



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 8/30/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2016-00010 WHITE – Proposed minor use permit to add 171 SF of deck area, utilizing 263 Transfer Development Credits (No trees to be removed).
APN: 023-076-010

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

DRC2016-00010 WHITE DAVID D
 MINOR USE PERMIT
 EXPAND DECKS
 NOCST/ CAMB
 AS GS LCP RSF TH

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name DAVID WHITE Daytime Phone 559-696-3903
 Mailing Address 1890 TWEED, CAMBRIA Zip Code 93428
 Email Address: _____

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

Agent Name BOUCE BEEBE Daytime Phone 927-7130
 Mailing Address P.O. BOX 12, CAMBRIA Zip Code 93428
 Email Address: beeb@charter.net

PROPERTY INFORMATION

Total Size of Site: 3500 SF Assessor Parcel Number(s): 023-076-010

Legal Description: _____

Address of the project (if known): 1890 TWEED, 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.: APRATA DR W TO HARMON LEFT TO TWEED

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

SFR

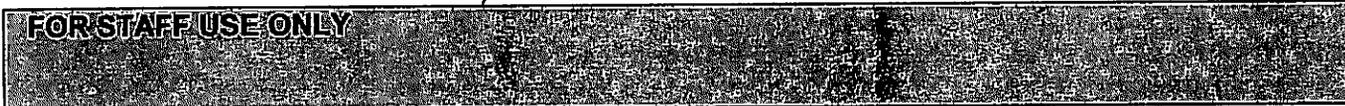
PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EXPAND E. DECKS

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 White Date 8/17/16





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): ADD 171 SF TO E. DECKS / REQUEST 263 TDC FOR PERMEABLE DECKS

Describe existing and future access to the proposed project site: EXISTING SFR

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: N/A sq. feet _____ % Landscaping: N/A sq. feet _____ %
Paving: N/A sq. feet _____ % Other (specify) DECKS 454 SF (PERMEABLE)

Total area of all paving and structures: NO CHANGE sq. feet acres

Total area of grading or removal of ground cover: N/A sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 22'-10"

Number of trees to be removed: 0 Type: _____

Setbacks: Front 15' Right 7' Left 5' Back 10'

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

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: Individual on-site system Other EXISTING

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: 1320 sf

Total of area of the lot(s) minus building footprint and parking spaces: 2585 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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site: MODERATE
 Level to gently rolling, 0-10% slopes: _____ acres
 Moderate slopes - 10-20%: _____ acres
 20-30%: _____ acres
 Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
 If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
 If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
 If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
 If yes, please explain: E. SFR.
6. Has a grading plan been prepared? Yes No
 If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. 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? 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.
 N/A 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 EXISTING/NO CHANGE

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: EXISTING/NO CHANGE

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? _____ GPD
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: GOLD CANYON / 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
2. Location of nearest police station: 2.5 mi.
3. Location of nearest fire station: 3 mi.
4. Location of nearest public transit stop: 1 mi.
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project? Yes No

Historic and Archeological Information N/A

1. Please describe the historic use of the property: E. SFR
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?

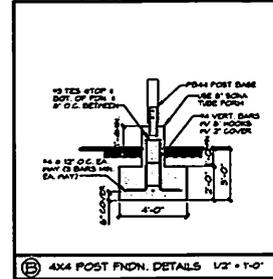
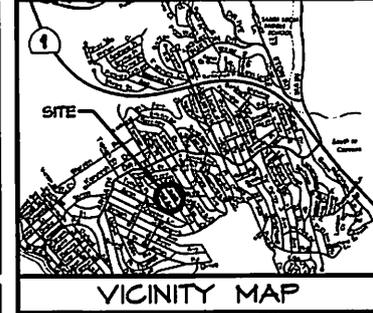
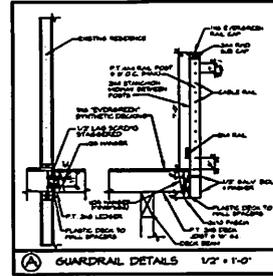
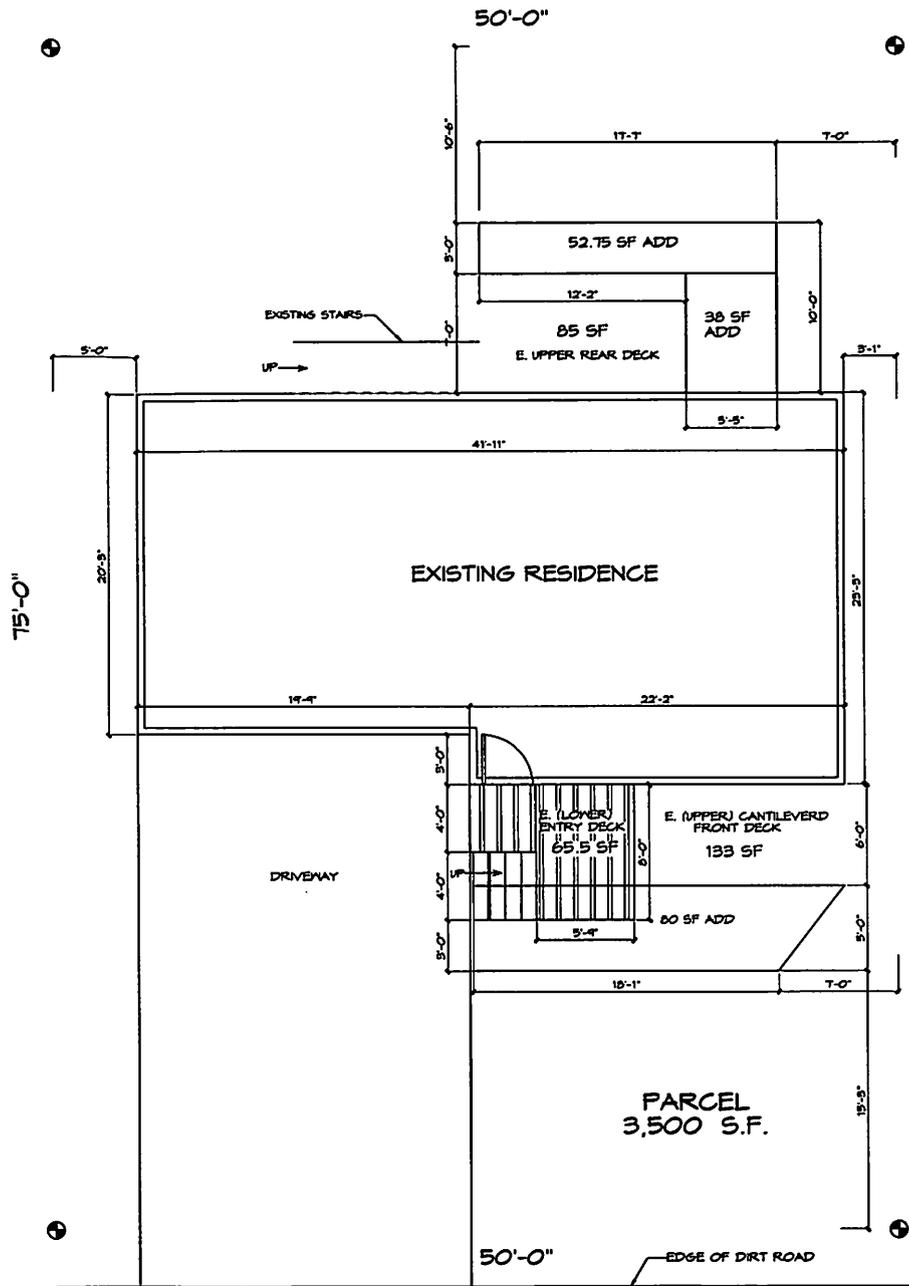
Yes No

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

Other Related Permits

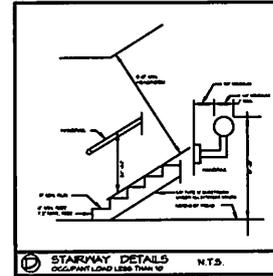
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): 263 TDC's

(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



APPLICABLE CODES:

2008 CA Energy Code
 2013 CA Building Code, Vols 1&2
 2013 CA Electrical Code
 2013 CA Fire Code
 2013 CA Green Bldg. Code
 2013 CA Mechanical Code
 2013 CA Plumbing Code
 2013 CA Reference Stds. Code
 2013 CA Residential Code
 County Bldg. & Construc. Ordinance-Title 19
 County Coastal Zone Land Use Ordinance-Title 23
 County Fire Code Ordinance-Title 16
 County Land Use Ordinance-Title 22



SLO COUNTY GREEN BUILDING ORDINANCE REQUIREMENTS

50% OF TOTAL PERMEABLE DECK AREA SHALL BE PERMEABLE. THE REMAINING 50% SHALL BE COVERED TO RECYCLE OR REUSE PER TITLE 19 OF THE LOCAL ORDINANCE.

NO TREES TO BE REMOVED

EXISTING FOOT PRINT 915 SF

EXISTING GSA 1830 SF

ALLOWED PERMEABLE DECKS	= 50% OF FOOTPRINT
TOTAL ALLOWED (without MUP)	= 274.5 SF
EXISTING DECK TOTAL	= 289.5 SF
ALLOWED IMPERMEABLE DECKS	= 10% OF FOOTPRINT
TOTAL (Impermeable) ADD ALLOWED	= 65.5 SF
TDC EXPANSION ALLOWED	= 300 SF
TOTAL DECKS ALLOWED	= 574.5 SF (274.5 + 300) IV MUP

4X10'-1" UPPER DECK ADD	80 SF
UPPER REAR DECK ADD	90.75 SF
TOTAL DECK ADD	170.75 SF
EXISTING DECKS	289.5 SF
TOTAL PROPOSED NEW ADD + EXISTING DECKS	454.25 SF
TOTAL TDCS REQ'D.	269

SHEET INDEX

A2.0 SITE PLAN
 A1.0 ELEVATIONS

PROJECT DESCRIPTION

EXPANDED PERMEABLE DECKS FOR DRIVING AREA ACCESS

FINISHED FLOORS

NO CHANGE

HEIGHT CALCS

NO CHANGE

BUILDING DATA

SQUARE FOOTAGES

LOT SIZE 3750 SF
 E. FOOTPRINT 915 SF
 E. GSA 1830 SF

OWNER
 DAVE & JENNY WHITE

SITE
 1598 TWEEED
 CARMELIA, CA 93423
 528-696-3903

APN # 023-076-010

BEERY ASSOCIATES
 DESIGN & DEVELOPMENT

DECK PERMIT

BRUCE BEERY & ASSOCIATES
 P.O. BOX 12, CARMELIA CALIFORNIA 93423
 528-237-3138
 beery@beery.com

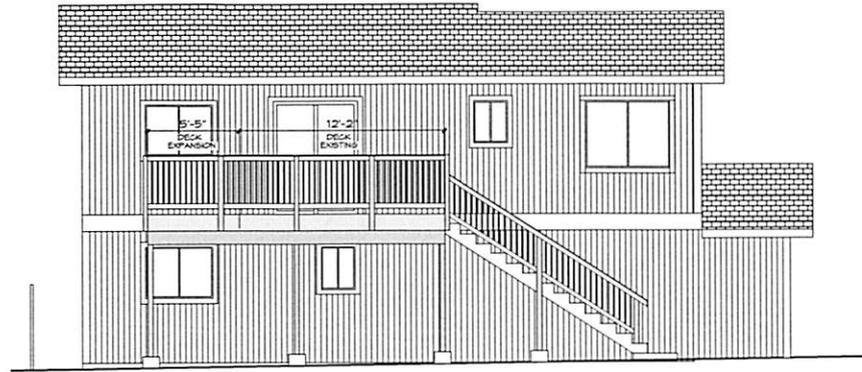
D-17-2016

SITE PLAN
 SCALE: 1/4" = 1'-0"

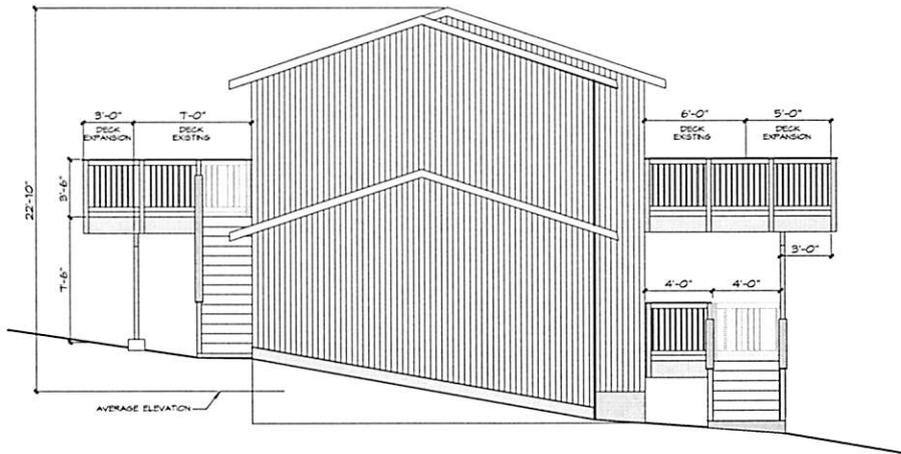
SHEET A0.0

REDUCED PRINT
 NOT TO SCALE

TWEEED AVENUE



EXISTING EAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

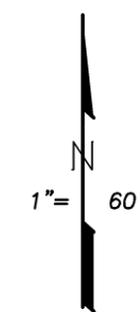


EXISTING WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"

REDUCED PRINT
NOT TO SCALE

SHEET INDEX	
A0.0 SITE PLAN	
A1.0 ELEVATIONS	
PROJECT DESCRIPTION	
EXPANDED PERMEABLE DECKS FOR DINING AREA ACCESS	
FINISHED FLOORS	
NO CHANGE	
HEIGHT CALCS	
NO CHANGE	
BUILDING DATA	
SQUARE FOOTAGES	
LOT SIZE	3750 SF
E. FOOTPRINT	415 SF
E. GSA	1030 SF
<small>BY BEERY & ASSOCIATES, ALL OWNERS, LEASEHOLDERS AND OTHERS ARE ADVISED THAT THIS PERMIT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS PERMIT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. BEERY & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES OR INJURIES RESULTING FROM THE USE OF THIS PERMIT. BEERY & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES OR INJURIES RESULTING FROM THE USE OF THIS PERMIT. BEERY & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES OR INJURIES RESULTING FROM THE USE OF THIS PERMIT.</small>	
OWNER	
DAVID & JENNY WHITE	
SITE	
1890 TWEED CAMBRIA, CA. 93428 509-686-3503	
APN # 023-076-010	
BEERY ASSOCIATES	
DESIGN & DEVELOPMENT	
DECK PERMIT	
BRUCE BEERY & ASSOCIATES P.O. BOX 12, CAMBRIA CALIFORNIA 93428 509-687-7139 beery@beery.net	
0-17-2016	
ELEVATIONS	SHEET A1.0





REVISIONS	
I.S.	DATE
NA	07-03-03
04-164	10-30-03



ER 10-31-03 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



Parcel Summary Report For Parcel # 023-076-010

8/30/2016
11:29:26AM

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 WHITE DAVID D
 8315 N 4TH ST FRESNO CA 93720-2137

OWN WHITE DAVID & JEANNE REVOCABLE TRUS

OWN WHITE JEANNE M

Address Information

Status **Address**
 P 01890 TWEED AV CAMB

Lot Information:

<u>Tract / Twshp</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>
8	0190	0003	Cambria	North Coast P	RSF	LCP	AS	Y	L2	
8	0190	0004	Cambria	North Coast P	TH	GS		Y	L2	

Parcel Information

Status **Description**
 Active CAM PINES TR 8 BL 190 LTS 3 & 4

Notes

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 # 023-076-010

8/30/2016
11:29:26AM

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:

DRC2016-00010

Case Status:

REC

Primary Parcel

Description:

ADDITION OF 17 SF OF DECK AREA, UTILIZING 263 TRANSFER DEVELOPMENT CREDITS (NO TREES TO BE REMOVED).