



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 2/23/2016

TO: _____

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00090 GROMMISCH – Minor use permit for a new detached garage of 756 sf and conversion of existing garage to a guesthouse. Site location is 1000 Warren Rd, Cambria. APN: 023-025-014

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

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 N/A.

Describe existing and future access to the proposed project site: WARREN ROAD, A.C. 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 SFR South: RESIDENTIAL SFR
East: RESIDENTIAL SFR West: RESIDENTIAL (VALANT)

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2400 sq. feet 14 % Landscaping: 2400 sq. feet 14 %
Paving: 500 sq. feet 3 % Other (specify) DECK 400 2 / open space
Total area of all paving and structures: 2900 SF sq. feet acres
Total area of grading or removal of ground cover: 1500 sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: ~ 18 FT.
Number of trees to be removed: 2 Type: oaks
Setbacks: Front 41 Right 5 Left 9'-L Back 34'

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

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: CAMBRIA CSO
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAMBRIA CSO / 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 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 1110
Total of area of the lot(s) minus building footprint and parking spaces: 15,500 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: 4.4 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: WARREN ROAD

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 E.D.U.
4. How many service connections will be required? EXISTING 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: WATER METER TO CSO
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? N/A
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. N/A
 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: N 35' Location of connection: AT STREET
2. What is the amount of proposed flow? SINGLE FAMILY (EXISTING) 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 COUNTY 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 SCHOOL DISTRICT
- 2. Location of nearest police station: SLO SHERIFF IN SLO
- 3. Location of nearest fire station: CAL FIRE / COSO FIRE DEPT IN CAMBRIA
- 4. Location of nearest public transit stop: UNKNOWN
- 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:
EXISTING SR W/ DETACHED GARAGE
- 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

1. Describe any special energy conservation measures or building materials that will be incorporated into your project*: GREEN CODE & ENERGY CODE

*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:
NONE EXCEPT LOW FLOW PLUMBING

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

If yes, please list: _____

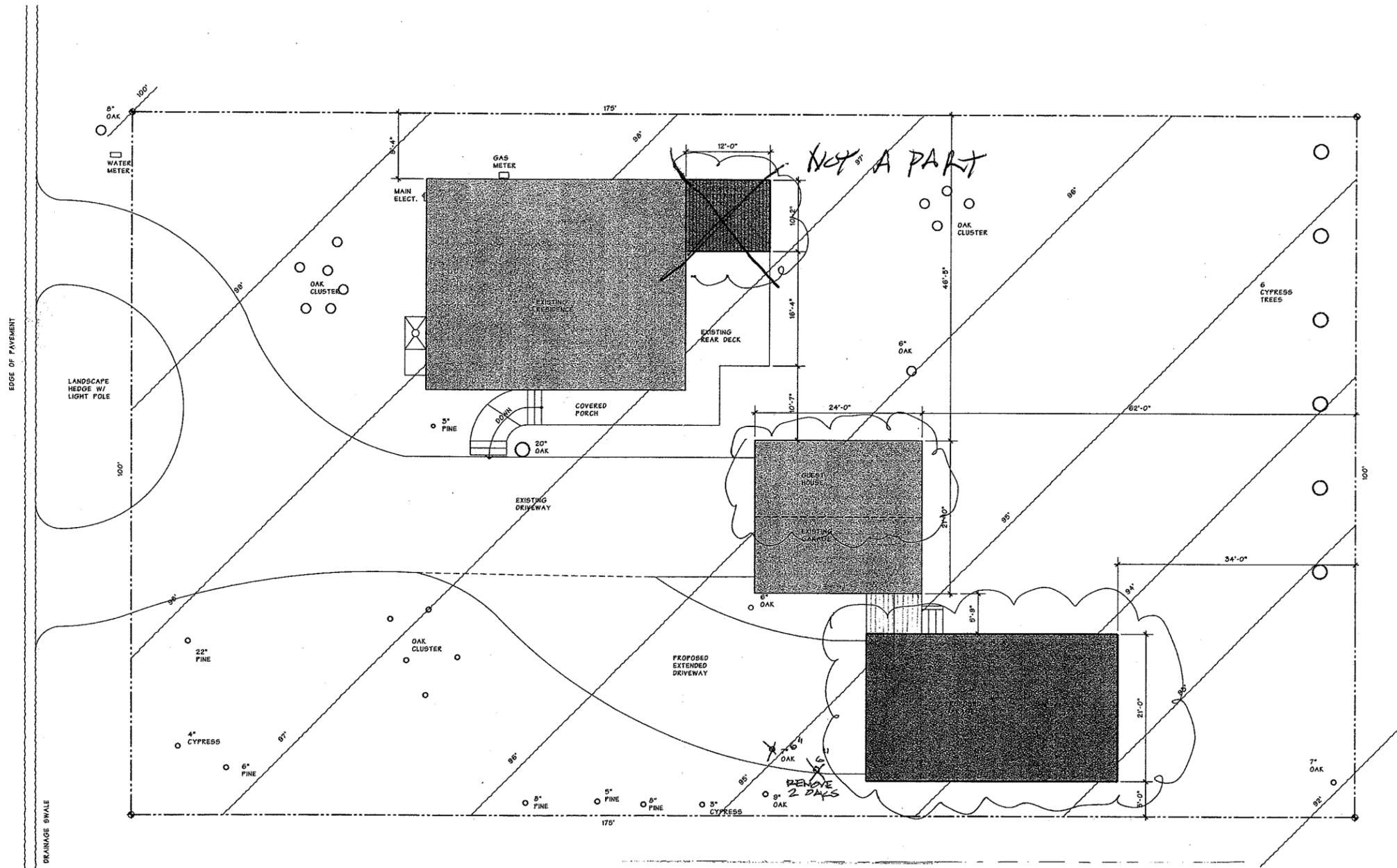
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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

Other Related Permits

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

(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.)



PROJECT AREAS

LOT AREA 17,500 S F (100 x 175)
 EXISTING HOUSE: 1,110 S F (NOT PART OF MUP)
 EXISTING GARAGE 528 S F
 CONVERT HALF OF GARAGE TO GUEST HOUSE OF 264 S F
 CONVERT OTHER HALF OF GARAGE TO A WORKSHOP OF 264 S F
 PROPOSED GARAGE 756 S F
 PROPOSED DECK 150 S F

PROJECT DATA

OWNER:
 DAN GROMISH
 1000 WARREN ROAD
 CAMBRIA CA. 93428

JOB ADDRESS:
 1000 WARREN ROAD
 CAMBRIA CA
 A P No. 023 025 014

PROJECT DESCRIPTION:
 COSTRUCT A NEW 21 x 36 S F GARAGE AND CONVERT A PORTION OF AN EXISTING GARAGE INTO A GUEST HOUSE AND CONSTRUCT DECK



SITE PLAN

REVISIONS:	BY:

DAVID M. BROWN
 ARCHITECT

(909) 927-3376 FAX: 927-4751
 P.O. BOX 123 - CAMBRIA, CA. 93428

PROPOSED REMODEL / ADDITION FOR:

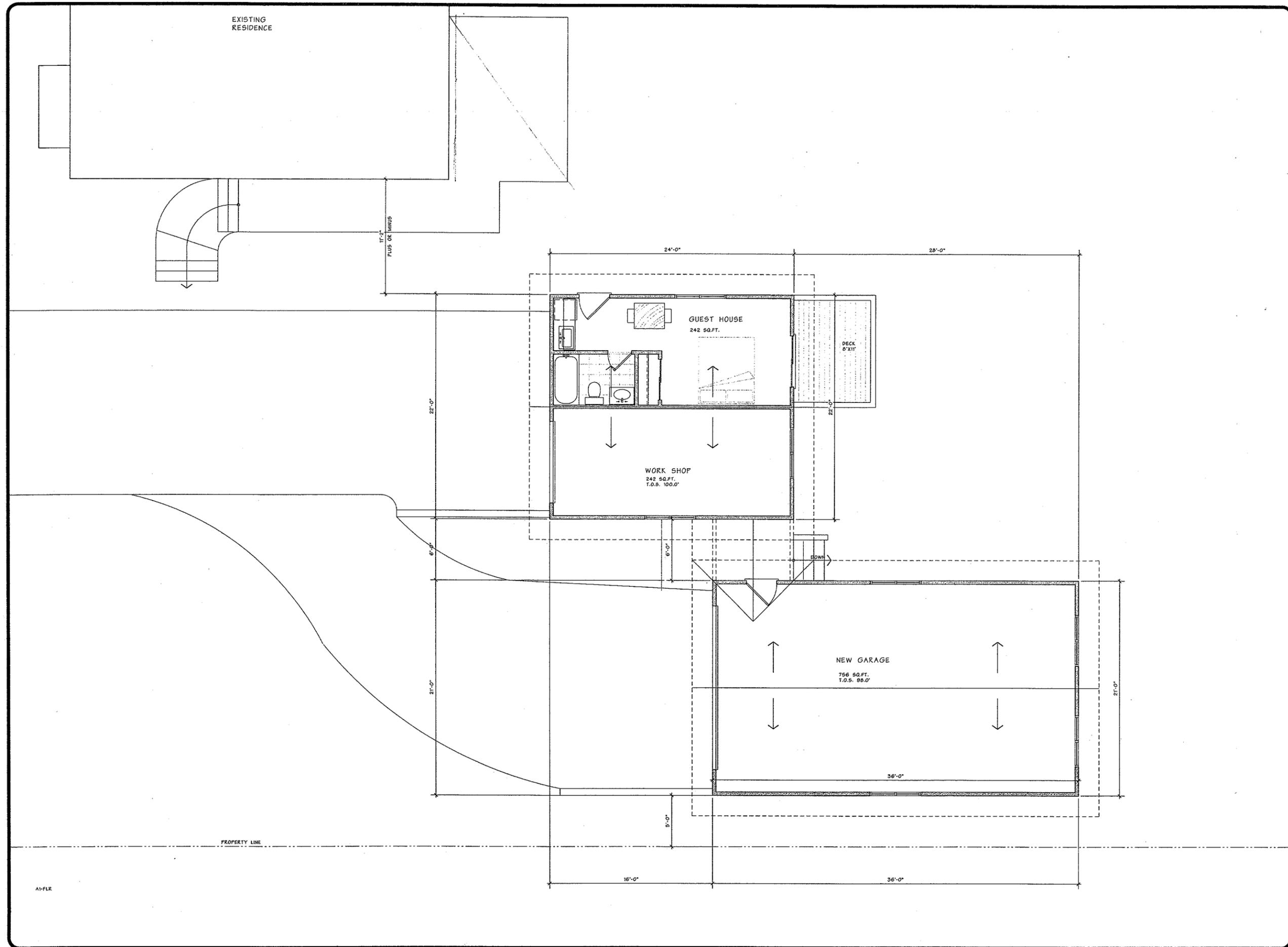
GROMISH RESIDENCE

100 WARREN ROAD
 CAMBRIA, CALIFORNIA

DRAWN BY:
 DAVID BROWN
 CHECKED BY:

DATE:
 02-11-2016
 SCALE:
 1/8" = 1' - 0"
 JOB NUMBER:
 PLANS GROMISH

SHEET
91
 OF SHEETS



REVISIONS:	BY:

DAVID M. BROWN
ARCHITECT
(805) 927-3376 FAX: 927-4751
P.O. BOX 123 - CAMBRIA, CA. 93428

PROPOSED REMODEL/ADDITION FOR:

GROMISH RESIDENCE
1000 WARREN ROAD
CAMBRIA, CALIFORNIA

DRAWN BY: DAVID BROWN
CHECKED BY:
DATE: 10-07-2015
SCALE: 1/4" = 1' - 0"
JOB NUMBER: PL6/GROMISH

SHEET
A1
OF SHEETS

REVISIONS:	BY:

DAVID M. BROWN
ARCHITECT
(805) 827-3376 FAX: 827-4781
P.O. BOX 125 - CAMBRIA, CA 95928

PROPOSED REMODEL FOR:
GROMISH GARAGE/WORKSHOP

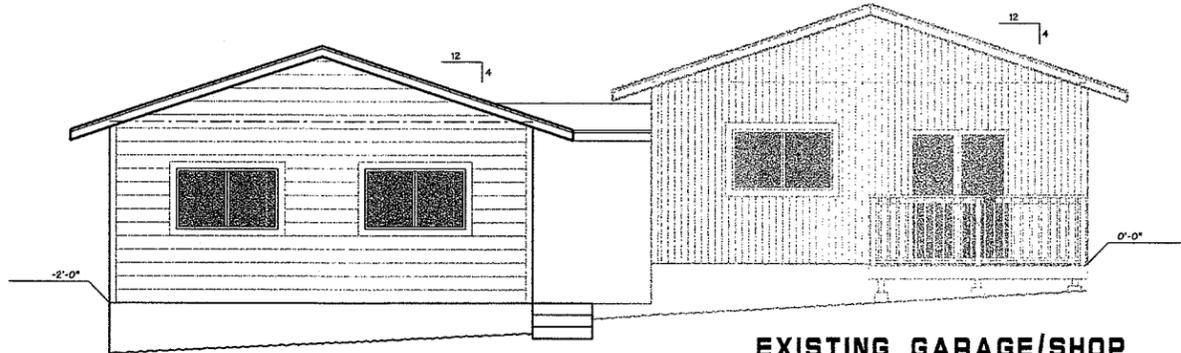
1000 WARREN ROAD
CAMBRIA, CALIFORNIA

DRAWN BY: DAVID BROWN
CHECKED BY:
DATE: 12-03-2015
SCALE: 1/4" = 1'-0"
JOB NUMBER: PL6\GROMISH
SHEET
A2
OF SHEETS



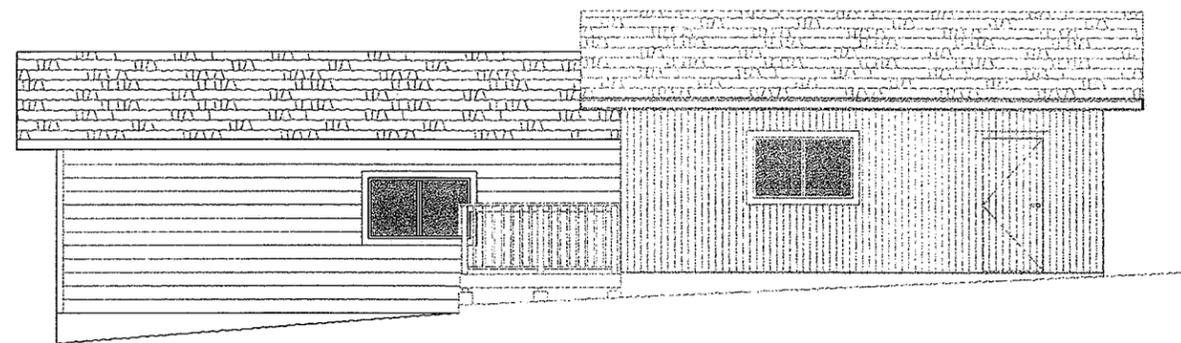
EXISTING GARAGE/SHOP

PROPOSED GARAGE
RIGHT SIDE ELEVATION



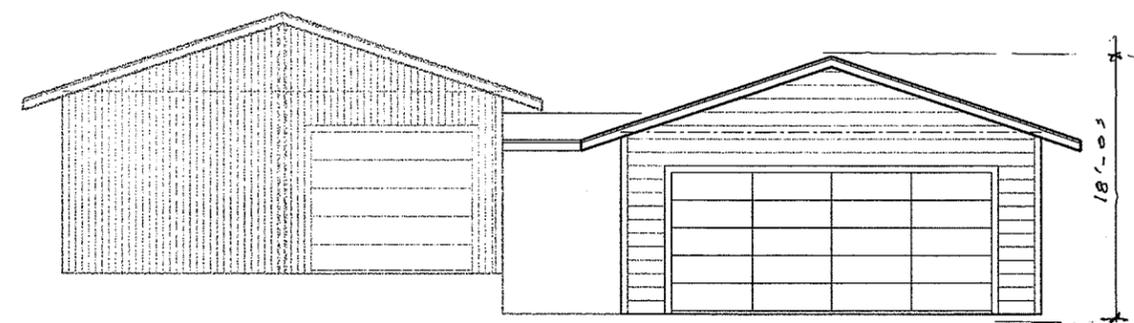
EXISTING GARAGE/SHOP

PROPOSED GARAGE
REAR ELEVATION



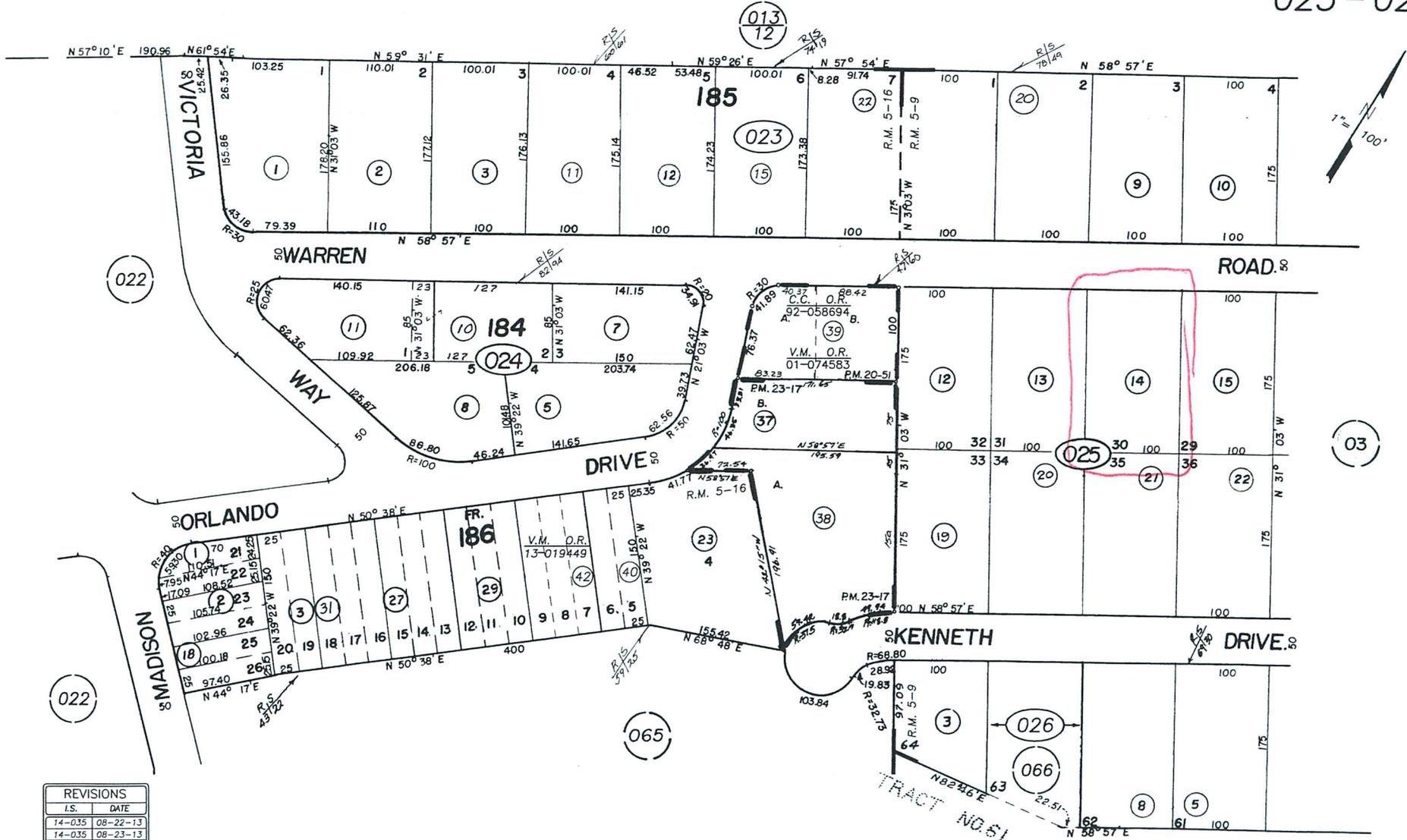
PROPOSED GARAGE

EXISTING GARAGE/SHOP
LEFT SIDE ELEVATION



EXISTING GARAGE/SHOP

PROPOSED GARAGE
FRONT ELEVATION



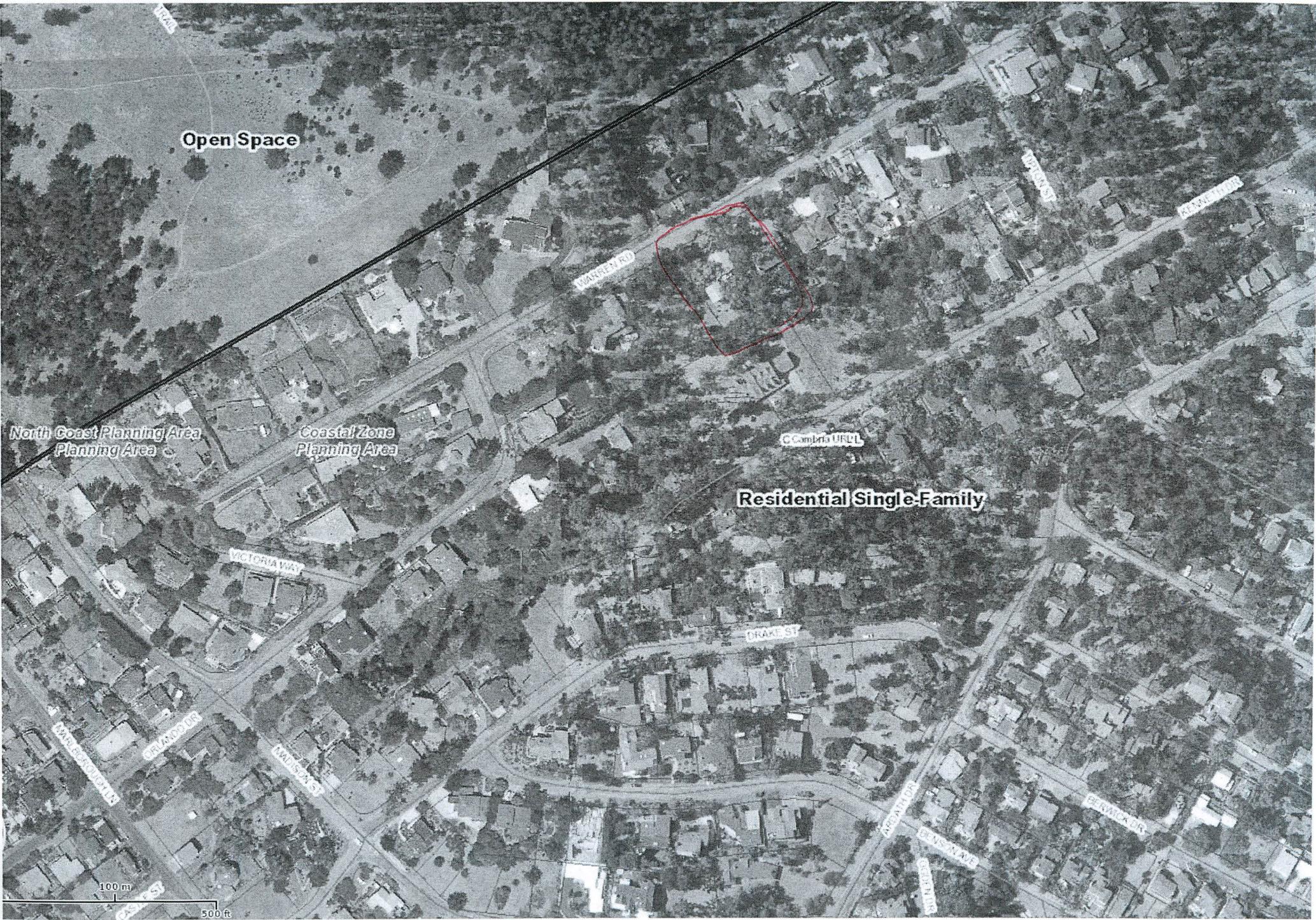
REVISIONS	
I.S.	DATE
14-035	08-22-13
14-035	08-23-13



JS
11-02-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CAMBRIA PINES MANOR, UNIT NO. 7, R.M. Bk. 5, Pg. 16.
 CAMBRIA PINES ESTATES, UNIT NO. 1, R.M. Bk. 5, Pg. 9.

CAMBRIA
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 023 PAGE 02



Open Space

North Coast Planning Area

Coastal Zone Planning Area

C Cambria URLL

Residential Single-Family

100 m
500 ft



Parcel Summary Report For Parcel # 023-025-014

2/23/2016
2:22:06PM

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 GROMMISCH DANIEL R
25344 ADAMS AVE MURRIETA CA 92562-

Address Information

Status Address
01000 WARREN RD 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>
023025	014	0002	Cambria	North Coast P	TH	GS		N		
CPEST1	0000	0030	Cambria	North Coast P	RSF	LCP	AS	Y		

Parcel Information

Status Description
Active CAM PINES EST U 1 LT 30

Notes

APN IS ONE LEGAL PARCEL PER DEED 1005 OR 553. JSM 2/22/16

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21



Parcel Summary Report For Parcel # 023-025-014

2/23/2016
2:22:06PM

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:

DRC2015-00090

REC

Primary Parcel

Description:

CONSTRUCT A NEW GARAGE OF 756 SF, CONVERT EXISTING GARAGE TO GUEST HOUSE

ZON2003-00659

APV

Primary Parcel

Description:

VACATION RENTAL

ZON2013-00647

APV

Primary Parcel

Description:

VACATION RENTAL