



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 3/15/2016

TO: _____

FROM:
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00102 HARDING – Proposed minor use permit to demo an existing single family residence of 927 sf and construct a replacement single family residence of 1,598 sf with a deck of 360 sf. Site location is 2240 McCabe St, Cambria. APN: 023-381-016

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

MINOR USE PERMIT

DEMO EXISTING RES. 927 SF AND
CONSTRUCT REPLACEMENT 2 STORY RES.
NOCST/ CAMB

GS LCP RMF TH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name JANIE HARDING Daytime Phone 310-459-6474
 Mailing Address 3630 SURWOOD RD. MALIBU Zip Code 90265
 Email Address: _____

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

Agent Name DAVID M. BROWN - ARCHITECT Daytime Phone 927-3374
 Mailing Address P.O. BOX 123 CAMBRIDGE CA. Zip Code 93428
 Email Address: DBARCHITECT@CHARTER.NET

PROPERTY INFORMATION

Total Size of Site: 3500 SF Assessor Parcel Number(s): 023-381-016
 Legal Description: LOTS 28, 29 BLOCK 130 CPMU NO. 6
 Address of the project (if known): 2240 McCABE ST. CAMBRIDGE CA. 93428
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc. 4 McCABE TO ARDATH (L) TO HWY ONE (R) TO SLO.

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING RESIDENCE, UTILITIES, LANDSCAPING, MISC.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEMO EXISTING RES. 927 SF AND CONSTRUCT REPLACEMENT 2 STORY RES W/ ATTACHED 1 CAR GAR. 1598 SF TOTAL AND DECKS 360

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 Janie Harding BY DMB. AGENT Date 3.14.2016

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

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 (SLOPING LOT ADJUSTMENT)

Describe existing and future access to the proposed project site: MCCABE STREET - PAVED

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: VACANT - RESIDENTIAL

South: RESIDENTIAL

East: VACANT - RESIDENTIAL

West: RESIDENTIAL

For all projects, answer the following:

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

Buildings: 1048 sq. feet 30 %

Landscaping: 200 sq. feet 6 %

Paving: 450 sq. feet 13 %

Other (specify) 200 DECK 6%

Total area of all paving and structures: 1498

sq. feet acres

Total area of grading or removal of ground cover: 1650

sq. feet acres

Number of parking spaces proposed: 2

Height of tallest structure: 24' ABOVE ANG

Number of trees to be removed: 2

Type: MYOPORUM

Setbacks: Front 10' / 5'
GAR.

Right 24

Left 5

Back 15'

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

Community System - List the agency or company responsible for provision: CCSD (EXISTING)

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: CCSD (EXISTING)

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 FIRE DEPT / 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: 2

Total floor area of all structures including upper stories, but not garages and carports: 1376 SF

Total of area of the lot(s) minus building footprint and parking spaces: 2312 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: _____ acres
Moderate slopes of 10-30%: ALL acres - 08 ACRES (3500 SF)
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, MINOR GRADING
- 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 HWY 1
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: HWY 1, MCCABE ST,

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 (EXISTING)
4. How many service connections will be required? NONE (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? N.A
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? YES
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: 35' McCabe Location of connection: McCabe
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

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 ADJACENT
- 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: SANTA LUCIA SCHOOL 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? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
EXISTING RESIDENCE, DISTURBED SITE
- 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. UNKNOWN

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 *: WATER SAVING - GREEN

*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 (EXISTING RESIDENCE - NEW REPLACEMENT RESIDENCE)

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, BUILDING & ENCROACHMENT PERMITS

(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.)

REVISIONS	BY

HORN LAND SURVEYS
 566 Spring Street
 Paso Robles, CA 93446
 Office (805) 239-0555 Fax (805) 239-1349

REQUESTED BY:
Janne Harding
 3630 Surfwood Road
 Malibu, CA 90265-5653

TOTOGRAPIICAL SURVEY
 LOTS 28 & 29
 BLOCK 130
 CAMBRIA PINES MANOR, UNIT No. 6
 SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

DRAWN	CHECKED
J.A.H.	D.F.H.
DATE Dec. 2016	
SCALE 1" = 8'	
JOB No. 19847	
SHEET	
A1	
OF 1 SHEETS	

PROJECT SUMMARY

PROJECT OWNER
 JANNIE HARDING
 1630 SURFWOOD RD.
 MALIBU, CA. 90265-5653
 310 459 6475
 jharding@horn.com

PROJECT ADDRESS
 2240 McCABE STREET
 CAMBRIA CA. 93428
 A.P.N. 023 381 016
 LOTS 28 and 29 BLOCK 130
 CAMBRIA PINES MANOR UNIT # 6

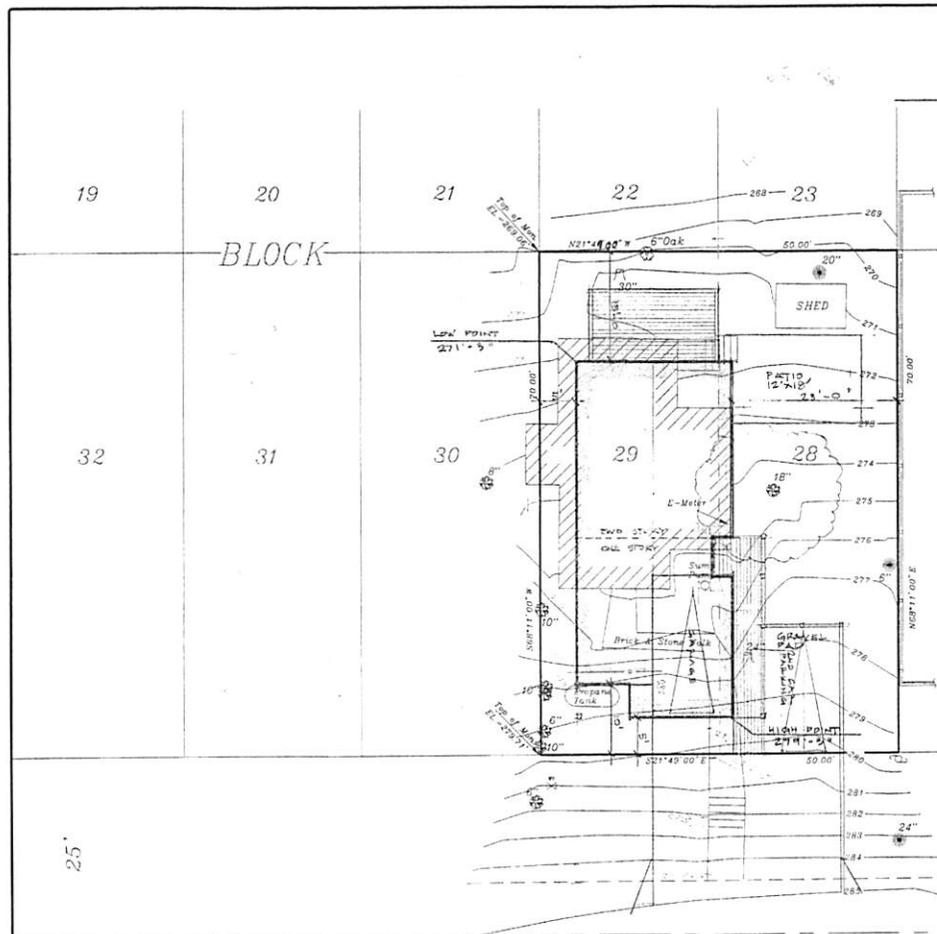
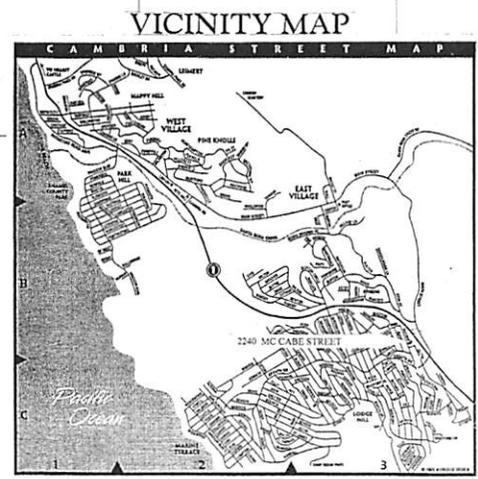
PROJECT DESCRIPTION
 CONSTRUCT A REPLACEMENT TWO STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED ONE CAR GARAGE ON A DOUBLE LOT IN CAMBRIA. THE PROJECT ALSO INCLUDES THE DEMOLITION OF AN EXISTING RESIDENCE. ALL UTILITIES ARE CURRENTLY AVAILABLE ON SITE.

SITE DESCRIPTION
 THE SITE IS A 3500 S.F. DOWNSLOPING LOT ON A PAVED STREET. THE LOT IS CONSIDERED A FORESTED LOT WITH A SLOPE OF APPROXIMATELY 14%. THE SITE QUALIFIES FOR A SLOPING LOT ADJUSTMENT FOR THE GARAGE. FRONT SETBACK WITH A DROP OF 7 FEET IN 50 FEET FROM THE STREET. THERE ARE TWO MONUMENTARY PINS ON THE SITE PLUS SEVERAL OTHER NON-NATIVE TREES. IMMEDIATELY ADJACENT IS A RESIDENTIAL PROJECT TO THE SOUTH, VACANT LOTS TO THE EAST AND NORTH AND RESIDENTIAL HOUSING TO THE WEST.

PROJECT AREAS
 THE EXISTING RESIDENCE TO BE DEMOLISHED IS APPROX. 427 S.F.

LOWER FLOOR IS APPROX. 326 S.F.
 UPPER FLOOR IS APPROX. 550 S.F.
 TOTAL LIVING AREA IS 1376 S.F.
 GARAGE AREA IS 220 S.F.
 COVERED PORCH IS 85 S.F.
 TOTAL PERMEABLE DECK IS 340 S.F.
 TOTAL IMPERMEABLE PATIO IS 216 S.F.

MINOR USE PERMIT
 PROPOSED LOT COVERAGE IS 1046 S.F.
 PROPOSED CSA IS 1978 S.F.
 PROPOSED DECK AREA IS 340 S.F.
 PROPOSED PATIO AREA IS 216 S.F.
 PROPOSED HEIGHT IS AS FOLLOWS:
 HIGH POINT 27'4" - 25 FEET
 LOW POINT 27'1" - 25 FEET
 AVERAGE NAT. GRADE 27'2" - 25 FEET
 MAX. ALLOWABLE HEIGHT 30'3" - 25 FEET
 PROPOSED HEIGHT 24'-0" - 25 FEET
 NORTH SIDE SETBACK 2'-0" FEET
 SOUTH SIDE SETBACK 2'-0" FEET
 FRONT SETBACK TO BLDG. 10'-0" FEET
 FRONT SETBACK TO GARAGE 15'-0" FEET
 REAR SETBACK TO BLDG. 5'-0" FEET
 REAR DECK SETBACK 5'-0" FEET
 PARKING PROPOSED ARE TWO SPACES
 ONE COVERED AND ONE OPEN.



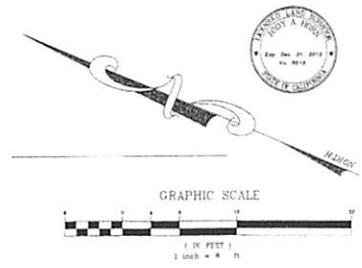
SITE PLAN

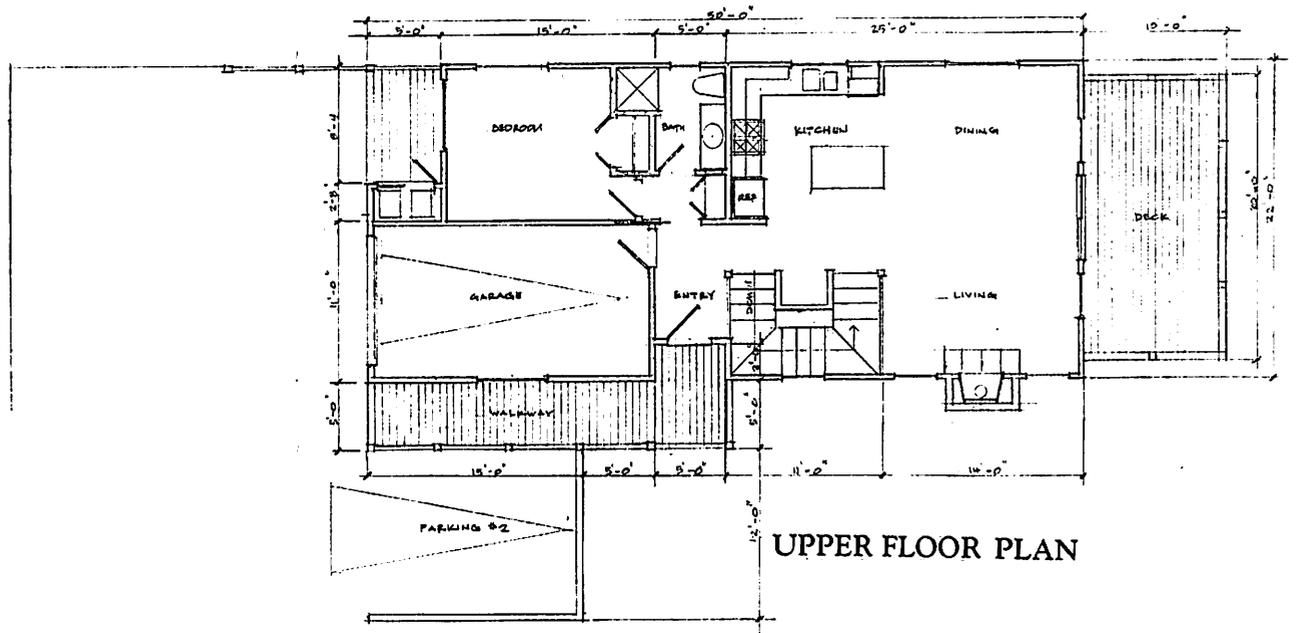
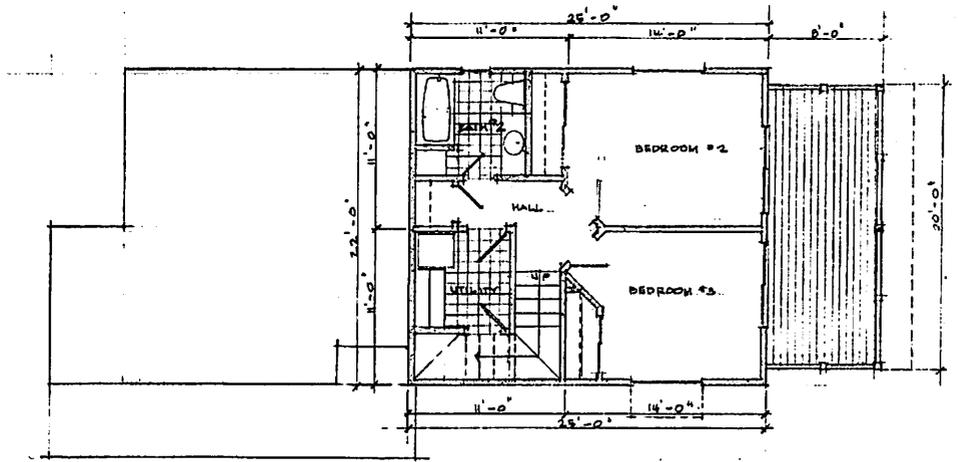
T.B.M.
 Center of SSMH
 Elev. = 285.00'
 (scaled from CCSD plans)

McCABE STREET

HARDING RESIDENCE
 2240 McCABE ST. CAMBRIA, CA.

- LEGEND:**
- - - Edge of Existing Pavement
 - - - Centerline of Road
 - - - Existing Wood Fence
 - ⊙ Existing Sewer Manhole
 - ⊕ Existing Water Meter
 - ⊕ Existing Utility Pole
 - ⊕ Existing Pine Tree (approx. size noted)
 - ⊕ Existing Tree (approx. size noted)
 - ⊕ Existing Tree Stump (approx. size noted)





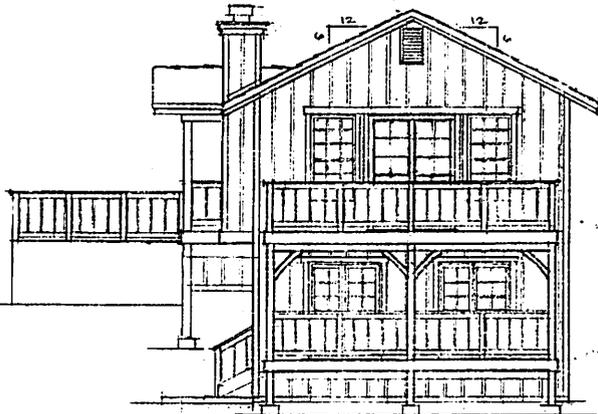
DAVID M. BROWN
ARCHITECT
(409) 871-3716 FAX 871-4751
P.O. BOX 13 - CAMBRIDGE, CA 95119

PROPOSED REMODEL & ADDITION FOR:
HARDING RESIDENCE
2240 MCCABE ST. CAMBRIDGE, CA.

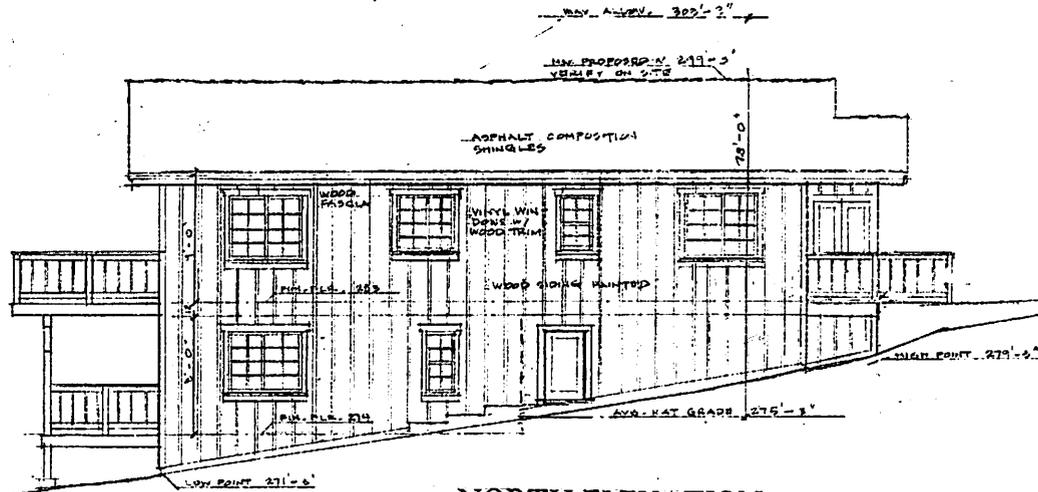
DRAWN BY: DAVID BROWN
CHECKED BY:

DATE: 3.14.10
SCALE: 1/4" = 1'-0"
JOB NUMBER: ENS-2
SHEET: 2 OF 3 SHEETS

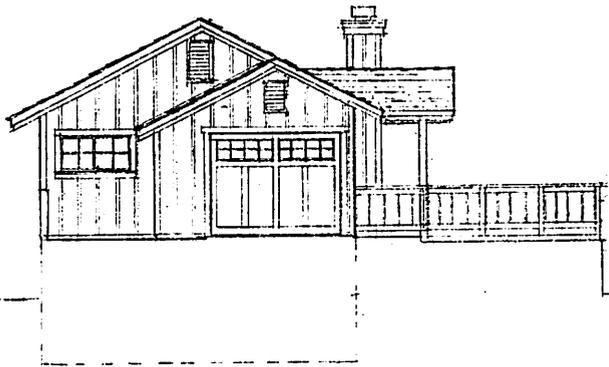
AD



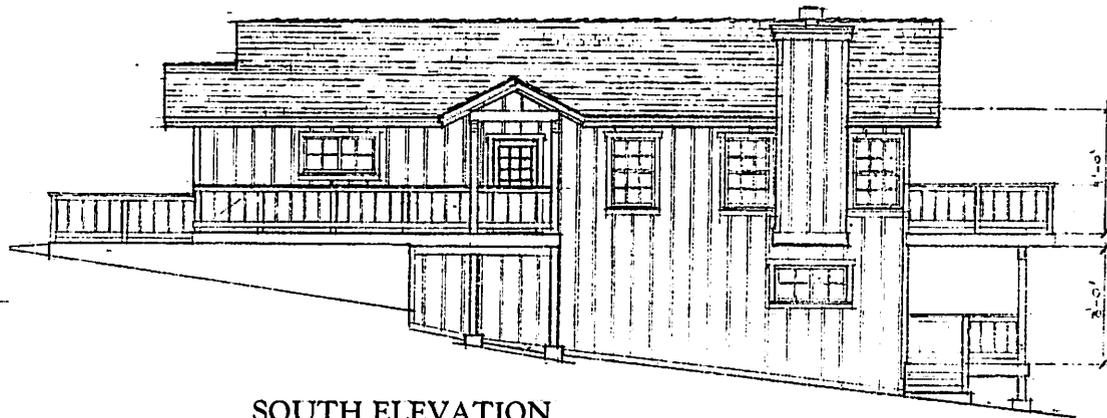
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

REVISION	BY

DAVID M. BROWN
ARCHITECT
1809 973-3718 FAX 914-1718
PO BOX 127 - CAMBRIA, CA 95818

PROPOSED REMODEL & ADDITION FOR:
HARDING RESIDENCE
2240 MCCABE ST. CAMBRIA, CA.

DRAWN BY: DAVID BROWN
CHECKED BY:
DATE: 3-14-2014
SCALE: 1/4" = 1'-0"
JOB NUMBER: BNS-2
SHEET
A3
OF 3 SHEETS

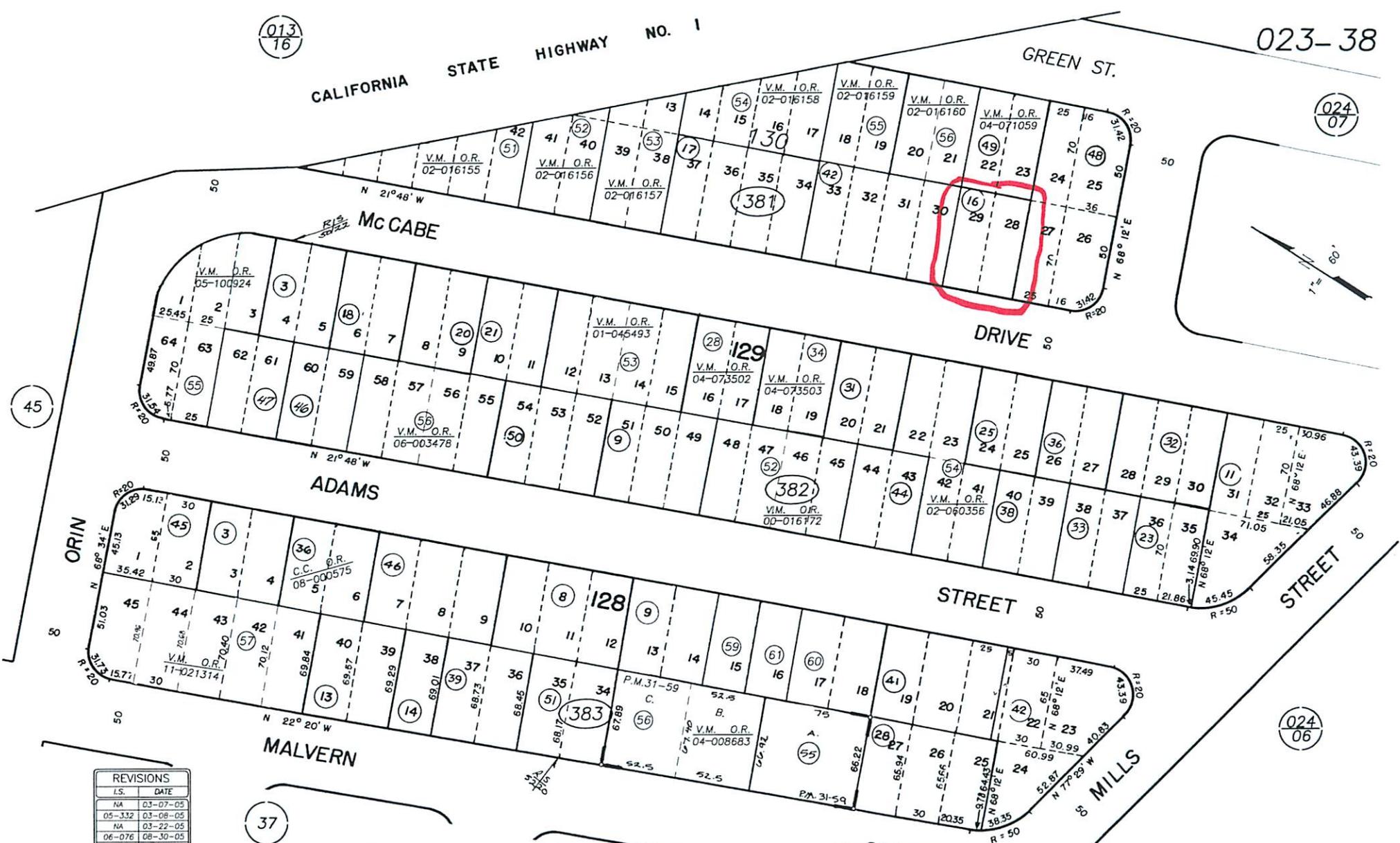
013
16

023-38

024
07

CALIFORNIA STATE HIGHWAY NO. 1

GREEN ST.



45

STREET

024
06

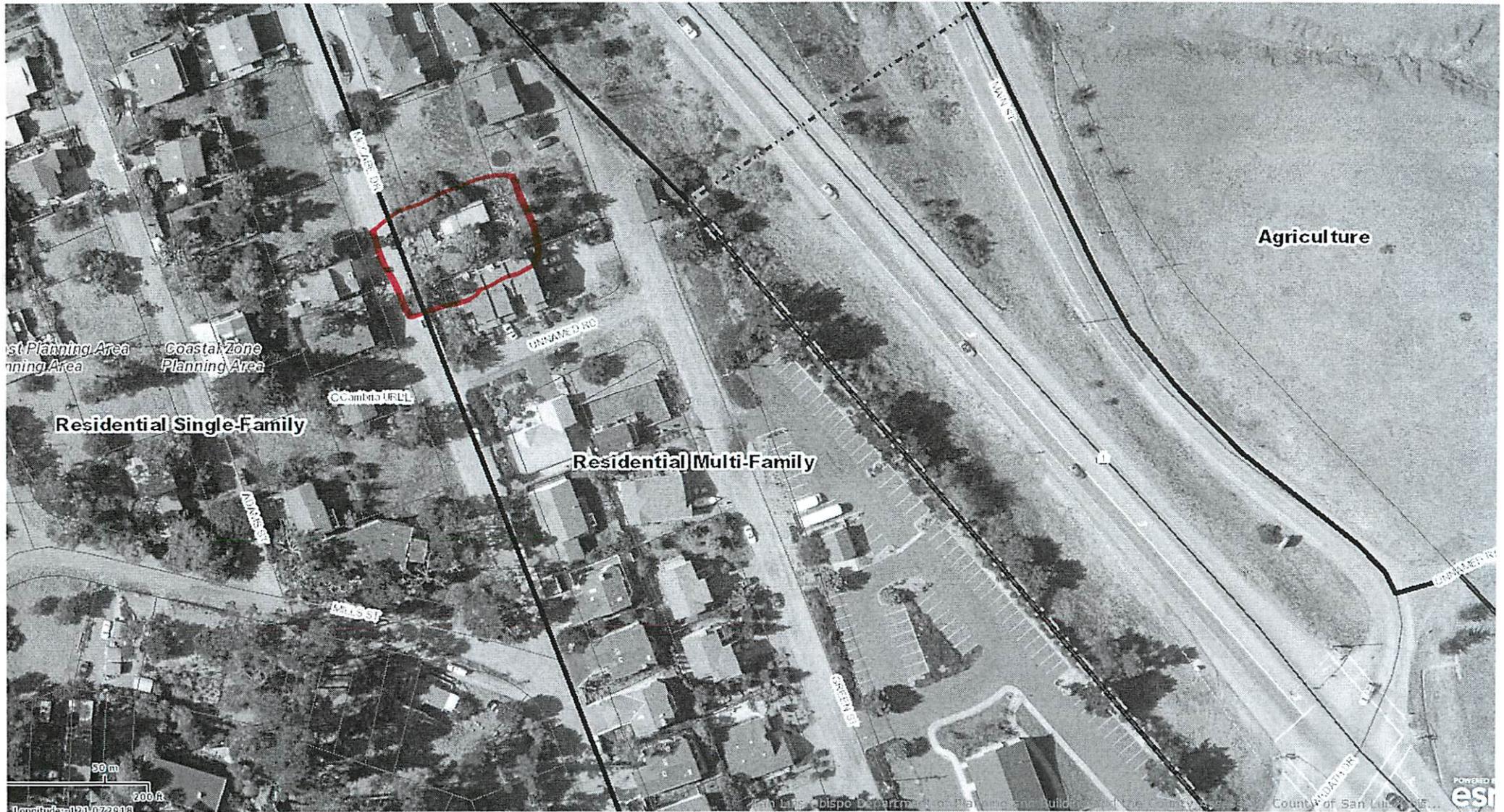
REVISIONS	
I.S.	DATE
NA	03-07-05
05-332	03-08-05
NA	03-22-05
06-076	08-30-05
NA	05-02-06
07-010	05-13-06
NA	03-20-08
12-058	08-30-11
16-008	05-01-15
16-046	07-21-15

37

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

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

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



West Planning Area
Planning Area

Coastal Zone
Planning Area

Residential Single-Family

CCambria UPL

Residential Multi-Family

Agriculture

50 m
200 ft

Downloaded 12/10/2024 10:07:29 AM

San Luis Obispo Department of Planning and Building | County of San Luis Obispo | Powered by Esri



Parcel Summary Report For Parcel # 023-381-016

3/15/2016
3:33:51PM

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 JONES JANIE L
 3630 SURFWOOD RD MALIBU CA 90265-
OWN JANIE LYNN JONES 1985 TRUST

Address Information

Status Address

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CPMAN6	0130	0028	Cambria	North Coast P	RSF	LCP	TH	Y	L2	
CPMAN6	0130	0029	Cambria	North Coast P	GS			Y	L2	

Parcel Information

Status Description

Active CAM PINES M U 6 BL 130 LT 28 & 29

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



Parcel Summary Report For Parcel # 023-381-016

3/15/2016
3:33:51PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA
AREA NO. 21

Case Information

Case Number:

DRC2015-00102

Case Status:

REC

Primary Parcel

Description:

DEMO EXISTING RES. 927 SF AND CONSTRUCT REPLACEMENT 2 STORY RES. W/ ATTACHED GARAGE. 1598 SF TOTAL AND DECKS 360.