

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



RECORD PACKET COPY

Page 1 of 4
Permit Application No. **3-01-060**
Staff: SC-SC
Date: September 20, 2001

ADMINISTRATIVE PERMIT NUMBER 3-01-060

APPLICANT..... John Carter

PROJECT DESCRIPTION..... Demolish existing 400 square foot and 288 square foot garages; construct a 1,378 square foot second dwelling unit on a 6,000 square foot lot

PROJECT LOCATION..... 1778 Aloha Place, Oceano (San Luis Obispo County) (APN 061-082-016) See Exhibits 1 & 2.

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

NOTE: Public Resources Code 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 on **Wednesday October 10, 2001 at 9:00 a.m. at the Hotel Del Coronado, 1500 Orange Avenue, Coronado, CA 92118.**

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

Pursuant to Title 14 of the California Code of Regulations, 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, if applicable, 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: Charles Lester
District Manager

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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.
5. **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 project site is located on a 6,000 square foot lot at 1780 Aloha Place in the community of Oceano, San Luis Obispo County. Single family residences are found to the north and northwest of the project site. To the east is the San Luis Obispo/Pismo-Oceano Airport. To the south and southwest is a wetland/lagoon area. Please see Exhibit 1 for a regional location map and Exhibit 2 for a site location map.

The site is currently developed with one residence and two garages. The garages (288 and 400 square feet) are slated for removal, to be replaced with the proposed 1,378 square foot second dwelling unit (see Exhibit 3 for project plans). The proposed second dwelling unit is consistent

with the San Luis Obispo County General Plan because the use is allowed in the Residential Multi-Family land use category.

Water and sewer service for the project will be provided from the Oceano Community Services District. A will serve letter, indicating that there are adequate capacities to provide these services, has been obtained by the applicant.

The site is within the Coastal Commission's permit jurisdiction by virtue of being located on historic tidelands associated with the confluence of Arroyo Grande Creek, Meadow Creek, and the Pacific Ocean, which were previously filled in order to build the Pismo-Oceano Airport and the surrounding neighborhood. The Coastal Act is therefore the standard of review. The County's LCP, however, may be used for guidance.

Coastal resource issues raised by the project include a reduced setback from the wetland/lagoon area. Section 23.07.172 of the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO) establishes requirements for development adjacent to wetlands and states that new development shall be located a minimum of 100 feet from the upland extent of all wetlands, except as provided by subsection d(2). Section d(2) allows the minimum wetland setback to be reduced to no less than 25 feet provided that the site would be physically unusable for the principal permitted use unless the setback is reduced. The existing residence and garages are 25 to 40 feet from the wetland, respectively. The proposed second dwelling unit will be constructed where the garages are currently located, i.e. approximately 40 feet from the wetland. As stated above, the site is located within the Residential Multi-Family land use category where multi-family dwellings are a principal permitted use. The site would be physically unusable for the principal permitted use unless the setback is reduced. The proposed structure will not be any closer to the wetland than the existing garages. The setback reduction is consistent with the requirements of the LCP. In addition, a botanical survey was performed on site and it was determined that the proposed use would have no impact on the surrounding wetlands. Furthermore, the County's Conditions of Approval require the applicant to submit a drainage plan for review and approval by the County Public Works Department (see Exhibit 4). Given all of the above, the project is consistent with Coastal Act Section 30231 regarding protection of the marine environment.

In terms of flooding, the project is located within the flood hazard area delineated by the San Luis Bay Coastal 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 CZLUO Section 23.07.066, the County permit for the project requires the applicant to submit a flood hazard plan for review and approval as required by the County Public Works Department (see Exhibit 4). The flood hazard plan must show the finished grade 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.

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. D000141P (attached as Exhibit 4). Any changes to the project, or modifications to the terms of D000141P, 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

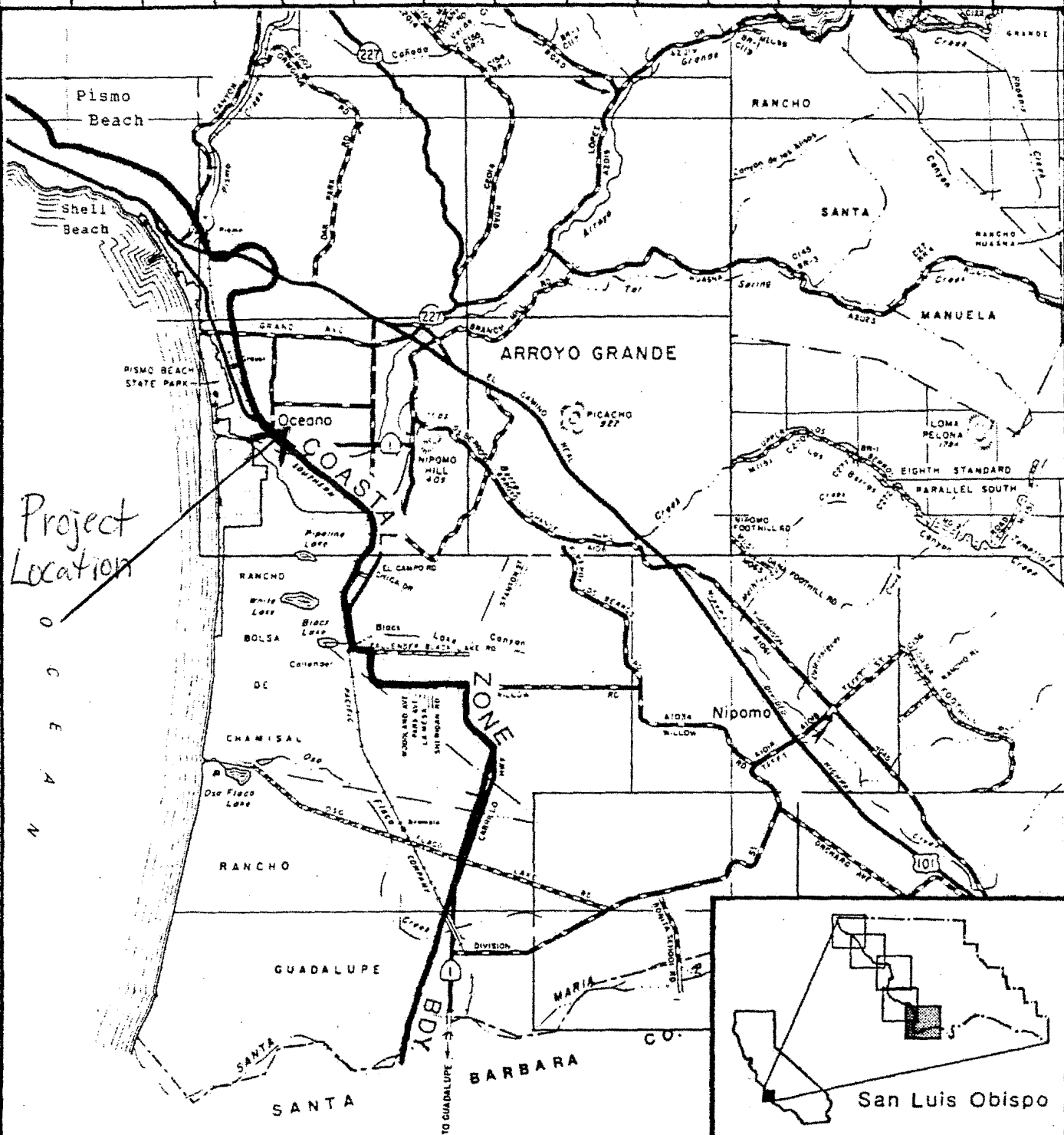
I acknowledge that I have received a copy of this permit and have accepted its contents including all conditions.

Applicant's Signature

Date of Signing

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Project Location

California Coastal Commission

LOCATION MAP



County of San Luis Obispo

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| EXHIBIT NO. / |
| APPLICATION NO. |
| 3-01-060 |
| California Coastal Commission |

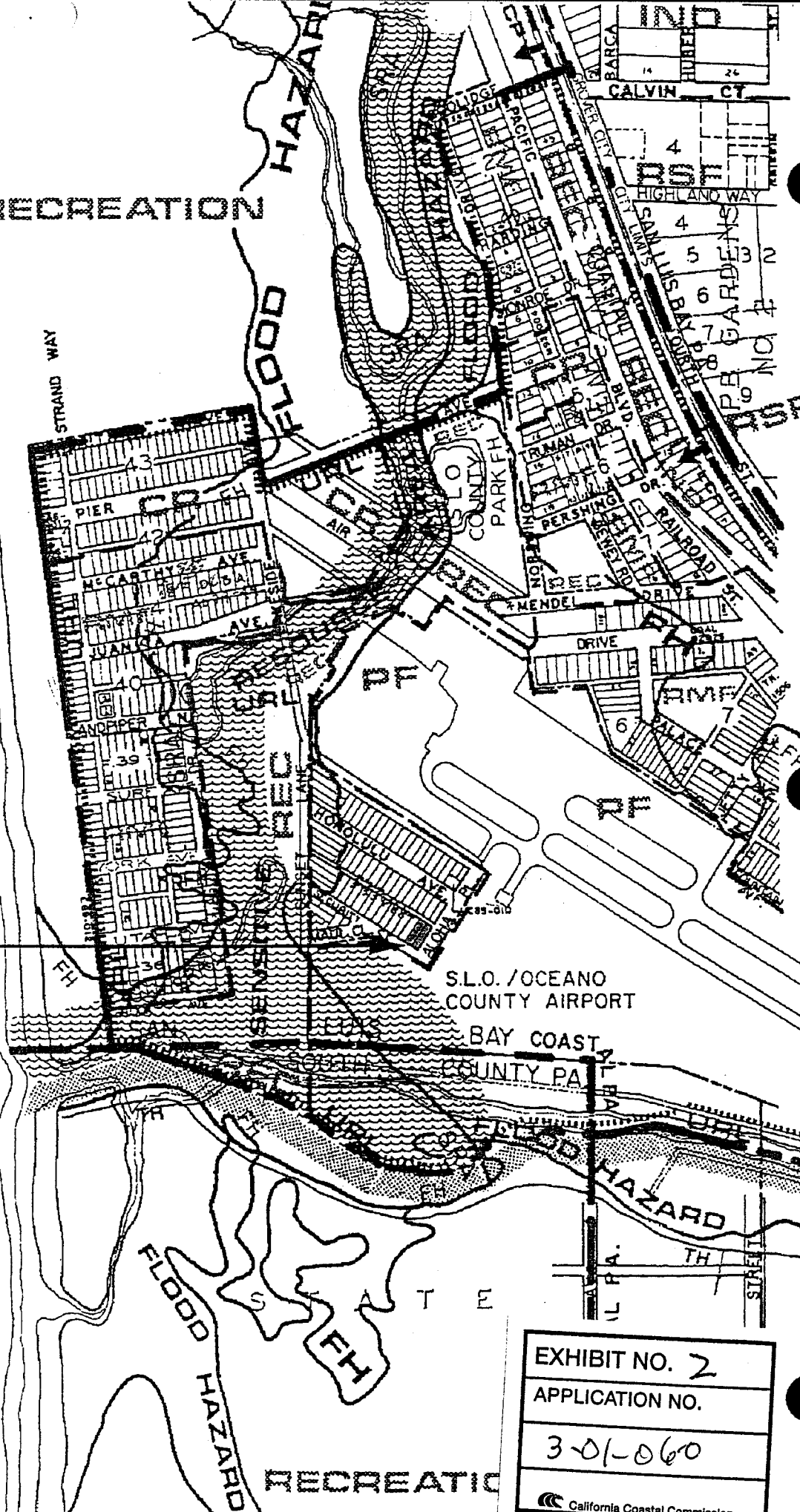
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RECREATION

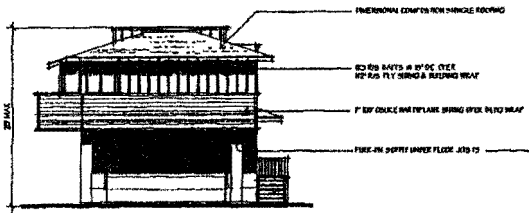
FLOOD HAZARD

FLOOD HAZARD

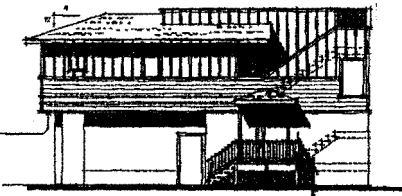
SITE



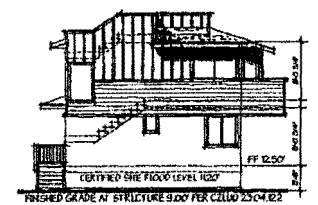
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| EXHIBIT NO. 2 |
| APPLICATION NO. |
| 3-01-060 |
| California Coastal Commission |



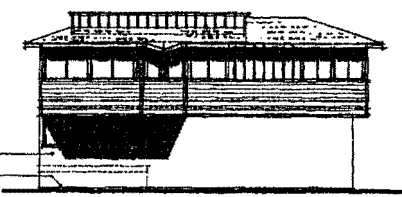
East Elevation



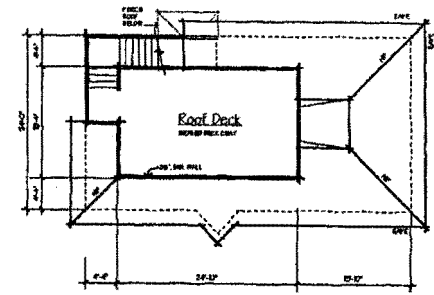
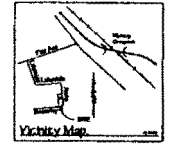
North Elevation



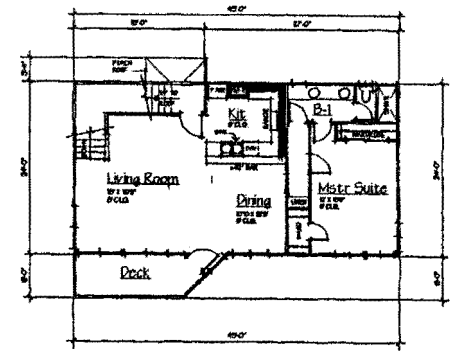
West Elevation



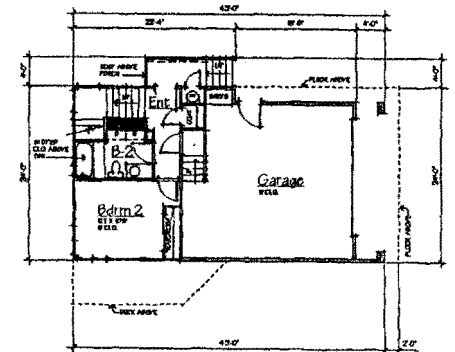
South Elevation



Roof Deck Plan



Upper Floor Plan



Lower Floor Plan

Exterior Elevations

LEGEND

- NO EXISTING CONCRETE
- PRIVACY FENCE
- WALL
- PAVEMENT
- TOP OF WALL
- FLOORING
- GRID
- WATER METER
- ELECTRIC METER
- JOINT FINE
- SLAB ON GROUND
- CONCRETE
- STREET SIGN

PROJECT DATA

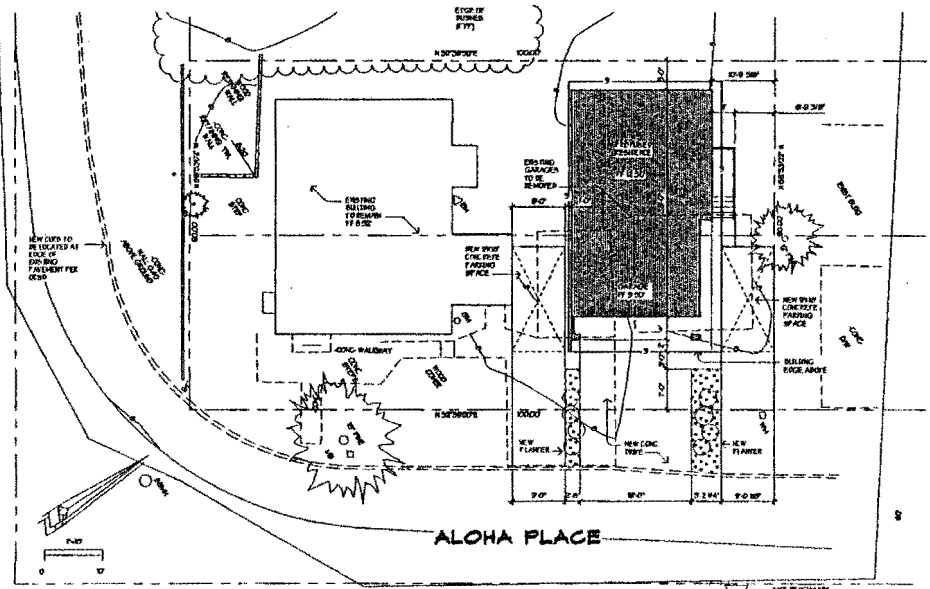
TOWN: BEST DETAIL MULTI-FAMILY
SECTION NUMBER: 0000 SF
LOT AREA: 401 (2600 SF)
PLANNING AREA NUMBER: 4595 (2700 SF)
MAXIMUM HEIGHT: 25 FT
HEIGHT SHOWN: 22 FT
FARMSHO ELEVATION:
 EXISTING 2 DEPENDENT
 NEW 2 DEPENDENT - QUEST - 3 OF ACES
FARMSHO NUMBER: 1 OF ACES (1 NUMBER FOR PROJECT)
MINIMUM OPEN AREA: 45L (2700 SF)
OPEN AREA SHOWN: 30L (2475 SF)
SETBACKS REQUIRED:
 REAR - 5 & 10'
 REAR - 10'
 FRONT - (STREET) 10'
 SIDE - 5 & 10'
 REAR - 10'

LEASHTO BE SEVERAL CARSPACES TO BE SET ON STREET
 PAY CARSPACES TO BE SET IN REAR YARD OF LOTS ON CHURCH

LEGAL DESCRIPTION

LOTS 2 & 4 AM IN BLOCK 2 OF TRACT MAP NO 310 188 003 COUNTY OF SAN DIEGO CALIFORNIA

SECURITY COURT



Site Plan

THE REQUIREMENTS:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO ZONING ORDINANCE AND THE CITY ENGINEER'S PERMITS.

PROJECT INFORMATION:
 PROJECT NUMBER: 1000000000
 DATE: 10/15/2014

NOTE:
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

EXHIBIT NO. 3
APPLICATION NO.
3-01-060
 California Coastal Commission

D.r.s.i.z
 Custom Residential
 121 West Branch St.
 Arroyo Grande, CA

Carter Residence
 1710 Aloha Place, Oceanside, California

Owner: John Carter, 1710 Aloha Place, Oceanside, California 92054

| | |
|---------|--------------|
| DATE | AUG 10 |
| SCALE | 1/8" = 1'-0" |
| PROJECT | 10 |
| DATE | 2014 |
| NO. | A-1 |

EXHIBIT B
CONDITIONS OF APPROVAL -D000141P

Approved Development

1. This approval authorizes:
 - a. The construction of an approximately 1,378 square foot second dwelling unit, with a maximum height of 25 feet.
 - b. A reduction in the required parking from five on-site spaces to four spaces.
2. Site development shall be consistent with the approved site plan, floor plans and elevations. All wetland setbacks shall be consistent with the approved site plan, to vary between 25 and 40 feet.
3. Prior to issuance of building permits, the applicant shall submit a flood hazard plan/drainage plans for review and approval as required by the County Public Works Department.
4. Prior to ^{FINAL}issuance of a building permit, ^{INSPECTION}the applicant shall install concrete curb and gutters as approved by the County Public Works Department unless such requirements are waived by County Public Works in conjunction with Department of Planning and Building pursuant to Section 23.05.106. Applicant shall obtain the appropriate encroachment permits for installation of the driveway.

Water/Sewer Service

5. Prior to issuance of a building permit, the applicant will satisfy the requirements in the Oceano Community Services District letter dated February 16, 2001.


Avigation Easement

6. Prior to final building inspection, the applicant shall grant/update an Avigation Easement to the County of San Luis Obispo via an avigation easement document prepared by the county. The avigation easement document shall be reviewed and approved by County Counsel prior to final approval.

Coastal Original Jurisdiction

7. Prior to issuance of a building permit, the applicant will demonstrate to the Department of Planning and Building that the California Coastal Commission has issued a Coastal Development Permit, or waived the requirement.

PC 2001-01-060

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| EXHIBIT NO. 4 |
| APPLICATION NO. |
| 3-01-060 |
|  California Coastal Commission |