

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863



# Th3a

Date Filed: September 15, 2006  
180th Day: March 14, 2007  
Staff: JB-SC  
Staff Report: January 25, 2007  
Hearing Date: February 15, 2007  
Item Number: Th3a

## **ADMINISTRATIVE PERMIT**

**APPLICATION FILE NO.:** 3-06-030

**APPLICANTS:** Ash Lot 1, LLC c/o Steve Molnar

**PROJECT DESCRIPTION:** Construction of a two-story 2,476 square foot single-family residence with attached 656 square foot garage; and construction of a detached 484 square foot garage with a 424 square foot guest unit above the detached garage.

**PROJECT LOCATION:** 295 Ash Avenue, Cayucos, Estero Planning Area, San Luis Obispo County (APN 064-094-024). See Exhibits 1 & 2.

**EXECUTIVE DIRECTOR'S DETERMINATION:** The Executive Director determines that the proposed development qualifies for approval through the issuance of an administrative permit pursuant to Public Resources Code Section 30624. The findings for this determination and for any special conditions follow.

**NOTE:** This permit shall not become effective until it is reported to the Commission at its next scheduled meeting. If one-third or more of the appointed Commissioners so request, the Executive Director's permit issuance shall not be effective, and the application shall be set for public hearing at a subsequent Commission meeting.

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

DATE: February 15, 2007  
TIME: Meeting Begins at 9:00 a.m., Item Th3a  
PLACE: Catamaran Resort Hotel  
3999 Mission Blvd.  
San Diego, CA 92109  
(858) 539-8700

**IMPORTANT – Prior to commencement of any development authorized by this permit, 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: Steve Monowitz  
Title: Central Coast District Manager

## **1.0 CONDITIONS**

### **1.1 Standard Conditions**

1. **Notice of Receipt and Acknowledgement.** 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 on which the Commission voted on the application. 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.** The Executive Director or the Commission will resolve any questions of intent of interpretation of any conditions.
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.

### **1.2 Special Conditions**

1. **Drainage and Erosion Control Plans.** PRIOR TO CONSTRUCTION, the Permittee shall submit for Executive Director review and approval, two sets of Drainage and Erosion Control Plans that incorporate the following provisions:

**CZLUO Flood Hazard Combining Designation Requirements.** The Plan shall include base flood elevations, hazard areas, and floodway locations in the vicinity of the project in accordance with CZLUO Section 23.07.064. On the basis of the structural plans and depth analysis, the ground floor of all structures is to be constructed at a minimum of one-foot above the 100-year storm flood profile level. If no flood depth number is available, all structures shall be elevated a minimum of two feet above adjacent natural grade in accordance with CZLUO Section 23.07.066.

**Implementation of Best Management Practices During Construction.** The Drainage and Erosion Control Plans shall identify the type and location of the measures that will be implemented during construction to prevent erosion, sedimentation, and the discharge of pollutants during construction. These measures shall be selected and designed in accordance with the California Storm Water Best Management Practices Handbook. Among these measures, the plans shall limit the extent of land disturbance to the minimum amount necessary to construct the project; designate areas for the staging of construction equipment and materials, including receptacles and temporary stockpiles of graded materials, which shall be covered on a daily basis; provide for the installation of silt fences, temporary detention basins, and/or other controls to intercept, filter, and remove sediments contained in the runoff from construction, staging, and storage/stockpile areas; and provide for the restoration of disturbed areas immediately upon conclusion of construction activities in that area. The plans shall also incorporate

good construction housekeeping measures, including the use of dry cleanup measures whenever possible; collecting and filtering cleanup water when dry cleanup methods are not feasible; cleaning and refueling construction equipment at designated off site maintenance areas; and the immediate clean-up of any leaks or spills. The plans shall indicate that **PRIOR TO THE COMMENCEMENT OF GROUND DISTURBING ACTIVITIES**, the applicant shall delineate the approved development envelope with fencing and markers to prevent land-disturbing activities from taking place outside of these areas.

**Post Construction Drainage.** All runoff from the roof, driveways, decks, and other impervious surfaces shall be retained onsite to the greatest degree feasible. Runoff shall be captured and directed into designated pervious areas, percolation pits or appropriate storm drain systems. The drainage plan shall demonstrate that the pervious areas, percolation pits, or drainage systems are sized and designed appropriately to accommodate runoff from the site produced from each and every storm event up to and including the 85th percentile 24-hour runoff event. In extreme storm situations (>85% storm) excess runoff shall be conveyed off-site in a non-erosive manner.

The Permittee shall undertake development in accordance with the approved Drainage and Erosion Control Plans. No changes to the approved Drainage and Erosion Control Plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. **Landscape Plans.** **PRIOR TO CONSTRUCTION**, the Permittee shall submit for Executive Director review and approval, two sets of Landscape Plans that provide for the installation of native, non-invasive plant species of local stock appropriate to the site. The planting of non-native invasive plant species is prohibited. All landscaping and fencing adjacent to the unimproved portions of 'B' Street shall be located entirely within the subject property line.
3. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the Permittee acknowledges and agrees (i) that the site may be subject to hazards from heavy storm damage, flooding, and earth movement; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.

**ACKNOWLEDGEMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

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

Applicant Signature: \_\_\_\_\_ Date of Signing: \_\_\_\_\_

## **2.0 FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION**

### **2.1 Standard of Review**

The project site is within the Commission's original permit jurisdiction by virtue of being located on historic tidelands associated with the confluence of Cayucos Creek and the Pacific Ocean. The tidelands have been historically filled in order to raise the neighborhood and surrounding areas above flood elevations. The County of San Luis Obispo approved a local permit for the project (Permit # D990372P) on November 5, 2004. While the County certified Local Coastal Program (LCP) can provide guidance, the standard of review for the Coastal Development Permit is the Coastal Act.

### **2.2 Project Description and Location**

The proposed project involves the construction of a two-story 2,476 square foot single-family residence with attached 656 square foot garage. The project also includes a detached 484 square foot garage with a 424 square foot guest unit located above the detached garage.

The project is located on a vacant 7,500 square foot parcel at the intersection of 'B' Street and Ash Street, in the community of Cayucos. The San Luis Obispo County certified LCP designates the site for residential multi-family (RMF) development. The project site is within an existing developed area and, except for the west side of the property, is surrounded by residential development and paved streets. Two man-made drainage channels have been identified along the unimproved section of 'B' street on the western side of the property. The drainage channels convey localized street drainage and runoff towards Cayucos Creek. Cayucos Creek is located approximately 400 feet west of the project site. Project location maps and site plans are included as Exhibits 1 and 3 of this report.

### **2.3 Coastal Act Issues**

#### **2.3.1 Marine and Coastal Water Quality**

The Coastal Act includes several policies to protect coastal water quality and marine resources. Coastal Act section 30230 requires that marine resources be protected, maintained, and, where feasible, restored. The biological productivity of coastal waters, including streams, estuaries and wetlands must be maintained. Requirements include controlling runoff and waste discharges to protect water quality, maintaining groundwater supplies and stream flows in order to sustain the biological productivity of coastal waters, and minimizing the alteration of riparian habitats and streams.

Coastal Act Section 30230 states:

*Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological concern or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal*

*waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.*

Coastal Act Section 30231 states:

*The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Coastal Act Section 30232 states:

*Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.*

The proposed project has the potential to degrade marine and coastal water quality through the proposed construction of a residence, altering natural drainage patterns, and contributing sediments and pollutants to coastal waters. Construction activities can adversely impact coastal water quality by causing erosion and sedimentation through the removal of vegetation and the movement of soils. The increase in impervious surfaces that will result from the project will also impact water quality by altering natural drainage patterns and providing areas for the accumulation of pollutants that will eventually be carried into coastal waters by storm runoff. The proposed project would significantly increase the amount of impervious surface at the site due to the construction of a residence, accessory structures, driveway, and other hard improvements. The driveway and onsite parking areas, in particular, can accumulate automobile by-products which in turn can contribute to polluted runoff (e.g., petroleum hydrocarbons, heavy metals such as lead, copper, zinc and cadmium, etc.). The primary mechanisms for minimizing impacts to marine and coastal water quality, in this case, is to utilize drainage and erosion control Best Management Practices (BMP's) during and after construction. Special Condition 1 (Drainage and Erosion Control Plans) implements these requirements.

In addition to the single-family residence development, the County approval establishes through Conditions of Approval (see County Conditions of Approval 9, 10, and 11) the potential future improvement and extension of 'B' street located adjacent to the western property boundary of the property. It should be noted, however, that this permit does not authorize any improvement or extension of 'B' Street. Such a future development will be subject to a separate Coastal Development Permit review and approval by the Coastal Commission.

As conditioned, the Commission finds that the proposed project is consistent with Coastal Act Sections 30230, 30231, and 30232.

### **2.3.2 Coastal Hazards**

Coastal Act Section 30253 requires that new development shall minimize the risks to life and property in areas of high geologic, flood, and fire hazard.

Coastal Act Section 30253 states:

*New development shall: (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

In addition to the above referenced Coastal Act section, the County's Coastal Zone Land use Ordinance (CZLUO) also provides standards for development that is located within a designated Flood Hazard (FH) Area.

CZLUO Section 23.07.064 states:

*Drainage plan approval is required where any portion of the proposed site is located within a Flood Hazard combining designation, in addition to all other permits required by this title, state and federal law. In addition to the information called for in Section 23.05.042 (drainage plan required) the drainage plan shall include:*

*a. Federal Insurance Administration flood data, including base flood elevation, flood hazard area and floodway locations.*

*b. In areas where weather service elevation data has not been provided by the Federal Insurance Administration, a normal depth analysis or other equivalent engineering analysis that identifies the location of the floodway and demonstrates to the satisfaction of the County Engineer that the structure will not be located within the floodway or be subject to inundation by a 100-year storm. The following information is required to determine the location of flood elevation and the floodway, except where waived or modified by the County Engineer:...*

CZLUO 23.07.066 states:

*New structures or an increase in 65 percent in the square footage of any existing structures (including manufactured homes) or other construction activities within a Flood Hazard Area combining designation are subject to the following:...*

*(10) On the basis of structural plans and the depth analysis, the ground floor of all structures is to be constructed at a minimum of one-foot above the 100-year storm flood profile level. Within any AO zone on the Flood Insurance Rate maps, this elevation shall be determined by adding one foot to the depth number specified. If no depth is specified, structures shall be elevated a minimum of two feet above adjacent natural grade.*

In terms of coastal hazards, a portion of the project is located within the Flood Hazard (FH) Combining Designation delineated by the Estero Area Plan, which generally corresponds to the area that is subject to flooding under a 100-year storm. Development in such dynamic environments is susceptible to damage, and should be avoided where feasible. In this case, the

project site is within a residential district and surrounded by existing residential development. In light of this existing pattern of development, neither the County nor the Commission has prohibited the development/redevelopment of residential uses in this flood prone area. Rather, as reflected by the certified LCP, development in this area must be constructed in a manner that minimizes flood hazards. In addition, applicants are regularly required to acknowledge site geologic risks and agree to waive any claims of liability on the part of the Commission for allowing the development to proceed. Special Condition 3 requires the applicant to recognize and assume the risk of building within an LCP designated Flood Hazard (FH) Combining Designation.

In addition, this Coastal Development Permit requires the Permittee to submit a Drainage and Erosion Control Plan for Executive director review and approval (see Special Condition 1). This condition requires that all CZLUO Flood Hazard (FH) permit processing requirements and construction standards be shown on the approved plans and implemented during construction. With these conditions, the project is consistent with Coastal Act Section 30253.

## **2.4 California Environmental Quality Act**

Section 13096 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available, which would substantially lessen any significant adverse effect that the activity may have on the environment.

As conditioned, there are no feasible alternatives or feasible mitigation measures available, beyond those required, which would substantially lessen any significant adverse impact, which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, and can be found consistent with Coastal Act requirements to conform to CEQA.

## **3.0 EXHIBITS**

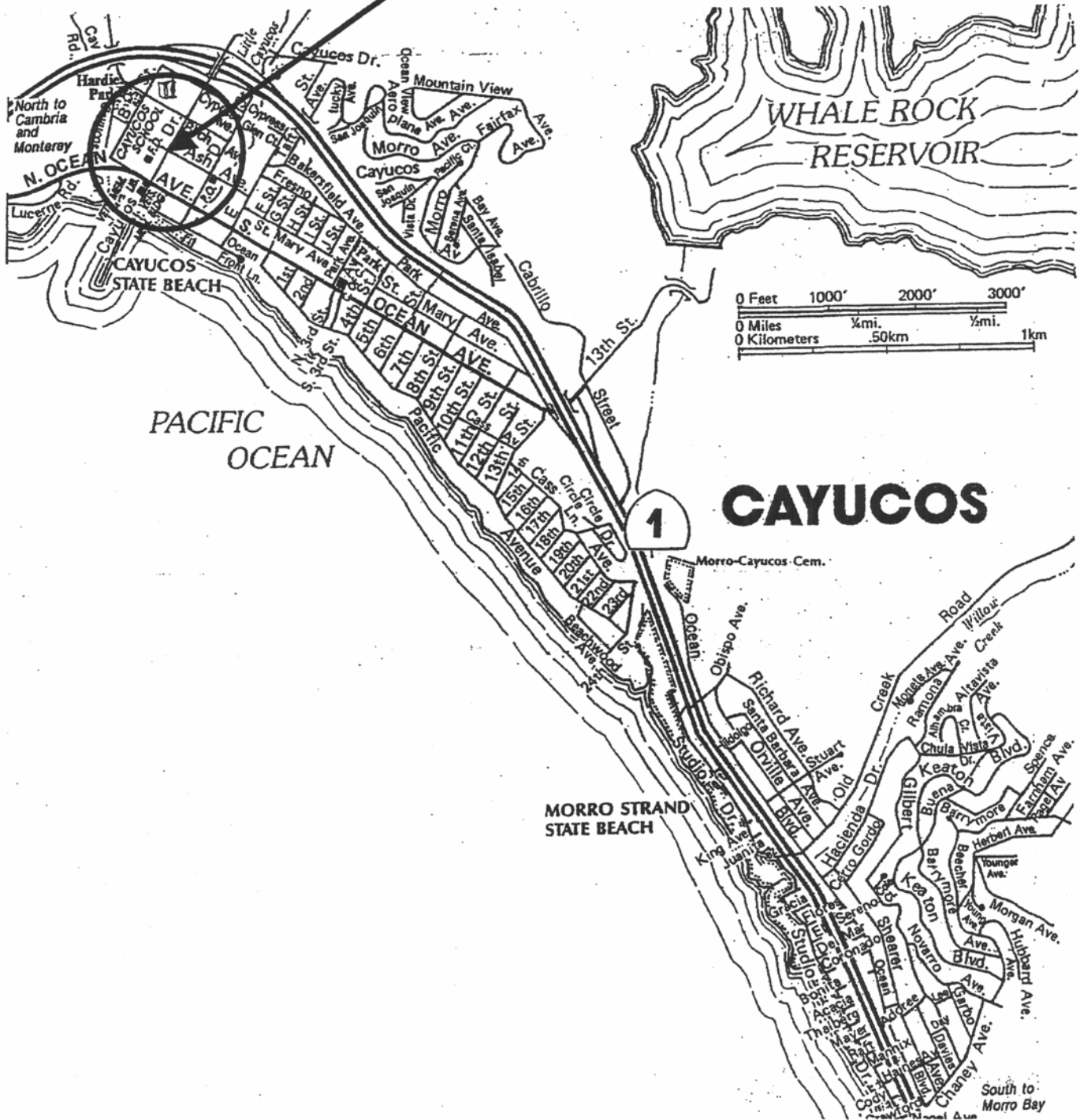
Exhibit 1 - Vicinity and Location Map of Proposed Project

Exhibit 2 - County Final Local Action Notice

Exhibit 3 - Project Site Plan and Elevations



# Site



**PROJECT**

Minor Use Permit  
Shea - D990372P



**EXHIBIT**

Vicinity Map

*Prader*

# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

November 8, 2004

John McDonald  
2813 Santa Barbara  
Cayucos, CA 93430

## NOTICE OF FINAL COUNTY ACTION

HEARING DATE: November 5, 2004

SUBJECT: County File No. D990372P - TIM SHEA -  
Minor Use Permit / Coastal Development Permit  
DOCUMENT NO. 2004-182

LOCATED WITHIN COASTAL ZONE: YES

The above-referenced application was approved by the Hearing Officer, based on the approved Findings and Conditions, which are attached for your records. This Notice of Final Action is being mailed to you pursuant to Section 23.02.033(d) of the Land Use Ordinance.

This action is appealable to the Board of Supervisors within 14 days of this action. If there are Coastal grounds for the appeal there will be no fee. If an appeal is filed with non-coastal issues there is a fee of \$578.00. This action may also be appealable to the California Coastal Commission pursuant to regulations contained in Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Exhaustion of appeals at the county level is required prior to appealing the matter to the California Coastal Commission. This second appeal must be made directly to the California Coastal Commission Office. Contact the Commission's Santa Cruz Office at (831)427-4863 for further information on their appeal procedures.

If the use authorized by this Permit approval has not been established or if substantial work on the property towards the establishment of the use is not in progress after a period of twenty-four (24) months from the date of this approval or such other time period as may be designated through conditions of approval of this Permit, this approval

shall expire and become void unless an extension of time has been granted pursuant to the provisions of Section 23.02.050 of the Land Use Ordinance.

If the use authorized by this Permit approval, once established, is or has been unused, abandoned, discontinued, or has ceased for a period of six (6) months or conditions have not been complied with, such Permit approval shall become void.

If you have questions regarding your project, please contact your planner at (805) 781-5600. If you have any questions regarding these procedures, please contact me at (805) 781-5718.

Sincerely,



Ramona Hedges, Secretary Pro Tem  
PLANNING DEPARTMENT HEARINGS

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(Planning Department Use Only)

Date NOFA copy mailed to Coastal Commission: after November 20, 2004

Enclosed:              X   Staff Report  
                           X   Findings and Conditions

Hearing Officer

Minor Use Permit D990372P Shea

**EXHIBIT A - FINDINGS***Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 16, 2004 for this project. Mitigation measures are proposed to address biological resources, geology, and public services and are included as conditions of approval.

*Minor Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

*Coastal Access*

- G. The project site is located between the first public road and the ocean. The project site is within an urban reserve line (Cayucos) and an existing coastal access point exists within 200 feet of the project site; therefore, the proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act.

Hearing Officer

Minor Use Permit D990372P Shea

**EXHIBIT B - CONDITIONS OF APPROVAL****Approved Development**

1. This approval authorizes a 2476 square foot new two story single family residence with an attached 656 square foot garage and a detached 484 square foot garage with a 424 square foot guesthouse above the detached garage.
2. **Prior to issuance of building permit**, the applicant shall submit revised site plan, floor plan and elevations that show a maximum of 2,623 square feet for the floor area of the residence and guesthouse.

**Building Height**

3. **The maximum height of the project is 28 feet from average natural grade.**
  - A. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
  - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
  - C. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

**Fire Safety**

4. **Prior to issuance of a construction permit**, the applicant shall provide the County Department of Planning and Building with a fire safety plan approved by the Cayucos Fire Department
5. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.

**Services**

6. **Prior to issuance of construction permit**, the applicant shall provide a letter from Morro Rock Mutual Water Company stating they are willing and able to service the property.
7. **Prior to issuance of construction permit**, the applicant shall provide a letter from Cayucos Sanitary District stating they are willing and able to service the property.

**Public Works**

8. **Prior to issuance of a building permit**, the applicant meet all requirements of the County Public Works Department.
9. **Prior to issuance of construction permits**, the applicant shall submit improvements plans for B Street and the alley specifically: Complete the project side of an A-2 (urban) section, minimum paved width to be 24 feet, fronting the property on Ash Street. Complete the project side of an A-2 (urban) section, minimum paved width to be 24 feet, fronting the property on B Street, unless an alternate design is approved by Public Works, based on a cooperative effort with other property owners along B Street. The alley shall be improved as per Cayucos Fire Protection District standards.

Hearing Officer

Minor Use Permit D990372P Shea

10. **Prior to issuance of building permits**, the applicant may bond for the required improvements. All required improvements on Ash Street shall be completed prior to occupancy. The required improvements on B Street and the alley may remain bonded for a period of 5 years from the effective date of this approval.

**Environmental Mitigations**

11. **Prior to final inspection and after the road improvements** (as specified in conditions 9 and 10), the applicant shall implement one of the following mitigation options:

A. On-site mitigation:

1. The applicant shall implement the Wetland Mitigation Plan (David Wolff Environmental, 2004).
2. Monitoring reports on the Wetland Mitigation Plan shall be submitted to the County Planning Department for three years following construction and plantings. The monitoring reports shall include survivorship of the plantings, effectiveness of erosion control measures, and any remedial actions taken and proposed.

B. Off-site mitigation:

1. Submit a riparian restoration plan for Cayucos Creek for review and approval by the County Planning Department.
2. The applicant shall implement the approved riparian restoration plan (condition B1).
3. Monitoring reports on the Riparian Restoration Plan shall be submitted to the County Planning Department for three years following construction and plantings. The monitoring reports shall include survivorship of the plantings, effectiveness of erosion control measures, and any remedial actions taken and proposed.

12. No construction shall occur when storm water is visible in the drainage swales.
13. **Prior to issuance of building permits**, the applicant shall submit a drainage and erosion and sedimentation control plan for review and approval by the County Public Works and Planning Departments.

**Miscellaneous**

14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.
15. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

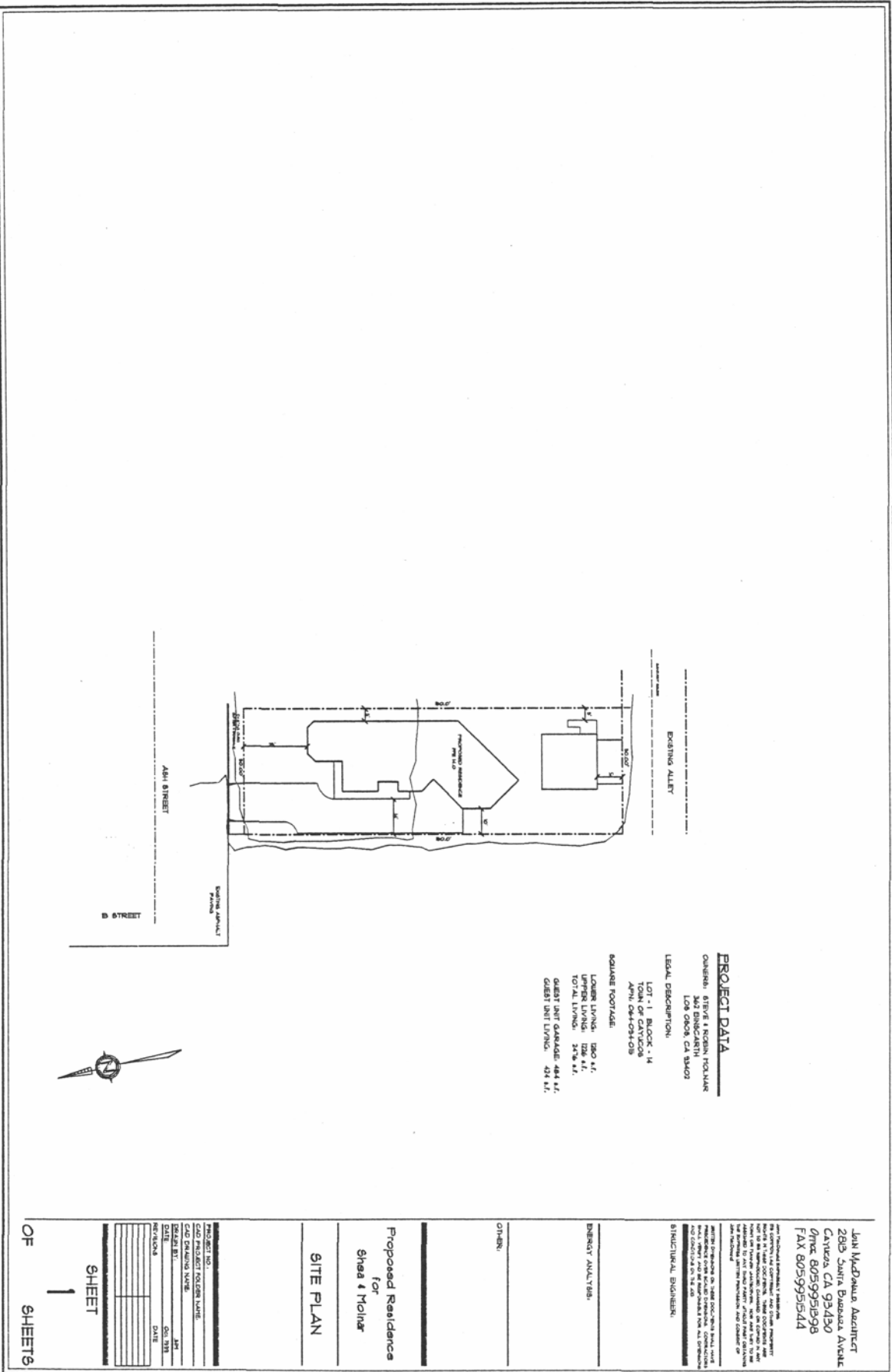
Hearing Officer

Minor Use Permit D990372P Shea

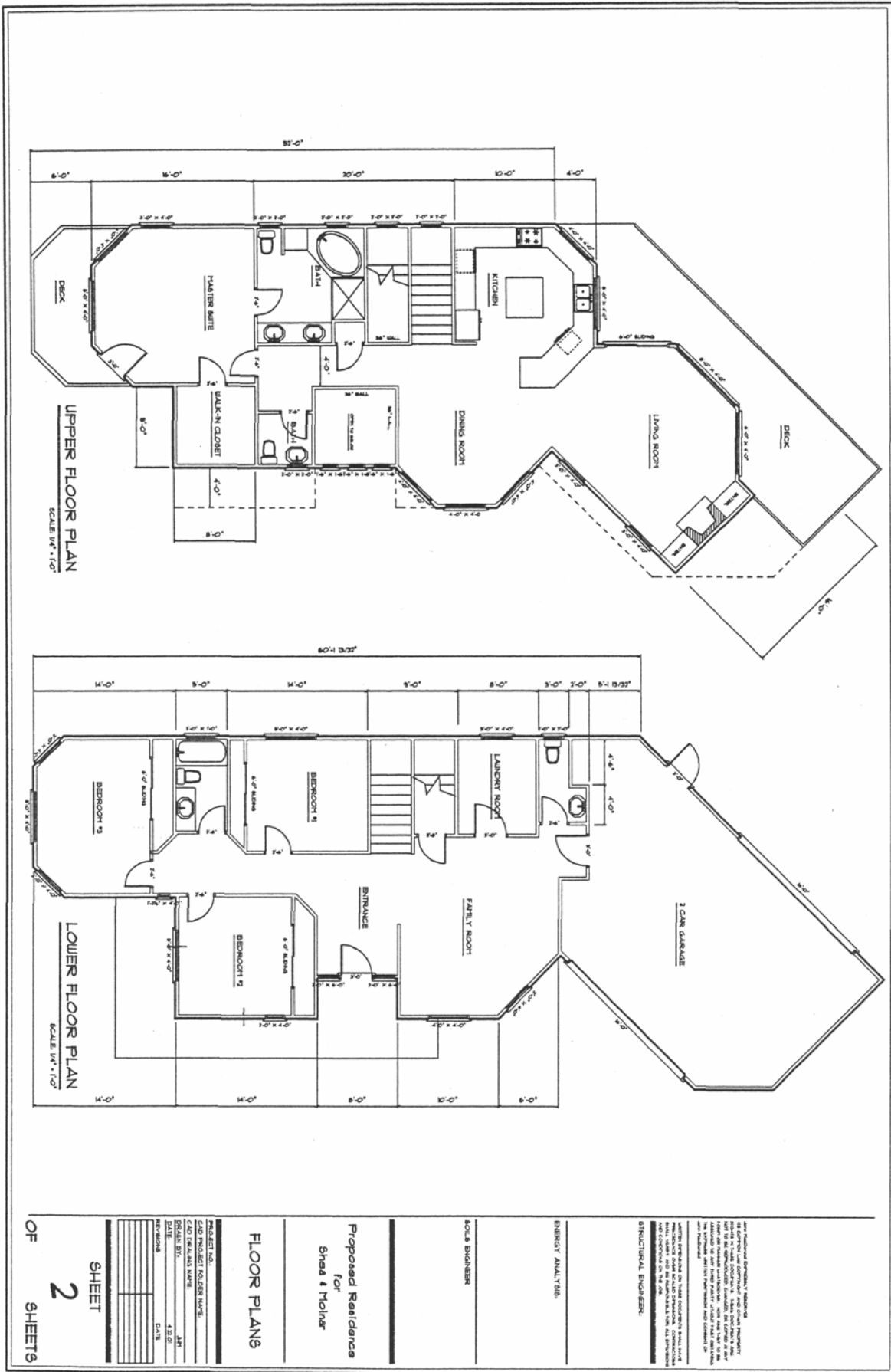
16. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').

**Other Permits**

17. **Prior to issuance of construction permits**, the applicant shall show evidence of permits and/or waiver of permits from the following agencies: Coastal Commission, Department of Fish and Game, and Army Corp of Engineers







THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF CALIFORNIA. I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING OR SURVEYING SERVICES. I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING OR SURVEYING SERVICES. I AM NOT PROVIDING ANY PROFESSIONAL ENGINEERING OR SURVEYING SERVICES.

ENERGY ANALYSIS:

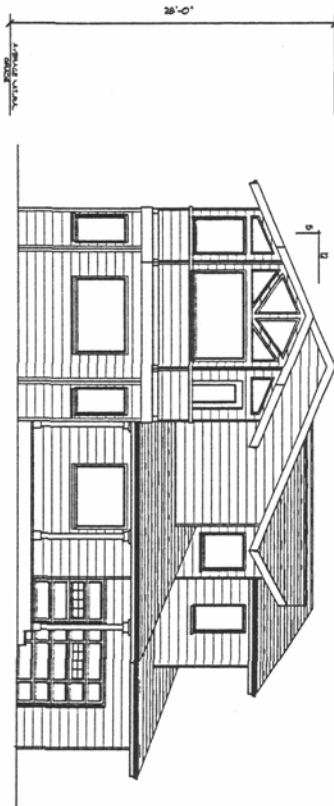
SOILS ENGINEER

Proposed Residence  
for  
Shas & Mohar

FLOOR PLANS

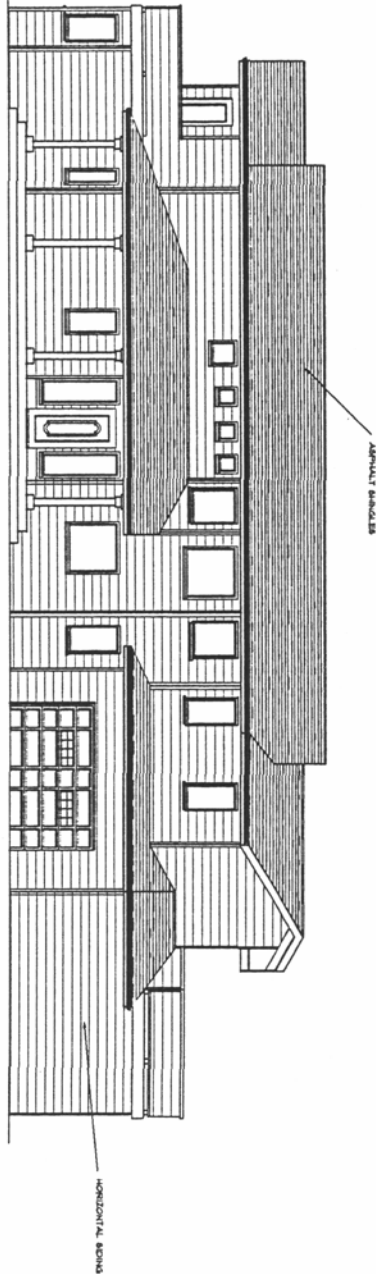
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DATE	4/2/2
REVISIONS	

SHEET  
2  
OF SHEETS



FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ENERGY ANALYSIS

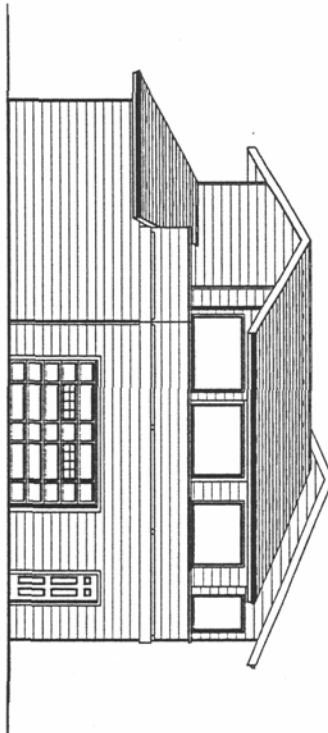
OTHER

Proposed Residence  
for  
Shas & Mohar

FRONT & RIGHT  
ELEVATIONS

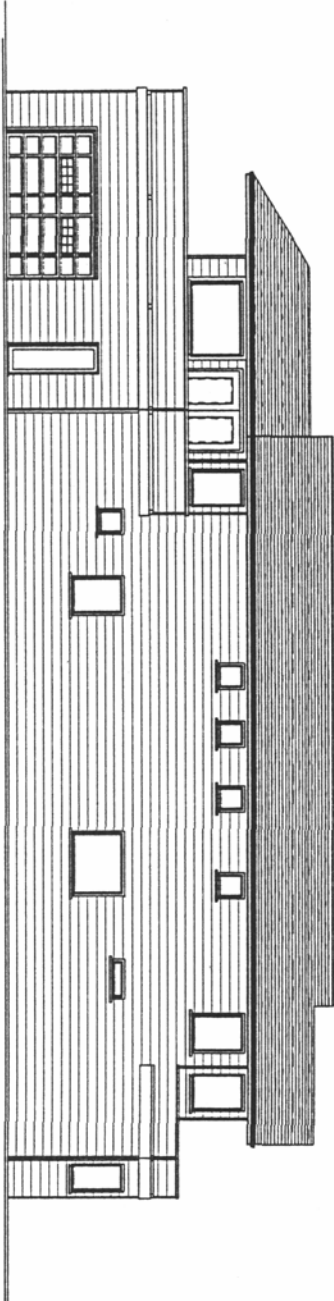
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SHEET  
3  
OF SHEETS



REAR ELEVATION

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



RIGHT ELEVATION

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

THESE DRAWINGS ARE PREPARED BY THE ARCHITECT AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OTHER PROBLEMS THAT MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

ENERGY ANALYSIS

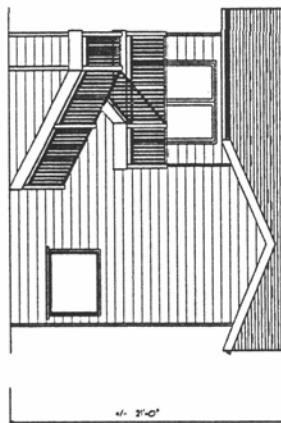
OTHER:

Proposed Residence  
for  
Shas & Mohar

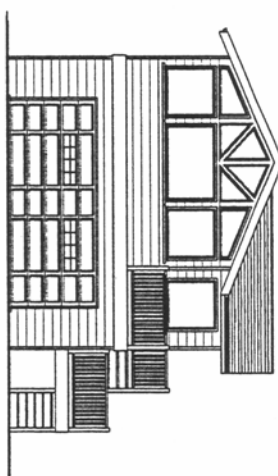
REAR & LEFT  
ELEVATIONS

PROJECT NO.	
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DRAWN BY	JAN
CHECKED BY	DATE
APPROVED	

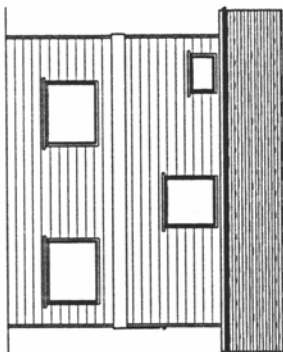
SHEET  
4  
OF 5 SHEETS



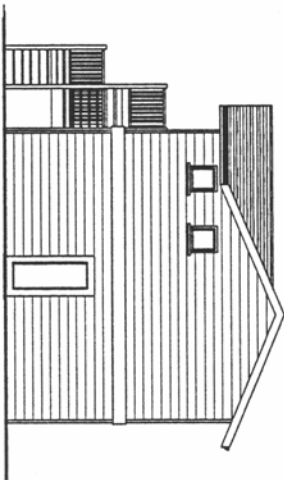
EAST ELEVATION  
SCALE 1/4" = 1'-0"



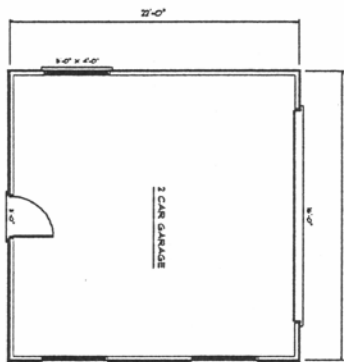
SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



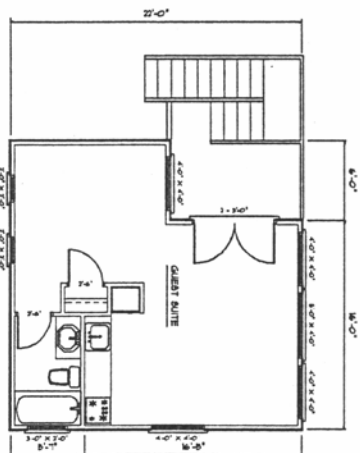
WEST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



GROUND FLOOR PLAN  
SCALE 1/4" = 1'-0"



UPPER FLOOR PLAN  
SCALE 1/4" = 1'-0"

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DESIGNER:

OTHER:

Proposed Residence  
for  
Steve & Robin Mohr

GUEST UNIT  
ELEVATIONS

PROJECT NO.	
CAD PROJECT NUMBER	
CAD DRAWING NAME	
DATE	
REVISIONS	

OF  
SHEETS  
5  
SHEET