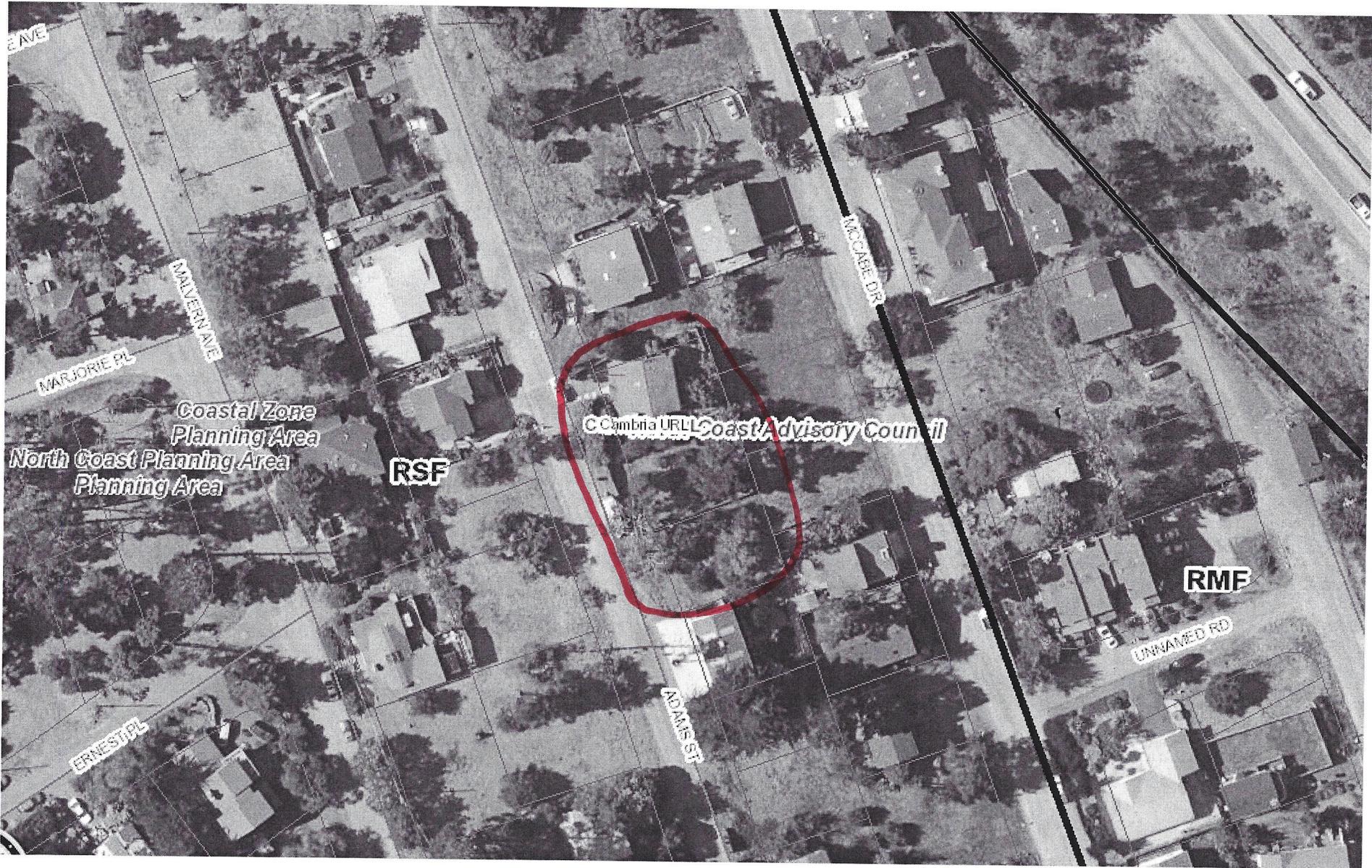


JAV 05-15-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

024
05

CAMBRIA PINES MANOR UNIT NO. 6, R.M. Bk. 05, Pg. 15.

CAMBRIA ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 23 PAGE 38



E AVE

MARJORIE PL

DAVEY AVE

MCCABE DR

Coastal Zone
Planning Area
North Coast Planning Area

RSF

Cambria URL Coast Advisory Council

RMF

UNWANE RD

ERNEST PL

ADAMS ST



Parcel Summary Report For Parcel # 023-383-009

10/27/2015
11:44:44AM

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 ANDERSON KATHLEEN F
2315 ADAMS ST CAMBRIA CA 93428-5003

Address Information

Status Address
P 02315 ADAMS ST 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>
CPMAN6	0128	0013	Cambria	North Coast P	RSF	LCP	TH	Y	L2	
CPMAN6	0128	0014	Cambria	North Coast P	GS			Y	L2	

Parcel Information

Status Description
Active CAM PINES M U 6 BL 128 LT 13 & 14

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
AREA NO. 21



Parcel Summary Report For Parcel # 023-383-009

10/27/2015
11:44:45AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

A0599 FNL Primary Parcel

Description:

SINGLE FAMILY DWELLING W/ ATT GARAGE

D960028P CMP Primary Parcel

Description:

CONST SINGLE FAMILY DWELLING

DRC2015-00049 REC Primary Parcel

Description:

REMODEL AND ADDITION TO THE EXISTING SINGLE-FAMILY RESIDENCE @ 2315 ADAMS ST, IN CAMBRIA

PMT2014-02652 FNL Primary Parcel

Description:

GRID TIED ROOF MOUNT, 3.38 KW, 13 PANELS OF PV, MAIN CIRCUIT BREAKER UPGRADE

SUB2014-00049 APV Primary Parcel

Description:

PROP 4 TO 1 VOLUNTARY MERGER



Parcel Summary Report For Parcel # 023-383-058

10/27/2015
1:20:50PM

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 BROWN CARISSA
1346 HERMINE AVE WALNUT CREEK CA 94596-

Address Information

Status Address

Lot Information:

<u>Tract /</u> <u>Twnshp</u>	<u>Block /</u> <u>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>
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Parcel Information

Status Description

Inactive CAM PINES M U 6 BL 128 LT S 16 17 & 18

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
AREA NO. 21



Parcel Summary Report For Parcel # 023-383-058

10/27/2015
1:20:50PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

Description:



Parcel Summary Report For Parcel # 023-383-059

10/27/2015
1:14:10PM

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 ANDERSON KATHLEEN F
2315 ADAMS ST CAMBRIA CA 93428-5003

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>
CPMAN6 023383	0128 059	0015 0001			RSF GS	LCP	TH	Y N	L2	

Parcel Information

Status Description

Active CAM PINES M U 6 BL 128 LT 15

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
AREA NO. 21



Parcel Summary Report For Parcel # 023-383-059

10/27/2015
1:14:10PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

SUB2014-00049

Case Status:

APV

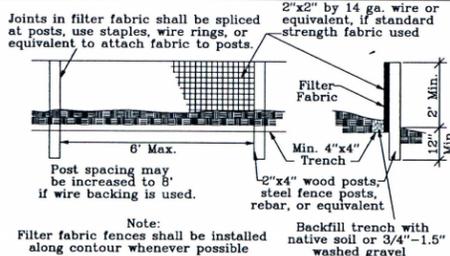
Related Parcel

Description:

PROP 4 TO 1 VOLUNTARY MERGER

Erosion Control

1. Stabilization of soils particularly those disturbed by construction, by vegetation or other means during and following construction is essential to protect the slopes from erosion damage. Care should be taken to establish and maintain vegetation.
2. Erosion control devices shown on this plan may be removed or modified as approved by the inspector if they interfere with grading operations, or if the grading operation has progressed to the point where they are no longer required.
3. Except as otherwise approved by the inspector all devices shown on the plan shall be in place at the end of each working day or on weekends when the probability forecasts exceeds 40%.
4. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day.
5. All loose soil and debris which may create a potential hazard to off-site property shall be removed from the site as directed by the inspector.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm or whenever directed by the inspector.
7. Roof drainage to be discharged into sandstone units below terrace-bedrock contact via 4" drain lines.
8. Provide 5% drainage for 10' away from the structure.
9. Site inspections and appropriate maintenance or erosion control devices shall be conducted by erosion manager prior to, during and after rain events.
10. The developer shall be responsible for the placement and maintenance of all erosion control devices as specified by the approved plan until such time that the project is accepted as complete by the Public Works Department. Erosion control devices may be relocated, deleted or additional items may be required depending on the actual soil conditions discretion of the engineer of work, County inspector, SWPP monitor or RWQCB inspector. Guidelines for determining appropriate erosion control devices are included in the appendix of the Public Improvement Standards.
11. All erosion control devices shall be the first order of work and shall be in place between October 15 and April 15 or anytime when rain probability exceeds 30%. This work shall be installed or applied after each area is graded and no later than 5 working days after completion of each area.



Erosion Control Silt Fence

Note: If clearing occurs during the rainy season, Oct. 1 thru April 30, an erosion control plan shall be approved by the Building Official and shall include any required bonds or other assurances.

Erosion control to provide protection against erosion of adjacent property and prevent sediment or debris from entering the county right of way or adjacent property.

All site conditions (utilities, drainage, landscape, heights, setbacks, etc.) shall be verified by the contractor prior to construction.

Note: It is the owners responsibility to verify lot line. Lot corners shall be staked and setbacks marked by a licensed professional.

HOME ENERGY RATING

San Luis Obispo County Green Building Ordinance requires a certified Home Energy Rating System (HERS) rater to perform a Home Energy Rating prior to construction completion.

Grading Notes: Grading limited to digging footings and sloping grade for 5 feet from addition.

1. Perform grading in accordance with the requirements of the County, and Chapter 70 of the UBC Sec.23.05.020 thru 23.05.036 of the Coast Zone Land Use Ordinance.
2. Coordinate work affecting site utilities with all local agencies and utility companies.
3. Provide temporary erosion control during construction. Direct owner to provide planting to protect disturbed unpaved surfaces from erosion.
4. Minimum soil compaction: 90% unless noted otherwise.
5. Minimum slope adjacent to building: Two percent for a distance of five feet.
6. Minimum slope for paved areas: one percent.
7. Provide a pressure regulator where water pressure exceeds 80 psi
8. Collect runoff from impermeable surfaces to collection facilities in a non-erosive manner.
9. Provide approved backflow prevention devices at hose bibbs and lawn sprinkler systems (UBC Sec. 603.35).

CAL GREEN Required Measures

BR53 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 Joints and openings. Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods acceptable to the enforcing agency.

BR 54 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

A minimum of 70% of the construction waste generated at the site is diverted to recycle or salvage per Title 19 S.L.O. County Ordinance.

BR56 V.O.C.'S-4.504.2.4 DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

- 4.504.1 Duct openings and other related air distribution components openings shall be covered during construction.
- 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
- 4.504.2.2 Paints, stains and other coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
- 4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
- 4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
- 4.504.3 Carpet and carpet systems shall be compliant with VOC limits.

4.504.4 50% of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore Program.

4.504.4 50% of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore Program.

4.504.5 Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

BR57 INTERIOR MOISTURE CONTROL

4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.

4.504.3 Moisture content of building materials used in wall and floor framing is checked before enclosure.

4.506.1 Exhaust fans which terminate outside the building are provided in every bathroom.

4.507.1 Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.

BR58 HVAC SIZING REQUIRED

Cal Green Code - 4.507. Heating and air-conditioning systems shall be sized, designed & have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 (Residential Equipment selection), or other equivalent design software or methods. Provide a mechanical plan showing equipment model number and size with duct layout, size of ducts and fitting sizes. PROVIDE A SEPARATE HVAC/DUCT SIZING PLAN WITH SUPPORTING CALCULATIONS BASED ON THE ABOVE CRITERIA.

Project shall comply with:

- 2013 California Residential Code (CRC)
- 2013 California Building Code (2009 IBC w/CA amendments) & Appdx. Chapter 33, 1997 UBC
- 2013 California Electric Code (2008 NEC w/CA amendments)
- 2013 California Mechanical Code (2009 IAPMO UMC w/CA amendments)
- 2013 California Plumbing Code (2009 IAPMO UPC w/CA amendments).
- California Title 24: 2013; California State Energy and Accessibility Standards
- 2013 California Green Building Standard Code (Cal Green)

NOTE: WATER FIXTURE RETROFIT REQUIRED

Per San Luis Obispo County Green Building Ordinance, any existing water fixtures that exceed the thresholds in the water use baseline table shown below shall be retrofitted, bringing them up to CAL Green mandatory requirements.

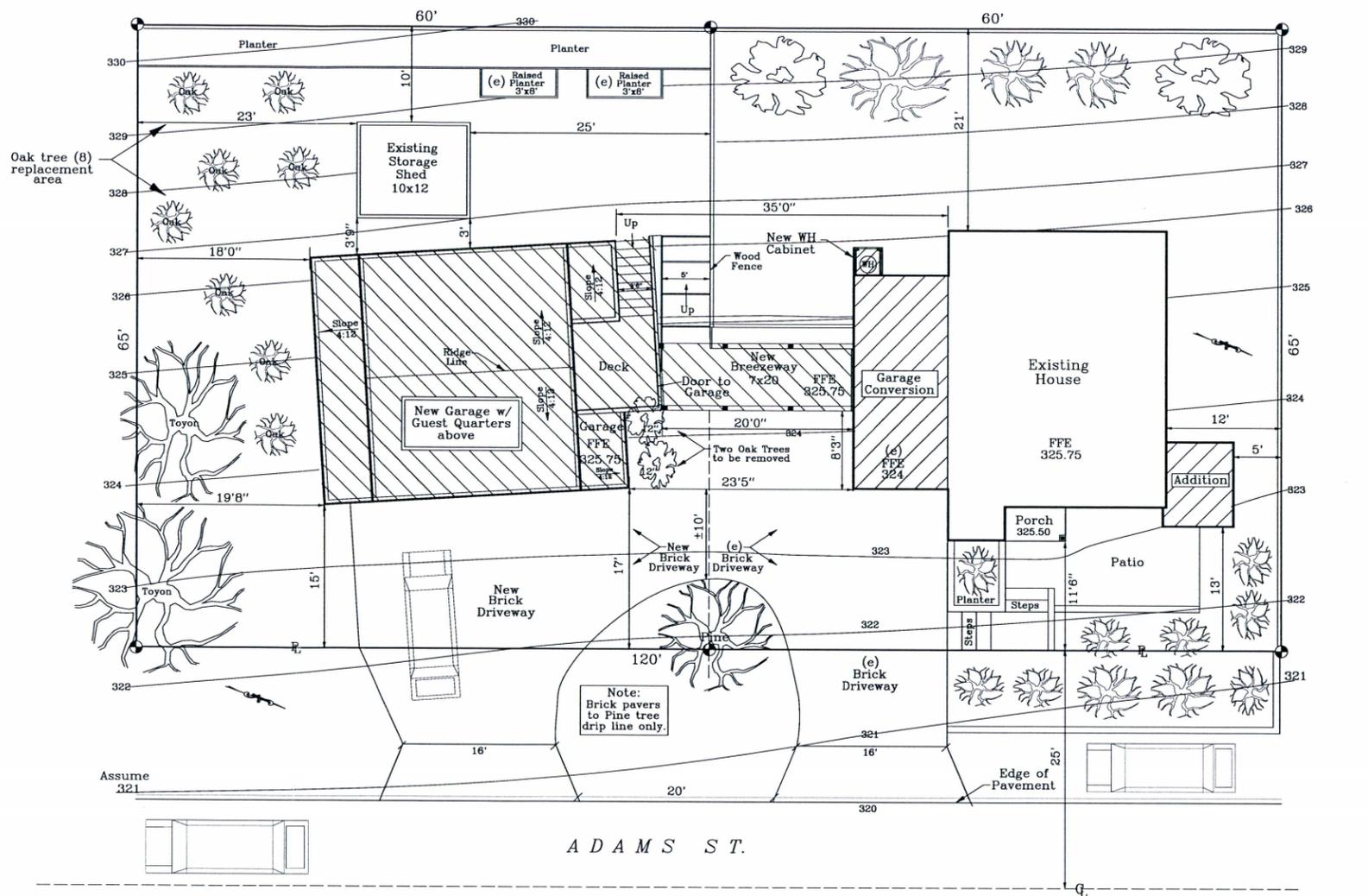
Fixture Type	Maximum Flow Rate
Kitchen faucets rated no more than	2.2 gpm @ 60m psi
Lavatory faucets residential	2.2 gpm @ 60m psi
Toilets rated at no more than	1.6 gallons per flush
Showerheads rated no more than	2.5 gpm @ 80 psi

Any existing water fixtures that exceed the thresholds in the water use baseline shall be retrofitted to this:

Fixture Type	Maximum Flow Rate
Kitchen faucets	1.8 gpm @ 60 psi
Lavatory faucets	1.5 gpm @ 60 psi
Toilets	1.28 gallons per flush
Showerheads	2 gpm @ 80 psi

Table 1705.6 Required Verification and Inspection of Soils

Verification & Inspection Task	Continuous During Task Listed	Periodically During Task Listed
1. Verify material below foundations are adequate to achieve the design capacity.	-	X
2. Verify excavations are extended to proper depth & have reached proper material.	-	X
3. Perform classification and testing of compacted fill materials.	-	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	-
5. Prior to placement of compacted fill, observe subgrade & verify that site has been prepared properly.	-	X



Project Description:

Anderson Minor Use Permit/Coastal Development Permit
2315 Adams Street, Cambria
Remodel/Addition

The applicant owns a single-family residence at 2315 Adams Street, in the community of Cambria. The existing residence consists of a two-story dwelling unit of approximately 1500 square feet and attached single-car garage of approx. 227 square feet. The residence was constructed on lots 13 and 14 in Block 128 of Cambria Pines Manor Unit No. 6. The applicant recently acquired two adjacent lots (15 and 16 in Block 128) doubling the site area from 3900 square feet to 7800 square feet. The applicant proposes to convert the existing garage to additional living area. The project proposed also includes an addition of a small pantry/laundry "pop out" to the existing residence of 64 square feet, a new detached three-car garage of 904 square feet with a second story 572 square foot quest unit and 88 square foot deck. Also proposed is a breezeway to connect the existing residence to the new garage/guest unit.

Two existing smaller oak trees are proposed for removal and will be replaced at a 4:1 ratio primarily on lot No. 16 as shown in the site plan.

Upon completion, the residential development will consist of an approximately 1877 square foot footprint and 3267 square feet of gross structural area. The project as proposed complies with the maximum footprint and gross structural area limitations per Table 7-1 Standards for Building Sites for Cambria. The site disturbance area is projected to be approximately 2500 square feet. The existing driveway constructed of interlocking pavers will be looped in a circular fashion to connect to Adams Street fronting on Lot 15. An encroachment permit from the San Luis Obispo County Department of Public Works will be obtained.

Cut and Fill & Grading Note:

Note: It is the owners responsibility to verify lot lines. Lot corners shall be staked and setbacks marked by a licensed professional.

Grading consists of some cut and fill to create new garage pad and digging footings for new additions.

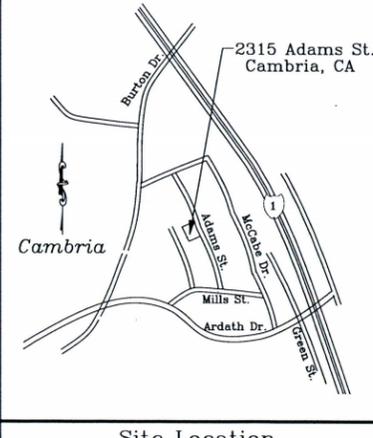
Square Footage

Category	Square Footage
Existing House	
First Floor	682 Sq. Ft.
Second Floor	818 Sq. Ft.
Total	1500 Sq. Ft.
New Laundry Room + Garage Conversion	+ 64 Sq. Ft. +227 Sq. Ft.
New Total	1791 Sq. Ft.
Existing Garage (to be converted)	227 Sq. Ft.
New Garage	904 Sq. Ft.
New Guest Suite	572 Sq. Ft.
New Deck	88 Sq. Ft.
New Breezeway	142 Sq. Ft.

Sheet Index

Sheet	Description
A-1	Site Plan
A-2	Existing Floor Plan & Elevation
A-3	New Floor Plan
A-4	Elevations

Category	Value
Zoning	R-1
Area disturbed by construction	Estimated 2500 Sq. Ft.
Building Height	Drainage
No Change	Rain Gutters with downspouts to rain barrels
Fire Sprinkler System	Fire sprinkler system to be installed in garage and guest quarters.



Revisions
10-16-2015

Dana Belmonte
Residential Design
14006 Morro Rd.
Atascadero, Ca 93422
(805) 481-8317
danabelmonte@gmail.com

The use of these plans and specifications shall be restricted to the project and site for which they were prepared and publication in any other form is prohibited without the written consent of the author.

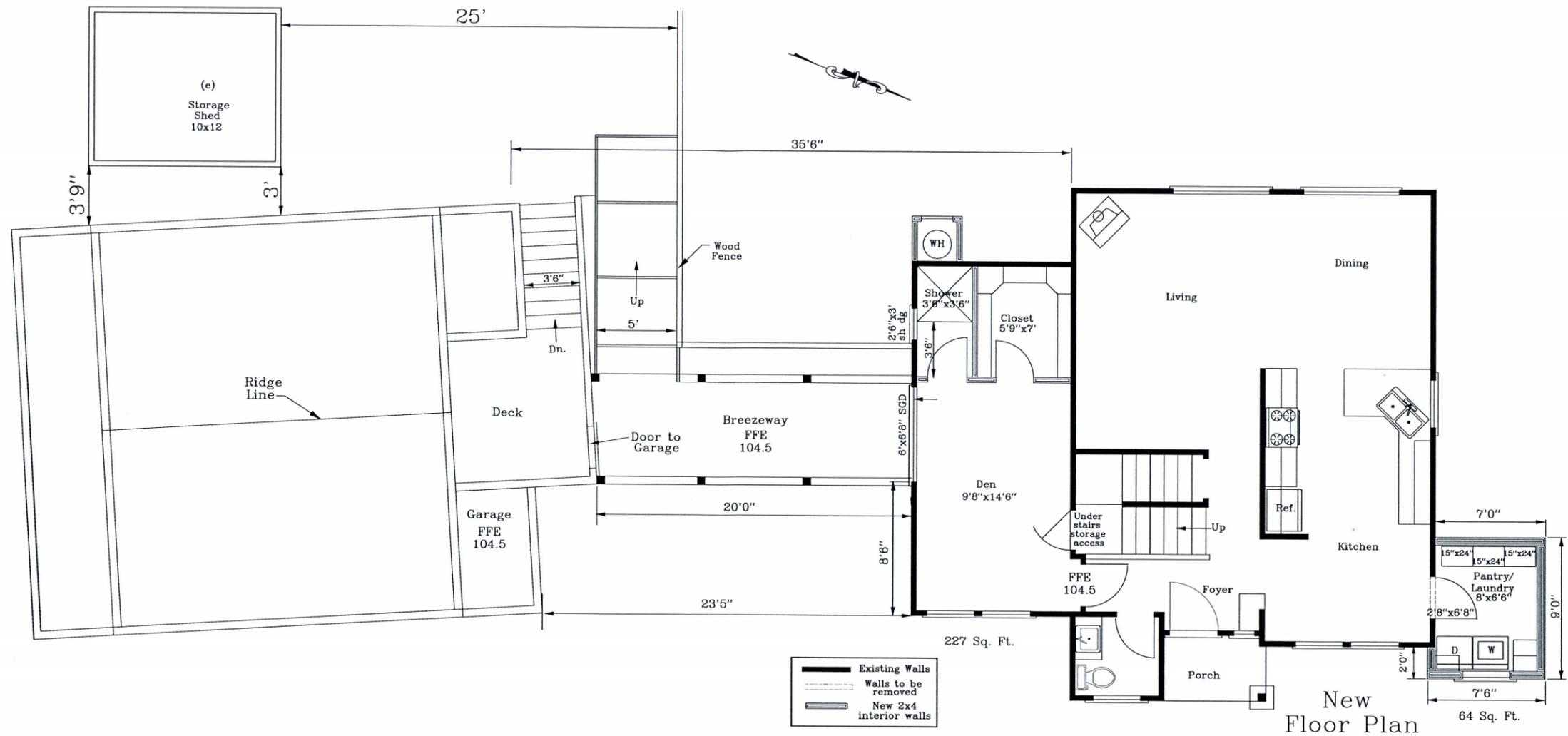
By: Dana Belmonte, Designer
The Designer certifies that they are responsible for the design and shall report any discrepancies to the Designer & Architect for resolution prior to commencing the work.

Contractor:
Kathy Anderson
2315 Adams St.
Cambria, CA

Site Location
2315 Adams St.
Cambria, CA
APN 023-383-009
APN 023-383-048
Lots 13,14,15,16
Blk. 128 CPM Unit No. 6

Site Plan

Drawn: Dana Belmonte
Date: Sept. 30, 2015
Scale: 1/8"=1'0"
Job Number: 1508
Sheet: A-1



Square Footage	
Existing House	
Living First Floor	682 Sq. Ft.
Second Floor	818 Sq. Ft.
Total	1500 Sq. Ft.
New Laundry Room + 64 Sq. Ft.	
Garage Conversion +227 Sq. Ft.	
New Total	1791 Sq. Ft.
Existing Garage (to be converted)	227 Sq. Ft.
Square Footage	
New Garage	904 Sq. Ft.
New Guest Suite	572 Sq. Ft.
New Deck	88 Sq. Ft.
New Breezeway	142 Sq. Ft.



Revisions

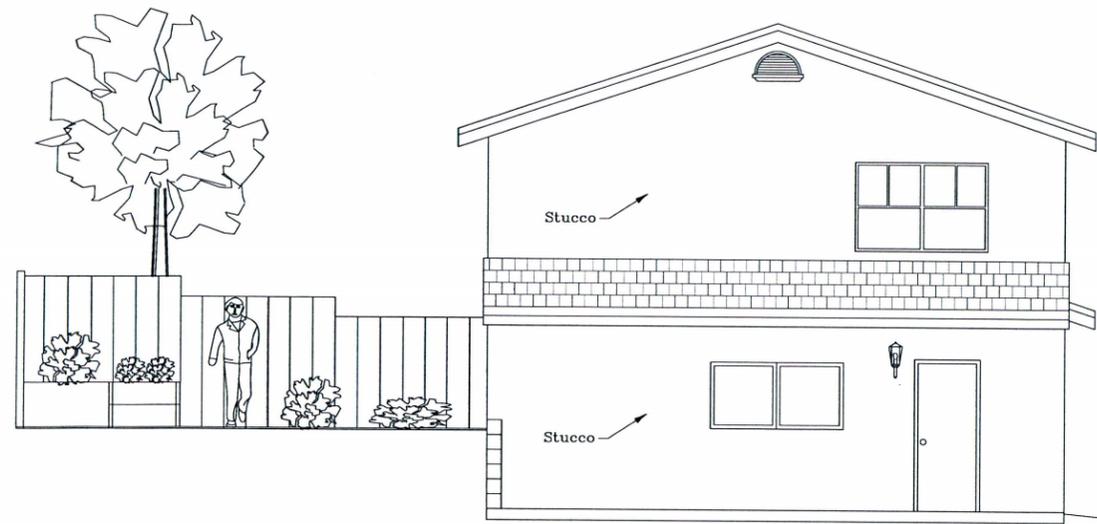
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Kathy Anderson
2315 Adams St.
Cambria, CA

New Floor Plan

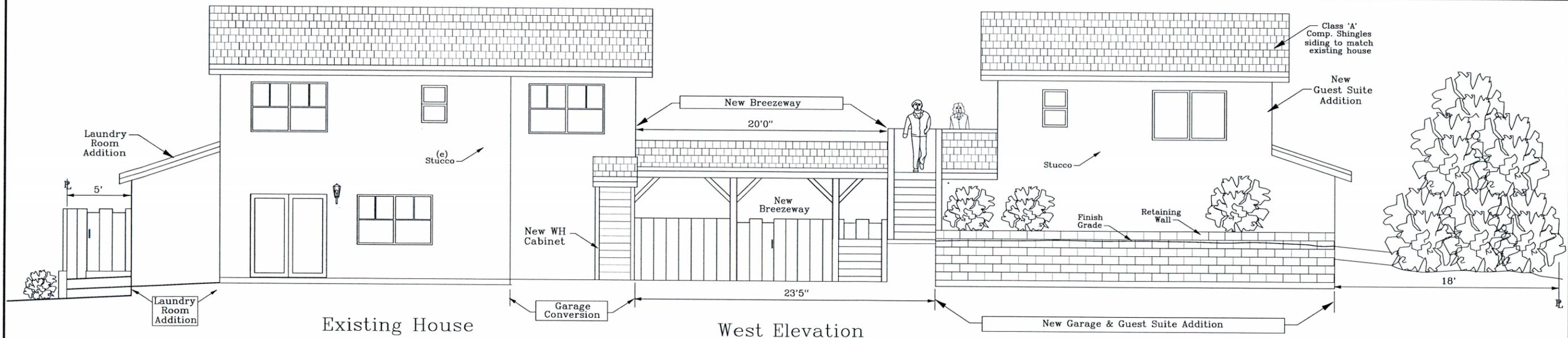
Drawn: Dana Belmonte
Date: Sept. 30, 2015
Scale: 1/4" = 1'0"
Job Number: 1508
Sheet: A-2



Garage & Guest Suite
South Elevation



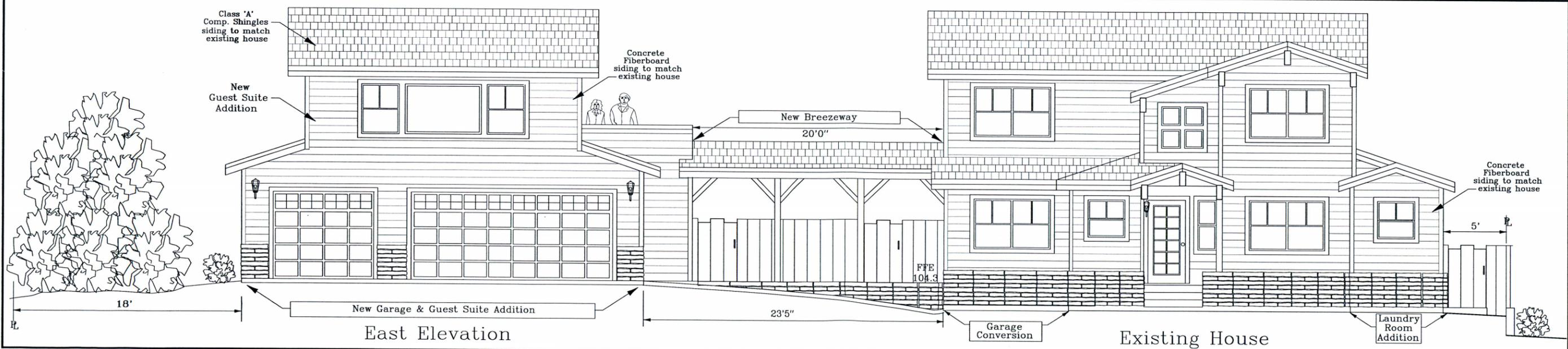
Garage & Guest Suite
North Elevation



Existing House

West Elevation

New Garage & Guest Suite Addition



East Elevation

Existing House

Revisions

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Kathy Anderson
2315 Adams St.
Cambria, CA

Elevations

Drawn	Dana Belmonte
Date	Sept. 30, 2015
Scale	1/4" = 1'0"
Job Number	1508
Sheet	A-4