



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/4/2016

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2016-00004 KEY – Proposed Minor Use Permit for the construction of a 218 SF workshop addition, new interior elevator addition, and 106 SF second floor deck. Project location is 325 Dorset Ave, Cambria.
APN: 022-227-024

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.

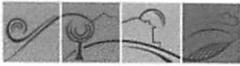
Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

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

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

DRC2016-00004

KEY THEODORE A

MINOR USE PERMIT

TOTAL NEW CONSTRUCTION. 305 SQFT OF WORKSHOP AND ELEVATOR NOCST/ CAMB

AS GS LCP RSF TH

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name TED KEY Daytime Phone 805-922-7751
 Mailing Address 325 DORSET AVE CAMBRIA Zip Code 93428
 Email Address: _____

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

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

PROPERTY INFORMATION

Total Size of Site: 3500 SF Assessor Parcel Number(s): 022-227-024

Legal Description: LOT 2A & 25 BLOCK 69 CPMV # 5

Address of the project (if known): 325 DORSET AVE 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.: DORSET - RT & WINDSOR - LEFT & HWY 1

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING 2 STORY RES W/ ALL UTILITIES, 1 CYPRESS, 2 CAR GAR

PROPOSED PROJECT TOTAL NEW CONS. 305 SF OF WORKSHOP AND ELEVATOR
Describe the proposed project (inc. sq. ft. of all buildings): ELEVATOR

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 David Brown for Ted Key Date 7-28-2011

FOR STAFF USE ONLY



LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): N.A

Describe existing and future access to the proposed project site: DORSET AVE, PRUZO

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: SFR South: SFR
East: SFR West: SFR

For all projects, answer the following:

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

Buildings: 1297 sq. feet 27 % Landscaping: _____ sq. feet _____ %
Paving: 200 sq. feet 17 % Other (specify) _____
Total area of all paving and structures: 1497 sq. feet acres
Total area of grading or removal of ground cover: 270 sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: N 25 FT ANG
Number of trees to be removed: 0 Type: _____
Setbacks: Front 10 Right 7 Left 3-4" Back 10

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

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

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

Proposed sewage disposal: EXISTING SEWER Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: CCSD

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

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: 305 sf NEW
Total of area of the lot(s) minus building footprint and parking spaces: 2200 sf 1293 E

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. 3 FR.
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: WATER METER FOR FAU
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 / _____ GPM
 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 If 'Yes', please attach.
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: 1st STREET
2. What is the amount of proposed flow? _____ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No EXISTING SERVICE

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 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 DIST.
- 2. Location of nearest police station: 30 MILES
- 3. Location of nearest fire station: 2 MILES
- 4. Location of nearest public transit stop: 1/2 MILE
- 5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

Historic and Archeological Information

- 1. Please describe the historic use of the property: EXIST S.F.R.
- 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 *: _____

*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: _____

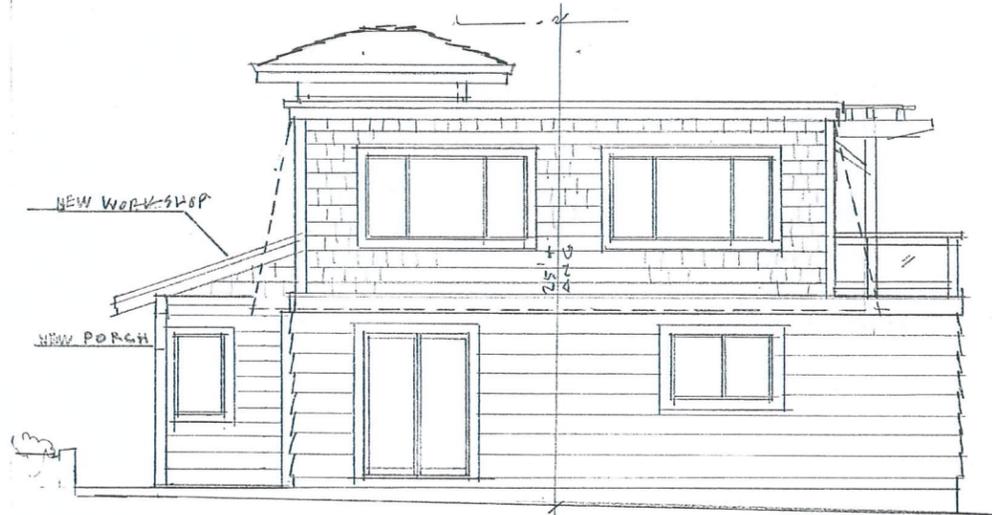
3. Are you aware of any previous environmental determinations for all or portions of this property?
 Yes No

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): M.U.P. & BUILDING PERMIT

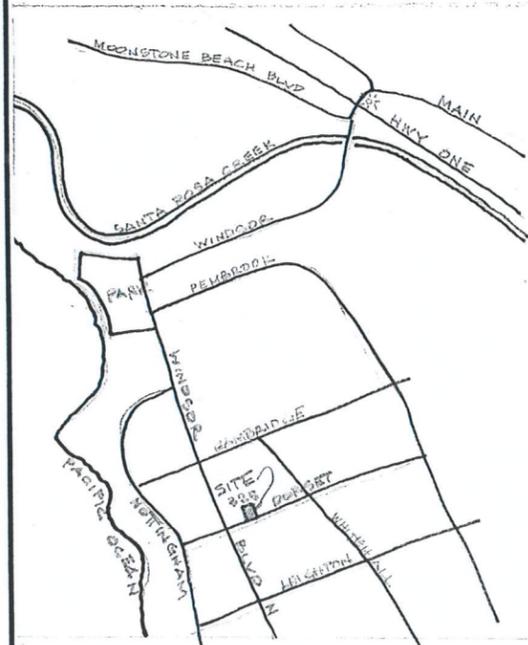
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project)



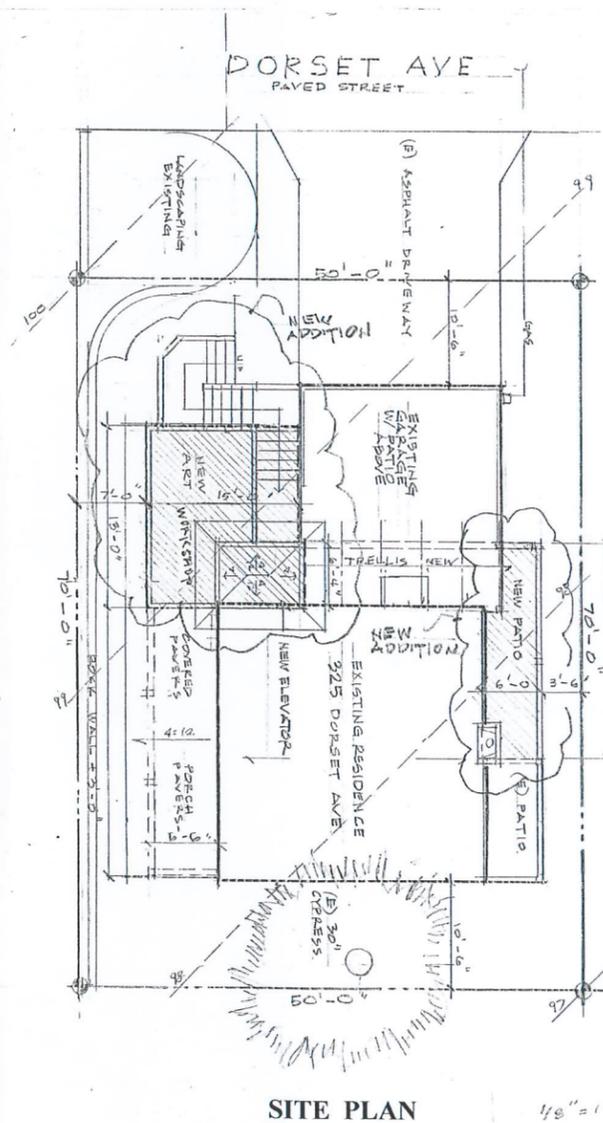
PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



VICINITY MAP



SITE PLAN

PROJECT DATA

OWNER / CONTACT:
TED KEY
325 DORSET AVE.
CAMBRIA, CA. 93428
805

PROJECT ADDRESS:
325 DORSET AVE.
CAMBRIA, CA. 93428

LEGAL DESCRIPTION:
A. P. NO. **022-227-024**
LOTS **2482100** & **029**
CAMBRIA MANOR UNIT

PROJECT DESCRIPTION:
CONSTRUCT ADDITION TO AN EXISTING TWO STORY RESIDENCE. THE ADDITION CONSISTS OF A NEW ELEVATOR, NEW 2ND FLOOR PATIO, COVERED PORCH, FIREPLACE, AND TRELLIS. THE WORK ALSO INCLUDES REPLACEMENT OF SIDING, REPAIR AND REPLACEMENT OF EXISTING DECK ABOVE GARAGE, REPLACE A WINDOW AND SLIDING GLASS DOOR, REPAIR EXISTING ROOF. REMOVE EXISTING MANSARD ROOF. MISC. ELECTRICAL AT ELEVATOR AND AT EXTERIOR. ADD ONE SINK IN ART STUDIO. REPLACE ENTRY STAIRS.

PROJECT AREAS:		
NEW NON HEATED	218	SF
NEW ELEVATOR	55	SF
NEW 2 ND FLOOR PATIO	106	SF
EXTERIOR COVERED PORCH	185	SF
EXTERIOR TRELLIS	140	SF
LOWER FLOOR	1223	SF
UPPER FLOOR	691	SF
LOT COVERAGE - EXISTING	1223	SF
LOT COVERAGE - PROPOSED	1793	SF
G.S.A. - EXISTING	1914	SF
G.S.A. - PROPOSED	2220	SF
LOT AREA	3700	SF
LOT TYPE - TYPICAL		SF
MAX HEIGHT PROPOSED	25 FEET A.N.G.	
NO TREE REMOVAL REQUIRED		

REVISIONS:	BY:

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

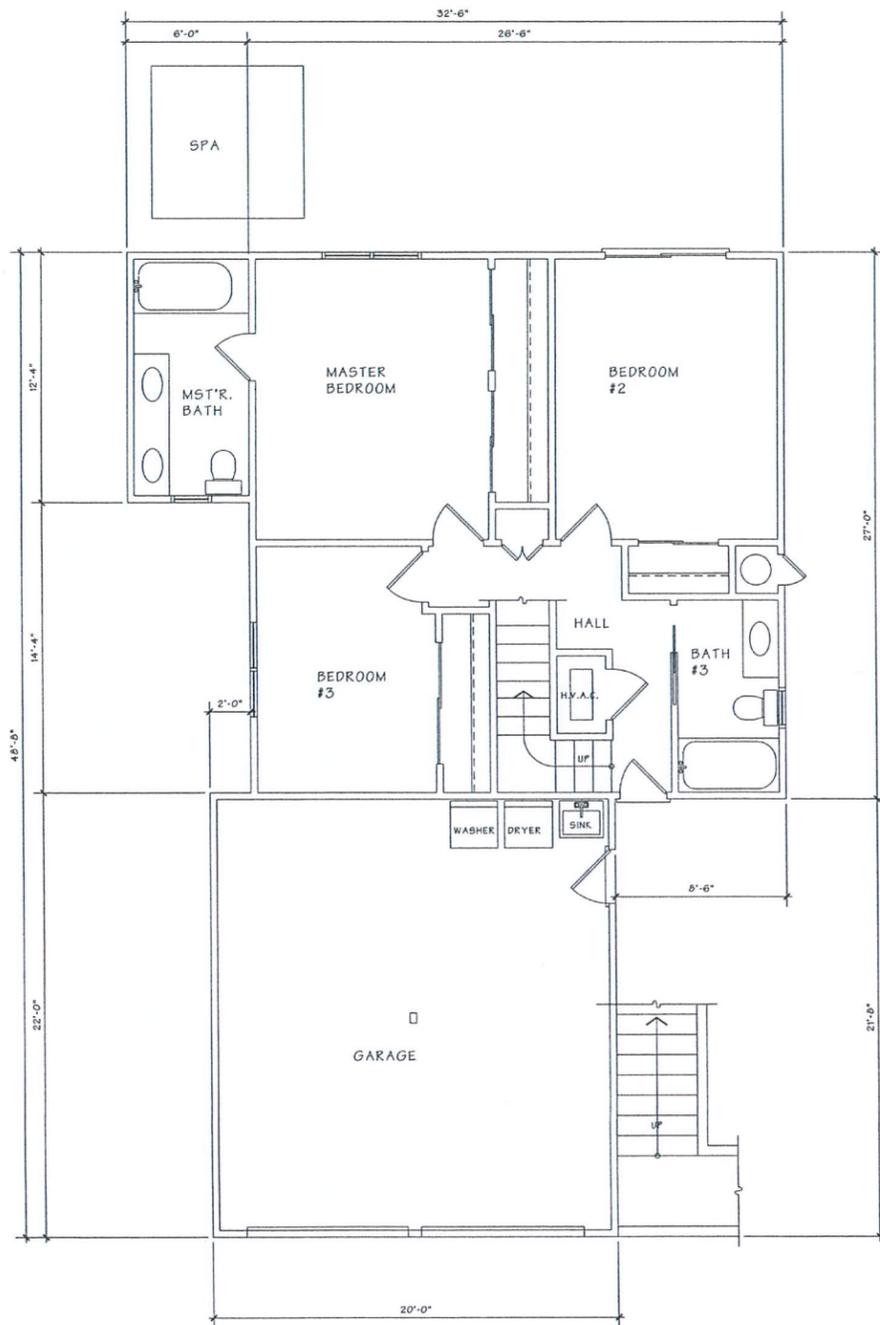
PROPOSED REMODEL FOR:
KEY RESIDENCE
325 DORSET AVENUE
CAMBRIA, CALIFORNIA

DRAWN BY:
DAVID BROWN
CHECKED BY:

DATE:
7.28.10
SCALE:

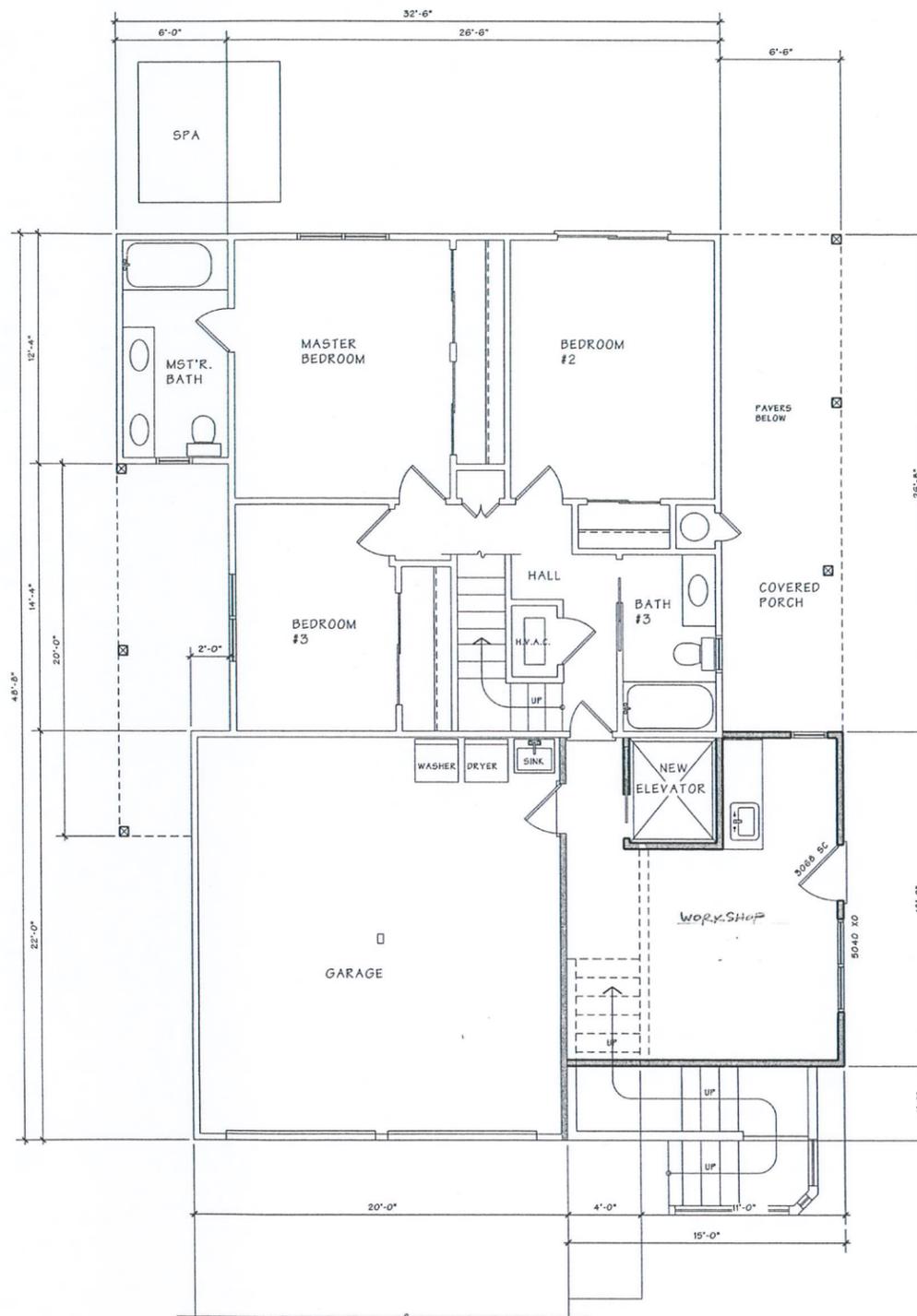
JOB NUMBER:
103141-1-C
SHEET

A1
OF SHEETS



EXISTING LOWER FLOOR

- WALL LEGEND**
- ▤▤▤▤ INFILL OPENING IN WALLS
 - ▬ NEW WALLS
 - EXISTING WALLS
 - - - - REMOVE WALLS



PROPOSED LOWER FLOOR

REVISIONS:	BY:

DAVID M. BROWN
ARCHITECT
(609) 927-3376 FAX: 927-4751
P.O. BOX 123 · CAMBRIA, CA. 93428

PROPOSED REMODEL FOR:

KEY RESIDENCE
325 DORSET AVENUE
CAMBRIA, CALIFORNIA

DRAWN BY:
DAVID BROWN
CHECKED BY:
DATE:
07-27-2016
SCALE:
1/4" = 1'-0"
JOB NUMBER:
PL6KEY
SHEET

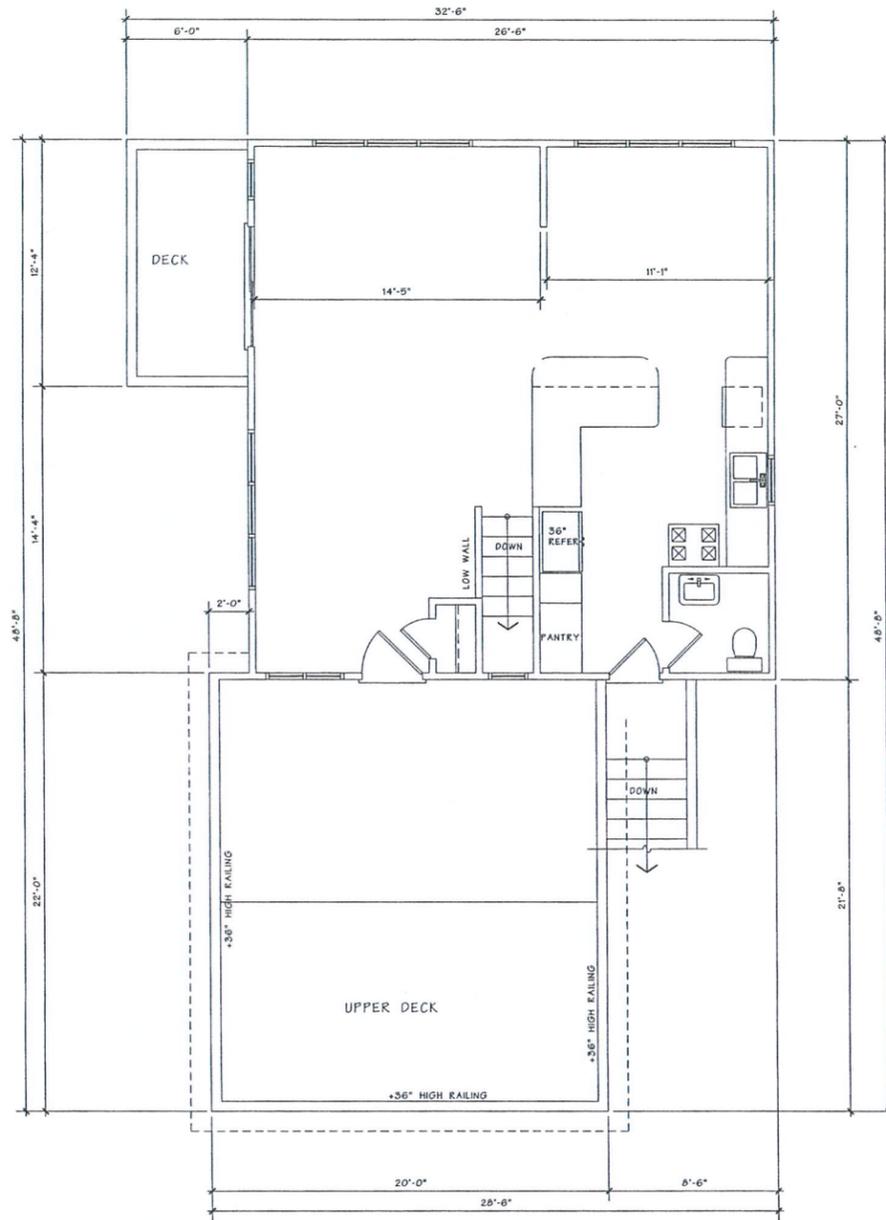
REVISIONS:	BY:

DAVID M. BROWN
ARCHITECT
(609) 927-3376 FAX: 927-4751
P.O. BOX 123 - CAMBRIA, CA. 95428

PROPOSED REMODEL FOR:
KEY RESIDENCE
325 DORSET AVENUE
CAMBRIA, CALIFORNIA

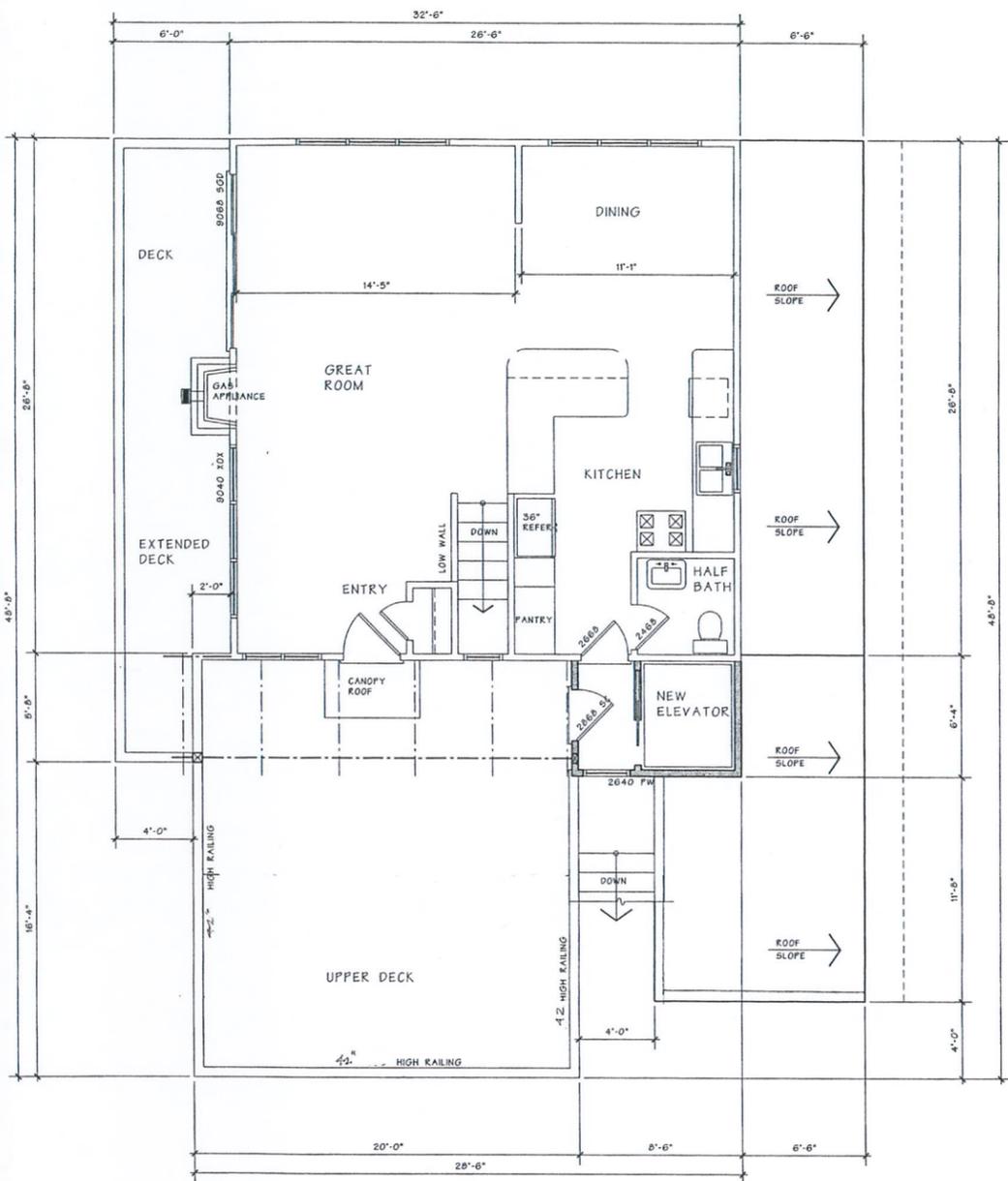
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DAVID BROWN
CHECKED BY:
DATE:
07-27-2016
SCALE:
1/4" = 1'-0"
JOB NUMBER:
FL6/KEY
SHEET

A3
OF SHEETS

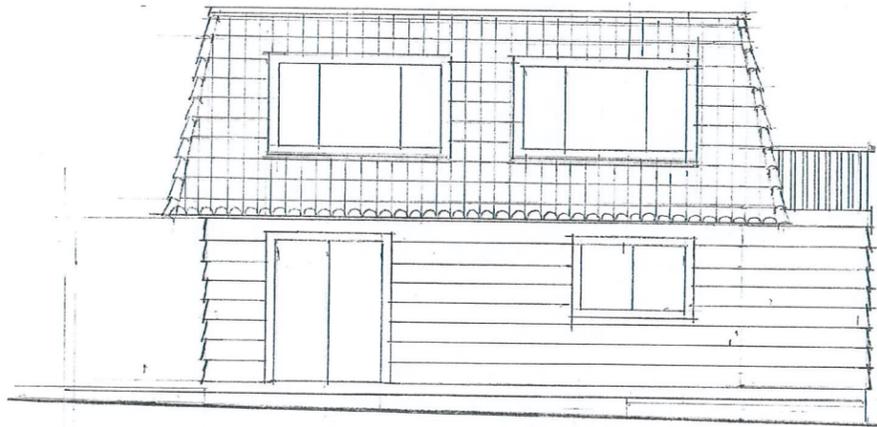


EXISTING UPPER FLOOR

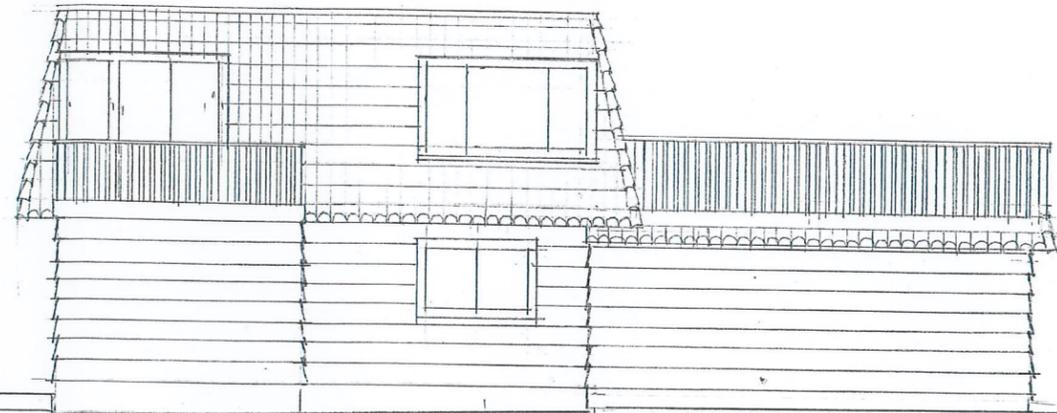
- WALL LEGEND**
- INFILL OPENINGS IN WALL
 - NEW WALL
 - EXISTING WALL
 - REMOVE WALL



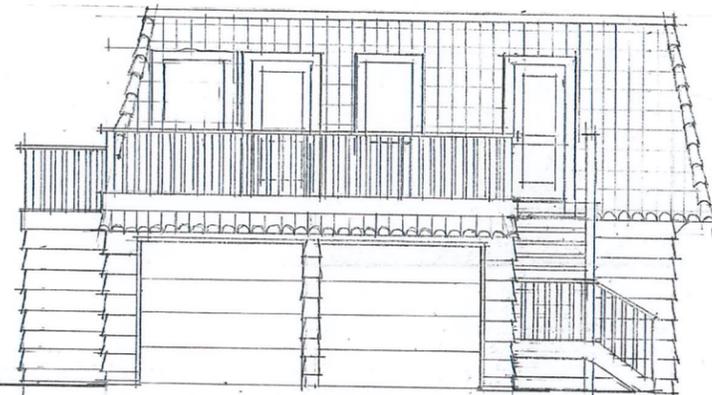
PROPOSED UPPER FLOOR



EXISTING NORTH ELEVATION



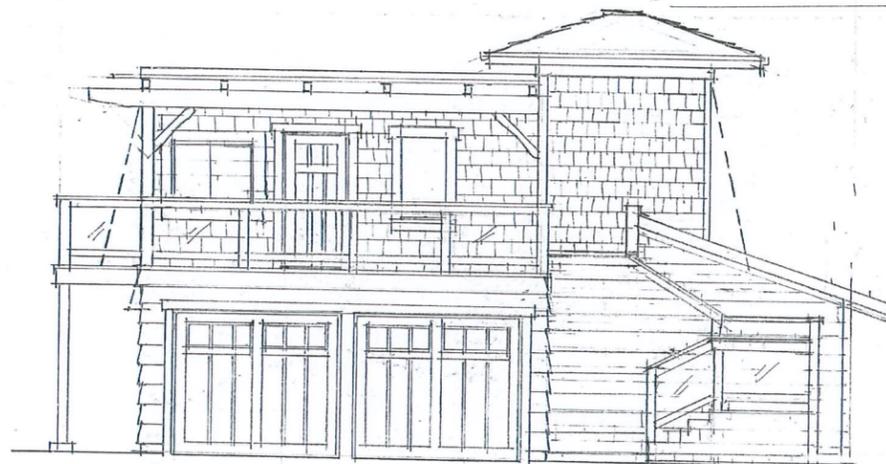
EXISTING WEST ELEVATION



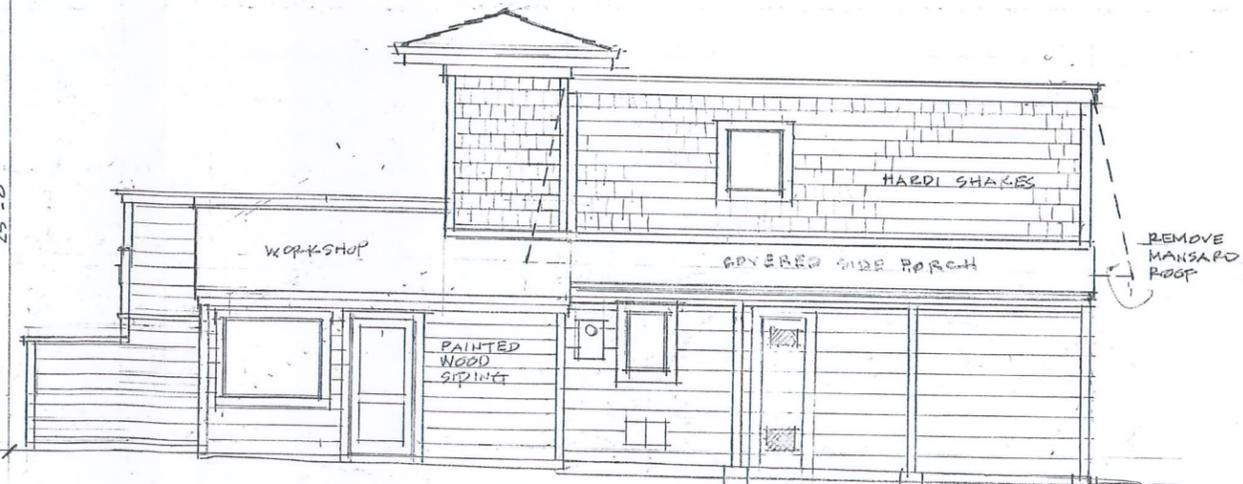
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

REVISIONS:	BY:

DAVID M. BROWN
ARCHITECT
(609) 927-5376 FAX 927-4751
P.O. BOX 123 - CAMBRIA - CA 95428

PROPOSED REMODEL FOR:
KEY RESIDENCE
325 DORSET AVENUE
CAMBRIA, CALIFORNIA

DRAWN BY:
DAVID BROWN
CHECKED BY:
DATE:
7-28-16
SCALE:
1/4" = 1'-0"
JOB NUMBER:
SHEET
A-4
OF SHEETS





022-227-024



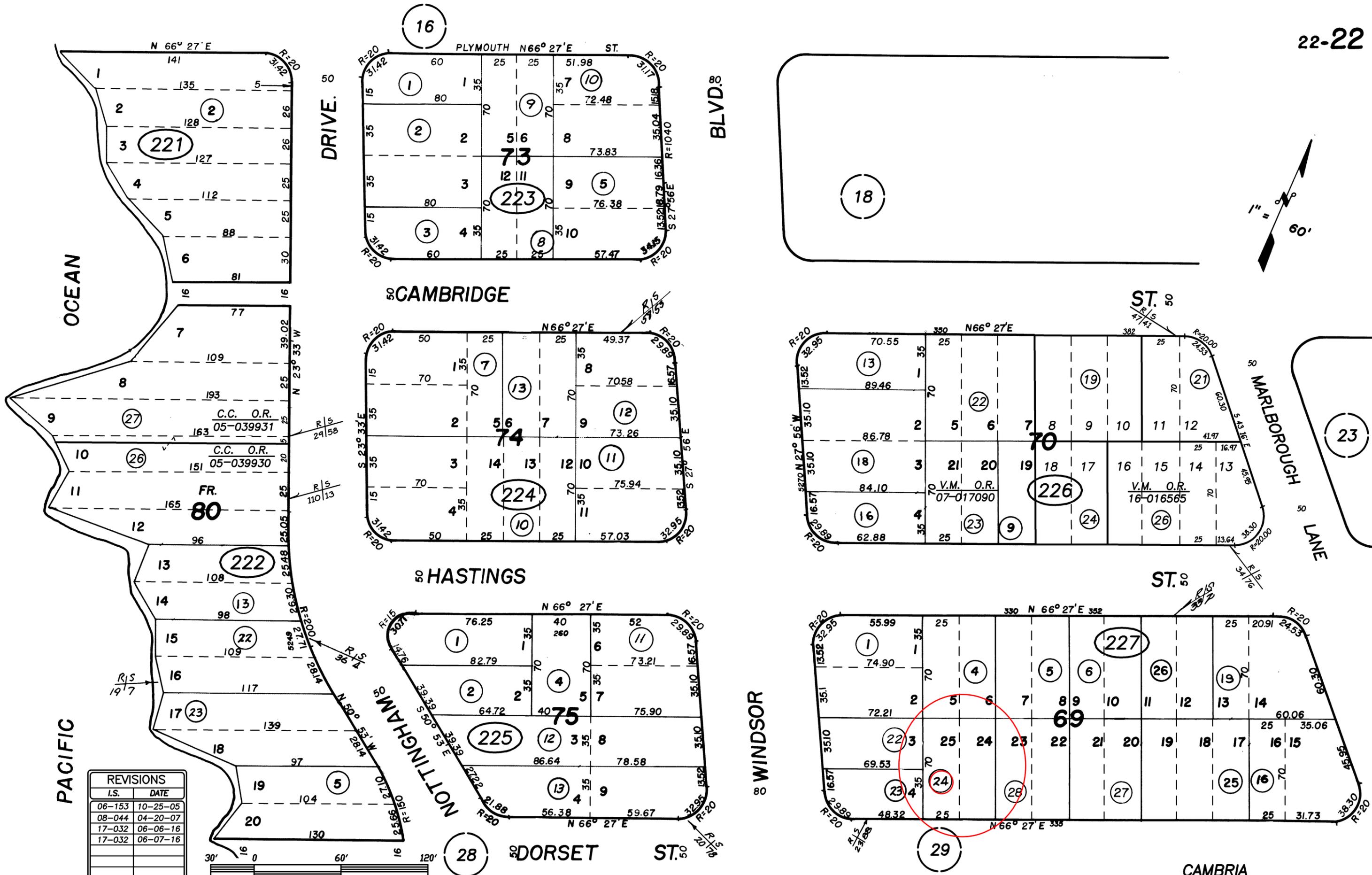
Camp UFL

MANASSAS

MANASSA

MANASSA

MANASSA



REVISIONS	
I.S.	DATE
06-153	10-25-05
08-044	04-20-07
17-032	06-06-16
17-032	06-07-16

SW THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY. 06-09-03



Parcel Summary Report For Parcel # 022-227-024

8/3/2016
10:35:33AM

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 KEY THEODORE A
 325 DORSET ST CAMBRIA CA 93428-3205

OWN HENDRICKS REBECCA

OWN KEY THEODORE A & REBECCA J HENDRICK

Address Information

Status **Address**
 P 00325 DORSET DR CAMB

Lot Information:

<u>Tract / Townshp</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>
CPUNIT5	0069	0024	Cambria	North Coast P	RSF	LCP	AS	Y	L2	P920170Z
CPUNIT5	0069	0025	Cambria	North Coast P	GS			Y	L2	

Parcel Information

Status **Description**
 Active CAM PINES U 5 BL 69 LTS 24 & 25

Notes

PER COASTAL TEAM IF THE OWNERS DO A 10% EXPANSION OR LESS THE RIGHT SIDE SETBACK CAN BE 7' AND THE REAR SETBACK CAN REMAIN AT 10'. THIS LOT IS NON CONFORMING AS TO SETBACKS ON LEFT SIDE AND REAR.SWC/KBN 8/13/15

Tax Districts

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



Parcel Summary Report For Parcel # 022-227-024

8/3/2016
10:35:34AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

C7261 FNL Primary Parcel

Description:

REPLACE DECK OVER EXISTING GARAGE 444 SQFT

C8780 FNL Primary Parcel

Description:

BATHROOM ADDITION W/ ROOF DECK (72SQFT)

DRC2016-00004 REC Primary Parcel

Description:

CONSTRUCTION OF A 218 SF WORKSHOP ADDITION, NEW INTERIOR ELEVATOR ADDITION, AND 106 SF SECOND FLOOR DECK.

P930571Z APP Primary Parcel

Description:

WHAT GOES AROUND WOOD TURNING

PMT2006-01686 FNL Primary Parcel

Description:

REPLACE EXISTING DAMAGED 100 AMP PANEL

PMT2015-00381 FNL Primary Parcel

Description:

ELECTRICAL (50AMP) FOR SPA WITH CONCRETE PAD ***REVISION 8/19/15 - UPGRADED ELECTRICAL PANEL TO 200 AMP*****

ZON2004-00146 EXP Primary Parcel

Description:

VACATION RENTAL

ZON2013-00139 EXP Primary Parcel

Description:

VACATION RENTAL - OWNERSHIP CHANGE

ZON2015-00141 APV Primary Parcel

Description:

REQUEST FOR HAZARDOUS TREE REMOVAL - 1 CYPRESS (MONTEREY) FRONT YARD EAST SIDE ALMOST DIRECTLY UNDER UTILITY POLE. TREE CONFLICTS WITH PHONE INTERNER AND POWER LINES INTO HOME PGE YEARLY TOPS TREE FOR HIGHT TENSION LINE CLEARANCE.