



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 2/18/2015

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

FROM: TERRY WAHLER, 805-781-5621, TWahler@co.slo.ca.us  
COASTAL Team / Development Review

PROJECT DESCRIPTION: DRC2015-00083 KELLY MUP, PROPOSED ADDITION OF 116 SF TO EXISTING SFR AND 103 SF NON-PERMEABLE DECK, LOCATED AT 1800 PACIFIC AVENUE, CAYUCOS APN: 064-236-014

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

DRC2015-00083

CINDY KELLY

## 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

MINOR USE PERMIT

ADD 116 SQ FT. LIVING AREA & 103 SQ FT. NON-PERMEABLE DECK  
EST/ CAYU

AS CA CAZ FH GS LCP  
RSF SSN

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name CINDY KELLY Daytime Phone (559) 587-1308  
Mailing Address 1829 WEST CALDWELL AVE. Zip Code 93277  
Email Address: \_\_\_\_\_

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

Agent Name NELSON R. BERNAL Daytime Phone 737-3746  
Mailing Address 2121 PINE ST. A. PASS ROBLES Zip Code 93446  
Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 3620 SQ FT. Assessor Parcel Number(s): 064-236-014  
Legal Description: LOT 11 BLOCK 7  
Address of the project (if known): 1800 PACIFIC AVE. CAYUCOS  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HIGHWAY 1 TO PACIFIC

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

EXISTING 2 STORY SFD

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ADD 116 SQ FT LIVING AREA & 103 SQ FT. NON-PERMEABLE DECK

## 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 Cindy M Kelly Date \_\_\_\_\_

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): NONE

Describe existing and future access to the proposed project site: EXISTING PAVED 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: RESIDENTIAL South: RESIDENTIAL  
East: RESIDENTIAL West: PACIFIC OCEAN

### For all projects, answer the following:

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

Buildings: 1916 sq. feet 54 % Landscaping: 1500 sq. feet 42 %  
Paving: 196 sq. feet 5 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 2112  sq. feet  acres

Total area of grading or removal of ground cover: 100  sq. feet  acres

Number of parking spaces proposed: 2 Height of tallest structure: 20'

Number of trees to be removed: N/A Type: \_\_\_\_\_

Setbacks: Front 6' Right 4' Left 4' Back 12'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: CSA-10

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

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

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 3

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

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# 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: .07 acres  
Moderate slopes of 10-30%: .007 acres  
Steep slopes over 30%: N/A 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? 1 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**

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes     No
4. Has a piezometer test been completed?  
 Yes     No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes     No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line?     Yes     No  
 Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**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? SIDE OF 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: 15 MILES
3. Location of nearest fire station: 2 MILES
4. Location of nearest public transit stop: 5 MILES
5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
If yes, what is the distance? 1 feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
NONE
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): \_\_\_\_\_
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

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

**Other Related Permits**

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

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



**MECHANICAL NOTES:**

- ALL VENTILATING FANS EXHAUSTING AIR FROM THE INSIDE TO THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
- DOMESTIC DRYER MOISTURE DUCTS SHALL NOT EXCEED A COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET WILL BE DEDUCTED FOR EACH ELBOW IN EXCESS OF TWO.
- LPG APPLIANCES SHALL NOT BE INSTALLED IN A BELOW GROUND PIT, BASEMENT OR SIMILAR LOCATION.
- EXACT LOCATION AND SIZES OF DUCTS FOR HVAC SYSTEM SHALL BE PROVIDED BY HEATING AND AIR INSTALLATION CONTRACTOR PRIOR TO INSTALLATION.
- FURNACE CLEARANCES ARE TO BE AS PER MANUFACTURERS SPECIFICATIONS. CGC WARM AIR FURNACES SHALL COMPLY TO CGC.
- FOR CONDITIONS WHEN FAU LOCATED IN ATTIC:
  - PROVIDE ATTIC PASSAGEWAY TO FURNACE FROM ACCESS OPENING WITH CONTINUOUS FLOORING 2" MINIMUM WIDE.
  - PROVIDE MINIMUM 30" DEEP WORKING PLATFORM IN FRONT OF ENTIRE FREEBOX.
  - PROVIDE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE AT UNIT, SWITCHED IN THE PROXIMITY OF ACCESS OPENING.
  - PROVIDE A PLATFORM WHICH WILL PROVIDE AN AREA FOR REQUIRED INSULATION IN ATTIC AREA BELOW FURNACE.
  - WHEN CLEAR HEIGHT IS LESS THAN 5 FEET IN AN AREA WHERE FAU IS LOCATED.
  - FURNACES LOCATED IN ATTICS WITH TRUSSED ROOF SYSTEMS SHALL BE SUPPORTED OFF DETAILED INTERIOR WALLS. FURNACES MAY NOT LOAD AT THE BOTTOM CHORDS OF TRUSSES UNLESS SPECIFIC ENGINEERING JUSTIFICATION IS PROVIDED FOR REVIEW AND APPROVAL. FURNACES LOADED FROM TOP CHORD MUST HAVE CONNECTING ASSEMBLY TO TOP CHORD WITHIN 12" OF CHORD SPLICE AT SUPPORT CHORD TO TOP CHORD.
- TOILET ROOM VENTILATION SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW AT LEAST 3 SQ. FT. IN AREA; OR A VERTICAL DUCT NOT LESS THAN 100 SQ. INCHES OF AREA FOR THE FIRST TOILET FACILITY, 50 SQ. INCHES FOR EACH ADDITIONAL FACILITY; OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING COMPLETE CHANGE OF AIR EVERY 15 MINUTES (50 CFM). POINT OF DISCHARGE FOR SUCH SYSTEM SHALL NOT BE LESS THAN 5 FEET FROM ANY OPENABLE WINDOW.
- MECHANICAL VENTILATING SYSTEM SHALL BE CAPABLE OF PRODUCING FIVE AIR CHANGES PER HOUR IN BATHROOMS AND POWDER ROOMS.
- PAD SUPPORTING COMPRESSOR/CONDENSOR/WATER HEATER SHALL BE A MINIMUM OF 3" ABOVE GRADE.
- COMBUSTION AIR SHALL BE PROVIDED FOR THE WATER HEATER. A MINIMUM OF 50 CU FT PER 1,000 BTU IS REQUIRED FOR ENCLOSED ROOM.
- BATHROOM EXHAUST FAN SHALL BE CONTROLLED BY A HUMIDISTAT.
- COVER FAU DUCT AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC SHEET METAL OR OTHER ACCEPTABLE METHOD.
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-90%.
- SIZING, DESIGN, AND EQUIPMENT SELECTION FOR HEATING AND AIR-CONDITION SYSTEM SHALL BE DONE USING THE FOLLOWING METHOD:
  - HEAT LOSS OR GAIN ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - DUCT SYSTEMS SHALL BE SIZED ACCORDING TO ACCA 24-D MANUAL D, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
  - EQUIPMENT SELECTION SHALL BE ACCORDING TO ACCA 36-S MANUAL S OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

**GENERAL NOTES:**

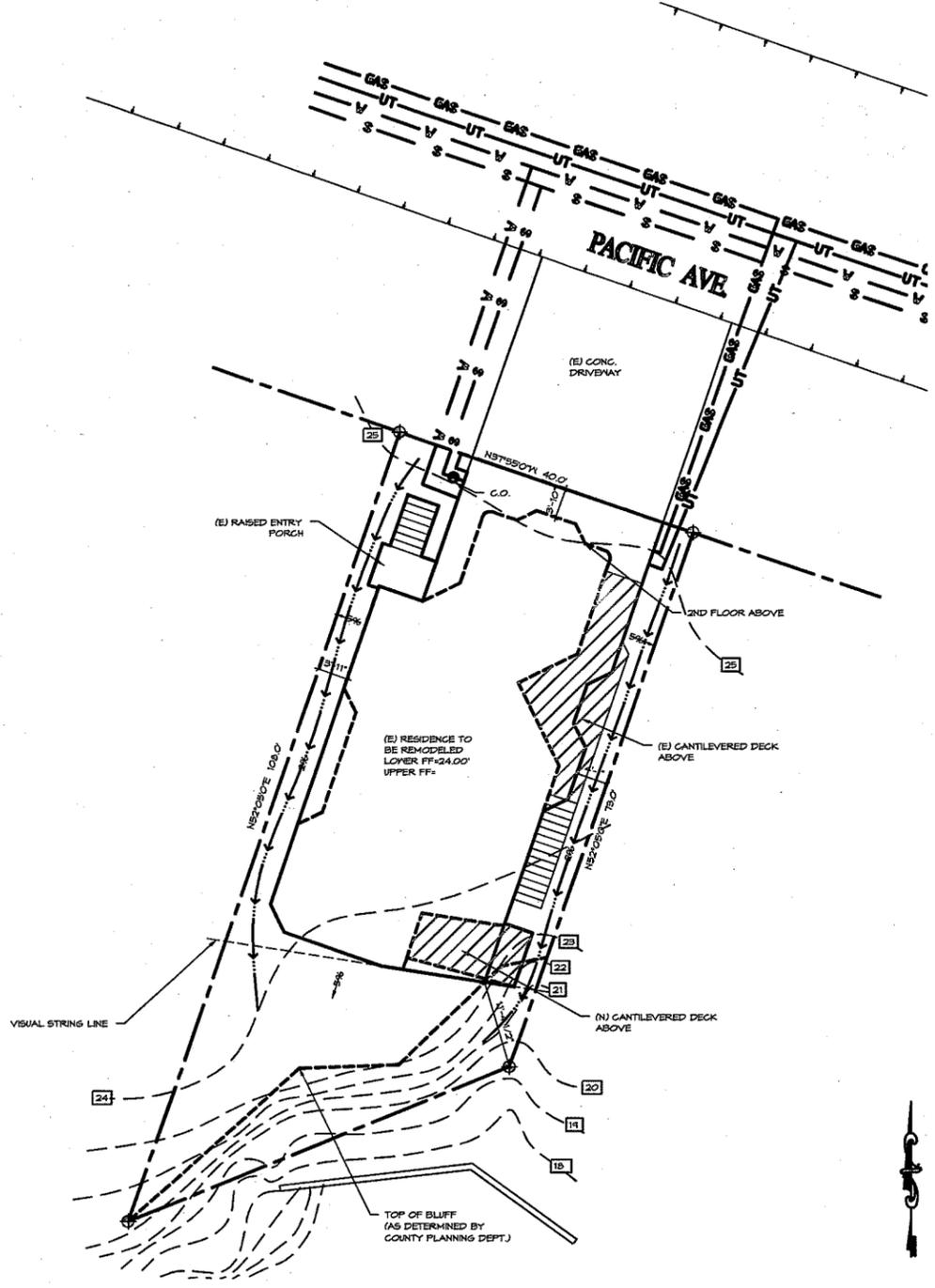
- CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PROCEDURES OR AS SPECIFIED HEREIN OR AS PER THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE.
- NRB ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
- THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF NRB AND CANNOT BE ASSUMED ALL-INCLUSIVE WITH REGARD TO SUCH.
- IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.
- CONSTRUCTION METHODS SHALL COMPLY WITH MATERIAL POLLUTION CONTROL MEASURES.
- "OPERATION AND MAINTENANCE" MANUAL SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEM LISTED IN C68500. (PROVIDE COPY OR TEMPLATE OF MANUAL)

**UTILITY NOTES:**

- PROVIDE WATER PRESSURE REGULATOR FOR NEW CONSTRUCTION.
- THE MINIMUM SIZE FOR RISERS SHALL BE 1" IN DIAMETER. MATERIALS TO BE USED MAY BE SCHEDULE 80 PVC OR TYPE L COPPER PIPE.
- PROVIDE NEW SEWER LATERAL WITH CLEANOUT 2 FEET MIN. FROM BUILDING.
- HOSE BIBS AND SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
- WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. PRESSURE REGULATOR IS REQUIRED.
- WHERE APPLICABLE, PROVIDE BACK WATER VALVE ON THE SEWER LATERAL WHEN THE PROPOSED BUILDING FIXTURES HAVE FLOOD RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER.
- IF DRAIN LINES WITHIN THE BUILDING ARE LOWER THAN THE SEWER MAIN, AN EJECTOR PUMP PUMP MAY BE REQUIRED.
- MINIMUM SIZE FOR SERVICE RISERS FOR STRUCTURES SHALL BE 1" DIA. MATERIALS SHALL BE SCHEDULE 80 PVC OR TYPE "L" COPPER, MIN.

**PROJECT STATISTICS**

<b>SITE SUMMARY</b>	
SITE AREA:	3,620 SQ. FT.
EXISTING GSA:	1,945 SQ. FT. PROPOSED: 1,416 SQ. FT.
EXISTING LOT COVERAGE:	52.18% (FOOTPRINT=1,889 SQ. FT.)
PROPOSED ADDITION:	(115 SQ. FT.)
ACTUAL BLDG COVERAGE:	52.18% FOOTPRINT COVERAGE
ACTUAL LANDSCAPE COVERAGE:	42.82% LANDSCAPE COVERAGE
ACTUAL HARDSCAPE COVERAGE:	5% HARDSCAPE COVERAGE (196 SQ. FT.)
<b>BUILDING SUMMARY</b>	
USE:	SINGLE FAMILY RESIDENCE
OCCUPANCY:	R-3/U
CONSTRUCTION:	TYPE VB, NON-SPRINKLERED
NUMBER OF STORIES:	TWO, BUILDING HEIGHT FROM AVERAGE NATURAL GRADE= 24'-6"
BUILDING AREA:	SFD FLOOR AREA: 2566 SQ. FT. SFD GARAGE: 609 SQ. FT. SFD DECK: 335 SQ. FT.
TOTAL BUILDING FOOTPRINT:	1889 SQ. FT.



**SITE PLAN** 1" = 10'-0"

**DESIGNER NOTE**

PLANS PREPARED BY:  
NRB DRAFTING, INC.  
2121 PINE STREET, SUITE A  
PASO ROBLES, CA 93446  
PH (805) 237-3146 FX (805) 237-1368

NRB DRAFTING, INC. TAKES NO LIABILITY FOR INFORMATION PROVIDED BY THE OWNER IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. THE OWNER HAS APPROVED THIS SET OF PLANS AND AGREED THAT THIS STRUCTURE IS BUILDABLE ON SAID LOT.

THE DRAFTSMAN DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS IN CONNECTION THEREWITH ARE SUITABLE, WHETHER OR NOT MODIFIED FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IN LETTER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ENGINEER.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DRAFTSMAN AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DRAFTSMAN.

**SHEET INDEX**

CS	COVER SHEET/ SITE PLAN
A-0	EXISTING FLOOR PLANS
A-1	PROPOSED FLOOR PLAN
A-3	EXTERIOR ELEVATIONS

**SCOPE OF WORK**

ADD 115 SQ. FT. TO EXISTING 2-STORY RESIDENCE PLUS INCREASE EXISTING BALCONY 123 SQ. FT. REPLACE WINDOWS AT REAR OF STRUCTURE

**AREA CALCS**

(E) LOWER LIVING	1185 SQ. FT.
(E) UPPER LIVING	1265 SQ. FT.
(E) TOTAL LIVING	2450 SQ. FT.
(E) GARAGE	609 SQ. FT.
(E) DECK	209 SQ. FT.
(N) LOWER LIVING	95 SQ. FT.
(N) UPPER LIVING	15 SQ. FT.
(N) TOTAL LIVING	2566 SQ. FT.
(N) DECK	103 SQ. FT.
(N) TOTAL DECK	335 SQ. FT.

**BLDG CODE DATA**

OCCUPANCY: R-3/U  
TYPE OF CONSTRUCTION: VII  
ALLOWABLE AREA: UNLIMITED  
HEIGHT (MAX): 24'-2 1/2"  
AUTOMATIC FIRE SPRINKLER: NO

**CODE ANALYSIS**

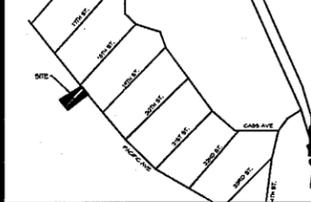
ALL CONSTRUCTION SHALL CONFORM TO THE:  
2019 California Energy Code  
2019 California Building Code  
2019 California Electrical Code  
2019 California Fire Code  
2019 California Green Building Code  
2019 California Mechanical Code  
2019 California Plumbing Code  
2019 California Residential Code  
2019 California Reference Standards Code

AS WELL AS ALL COUNTY OF SAN LUIS OBISPO LAND AND BUILDING ORDINANCES AND GREEN BUILDING STANDARDS

**PROJECT DATA**

LOT 11, BLOCK 07  
1800 PACIFIC AVE  
TOWN OF CAYUCOS  
COUNTY OF SAN LUIS OBISPO  
APN #: 064-236-014

**VICINITY MAP**



NUMBER OF ORIGINALS IN SET: 4

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, NRB IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT.



2121 Pine St., Suite A  
Paso Robles, California 93446  
Tel: 805.237.3146  
Fax: 805.237.1368  
Email: nelsonnrbdrafting.biz

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

**KELLY REMODEL**

1800 PACIFIC AVE.  
CAYUCOS, CA

COUNTY OF SAN LUIS OBISPO  
CALIFORNIA

15035

**COVER SHEET**

REVISIONS	
DESCRIPTION	DATE

DRAWN	SCALE	DATE
		09-21-15
JOB NO.	DWG NAME	CHECKED
8035		
SHEET		

**CS**

**PROJECT TEAM**

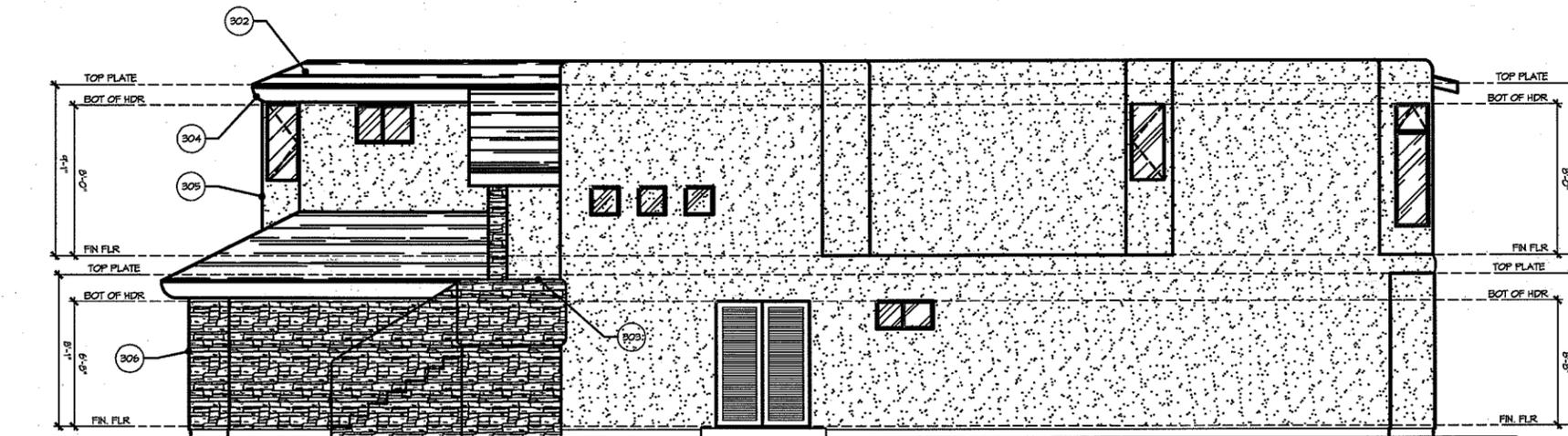
					DRAFTSMAN	OWNER
					NRB DRAFTING, INC. 2121 PINE ST., SUITE A PASO ROBLES, CA 93446 (805) 237-3146 (805) 237-1368 FAX	MR. AND MRS. KELLY 1824 NEST CALDWELL AVE. VISALIA, CA 93277 (559) 587-1308

**ELEV. KEYNOTES**

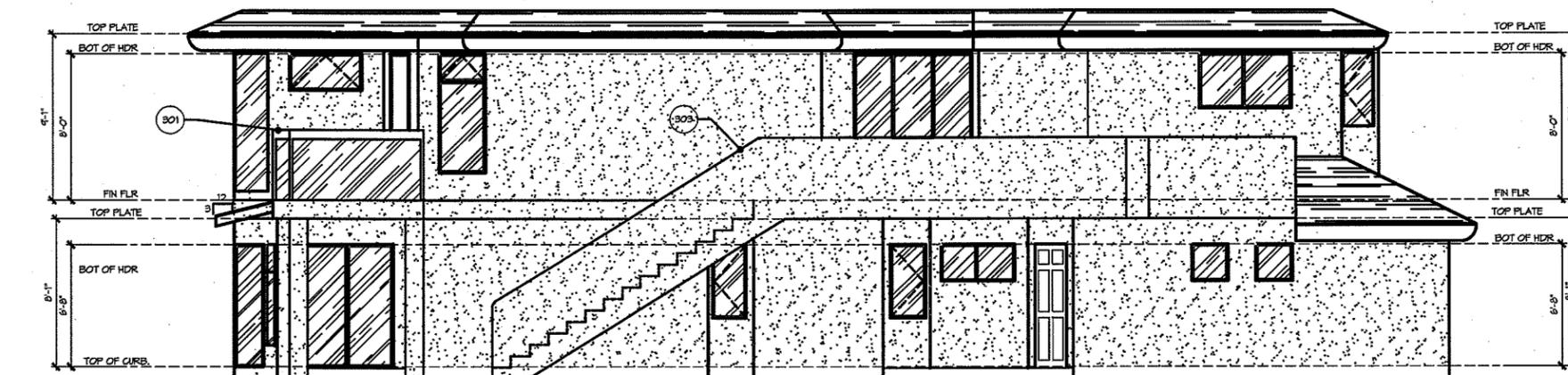
- 301 (N) 42" HIGH GLASS BALCONY RAIL
- 302 (E) COMP. ROOF
- 303 42" HIGH PONY WALL
- 304 (E) 2X DECORATIVE FASCIA
- 305 (E) STUCCO SIDING w/ APPROVED BUILDING PAPER & WIRE LATH
- 306 LEDGESTONE VENEER
- 307 1x WOOD TRIM
- 308 (E) ATTIC VENTS

**ELEVATION NOTES**

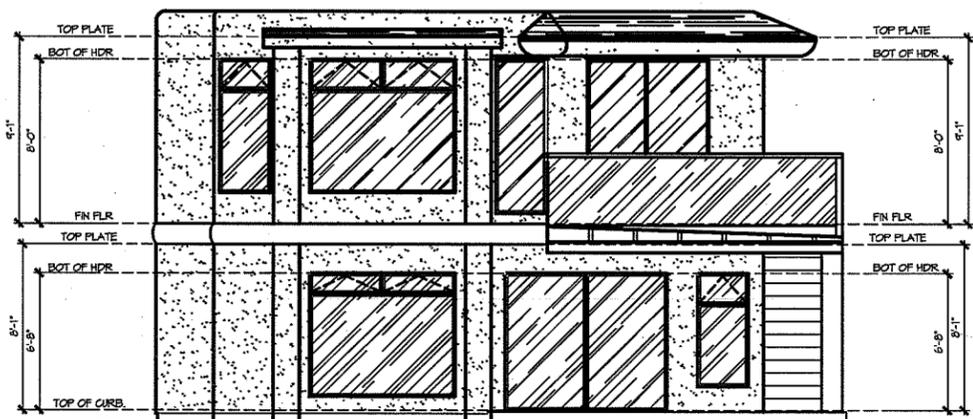
1. GLASS SKYLIGHTS SHALL BE TEMPERED AND COMPLY WITH CBC.
2. ALL ROOFING MATERIAL SHALL BE CLASS 'A', AND SHALL BE ICBO APPROVED.
3. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 26 GALV. SHEET CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL EXTEND AT LEAST 8" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALTERNATIVELY, THE VALLEY SHALL CONSIST OF MOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.
4. ATTIC INSULATION SHALL BE CONFINED SO AS NOT TO BLOCK EAVE OR CORNICE (ONE INCH MIN. CLEARANCE REQUIRED).
5. ATTIC VENTS ARE TO BE PROTECTED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF MINIMUM 1/4" AND MAXIMUM 1/2" PER CRC R206.1.
6. THE CHIMNEY SHALL BE EQUIPPED WITH A SPARK ARRESTOR. THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTOR SCREEN SHALL BE CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2" AND GREATER THAN 3/8" IN SIZE.
7. FACTORY BUILT CHIMNEYS SHALL EXTEND AT LEAST 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.



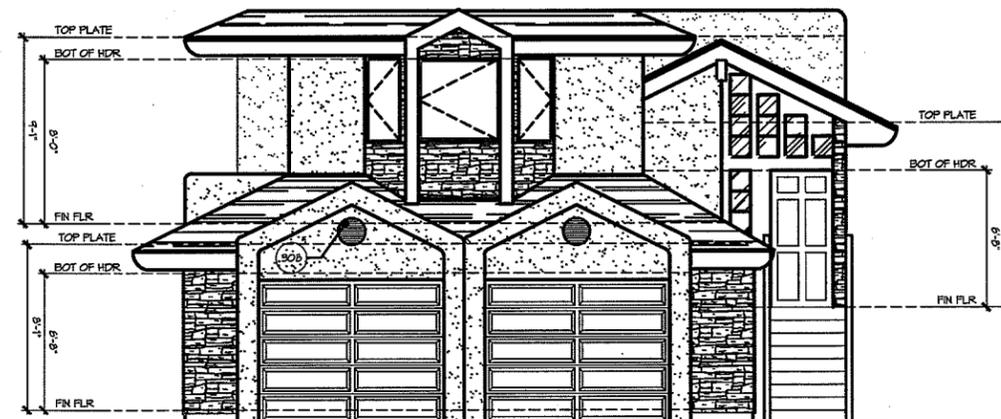
**RIGHT ELEV** 1/4" = 1'-0"



**LEFT ELEV** 1/4" = 1'-0"



**REAR ELEV** 1/4" = 1'-0"



**FRONT ELEV** 1/4" = 1'-0"



2121 Pine St., SUITE A  
Paso Robles, California 93446  
Tel: 805.231.3146  
Fax: 805.231.1368  
Email: nelsonnrbdrafting.biz

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

**KELLY REMODEL**

1800 PACIFIC AVE.  
CAYUCOS, CA

COUNTY OF  
SAN LUIS OBISPO  
CALIFORNIA

15035

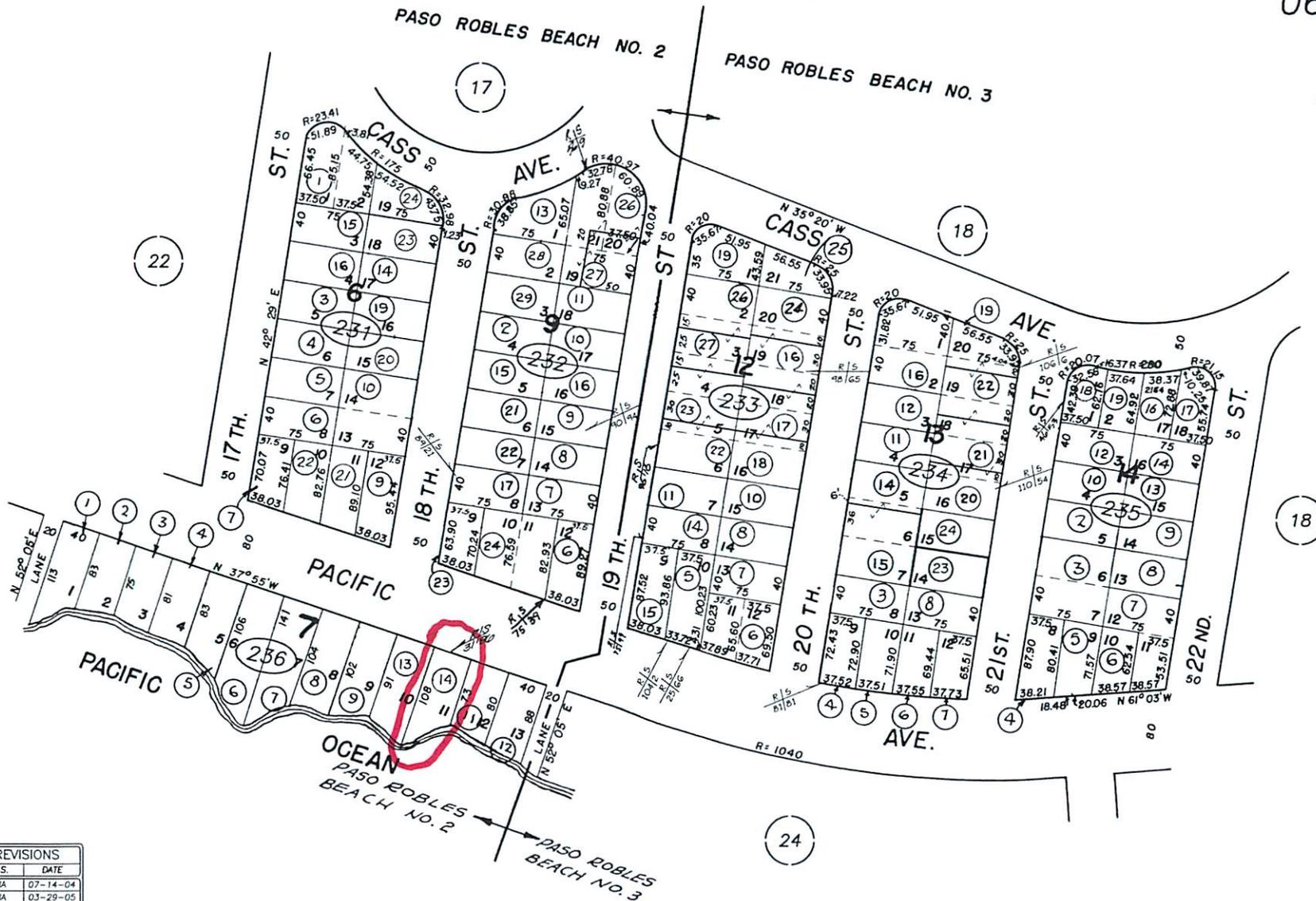
**ELEVATIONS**

REVISIONS	
DESCRIPTION	DATE

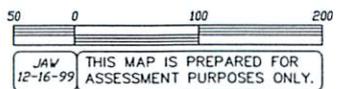
DRAWN	SCALE	DATE
PN	1/4" = 1'-0"	05-30-15
JOB NO.	DWG NAME	CHECKED
15035		

SHEET  
**A-3**



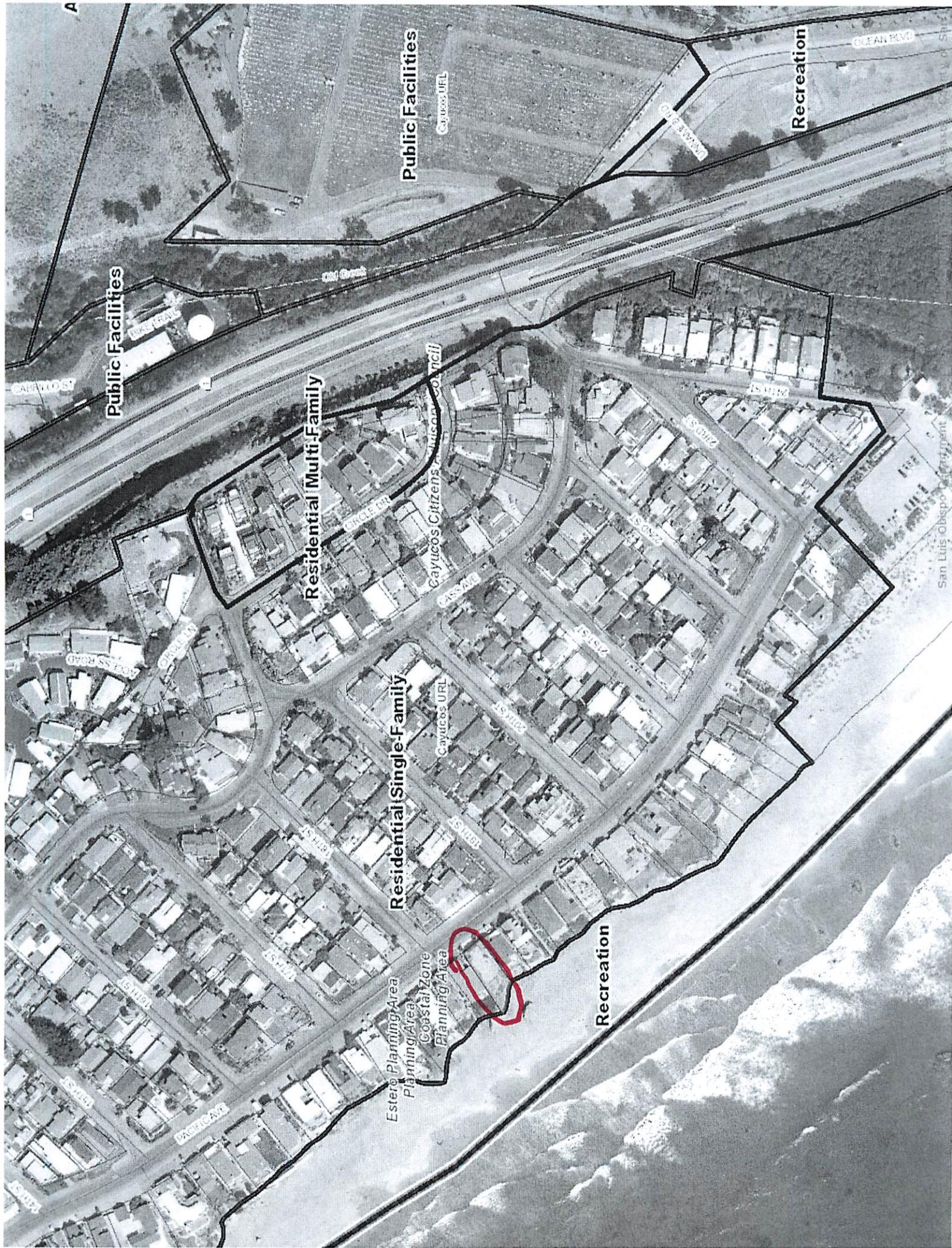


REVISIONS	
I.S.	DATE
NA	07-14-04
NA	03-29-05
09-169	09-30-08
NA	09-13-11



PASO ROBLES BEACH SUB. NO. 2, R.M. Bk. 3, Pg. 108.  
 PASO ROBLES BEACH SUB. NO. 3, R.M. Bk. 3, Pg. 115.

CAYUCOS  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 064 PAGE 23



Public Facilities

Public Facilities

Recreation

Residential Multi-Family

Residential Single-Family

Recreation

Esteros Planning Area  
Coastal Zone  
Planning Area

Cayucos URL

Cayucos URL

Cayucos Citizens' Association Council

San Luis Obispo County Department

CAYUCOS

WATER TOWER

Old Creek

GREEN ST

OCEAN BLVD

ONELE DR

CASE DR

15TH ST

16TH ST

17TH ST

18TH ST

19TH ST

20TH ST

21ST ST

22ND ST

23RD ST

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# Parcel Summary Report For Parcel # 064-236-014

2/8/2016  
9:20:57AM

## 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    KELLY WILLIAM W  
          4334 13 1/4 AVE HANFORD CA 93230-9613

OWN    KELLEY CINDY M

OWN    KELLEY WILLIAM W

OWN    KELLEY WILLIAM W & CINDY M REVOCABL

### Address Information

**Status            Address**  
 P                    01800 PACIFIC AV CAYU

### Lot Information:

<u>Tract / Twtnshp</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>
064236	014	0001	Cayucos	Estero Plannin	SSN	CAZ		N		
064236	014	0002	Cayucos	Estero Plannin	AS	GS		N		
PRBCH2	0007	0011	Cayucos	Estero Plannin	RSF	LCP	CA	Y	HP	D930246P / D930247V

### Parcel Information

**Status    Description**  
 Active    PR BCH 2 BL 7 LT 11

### Notes

SEE DOCUMENTS FOR OLD PERMIT. A NEW ADDITION ON BLUFF TOP SIDE OF HOUSE WOULD GET A NEW VARIANCE. PREV VARIENCE DONE FOR HOUSE IN 1993 . SWC 1/8/14

### Tax Districts

COAST (SB1537)  
 CAYUCOS



# Parcel Summary Report For Parcel # 064-236-014

2/8/2016  
9:20:57AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS OBISPO JT(27,40)  
CAYUCOS-MORRO  
CAYUCOS COUNTY  
NO. 02  
CAYUCOS  
AREA NO. 10  
AREA NO. 21

### Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
99315	FNL	Primary Parcel
<u>Description:</u> CONST SFR W/ATT GARAGE		
COD2008-00299	CLD	Primary Parcel
<u>Description:</u> SEA WALL W/O PMT		
D930246P	CMP	Primary Parcel
<u>Description:</u> CONST SINGLE FAMILY DWELLING		
D930247V	APP	Primary Parcel
<u>Description:</u> VARIANCE FOR SIN FAMILY DWELLING		
DRC2015-00083	REC	Primary Parcel
<u>Description:</u> ADD 116 SQ FT. LIVING AREA & 103 SQ FT. NON-PERMEABLE DECK		
ZON2003-00312	APV	Primary Parcel
<u>Description:</u> VACATION RENTAL		