



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 11/19/2015

TO: _____

FROM: SCHANI SIONG, 805-781-4374, SSiong@co.slo.ca.us
COASTAL Team / Development Review

PROJECT DESCRIPTION: DRC2015-00058 REDING VARIANCE, PROPOSED NEW 4,228 SF RESIDENCE W/1092 SF GARAGE AND 980 SF OF DECKING LOCATED ON LOT 29 AND 30, OF MORRO STRAND #3, (270 CERRO GORDO AVE), CAYUCOS APN: 064-372-009 & -010

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



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 11/18/2015

TO: _____

FROM: COASTAL Team / Development Review

PROJECT DESCRIPTION: DRC2015-00058 REDING VARIANCE, PROPOSED NEW 4,228 SF RESIDENCE W/1092 SF GARAGE AND 980 SF OF DECKING LOCATED ON LOT 29 AND 30, OF MORRO STRAND #3, (270 CERRO GORDO AVE), CAYUCOS APN: 064-372-009 & -010

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

DRC2015-00058

REDING TIMOTHY

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

VARIANCE

VARIANCE FOR NEW 4228 SF RESIDENCE,
W/1092 SF GARAGE & 980 SF OF DECKING
EST/ CAYU

GS LCP RSF

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Tim & Carol Reding Daytime Phone 202-527-0785
Mailing Address 509 Colebrook Ct Modesto CA Zip Code 95350
Email Address: _____

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

Agent Name John MacDonald Daytime Phone 805-995-1398
Mailing Address 1813 Santa Barbara Ave Cayucos Zip Code 93440
Email Address: jmacd@charter.net

PROPERTY INFORMATION

Total Size of Site: 5300 s.f. Assessor Parcel Number(s): 064-372-009:010
Legal Description: Lot 29:30 Morro Strand # 3
Address of the project (if known): _____
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Chauncy

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 4,228 sq ft Residence
w/1092 sq ft garage & 980 sq ft of decking

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 7.24.15

FOR STAFF USE ONLY

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: Changey Av

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: 8660 sq. feet 50 % Landscaping: 1400 sq. feet 30 %

Paving: 1200 sq. feet 20 % Other (specify) _____

Total area of all paving and structures: 3760 sq. feet acres

Total area of grading or removal of ground cover: 4000 sq. feet acres

Number of parking spaces proposed: 3 Height of tallest structure: 28'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 10 Right 3 Left 3 Back 3

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

Community System - List the agency or company responsible for provision: CSA 104

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: Cayucos Sanitary

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

Fire Agency: List the agency responsible for fire protection: Cayucos Fire / Cal Fire

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: _____ Number of bedrooms per unit: 4

Total floor area of all structures including upper stories, but not garages and carports: 4,228

Total of area of the lot(s) minus building footprint and parking spaces: 2240 sq. ft.

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%: 5300 acres *s.f.*
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: Visible from surrounding area - hillside lot

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? _____
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: 7-20' Location of connection: Chaney Ave
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: Mission
3. Where is the waste disposal storage in relation to buildings? Garage
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: Cayucos
2. Location of nearest police station: Sub. station Cayucos Po.
3. Location of nearest fire station: Cayucos Dr
4. Location of nearest public transit stop: Hwy 1: Old creek
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:
Vacant lot
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): NA
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 *: standard Title 24

*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:
NA

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): DR 2005-00240

Other Related Permits

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

(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.)

PROPOSED RESIDENCE FOR :

TIM & CAROL REDING

CAYUCOS, CALIFORNIA.

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

GENERAL NOTES

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE 2010 CBC CODE, 2010 CPC, 2010 CEC, 2010 California Energy Code.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES AND/OR POTENTIAL PROBLEMS TO THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
- CONTRACTORS ARE RESPONSIBLE FOR ALL WORK REGARDLESS OF THE LOCATION OF THE WORK OR THE DOCUMENTS.
- CONTRACTORS SHALL VERIFY THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AREAS, REFER TO BUILDING AND ADJOINING AREAS, REFER TO BUILDING PLANS. REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH ROUGH GRADING.
- PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.
- PROVIDE PEDESTRIAN OR VEHICULAR PROTECTION BARRICADES TEMPORARY GUARD RAILS, AND / OR CANOPIES AS REQUIRED BY THE LOCAL AGENCIES OR AS NECESSARY FOR PEDESTRIAN AND VEHICULAR SAFETY.
- THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION AMONG HIS VARIOUS SUBCONTRACTORS.
- IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE MORE COSTLY OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING FROM THE DESIGNER.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND ITEMS WITH THE PLUMBING, ELECTRICAL, GAS, TELEPHONE, AND CABLE TV DRAWINGS.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EQUIPMENT MANUFACTURERS.
- GENERAL CONTRACTOR SHALL NOTIFY ALL APPLICABLE LOCAL GOVERNING AUTHORITIES AND UTILITIES PRIOR TO COVERING UP ANY WORK REQUIRING INSPECTION.
- PROVIDE GALVANIC PROTECTION BETWEEN DISSIMILAR MATERIALS WHERE REQUIRED.
- ALL PENETRATIONS THROUGH ANY SURFACE SHALL BE THOROUGHLY SEALED WITH APPROPRIATE SEALANT MATERIAL.
- UNLESS OTHERWISE NOTED, ALL EXTERIOR AND INTERIOR EXPOSED METAL, TRIM, TRUSS/LAGER/RAILING, HOLDING, FRAMES, CASTING, ETC., SHALL BE PAINTED.
- SEE SOils REPORT FOR RECOMMENDATIONS REGARDING CORROSION RESISTANT. ALL METALLIC UTILITY LINES SHALL BE CORROSION PROTECTED.
- SPECCY WEATHER-RESISTANCE BARRIER AT ALL EXTERIOR WALLS USE 1/2" GIBBS NOTE (2) LAYERS OF GRADE "M" TYPE PAPER REQUIRED OVER WOOD BATT INSULATION.
- THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS PLACE IN THE BLDG. A STATE INSULATION CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSULATION IS CONSISTENT WITH THE PLANS AND CONFORMS TO THE STATE ENERGY REGULATIONS NOTE ON PLANS TITLE 24, PART 12, CHAPTER 013 STANDARDS FOR INSULATING MATERIAL.
- THE BUILDER SHALL PROVIDE THE BLDG OWNER MANAGER AND ORIGINAL OCCUPANTS WITH A LIST OF THE FEATURE, MATERIALS, COMPONENTS AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY AND MAINTENANCE FOR EFFICIENT OPERATION NOTE ON THE PLANS TITLE 24, SECTION 10-09(B).
- ALL SHOP WELDING SHALL BE DONE BY AN "APPROVED" ICBO FABRICATING SHOP PRIOR TO ANY STEEL BEING FABRICATED AND SENT TO THE JOBSITE. THE FABRICATING COMPANY SHALL BE APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY PER CBC.
- THE CONTRACTOR SHALL FIELD VERIFY THE SITE CONDITIONS AS REPRESENTED IN THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- UNLESS NOTED OTHERWISE AS INDICATED, DIMENSIONS ARE TO CENTER LINES OF COLUMNS, AND TO FACE OF WALLS.
- ALL CONSTRUCTION AND DETAILS SHALL COMPLY WITH THE GOVERNING AGENCY'S BUILDING CODE AND ITS ADDENDUMS, AND WITH ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
- WRITTEN DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING SAME SHALL BE REFERRED TO THE DESIGNER.
- ANY WALL LUMBER IN CONTACT WITH CONCRETE FLOOR OR FOOTINGS SHALL BE F.O. REDWOOD OR PRESURE TREATED, "KOLU-PAVED", CEC.
- ALL FRAMING LUMBER SHALL BE GRADE MARKED WITH QUALITY PER CBC (CALIFORNIA BUILDING CODE) REQUIREMENTS.
- USE APPROVED FLASHING MATERIALS AT ALL EXTERIOR OPENINGS. UNLESS NOTED OTHERWISE, ALL SHEET METAL SHALL BE 24 GAUGE G.I. OR BETTER, PAINTED WITH G.I. VINYL URETHAN PRIMER AND A ZINC DUST PRIMER, EXCEPTING PRE-FINISHED METAL AS APPROVED BY THE DESIGNER.
- PROVIDE ONE 1/2" POUND WATERPROOF FELT MINIMUM UNDER ALL EXTERIOR COVERING.
- ALL EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, EXPANSION JOINTS, SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF, GASKET AND FLASH WHERE NECESSARY FOR A COMPLETE AND WORKABLE INSTALLATION.
- CERTIFIED INSULATION MATERIALS, TITLE 24 SECTION 10.
- INSULATION INSTALLED TO MEET FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS. NOT MORE THAN 2" AND SMOKE NOT MORE THAN 150.
- AIR INFILTRATION IS MINIMIZED BY SPECIFICATION OF TESTED MANUFACTURED DOORS AND WINDOWS AND PROPER SEALING AND WEATHER-STRIPPING.
- CONTRACTORS MUST GANG AND CONCEAL FROM VENT ROOF VENTS AND/OR VENTS WHERE POSSIBLE.
- ROOF DRAIN DOWN SPOUTS MUST NOT DRAIN ONTO HARD OR BE VISIBLE FROM TRAFFIC AREAS.
- ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- PROVIDE PRESSURE REGULATOR FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI (CPC 608.2)

SYMBOLS & ABBREVIATIONS

	COLUMN LINES, GRID LINES	ABV.	ABOVE
	DOOR SYMBOL	A.C.	ASPHALTIC CONCRETE
	WINDOW SYMBOL	ADJ.	ADJACENT
	REVISION: CLOUD AROUND REVISION	A.P.L.	ASSUMED PROPERTY LINE
	MATCH LINE	B.C.R.	BEGIN CURB RETURN
	SECTION IDENTIFICATION	B.F.	BOTTOM OF FOOTING
	DETAIL NUMBER	B.O.F.	BOTTOM OF FASCIA
	SHEET NUMBER	BRD	BOARD
	CONCRETE	BTRN	BETWEEN
	MASONRY VENEER	C.B.	CATCH BASIN
	CONCRETE BLOCK	C.L.	CENTRELINE
	GYPSUM BOARD	C.O.	CLEANOUT
	NO DOUBLE LINES AT SMALL SCALE	C.R.	CLEAR
	BATT INSULATION	C.M.U.	CONCRETE MASONRY UNIT
	PLYWOOD	CONC.	CONCRETE
	PROPERTY LINE	CONT.	CONTIGUOUS
	NEW FINISH GRADE	C.Y.	CUBIC YARD
	MASON HORIZONTALLY	DET.	DETAIL
	EXISTING GRADE	DN.	DOWN
	NEW OR FINISHED CONTOURS	DRWG.	DRAWING
	EXISTING CONTOURS	E.	EAST
	TOP OF WALL	E.A.	EXISTING GRADE
	TOP OF CURB	E.L.	ELEVATION
	TOP OF PAVEMENT	ELEC.	ELECTRICAL
	SPILLER	ELEV.	ELEVATION
	STRUCTURAL	EQ.	EQUAL
	TOP OF PARAPET	EXHST.	EXHAUST
	TOP OF FOOTING	EXP.	EXPANSION
	TOP OF FINISH CURB	ETC.	ETCETERA
	TOP OF PAVING	FIN.	FINISH
	TYPICAL	F.F.S.	FINISH GRADE
	U.S.B.	F.P.	FINISH PAVING
	WHERE OCCURS	F.R.	FLOOR
	REINFORCEMENT	F.H.	FIRE HYDRANT
	RETENTION SECTION	F.L.	FLOW LINE
		(F.T.C.)	FUTURE TOP OF PAVING OR CONCRETE
		(F.T.P.)	FUTURE TOP OF CURB
		FT'S	FOOTING
		G.	GUTTER
		GA	GARAGE
		GYP. BRD.	GYPSUM BOARD
		GALV.	GALVANIZED
		H/C	HANDBICAP
		HT.	HEIGHT
		HP.	HIGH POINT
		JT.	JOINT
		MAX.	MAXIMUM
		MIN.	MINIMUM
		MTL.	METAL
		N.	NORTH
		N.S.	NATURAL GRADE
		N.C.	NOT IN CONTRACT
		O.C.	ON CENTER
		P.L.	PROPERTY LINE
		SCHDL.	SCHEDULE

- ALL CONTRACTORS AND/OR OWNER-BUILDERS MUST SUBMIT CERTIFICATE OF WORKER'S COMPENSATION INSURANCE COVERAGE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FROM CALIFORNIA LABOR CODE SECTION 1000.
- GENERAL CONTRACTORS AND/OR OWNER-BUILDERS SHALL COMPLETE AND SUBMIT A CONTRACTOR'S LIST FROM THE DEPARTMENT OF CODE COMPLIANCE PRIOR TO REQUEST FOR FINAL INSPECTION.
- THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURBS (OR EDGE OF STREET PAVING IF NO PAVING CURB EXISTING) LOCATION FROM THE PROPERTY LINE (S) WITH THE PUBLIC WORK DEPARTMENT.
- APPROVED TEMPORARY SANITARY FACILITIES (I.E. PORTABLE TOILETS) SHALL BE IN THE CONSTRUCTION SITE PRIOR TO REQUEST FOR FIRST INSPECTION I. HEALTH AND SAFETY CODE SECTION 1040.
- CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEANUP OF ALL BUILDING MATERIALS.
- STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT IS ISSUED. ADJACENT VACANT PROPERTIES SHALL NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES.

RESIDENTIAL CAL GREEN MANDATORY MEASURES

JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC 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 ENFORCING AGENCY.

A MINIMUM OF 10% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.

AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.

ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH LOCAL ORDINANCES.

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

DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

ADHESIVES, SEALANTS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC LIMITS.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS.

AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROG AND OTHER TOXIC COMPOUNDS.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

SOA OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSIONS 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.

PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

INTERIOR MOISTURE CONTROL.

VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED ON SLAB ON GRADE FOUNDATIONS.

MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE INSTALLED IN EVERY BATHROOM.

WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE MINIMUM INSULATION VALUE OF R-4.2

DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:

- ESTABLISHED HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
- SIZE DUCT SYSTEMS ACCORDING TO ACC 70-D OR EQUIVALENT.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S OR EQUIVALENT.

HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED

APPLICABLE CODES

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CHAP. 4, 6 & 8)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA FIRE CODE (CFC)
- 2013 CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- COUNTY BUILDING AND CONSTRUCTION ORDINANCE - TITLE 19
- COUNTY COASTAL ZONE LAND USE ORDINANCE - TITLE 23
- COUNTY FIRE CODE ORDINANCE - TITLE 16
- COUNTY LAND USE ORDINANCE - TITLE 22

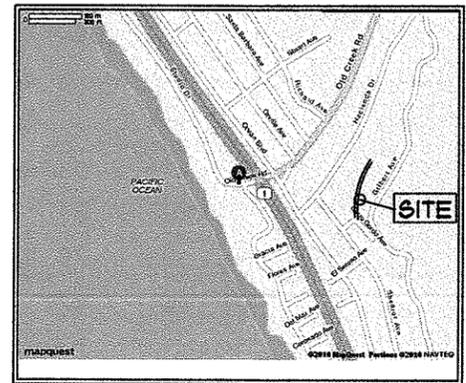
SHEET INDEX

SHEET #	CONTENTS
T-1	TITLE PAGE
A-1	SITE PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	THIRD FLOOR PLAN
A-5	LOFT FLOOR PLAN
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS

GREEN CHECKLIST THIRD-PARTY VERIFICATION BY:

CARSTAIRS ENERGY
 P.O. BOX 4136
 SAN LUIS OBISPO, CA 93403
 805.804.8048

VICINITY MAP



PROJECT DATA

OWNERS:
 TIM & CAROL REDING
 509 COLEBROOK CT.
 MODESTO, CA 95350
 209-927-0785

LEGAL DESCRIPTION:
 LOT - 29 & 30 BLOCK - 64
 APN 064-372-009 & 010
 MORRO STRAND UNIT #3

SQUARE FOOTAGE:
 FIRST FLOOR LIVING 1673 S.F.
 SECOND FLOOR LIVING 2215 S.F.
 THIRD FLOOR LIVING 340 S.F.
 TOTAL LIVING 4228 S.F.

GARAGE 1092 S.F.
 DECKING 980 S.F.
 LOT SIZE (80' X 70') 5300 S.F.
 ALLOWABLE COVERAGE (50%) 2650 S.F.
 PROPOSED COVERAGE 2560 S.F.

PROJECT TEAM

ARCHITECT:
 John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

TITLE-24 :

STRUCTURAL :

SOILS ENGINEER:
 GeoSolutions
 220 HIGH STREET
 SAN LUIS OBISPO, CA 93401
 805.543.8533

PROPOSED RESIDENCE FOR
TIM & CAROL REDING
 460 CHANEY AVENUE
 CAYUCOS CA

DRAWN BY:	JHM
DATE:	6.25.15
REVISIONS	DATE
PLAN CHECK	

SHEET
T-1
 OF 8 SHEETS

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

REDING RESIDENCE
 CERRO GORDO AVE
 CAYUCOS, CA

SITE PLAN

DRAWN BY: JHM

DATE: 6.25.15

REVISIONS DATE

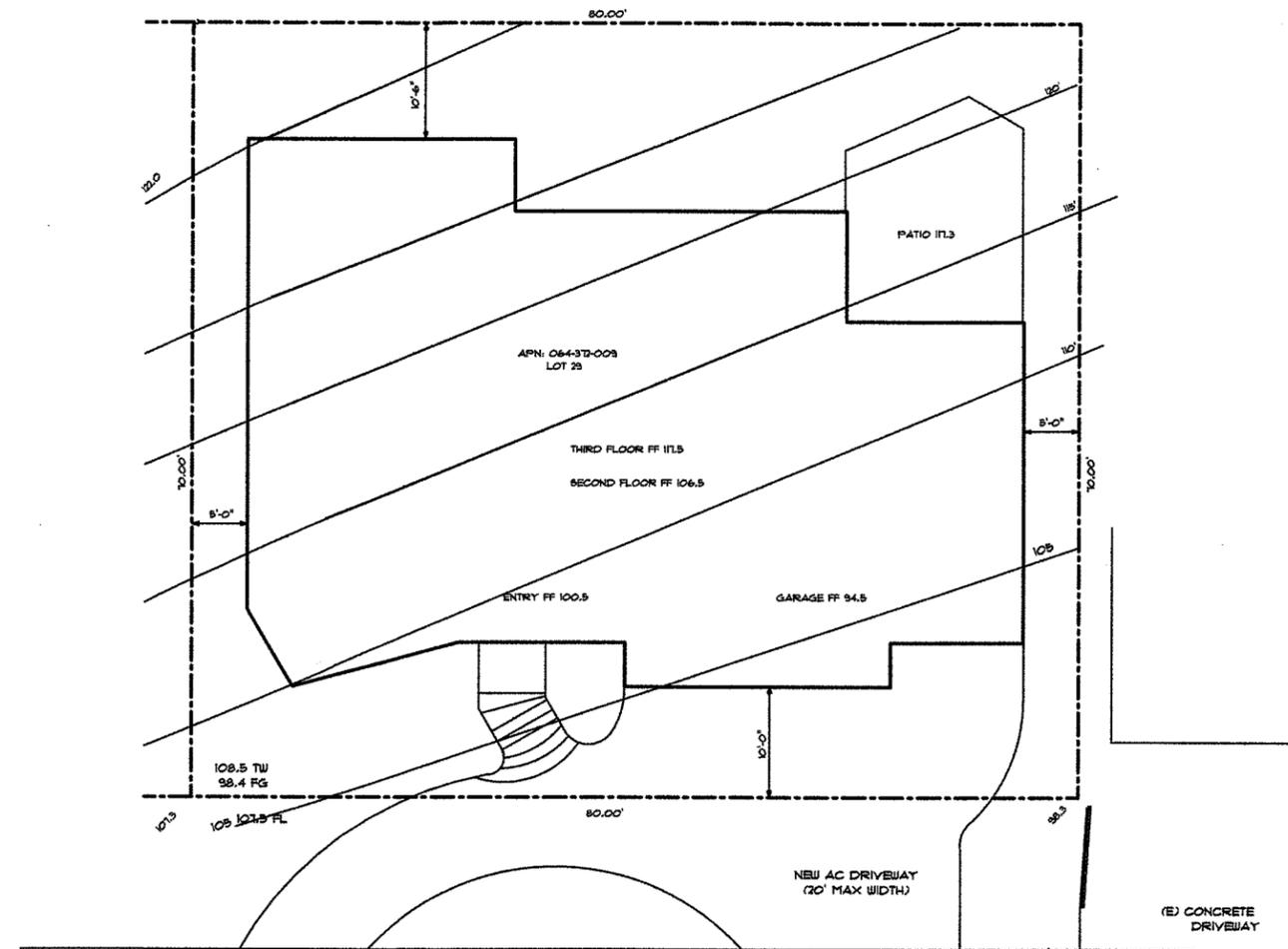
REVISIONS	DATE

SHEET
A-1
 OF 8 SHEETS

FIRE SAFETY PLAN
 THE APPROVED PROJECT COVERED BY THIS PERMIT
 SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS
 DEEMED NECESSARY BY THE FIRE DEPARTMENT
 HAVING JURISDICTION FOR THIS PERMIT. PRIOR
 TO STARTING CONSTRUCTION THE PROPERTY OWNER
 SHALL READ THE FIRE SAFETY PLAN AND BECOME
 AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS.
 REQUIREMENTS MAY INCLUDE FIRE SPRINKLERS / SPECIAL
 SAFETY GLAZING / NON-COMBUSTIBLE EXTERIOR CONSTRUCTION
 AND ROOFING / SETBACKS / DRIVEWAY-ROADWAY REQUIREMENTS
 AND OTHER SPECIAL CONSTRUCTION

PRIOR TO ANY SITE DISTURBANCE, A LICENCED SURVEYOR OR CIVIL
 ENGINEER
 SHALL STAKE THE BUILDING CORNERS, ESTABLISH AVERAGE NATURAL GRADE
 AND SET A BENCHMARK

PRIOR TO APPROVAL OF ROOF NAILING INSPECTION, THE APPLICANT SHALL
 PROVIDE THE BUILDING INSPECTOR WITH DOCUMENTATION THAT GIVES THE
 HEIGHT REFERENCE, THE ALLOWABLE HEIGHT AND THE ACTUAL HEIGHT OF
 THE STRUCTURE. THIS CERTIFICATION SHALL BE PREPARED BY A LICENCED
 SURVEYOR OR CIVIL ENGINEER.



SITE PLAN

1/8" = 1'-0"

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

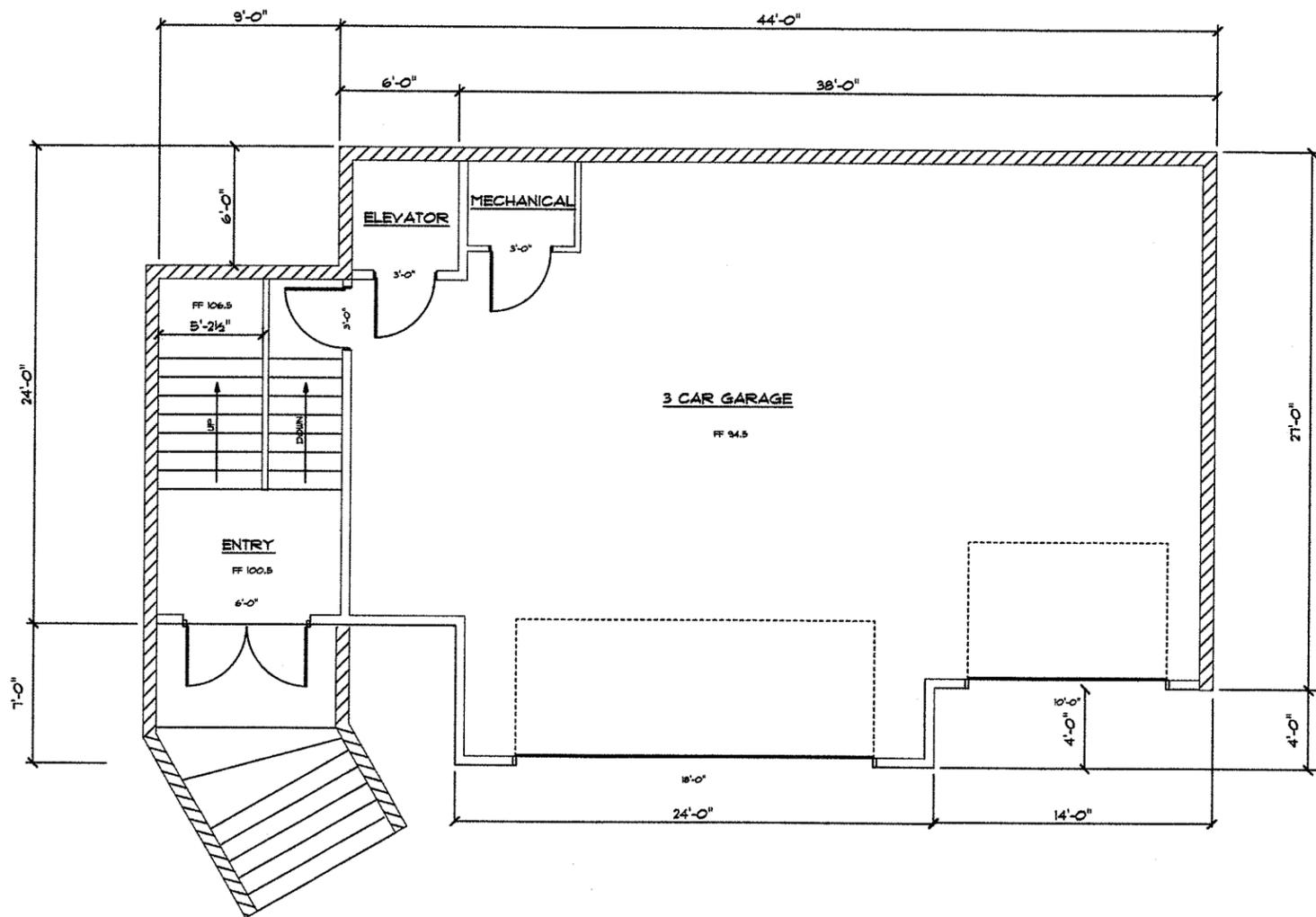
STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

REDING RESIDENCE
 CERRO GORDO AVE
 CAYUCOS, CA

FIRST FLOOR
 PLAN



FIRST FLOOR PLAN

1/4" = 1'-0"

DRAWN BY: JHM

DATE: 6.25.15

REVISIONS DATE

REVISIONS	DATE

SHEET
A-2
 OF 8 SHEETS

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

REDING RESIDENCE
 CERRO GORDO AVE
 CAYUCOS, CA

LOFT FLOOR
 PLAN

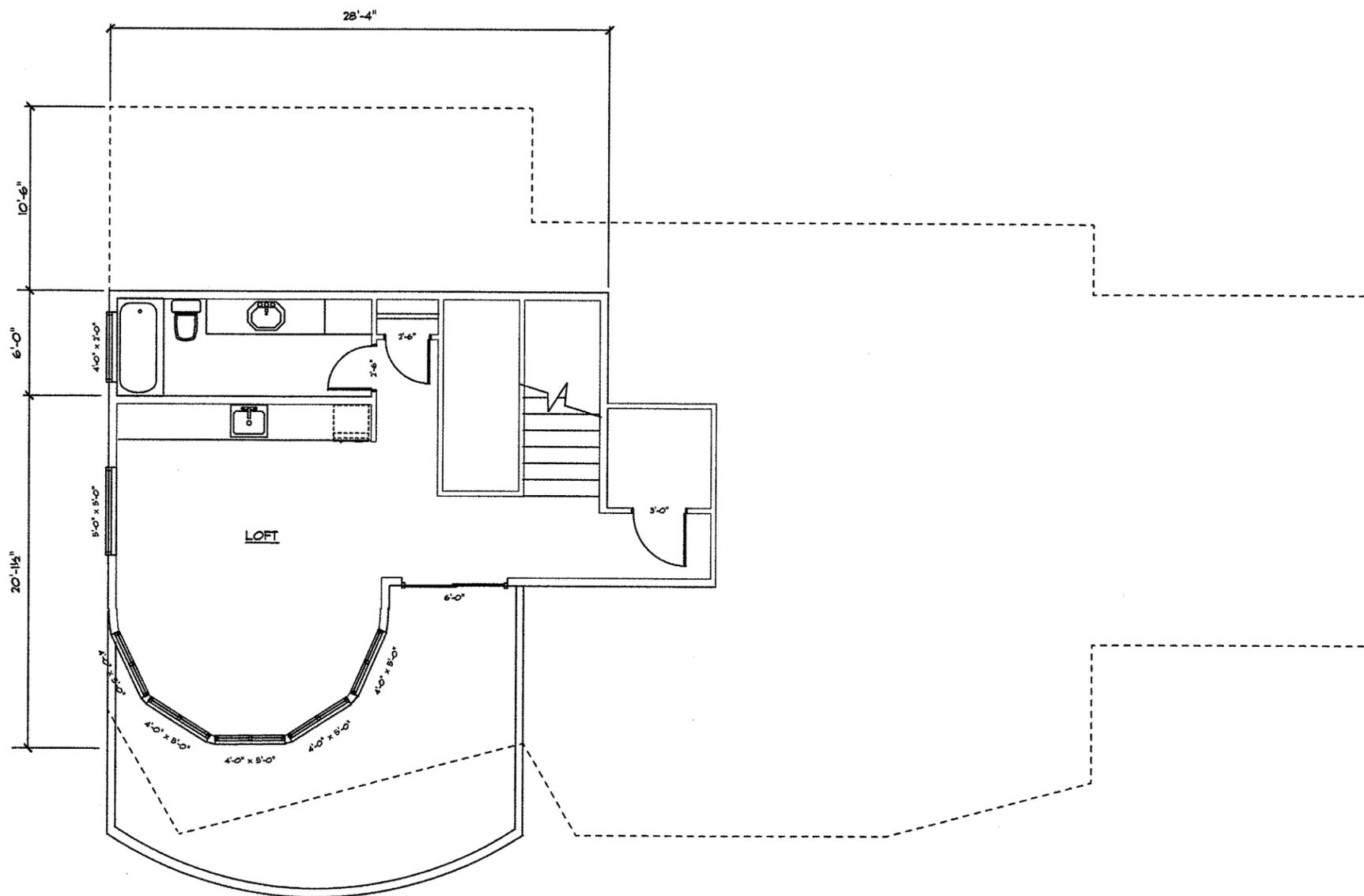
DRAWN BY: JHM

DATE: 6.25.15

REVISIONS DATE

REVISIONS	DATE

SHEET
A-5
 OF 8 SHEETS



LOFT PLAN

1/4" = 1'-0"

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

REDING RESIDENCE
 CERRO GORDO AVE
 CAYUCOS, CA

EXTERIOR
 ELEVATIONS

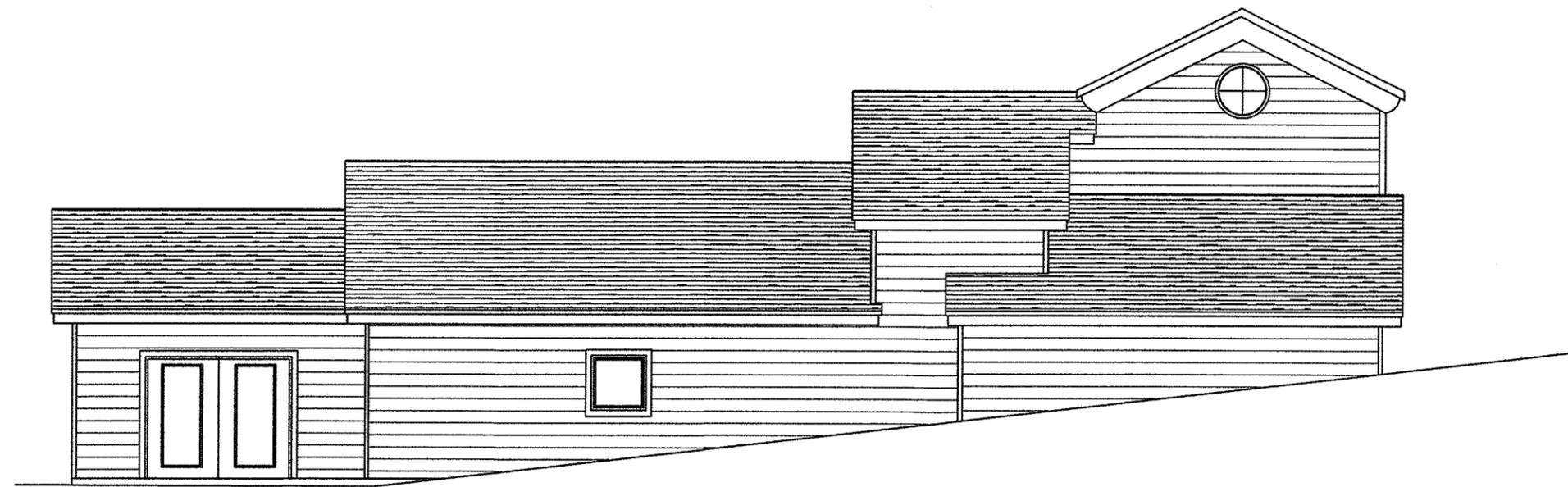
DRAWN BY:	JM
DATE:	6.25.15
REVISIONS	DATE

SHEET
A-6
 OF 8 SHEETS



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

John MacDonald, Architect
 2813 Santa Barbara Avenue
 Cayucos, CA 93430
 Office 805.995.1398
 FAX 805.995.1544

John MacDonald EXPRESSLY RESERVES
 ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY
 RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE
 NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY
 FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE
 ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING
 THE EXPRESS WRITTEN PERMISSION AND CONSENT OF
 John MacDonald

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE
 PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
 SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
 AND CONDITIONS ON THE JOB AND SHALL REPORT ANY
 DISCREPANCIES TO THE ENGINEER AND ARCHITECT FOR
 RESOLUTION PRIOR TO COMMENCING WORK IN QUESTION.

STRUCTURAL ENGINEER:

ENERGY ANALYSIS:

SOILS ENGINEER:

REDING RESIDENCE
 CERRO GORDO AVE
 CAYUCOS, CA

EXTERIOR
 ELEVATIONS

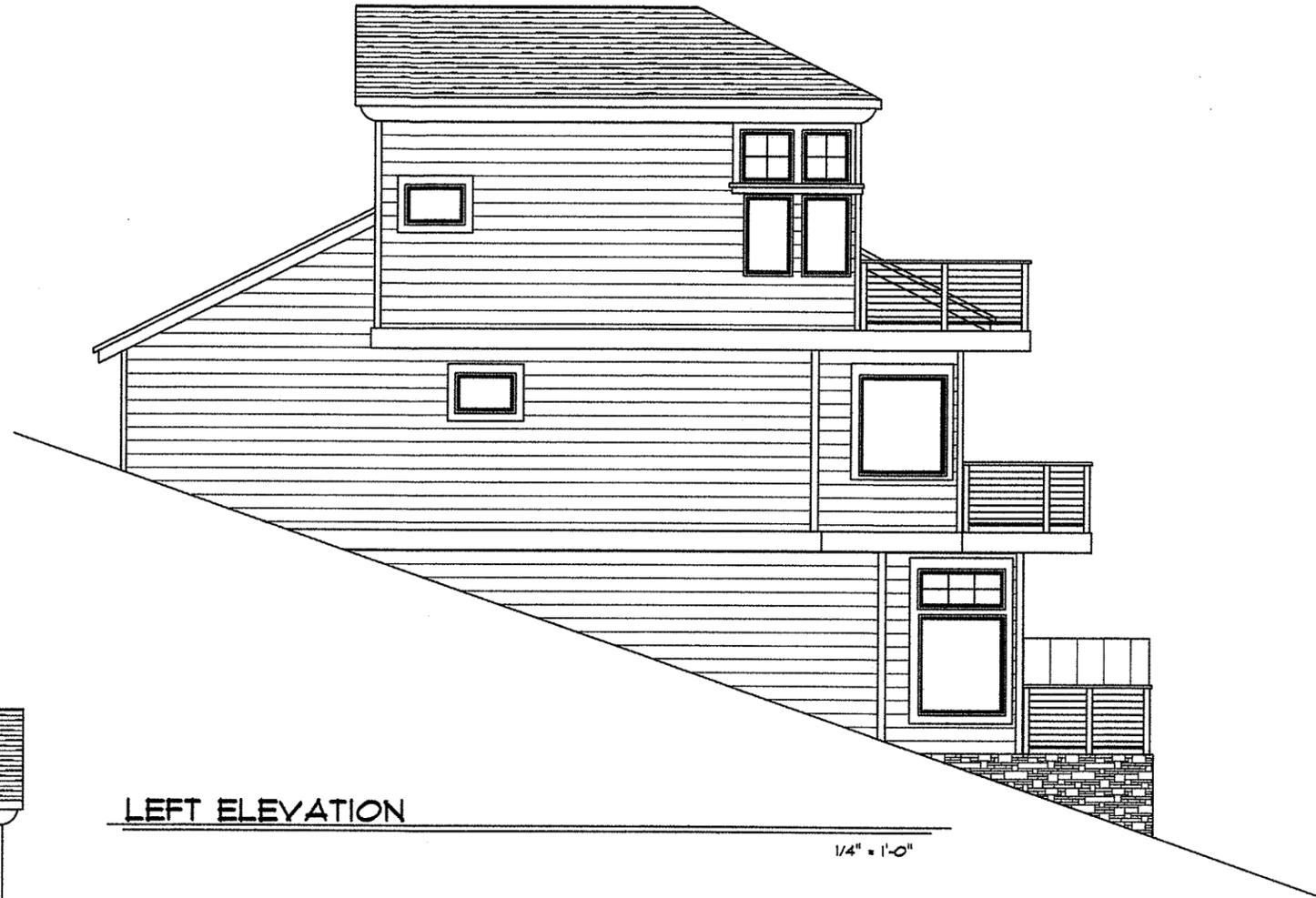
DRAWN BY: JHM

DATE: 6.25.15

REVISIONS DATE

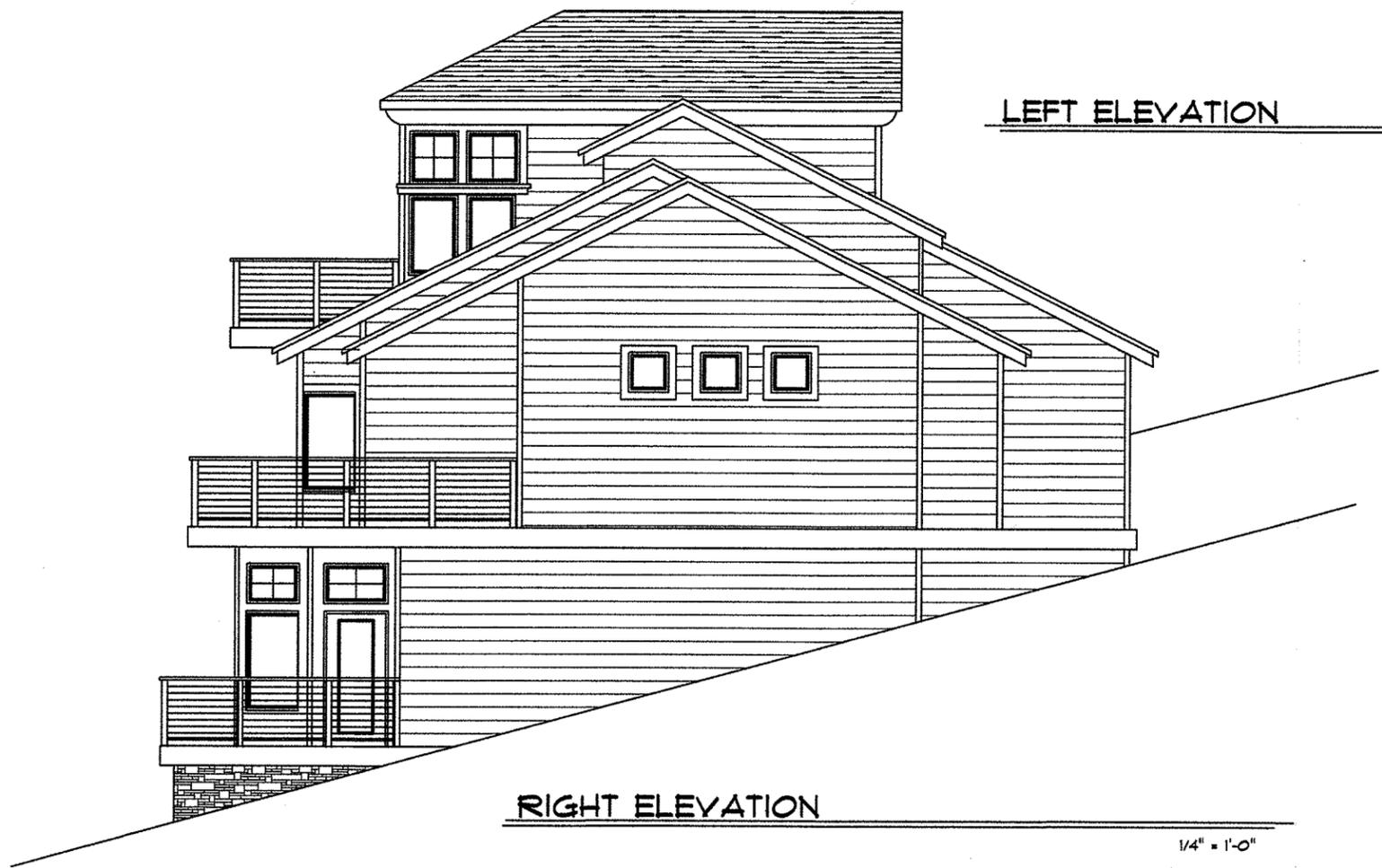
REVISIONS	DATE

SHEET
A-7
 OF 8 SHEETS



LEFT ELEVATION

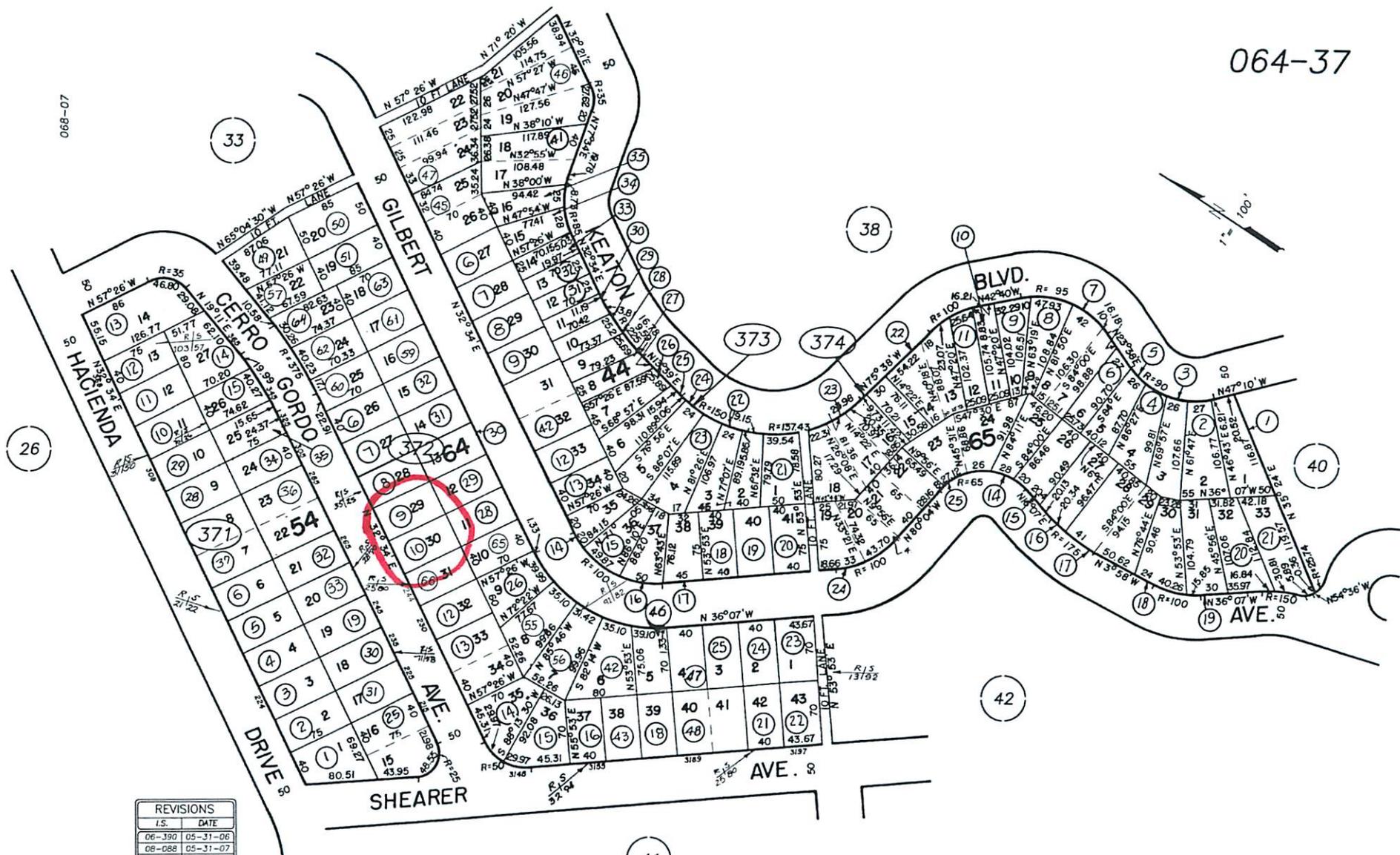
1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

068-07



REVISIONS	
I.S.	DATE
06-390	05-31-06
08-088	05-31-07



ER 06-06-06 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

Residential Single-Family

Residential Multi-Family

Commercial Retail

Residential Single-Family

Cayucos Citizens Advisory Council

Rural Lands

Residential Single-Family

Residential Multi-Family





Parcel Summary Report For Parcel # 064-372-009

11/18/2015
8:52:23AM

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 REDING TIMOTHY J
 509 COLEBROOK CT MODESTO CA 95350-
OWN IGERCICH-REDING CAROL J

Address Information

Status **Address**
P 00270 CERRO GORDO AV CAYU

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>
MORROST3	0064	0029	Cayucos	Estero Plannin	RSF	LCP	GS	Y	L2	

Parcel Information

Status **Description**
Active MORRO STR 3 BL 64 LT 29

Notes

FEE FOR VARIANCE FOR NEW HOUSE IS \$4880.00 NO GEO FEE PER GEOLOGIST. 4368 VAR WITH PREV IS /COASTAL 1037/ENVTL 50/ 575
CREDIT.SWC 6/4/15

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10



Parcel Summary Report For Parcel # 064-372-009

11/18/2015
8:52:23AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

AREA NO. 10, ZONE A

Case Information

Case Number:

Case Status:

D010140P ERR Primary Parcel

Description:

SFD-3 CAR GARAGE,RETAINING WALL

D010141V EX1 Primary Parcel

Description:

SFD /RETAINING WALLS AND 3 CAR GARAGE

DRC2005-00240 EXP Primary Parcel

Description:

VARIANCE FOR GRADING ON SLOPES OVER 30% AND RETAINING WALLS HIGHER THAN 3 FEET IN THE FRONT SETBACK AND HIGHER THAN 6.5 FEET IN THE SIDE AND REAR SETBACKS

DRC2015-00058 REC Primary Parcel

Description:

VARIANCE FOR NEW 4228 SF RESIDENCE, W/1092 SF GARAGE & 980 SF OF DECKING

PMT2002-12074 EXP Primary Parcel

Description:

SFD W/ ATTACHED GARAGE & GUEST UNIT

PMT2002-12078 EXP Primary Parcel

Description:

MAJOR GRADING FOR DRIVE & PAD & 1,227 SF OF SITE RET'G WALLS J.EMERICK,RCE/EARTH SYSTEMS & GEOSOLUTIONS/NO SHORING REQ'D PER GEOSOLUTIONS SLOPE STABILITY REPORT BUT MONITORING THE EXCAVATION IS REQUIRED. THE ENGINEER OF RECORD SHALL PROVIDE PROGRESS REPORTS DURING EXCAVATION FOR SLOPE STABILITY & EROSION-SEDIMENTATION CONTROL. 12FT CUT HAS PERMISSION TO GRADE ON ADJ PROPERTY.NEED CALCS FOR RET'G WALLS.

PMT2007-00129 EXP Primary Parcel

Description:

EXPIRED - SFD (3444 SF) W/ ATTACHED GARAGE (1222 SF) - 3 STORY AND MAJOR GRADING PMT2007-00130 *REQUEST FOR APPLICATION EXTENSION 2/16/2010*

PMT2007-00130 EXP Primary Parcel

Description:

EXPIRED - MAJOR GRADING 43% (SFD 2007-00129) LOT 29 APPROX 1725 SQFT RET WALL *REQUEST FOR APPLICATION EXTENSION - 2/16/10**



Parcel Summary Report For Parcel # 064-372-010

11/18/2015
9:13:02AM

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 REDING TIMOTHY J
 509 COLEBROOK CT MODESTO CA 95350-
OWN IGERCICH-REDING CAROL J

Address Information

Status Address
P 00260 CERRO GORDO AV CAYU

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>
MORROST3	0064	0030	Cayucos	Estero Plannin	RSF	LCP	GS	Y	L2 / HP	

Parcel Information

Status Description
Active MORRO STR 3 BL 64 LT 30

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10



Parcel Summary Report For Parcel # 064-372-010

11/18/2015
9:13:02AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

AREA NO. 10, ZONE A

Case Information

Case Number:

Case Status:

D010140P ERR Related Parcel

Description:

SFD-3 CAR GARAGE,RETAINING WALL

D010141V EX1 Related Parcel

Description:

SFD /RETAINING WALLS AND 3 CAR GARAGE

DRC2005-00240 EXP Related Parcel

Description:

VARIANCE FOR GRADING ON SLOPES OVER 30% AND RETAINING WALLS HIGHER THAN 3 FEET IN THE FRONT SETBACK AND HIGHER THAN 6.5 FEET IN THE SIDE AND REAR SETBACKS

DRC2015-00058 REC Related Parcel

Description:

VARIANCE FOR NEW 4228 SF RESIDENCE, W/1092 SF GARAGE & 980 SF OF DECKING

PMT2002-12074 EXP Related Parcel

Description:

SFD W/ ATTACHED GARAGE & GUEST UNIT

PMT2002-12078 EXP Related Parcel

Description:

MAJOR GRADING FOR DRIVE & PAD & 1,227 SF OF SITE RET'G WALLS J.EMERICK,RCE/EARTH SYSTEMS & GEOSOLUTIONS/NO SHORING REQ'D PER GEOSOLUTIONS SLOPE STABILITY REPORT BUT MONITORING THE EXCAVATION IS REQUIRED. THE ENGINEER OF RECORD SHALL PROVIDE PROGRESS REPORTS DURING EXCAVATION FOR SLOPE STABILITY & EROSION-SEDIMENTATION CONTROL. 12FT CUT HAS PERMISSION TO GRADE ON ADJ PROPERTY.NEED CALCS FOR RET'G WALLS.

PMT2007-00129 EXP Related Parcel

Description:

EXPIRED - SFD (3444 SF) W/ ATTACHED GARAGE (1222 SF) - 3 STORY AND MAJOR GRADING PMT2007-00130 *REQUEST FOR APPLICATION EXTENSION 2/16/2010*

PMT2007-00130 EXP Related Parcel

Description:

EXPIRED - MAJOR GRADING 43% (SFD 2007-00129) LOT 29 APPROX 1725 SQFT RET WALL *REQUEST FOR APPLICATION EXTENSION - 2/16/10**