



# DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 01/06/2016

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

FROM: AIRLIN SINGEWALD, 805-781-5198, ASingewald@co.slo.ca.us  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00074 (VANKIVELL) MUP TO WAIVE THE DISTANCE/SEPARATION STANDARD ALLOWING AN EXISTING 4 BDRM RESIDENCE AT 5840 MOONSTONE BEACH DRIVE IN CAMBRIA (APN: 022-052-052) TO BE USED AS A RESIDENTIAL VACATION RENTAL.

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

Case: PMT2015-01829

### 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

VACATION RENTAL

WALLACE JOHN L

Project: APN: 076-415-001

Tenant Improvement

RECONFIGURE OFFICE SPACE, UPGRADE ELECTRICAL, REPLACE HVAC SYSTEM  
00612 CLARION CT SLOC

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name DAVID NANK'Y L Daytime Phone 949-842-6306  
 Mailing Address 5840 MOONSTONE BEACH DR. CAMBRIA Zip Code 93428  
 Email Address: \_\_\_\_\_

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

Agent Name DAVID BROWN - ARCHITECT Daytime Phone 927-3376  
 Mailing Address P.O. BOX 123 CAMBRIA CA. Zip Code 93428  
 Email Address: davidbarchitect@gmail.com

### PROPERTY INFORMATION

Total Size of Site: 3963 S.P. Assessor Parcel Number(s): 022-052-052

Legal Description: LOT 3 BLOCK 4 C.P.M.U. NO. 2

Address of the project (if known): 5840 MOONSTONE BEACH DR. 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.: MOONSTONE BEACH DR. EAST TO WINDSOR BLVD. - LEFT TURN THEN TURN RIGHT ONTO HWY 1 SOUTH.

Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING RESIDENCE (4 BEDROOM) W/ 2 CAR GARAGE PLUS 5 OFF STREET PARKING.

### PROPOSED PROJECT

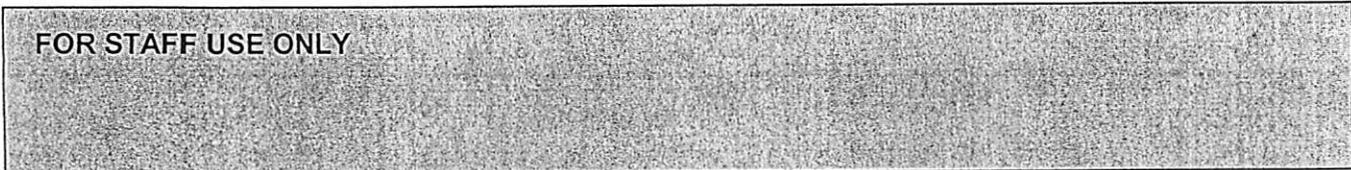
Describe the proposed project (inc. sq. ft. of all buildings): VACATION RENTAL ON SAME SITE AS AN OLD DEMOLISHED MOTEL

### 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 12/15/15



# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

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

Type of project:  Commercial  Industrial  Residential  Recreational  Other **VACATION RENTAL**

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE REQUIRED BY M.U.P APPROVAL - LOCATION MODIFICATION

Describe existing and future access to the proposed project site: ACCESS FROM MOONSTONE BEACH DRIVE, & PAVED STREET FROM A PAVED DRIVEWAY

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: S.F.R South: S.F.R  
East: S.F.R / VACANT West: MOONSTONE BEACH DR / OCEAN

For all projects, answer the following: **EXISTING RESIDENCE**  
Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 2556 sq. feet 54 % (2140 LOT CN) landscaping: 600 sq. feet 15 %  
Paving: 1320 sq. feet 33 % (TOTAL) Other (specify) 640 DECK etc 16 %  
Total area of all paving and structures: ~ 2700  sq. feet  acres  
Total area of grading or removal of ground cover: 0 N.A.  sq. feet  acres  
Number of parking spaces proposed: 7 OFF STREET Height of tallest structure: 15 FT.  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 10' Right 3'-6" Left 3'-6" Back 15'

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

Fire Agency: List the agency responsible for fire protection: CSD CAMBRIA FIRE / CAL FIRE

For commercial/industrial projects answer the following:  
Total outdoor use area: N.A.  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 (EXISTING) Number of bedrooms per unit: 4 (FOUR)  
Total floor area of all structures including upper stories, but not garages and carports: 2140 SF  
Total of area of the lot(s) minus building footprint and parking spaces: 1279 SF

# 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: 1.1 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: EXISTING RESIDENCE
- 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: MOONSTONE BEACH DRIVE

**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? 1 EDU
- 4. How many service connections will be required? NONE 1 IS EXISTING
- 5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
- 6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach \_\_\_\_\_
- 7. Does water meet the Health Agency's quality requirements?  
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** N.A.

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: 25 FT    Location of connection: IN ADJACENT STREET
- 2. What is the amount of proposed flow? 1 FAMILY G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No N.A.

**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 DISPOSAL
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: COAST UNION DISTRICT
2. Location of nearest police station: 2.5 MILES
3. Location of nearest fire station: 3 MILES
4. Location of nearest public transit stop: 1/2 MILE
5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
If yes, what is the distance? 1/2 MILE feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
FORMER 12 UNIT MOTEL SITE (DEMOLISHED)
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   N.A.**

*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** *N.A.*

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** *N.A.*

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

**Energy Conservation Information** *N.A.*

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

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

**Environmental Information**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If yes, please list: \_\_\_\_\_

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

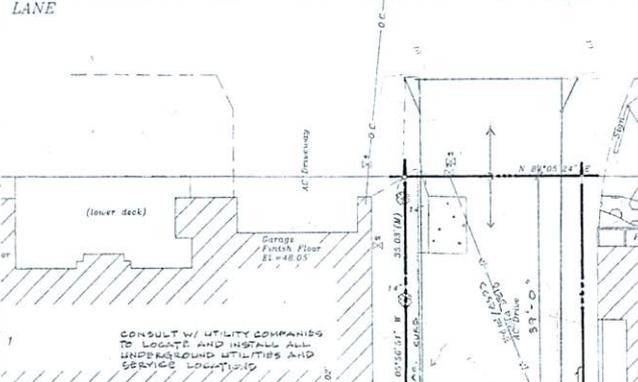
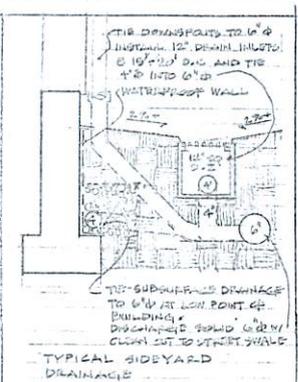
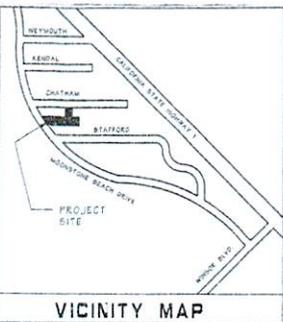
If yes, please describe and provide "ED" number(s): UNKNOWN AT THIS POINT

### Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): M.U.P & BUSINESS LICENSE

(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.)

ALTA / ACSM LAND TITLE SURVEY



**SHEET INDEX**

- A1 SITE PLAN, PROJECT DATA
- A2 PERMIT CONDITIONS
- G1 GRADING PLAN
- G2 EROSION CONTROL PLAN
- A3 FLOOR PLANS
- A4 FOUNDATION PLAN
- A5 SHEAR WALL PLANS
- A6 FLOOR AND ROOF FRAMING
- A7 SECTIONS and D
- D1 FOUNDATION DETAILS
- D2 FOUNDATION, FRAMING DETAILS
- D3 FRAMING DETAILS
- A8 ELEVATIONS
- A9 MECH and ELECTRICAL PLANS
- G11 CABINETS
- N1 GENERAL NOTES
- N2 GENERAL NOTES

**PROJECT DATA**

Contractor to review Karzan Soils Report and Follow all recommendations and guidelines. Consult with Karzan for required inspections.

Basic Soils recommendations include:

- Remove existing 3.5 ft. of loose fill
- Recompact to 90% with engineered fill
- Remove all existing buried structures
- Consult Karzan if water is present and if so add a min. a vapor retarder
- Drain surface water and roof drains into drain inlets and into 6" round pipe and discharge in a non erode manner into Moonstone Beach Drive drainage swale
- Compact utility trenches and driveways
- Install all other soil report conditions.

Surveyor to provide letter re: foundation to Setback conformity

Surveyor to provide letter to establish average Normal grade and max. height certification.

Incorporate Erosion and sediment control best Management practices. All devices must be in place and functional prior to the first inspection. All erosion control devices must be maintained throughout construction. Truck wash down at Chatham street drive. Install with fence at Moonstone Beach Drive.

Install an approved fire sprinkler system. Consult with CSO Chief Miller for fire compartment requirements.

**OWNERS:**

MOONSTONE LLC  
 610 DRABBLE HOUSE  
 1500 MONSTONE BEACH DRIVE  
 CAMBRIDGE, CALIFORNIA 93725  
 PHONE: (415) 578-8834 FAX: (415) 578-8834

**LEGAL DESCRIPTION:**

SOUTH UNIT - LOT 5, BLOCK 4, CAMBRIA PINES APN: 025-022-045-002  
 NORTH UNIT - LOTS 2, 3, 5, 6, & 7, BLOCK 4, CAMBRIA PINES APN: 025-022-045-003

**JOB ADDRESS:**

1500 MONSTONE BEACH DRIVE  
 CAMBRIDGE, CALIFORNIA 93725

**JOB DESCRIPTION:**

CONSTRUCT TWO SINGLE FAMILY RESIDENCES ON MOONSTONE BEACH DRIVE AT THE LOCATION OF AN APARTMENT HOTEL. (TO BE DEMOLISHED) PROJECT TO INCLUDE GRADING FOR LOWER FLOOR LEVELS.

**AREA INFORMATION:**

**SOUTH UNIT**  
 PARCEL AREA (L2914) 3,903 SF  
 TOTAL UNIM. SPACE: 2,140 SF  
 COVERED PORCH: 56 SF  
 TERRACE AREA: 20 SF  
 TOTAL AREA: 3,979 SF

**NORTH UNIT**  
 PARCEL AREA (L2914) 5,120 SF  
 TOTAL UNIM. SPACE: 2,775 SF  
 COVERED PORCH: 32 SF  
 TERRACE AREA: 370 SF

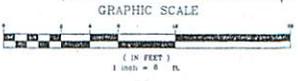
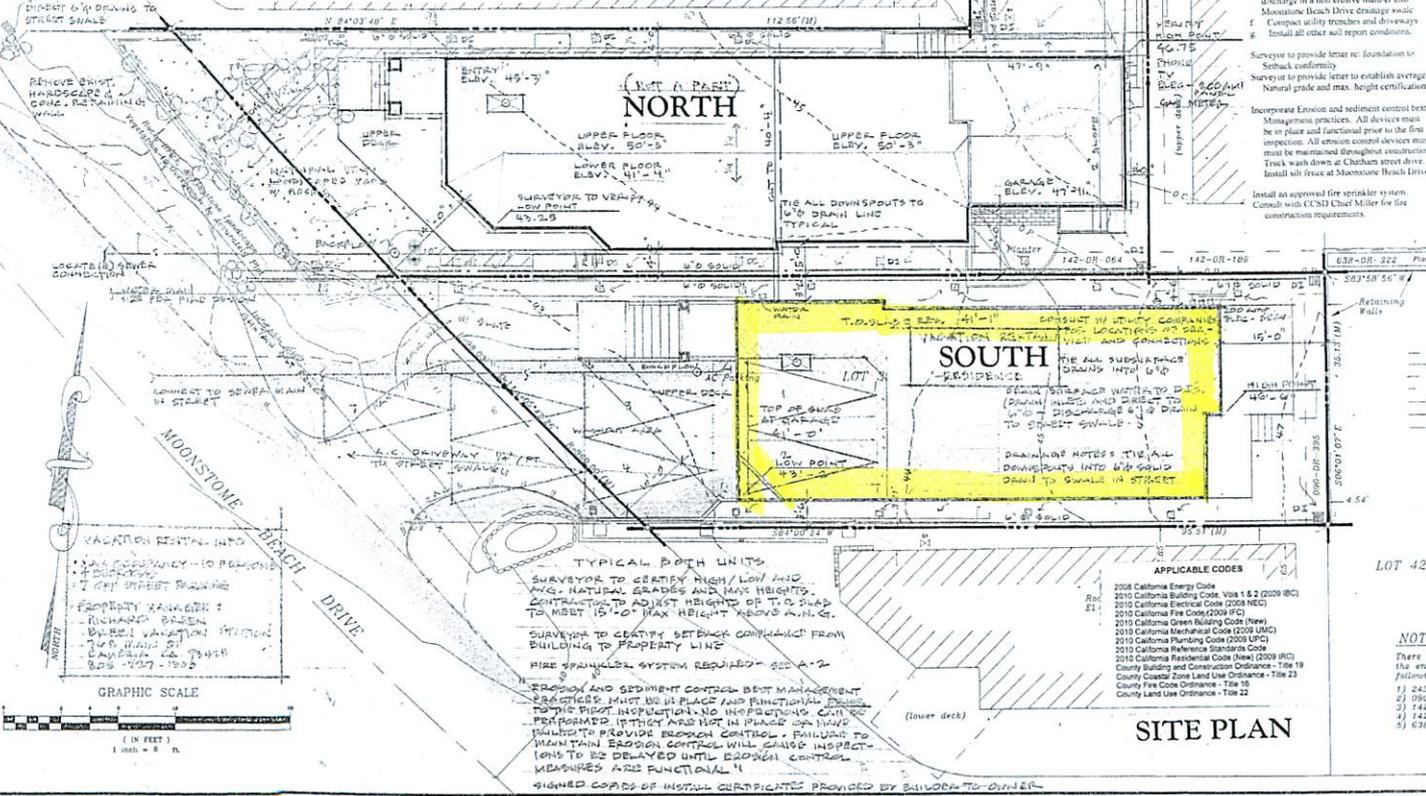
**MINOR USE PERMIT CALCULATIONS:**

**SOUTH UNIT**  
 LOT AREA = 3,903 / 2000 = 1.95 SF  
 FACTOR OF INCREASE = 1.95 SF  
 LOT COVERAGE = 1050 SF / 3,903 = 26.9%  
 MAX. ALLOWABLE LOT COVERAGE = 14%  
 MAX. ALLOWABLE G.S.A. = 546.42 SF

**NORTH UNIT**  
 LOT AREA = 5,120 / 2000 = 2.56 SF  
 FACTOR OF INCREASE = 1.48 SF  
 LOT COVERAGE = 1825 SF / 5,120 = 35.6%  
 MAX. ALLOWABLE LOT COVERAGE = 14%  
 MAX. ALLOWABLE G.S.A. = 716.8 SF

**GRADING:**

LOTS 2, 3, 5, 6, 7  
 HANDBOOK SET: 8.00 SF  
 HANDBOOK SET: 8.00 SF  
 TOTAL G.S.A. YARDS: 720  
 (INCLUDING AREA BEHIND RESIDENCES)



**TYPICAL BOTH UNITS**

SURVEYOR TO CERTIFY HIGH/LOW AND AVG. NATURAL GRADES AND MAX HEIGHTS. CONTRACTOR TO ADJUST HEIGHTS OF T.D. SLAB TO MEET 15'0" MAX HEIGHT ABOVE A.M.C.

SURVEYOR TO CERTIFY SETBACK COMPLIANCE FROM BUILDING TO PROPERTY LINE

FIRE SPRINKLER SYSTEM REQUIRED - SEE A-2

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE AND MUST REMAIN TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

SIGNED COPIES OF INSTALL CERTIFICATES PROVIDED BY SUBLOOR-TO-OWNER

SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
01		

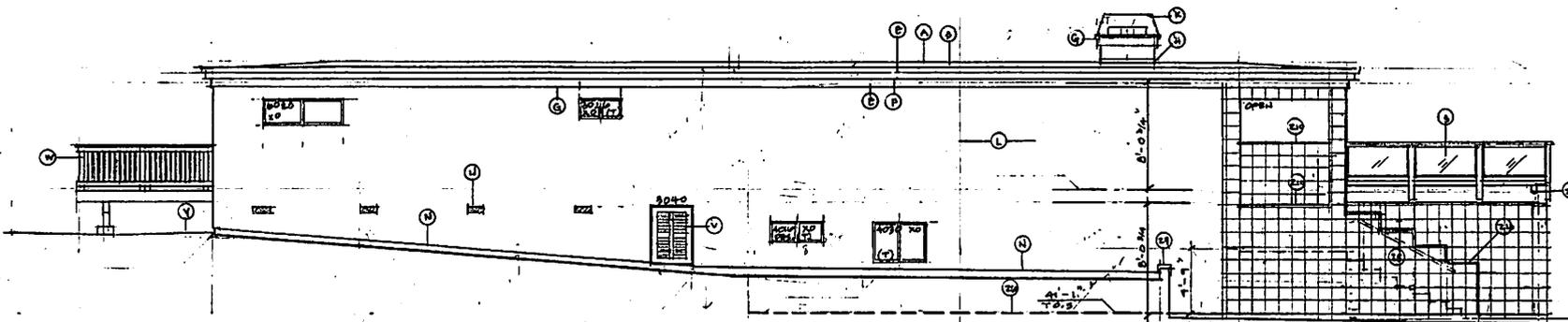
REQUESTED BY: Granite Homes  
 1500 West Hornum Avenue  
 Suite No. 101  
 Fresno, CA 93711  
 (559) 440-8254

TOPOGRAPHICAL SURVEY  
 LOTS 2, 3, 5, 6, & 7  
 BLOCK 4  
 CAMBRIA PINES, UNIT No. 2  
 APN: 025-022-045-002 & 003  
 SAN JUAN GILBERT COUNTY, 274' E. OF CALIFORNIA

DRAWN: CHECKED  
 J.A.R. D.F.H.  
 DATE: 10-11-2006  
 SCALE: 1" = 8'  
 JOB No: 1574  
 SHEET  
 A-1

LOT 42

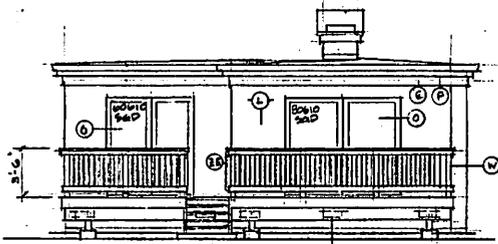




NORTH ELEVATION

ELEVATION NOTES

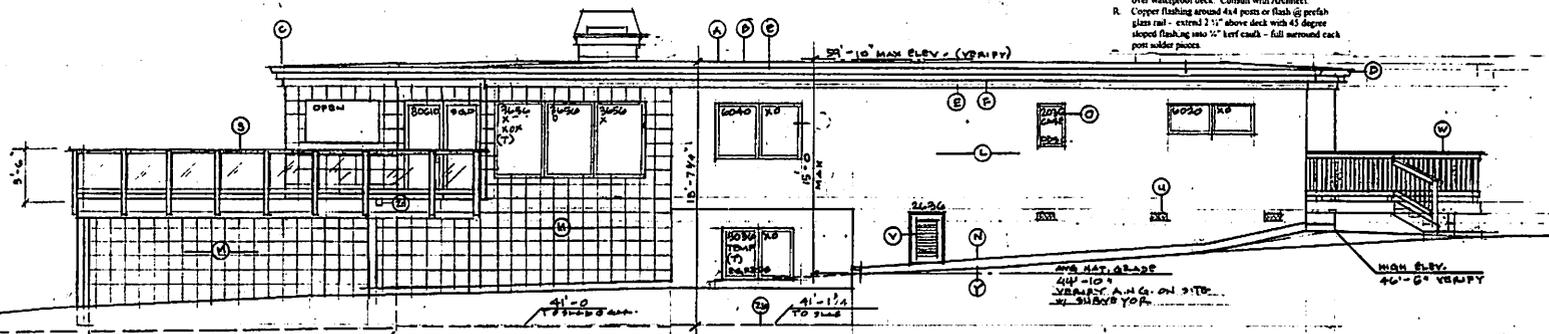
- A. 2x6 rapped eave steps with maximum 1/8" slope on 5' CED roof sheathing with reflective side down.
- B. Roofing - GAF BRAI Supreme 3 ply torch down system. Install and maintain as per MFR guidelines and specs. Color - Weathered Wood (Black).
- C. Wrap roofing paper over fascia edge to wall typical.
- D. Install painted aluminum drip flashing into fascia 1/4" from eave and down fascia. Convey all roof water to Moonstone Beach Dr eave in 4" diameter solid drain.
- E. 2x10 fascia with stucco wrap.
- F. Continuous vinyl with vent thru masonry vent blocks at a bay and into roof rafters - ventilates through to all sides.
- G. 2x8 with stucco wrap.
- H. Flashing and counter flashing (copper)
- I. Recessed drain with into grate
- J. Copper cap chimney should open on sides and top - (optional 2x GA CI with 3 coves Rotulium, including Primer)
- K. Approved manufacturers chimney cap with flashing
- L. Stucco - 7/8" exterior plaster - 3 coat - install per MFR guidelines and specs over waterproof paper. Hand troweled texture - color coat embossed - see approved Manufacturer Permit colors - singular cement flash coat below stucco.
- M. 1 1/2" x 12" Slat with 1/8" spacing grout (not applied to color coat) - seal at stone and grout.
- N. Approved vinyl weep screed (note: metal nuts at corners). Use vinyl corners.
- O. Milgard Lunacy windows and French doors, Cal Fire Tempered - low E dual glazed (used throughout living and dining rooms - also and types called out instead and flash as per Milgard specs and construction guidelines - (raccoo mold) - tan cover (optional beige color)
- P. Flashing and counter flashing @ deck to wall
- Q. Screened decking with 1/8" minimum slope away from building 3 ply sand finish - option to install slats over waterproof deck. Consult with Architect.
- R. Copper flashing around 4x4 posts or flash @ porch glass rail - extend 2 1/2" above deck with 45 degree sloped flashing into 1/2" kerf caulk - full around each post under pieces.
- S. 42" high code compliant handrail system - "Crysanite" rail posts or similar railing system must have cap and 1/4" clear glass per the manufacturer's glass railing system. Attachment of posts and deck waterproofing critical. Use standard system Simpson Strong-Tie deck hardware or consult with Architect.
- T. Drip edge into gutter w/ downspouts
- U. Vinyl or copper screened vents to meet underfloor ventilation Code requirements.
- V. Screened access door to FAU.
- W. 42" high guardrail w/ 2x2 pickets and 4x4 posts.
- X. Concrete stairs and 42" guardrail. Diameter rise and run on site. Rise 6-7" and run 12".
- Y. Line of natural grade or finished grade.
- Z. 1x6 1/2" wood painted sectional garage door.
- Z-1. Utility connections - consult w/ utility companies for installation and location requirements.
- Z-2. Install natural stacked rock wall along Moonstone Beach side for slope transitions.
- Z-3. 4" thick concrete slab - textured/colored or finished w/ Stone.
- Z-4. Stucco wrapped beams and columns.
- Z-5. 36" high handrail per Code.
- Z-6. Top of Slab.
- Z-7. Top of subfloor.
- Z-8. Plate height.
- Z-9. Copper flashing around concrete wall.
- Z-10. Wrap below stucco with Waterproof membrane. No penetrations of nails etc. Waterproof corner.
- Z-11. Overflow at deck with copper flashing.



EAST ELEVATION



WEST ELEVATION



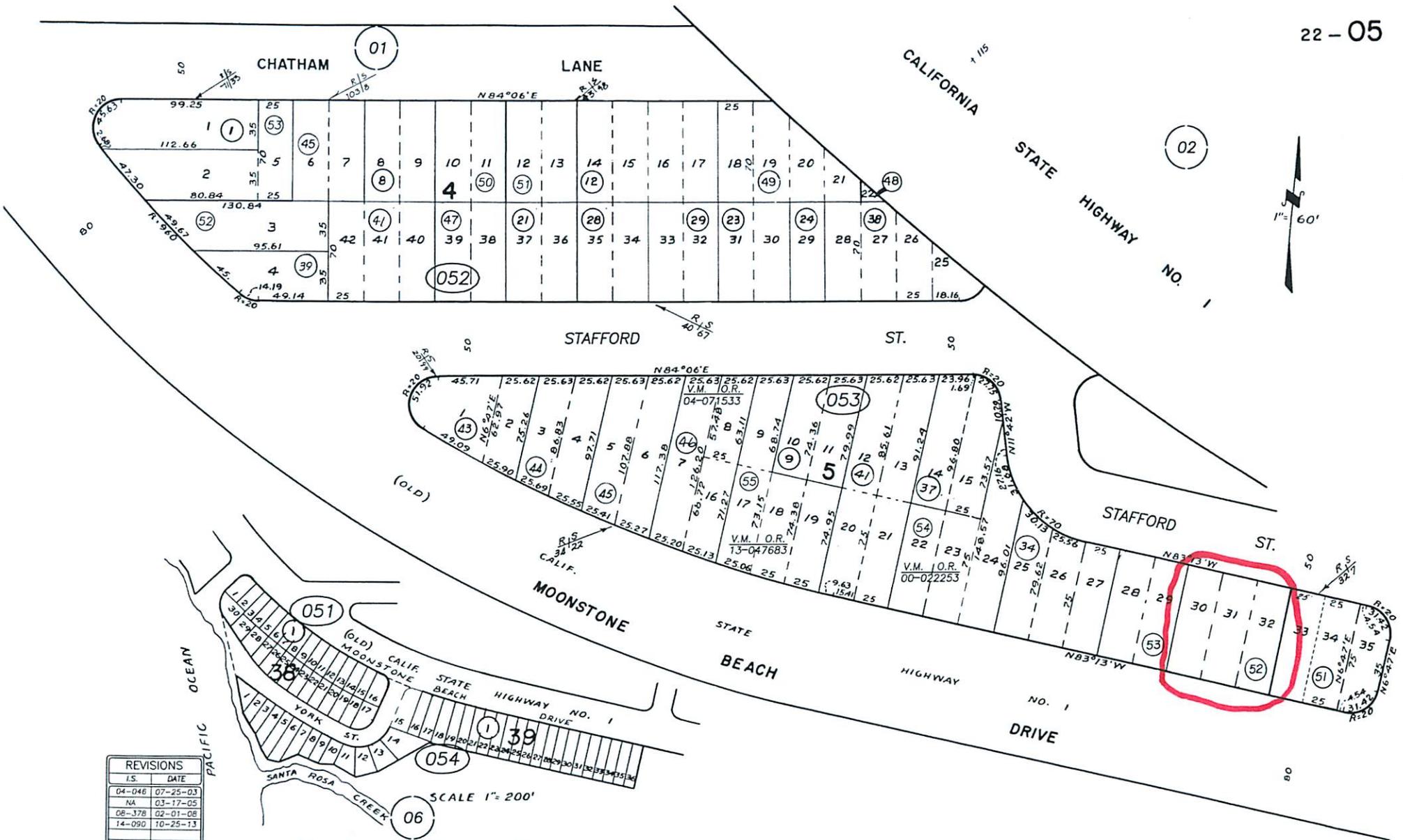
SOUTH ELEVATION

REV	BY

DAVID M. BROWN  
ARCHITECT  
P.O. BOX 1000  
CAMBRIDGE, CA 94915  
PHONE 415-441-1111  
FAX 415-441-1112

PROPOSED NEW CONSTRUCTION (04)  
**MOONSTONE LLC SOUTH UNIT**  
8950 MOONSTONE BEACH DRIVE  
CAMBRIDGE, CALIFORNIA

DRAWN BY:  
DAVID SPAN  
CHECKED BY:  
DATE:  
SCALE:  
JOB NUMBER:  
MOONSTH-04R  
9-02T  
**A8**  
OF 9-SHEETS



REVISIONS	
IS.	DATE
04-046	07-25-03
NA	03-17-05
08-378	02-01-08
14-090	10-25-13

SCALE 1" = 200'

JS  
08-16-00

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



**Residential Multi-Family**

**Recreation**

**Residential Single-Family**

**Residential Single-Family**

North Coast Planning Area  
Coastal Zone Planning Area

North Co. Cambria REPLY Council

**Open Space**

WEYMOUTH ST

ST. JOSEPH ST

KENDALL LN

GATHAM LN

STAFFORD ST

YORPES ST

MOONSTONE BEACH DR

SEASIDE DRIVE



# Parcel Summary Report For Parcel # 022-052-052

1/4/2016  
11:19:59AM

## 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    NANKIVELL DAVID L  
4009 CALLE JUNO SAN CLEMENTE CA 92673-

### Address Information

Status                      Address  
P                              05840 MOONSTONE BEACH 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>
CPUNIT2	0004	0003	Cambria	North Coast P	RSF	LCP	AS	Y		
022052	052	0001	Cambria	North Coast P	CAZ	GS		N		

### Parcel Information

Status    Description  
Active    CAM PINES U NO 2 BL 4 LT 3

### 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 # 022-052-052

1/4/2016  
11:19:59AM

## 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:**

95183 FNL Primary Parcel

**Description:**

DEMO & REPLACE WIND RETAINING & SCREEN BLOCK WALLS

COD2011-00849 CLD Primary Parcel

**Description:**

DEMO PERMIT REQUIRED PMT2011-01959 SUBMITTED FOR NEW CONST. W/O DEMO

DRC2007-00038 EXP Primary Parcel

**Description:**

MUP TO REMOVE EXISTING 1974 SF RES/MOTEL

DRC2007-00039 WIT Primary Parcel

**Description:**

MUP TO REMOVE EXISTING 1250 SF NON CONFORMING MOTEL (3 ROOMS) AND CONSTRUCT 2070 SF RESIDENCE W/ 682 SF GARAGE

DRC2009-00085 APV Primary Parcel

**Description:**

MUP TO CONSTRUCT TWO SFR ON TWO LOTS AND DEMO EXISTING MOTEL

DRC2015-00074 REC Primary Parcel

**Description:**

VACATION RENTAL

H0037 FNL Primary Parcel

**Description:**

200 AMP SERVICE PANEL REPLACEMENT

P020794Z APP Primary Parcel

**Description:**

OWNERSHIP CHANGE ONLY DBA MOONSTONE INN

P950822Z APP Primary Parcel

**Description:**

MOONSTONE INN MOTEL

PMT2003-02216 FNL Primary Parcel

**Description:**

ELECTRICAL HOOK-UP FOR REPLACEMENT OF EXISTING HOT TUB AT HOTEL.

PMT2011-01758 FNL Primary Parcel

**Description:**

DEMO (2) MOONSTONE INN STRUCTURES -1 STORY BUILDING (1700 SF) AND 2 STORY BUILDING (1800 SF)



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1/4/2016  
11:19:59AM

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PMT2011-01959

FNL

Primary Parcel

**Description:**

SFD (2140 SF), ATTACHED GARAGE (416 SF), COVERED PORCH (56 SF) & MINOR GRADING (SOUTH UNIT) (DEMO 1232SF MOONSTONE INN MOTEL - PMT2011-01758) DRC2009-00085

ZON2003-00195

APP

Primary Parcel

**Description:**

HANDYMAN