

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(408) 427-4863
HEARING IMPAIRED: (415) 904-5200

W3a

Page 1 of 4
Permit Application No. 3-99-052
Staff: SM-SC
Date: September 23, 1999

ADMINISTRATIVE PERMIT

APPLICANT: Treve Jones and Doug Michie

PROJECT DESCRIPTION: Construct two 3 bedroom houses (one 1 story and one 2 story) on a 50 foot x 150 foot lot

PROJECT LOCATION: 260 North Ocean Avenue, Cayucos, San Luis Obispo County (APN 064-094-021)

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:


Commission meeting of October 13, beginning at 9:00 a.m., at the City of Oceanside City Council Chambers, 300 North Coast Highway, Oceanside, CA 92054

IMPORTANT – Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS
Executive Director

By: 
Lee Otter
District Chief Planner

STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to standard and special conditions as attached, the said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of San Luis Obispo County to implement a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION

The proposed project involves the construction of two single family residences: one two story residence of approximately 1,637 square feet with an attached garage, and one single story residence of approximately 1,153 square feet with an attached garage. Project plans are attached to this report as Exhibit 3.

The project is located on a 50-foot by 150-foot lot on the east (inland) side of Ocean Avenue, approximately 300 feet north of Cayucos Drive, in the town of Cayucos, San Luis Obispo County. Please see Exhibit 1 for a regional location map and Exhibit 2 for a site location map. Water for the project will be provided from the municipal supply managed by the Morro Rock Mutual Water Company, and wastewater treatment will be provided by the Cayucos Sanitary District. Will serve letters, indicating that there are adequate capacities to provide these services, have been obtained by the applicant.

The San Luis Obispo County Local Coastal Program Estero Area Plan designates the area in which the project is located for residential multi-family development. The project site was formerly a lumberyard, a use that was abandoned approximately 10 years ago. To the north of the site is an existing single family residence. "B" Street separates this residence from Cayucos creek, which is approximately 250 feet north of the project site. To the south of the site is a historic barn, followed by the Cass house, an old Victorian home that is currently being restored.

The site is within the Coastal Commission's permit jurisdiction by virtue of being located on historic tidelands associated with the confluence of Cayucos Creek and the Pacific Ocean. These tidelands were previously filled in order to elevate the site and surrounding area above the high tide mark. The County of San Luis Obispo approved a local permit for the project (Permit D950269P) on February 19, 1999.

Coastal resource issues raised by the project include flood hazards associated with Cayucos creek, and protecting the historic character of the area that adds to its attractiveness as a visitor destination.

In terms of flooding, the project is located within the flood hazard area delineated by the Estero Area Plan, which generally corresponds to the area that is subject to flooding under a 100-year storm. LCP Policy 3 for Hazards prohibits new residential, commercial and industrial development within flood hazard areas, except for those areas within an urban reserve line, as is the case with this project. In accordance with Section 23.07.066 of the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO), the County permit for the project requires the finished grade of the structures to be elevated at least one foot above the 100-year storm flood profile level. With this condition, and recognizing that the project constitutes infill within an existing developed area (as opposed to new development in an undeveloped flood plain), the project is consistent with Coastal Act Section 30253(1), which requires that new development minimize risks to life and property in areas of high geologic, flood, and fire hazard.

With respect to community character, the project is located in close proximity to historical structures such as the nearby Cass house and a historical barn (adjacent to the project). These structures reflect the western and Victorian history of the area, and help define the character and uniqueness of the local community that add to its interest and desirability as a destination for coastal recreation. To ensure that the project will not adversely affect these resources and will protect the unique character of Cayucos, the County's approval requires that the residences be constructed with materials consistent with Victorian or early 20th Century architectural style complementary to the Cass house. The use of stucco as an exterior material is specifically prohibited. With these conditions, the project is consistent with Section 30253(5) of the Coastal Act, which requires that new development protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

SPECIAL CONDITIONS

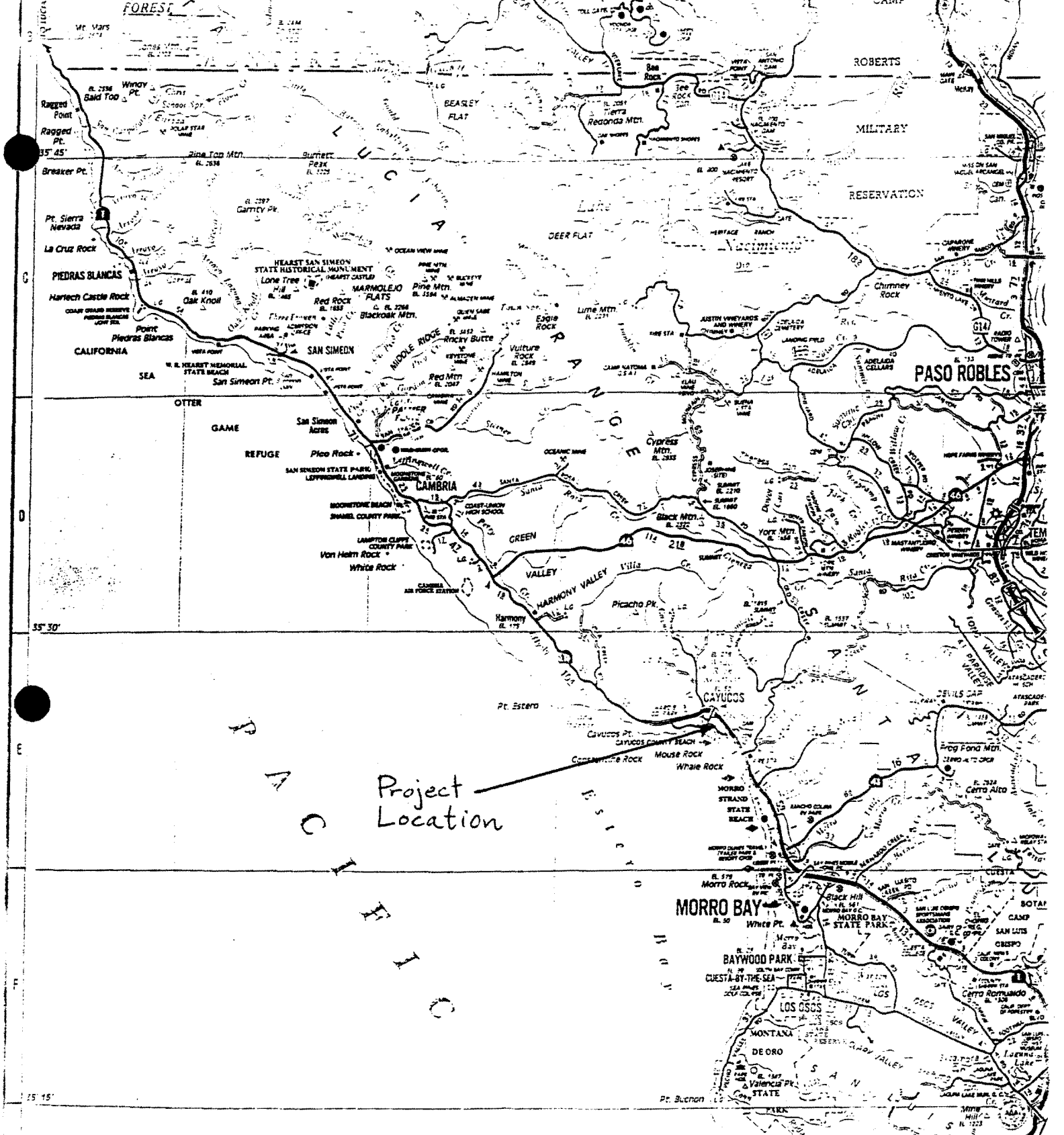
1. Compliance with Local Conditions of Approval. All development must occur in strict compliance with the terms of San Luis Obispo County Permit No. D950269P (attached as Exhibit 4). Any changes to the project, or modifications to the terms of D950269, shall require an amendment to this permit unless the Executive Director determines that no amendment is required. Any questions regarding the interpretation of these terms, or the project's compliance with these terms, shall be referred to the Executive Director for resolution.

ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS

I acknowledge that I have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing



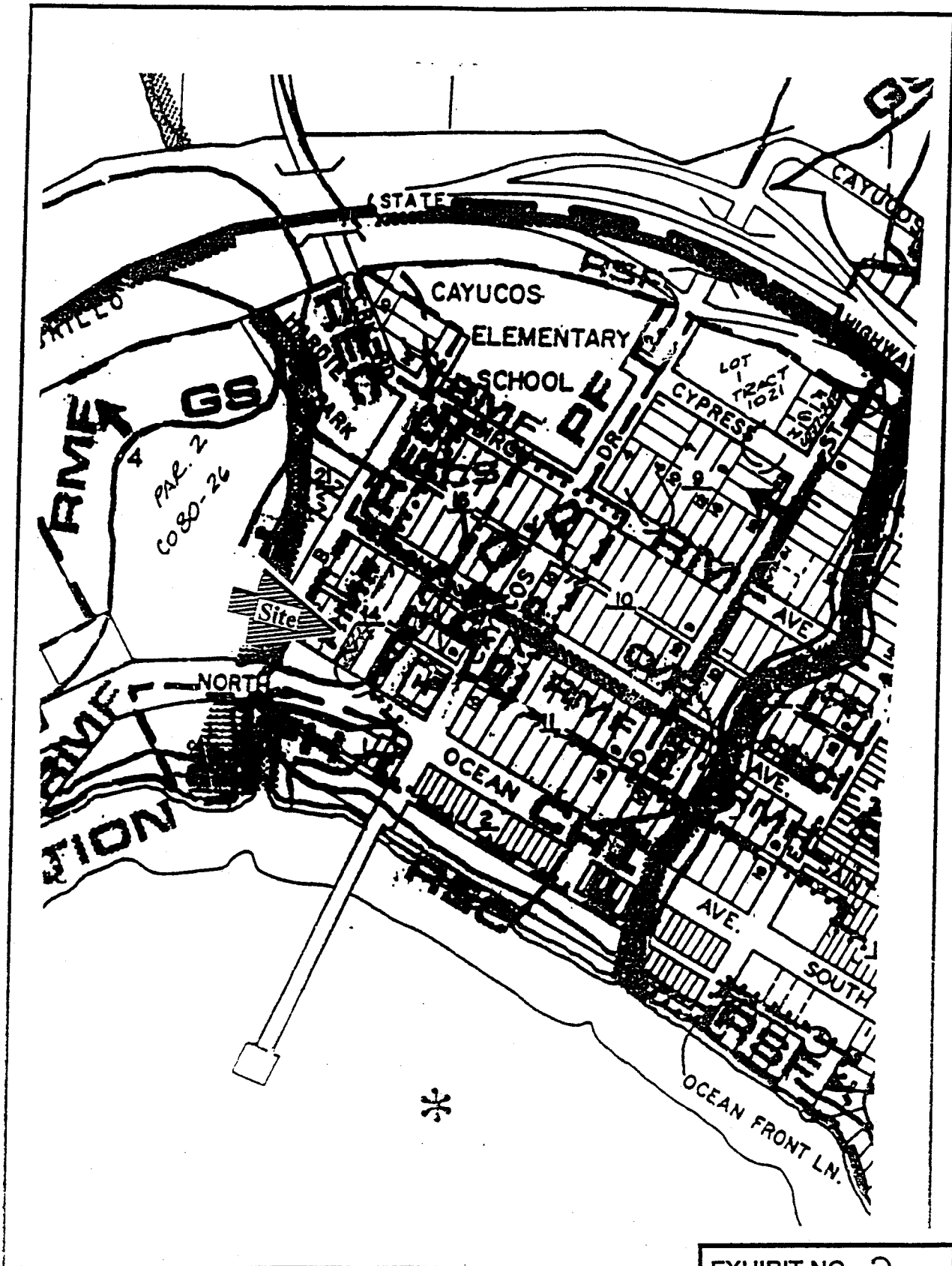
SAN LUIS OBISPO COUNTY

LEGEND

- FREEWAY
- FREEWAY UNDER CONSTRUCTION
- DIVIDED HIGHWAY (M.C.P.)
- PAVED ROAD
- LOCAL ROAD PAVED
- TRAIL ROAD
- INTERSTATE HIGHWAY
- U.S. HIGHWAY
- CALIFORNIA STATE HIGHWAY
- COUNTY HIGHWAY
- OTHER STATE HIGHWAY

EXHIBIT NO. 1
 APPLICATION NO.
 3-99-052
 Jones & Michie

PISMO B
 GROVER



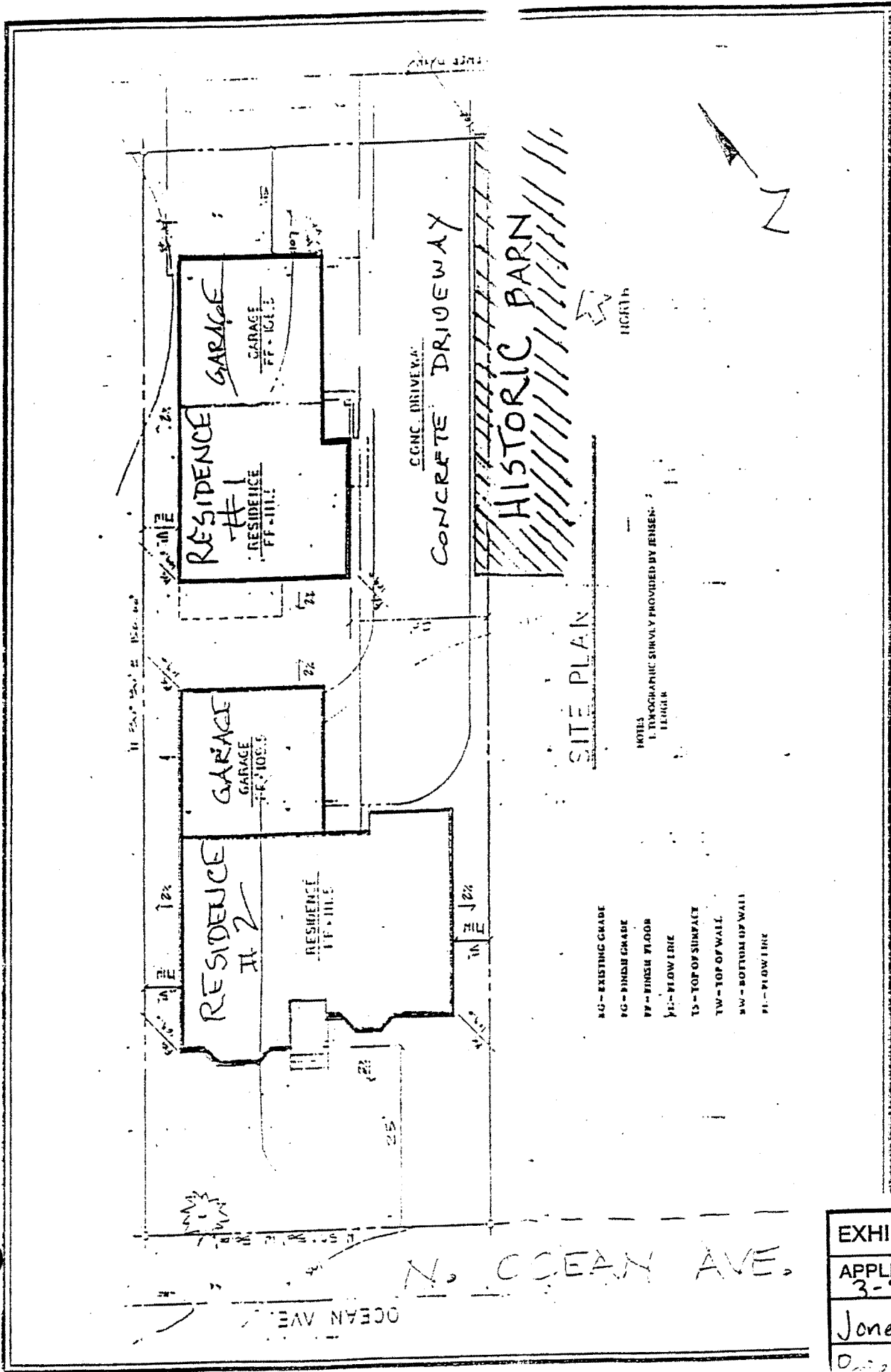
VICINITY MAP

EXHIBIT NO. 2

APPLICATION NO.
3-99-052

Jones & Michie

Site Map



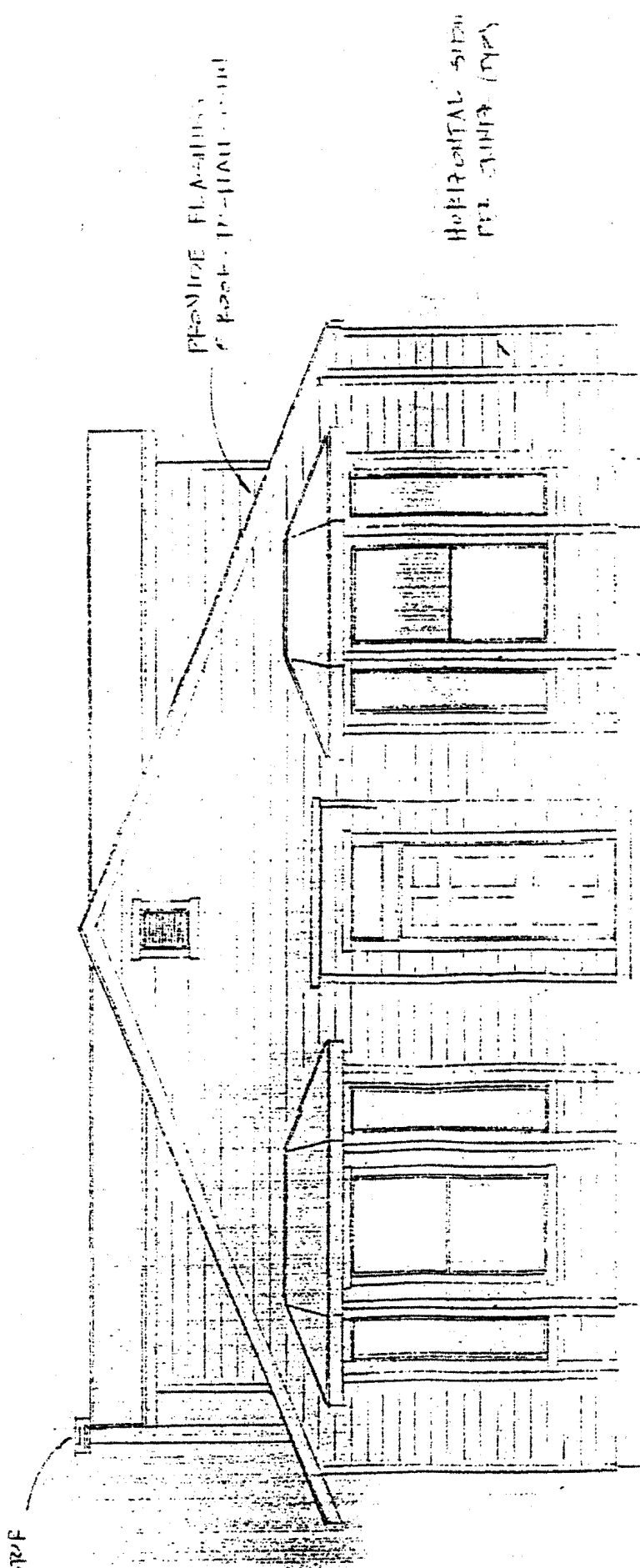
SITE PLAN

- EG - EXISTING GRADE
- FG - FINISH GRADE
- FF - FINISH FLOOR
- FL - FLOW LINE
- TS - TOP OF SURFACE
- TW - TOP OF WALL
- BW - BOTTOM OF WALL
- PL - FLOW LINE

- NOTES
- 1. DEMOGRAPHIC SIMULY PROVIDED BY JENSEN
- LENGER

SITE PLAN

EXHIBIT NO. 3, P. 1
APPLICATION NO. 3-99-052
Jones & Michie
Project Plans



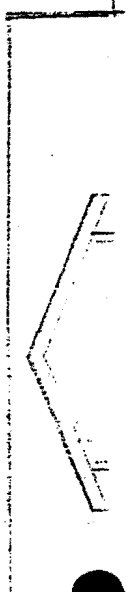
PREMIER FLASHING
 1/2" x 1/2" x 1/2" x 1/2"

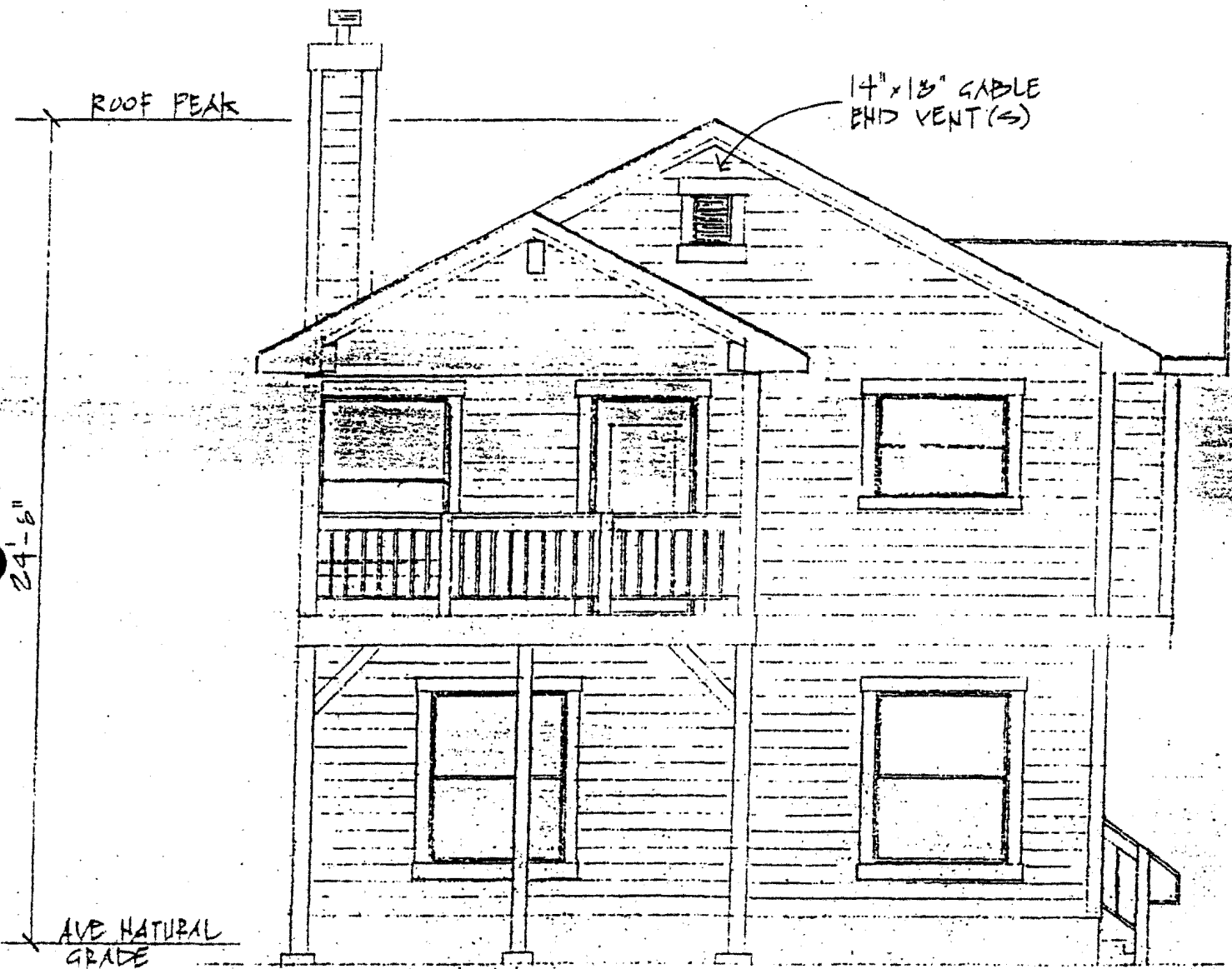
HORIZONTAL SILL
 PER CHINA (1925)

Residence #2 (per site plan): SOUTH ELEVATION (as viewed from N. Ocean Avenue)

ELEVATION NOTES:
 1. FACTORY BUILT CHIMNEY SHALL EXTEND AT LEAST FIFTY FEET ABOVE
 TOP OF THE BUILDING WITHIN 10 FEET.
 2. A SPARK ARRESTOR WITH 1/2" MESH IS TO BE PROVIDED AT CHIMNEY TOP.
 UBC, TABLE 31-A, UBC SEC. 3102.2.8

EXHIBIT NO. 3, p. 2
APPLICATION NO. 3-99-052
Jones & Michie





Residence # 1 (per site plan): SOUTH ELEVATION
1/4"=1'-0"

EXHIBIT NO. 3, p. 3
APPLICATION NO. 3-99-052
Jones & Michie Project Plans

EXHIBIT B
CONDITIONS OF APPROVAL - D950269P

Approved Development

1. This approval authorizes the construction of two single family residences, one two story residence of approximately 1,637 square feet with an attached garage, and a one story residence of approximately 1,153 square feet with an attached garage. Parking spaces shall be provided as follows: 2 spaces per residence within garages and one uncovered guest space for a total of 5 parking spaces. The maximum height of the structures shall not exceed 28 feet above the minimum finished grade required to elevate above the flood hazard, pursuant to CZLUO Section 23.04.122a(2) and Section 23.07.060 et seq.
 - a. Prior to foundation inspection (and prior to pouring the foundation) the applicant shall have a qualified professional set a height control stake at the site for the purpose of measuring building height. The control point shall be verified by the Building Inspector prior to pouring the foundation, at the latest.
 - b. The residence shall use wood or wood appearing siding, and trim, roofing and other materials consistent with Victorian or early 20th century architectural style, complementary to the Cass House. Stucco shall not be used as an exterior material.

Site Development

2. Site development shall be consistent with the approved site plan, floor plans, architectural elevations, setbacks and height restrictions.

Encroachment Permit

3. Prior to issuance of a construction permit, the applicant shall obtain an encroachment permit from Engineering Department for all improvements within the right-of-way.

EXHIBIT NO. 4, p. 1
APPLICATION NO. 3-99-052
Conditions of .

Coastal Permit

4. Prior to issuance of a permit or improvements in the right-of-way within the original jurisdiction, the applicant shall provide the county a copy of a Coastal Development Permit approved by the California Coastal Commission (CCC) or a letter from the CCC indicating that the project does not require a coastal permit from them.

Water Service

5. Prior to the issuance of a construction permit, the applicant shall submit a letter from Morro Rock Water Company stating that they are willing and able to serve the property.

Cayucos Sanitary District

6. Prior to the issuance of a construction permit, the applicant shall submit a letter from Cayucos Sanitary District stating that the project will meet their requirements.

Access Improvements

7. Access and improvements to be in accordance with CZLUO Sections 23.05.104 and 23.05.106.

Fire Safety Plan

8. Prior to issuance of a construction permit, the applicant shall obtain a fire safety plan prepared by a fire protection engineer approved by the Cayucos Fire Department. Special attention should be directed toward available fire flows, exit plan and turn-around as approved by the Fire District.

Undergrounding Utilities

9. Prior to final inspection, all utilities shall be located underground.

3-99-052
Exhibit 4, p 2

Flood Hazard

10. Prior to issuance of a construction permit, the applicant submit a drainage plan to be reviewed by the Engineering Department.
11. Prior to issuance of a construction permit, the applicant shall submit elevations showing that the finished floor is no less than 12 inches above the 100 year storm flood level to the County Engineering Department for review and approval.

Landscaping and Fencing

12. Prior to the issuance of any construction permits, submit landscape, irrigation and landscape maintenance plans in accordance with Section 23.04.180 through 23.04.186 of the Coastal Zone Land Use Ordinance to the Development Review Section of the Planning and Building Department for review and approval. Plans shall include location, species and container size of all proposed plant materials and method of irrigation. All proposed plant material shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. The landscape plan shall include the following:
 - a. utilize native-type plants
 - b. provide street trees within 10 feet of the sidewalk
 - c. indicate the location of all existing trees to be removed and to remain
 - d. landscape all unused areas (areas of the site not identified as intended for a specific use or purpose - because this project is designed to resemble a single family residence, the project does not require the installation of screening on the interior property lines)
 - e. indicate location and height of all proposed fencing materials
13. Landscaping shall be installed or bonded for prior to finaling permits.

Archaeological Resources

14. The proposed project does not show any subsurface grading within 10 feet of the historic barn. Utilities are proposed to be located along the western side of the property. In the event that the project changes so that subsurface grading occurs

within 10 feet of the historic barn, the following shall be followed, as recommended the Archaeological Addendum, prepared by Ethan Bertrando on August 6, 1998:

During any subsurface grading activities within 10 feet of the historic barn, the applicant shall retain a qualified archaeologist, approved by the Environmental Coordinator, to monitor earth disturbing activities. If any archaeological resources are found during monitoring, work shall stop until such time as the resource can be evaluated by an archaeologist. The applicant shall implement the recommendations of the archaeologist, as required by the Environmental Coordinator. Upon completion of all monitoring/mitigation activities, and prior to occupancy or final inspection, whichever occurs first, the consulting archaeologist shall submit a letter to the Environmental Coordinator summarizing all monitoring/mitigation activities and confirming that all recommended mitigation measures have been met.

15. If archaeological resources or human remains are accidentally discovered during grading or construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation shall be formulated and implemented.

