

CALIFORNIA COASTAL COMMISSION

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F13b

Prepared June 9, 2022 for June 10, 2022 Hearing

To: Commissioners and Interested Persons

From: Dan Carl, Central Coast District Director
Ryan Moroney, Central Coast District Supervisor

Subject: STAFF REPORT ADDENDUM for F13b: CDP Application Number A-3-SLO-19-0026 (Tibbitts SFD)

In the time since this staff report for this item was published (on May 27, 2022) staff spent some time, including in conversations with the Applicant's attorney, to identify with greater certainty what exists currently and what is proposed in the rear of the residence at this site in relation to the above-referenced CDP application. This was necessary due to the fact that the Applicant's proposed plans did not show any existing or proposed development in this area, and in fact showed two different depictions of the orientation of the rear of the proposed residence. The Applicant clarified these project components on June 9, 2022 with revised project plans (that now propose removal of the fencing and retaining walls near the bluff, removal of non-native species and replanting with native drought tolerant species, and a ground-level decomposed granite patio). During the course of that additional review, staff also identified and has done some additional research on the alleged violations in the rear of the site, and has a clearer understanding of those issues as well.

In addition, staff was asked by the Applicant to reconsider the recommended condition language that would bar future repair and/or maintenance to the permitted armoring fronting the site (see recommended Special Condition 4b on staff report page 10). In evaluating this request, staff noted that the recommended condition also includes a series of coastal hazard provisions to address future hazard response at this site, including to prohibit any future armoring to protect the proposed development, and to include requirements for the Applicant to assume all hazard risks, to disclose all risks to future buyers, and to monitor bluff retreat and remove/relocate development that becomes threatened by hazards in the future, consistent with the way in which the Commission has generally addressed such issues in similar circumstances up and down the state. With that in mind, staff also concluded that the armoring appeared not to have been repaired/maintained since it was originally permitted and installed some 40 years ago, that the armoring does not appear to require repair/maintenance now or even in the near to mid term, that potential coastal resource issues that might be associated with allowing any future repair/maintenance episodes can be appropriately addressed via application of the Coastal Act/LCP to the any future CDP application for

A-3-SLO-19-0026 (Tibbitts SFD) Addendum

such a project in such a case, and thus that the coastal resource benefits of that particular requirement in this case are also limited. Thus, and given those particular circumstances as applied to this case, staff here concluded that such a requirement in this case is not necessary to find the project consistent with the required policies.

Thus, the purpose of this addendum is to modify the staff report and recommendation to reflect these updated understandings, other changes, and to insert an enforcement finding. Thus, the staff report is modified as follows, where text in underline format identifies text to be added, text in strike-through format identifies text to be deleted, all as applicable (and all footnote numbers are modified as needed to accommodate new footnotes being added). With these changes, the Applicant is now in agreement with the recommended conditions of approval.

1. Replace staff report Exhibit 3 (Proposed Project Plans) with the proposed project plans attached (7 sheets titled “Proposed Residence for David Tibbitts” dated June 8, 2022 and dated received in the Coastal Commission’s Central Coast District Office on June 9, 2020).

2. Modify the Project Description section on staff report page 1 as follows:

Demolition of an existing 1,116 square-foot single-story single-family residence and related development (including removal of rear yard deck, fencing/retaining walls, and non-native landscaping) and construction of a new 3,482 square-foot two-story single-family residence, attached garage, ~~decking~~, and related development (including an at-grade decomposed granite patio, native landscaping, and drainage directed inland and away from the bluff in the rear yard area) on a blufftop lot fronted by concrete-grouted riprap armoring structure

3. Modify the first paragraph in the Summary of Staff Recommendation section on staff report page 1 as follows:

The Applicant proposes to demolish an existing 1,116 square-foot single-story single-family residence and related development (including removal of rear yard deck, fencing/retaining walls, and non-native landscaping) and to construct a new two-story 3,482 square-foot single-family residence with attached garage, ~~decking~~, and related development (including an at-grade decomposed granite patio, native landscaping, and drainage directed inland and away from the bluff in the rear yard area) in its place.

4. Modify the last two paragraphs in the Summary of Staff Recommendation section on staff report pages 2 and 3 as follows:

Geotechnical analyses show that the new home can be sited and designed to meet the LCP’s setback requirements without relying on the existing armoring, but it is not clear whether the existing armoring could be modified and/or removed to reduce its coastal resource impacts without significant impacts to the underlying landform, and potentially up and downcoast development. Such issues are exacerbated by the armoring’s physical form, where the armoring was originally constructed by stacking large rock and pouring concrete over it just inland of what appears to be a natural rock outcropping. And although this armoring structure undoubtedly raises coastal resource concerns, it is a relatively small armoring structure (40 linear feet) along a stretch of coast with many, it is inland of a natural rock outcropping and near the downcoast unarmored natural

A-3-SLO-19-0026 (Tibbitts SFD) Addendum

promontory that extends some 100 feet seaward of it, and is fronted by what is typically a fairly wide sandy beach. In other words, while certainly not without coastal resource concern, the coastal resource benefits for removal would be relatively small in light of the potential problems with complete removal. In this case, there are a variety of ways the Commission might address the existing armoring given the LCP evaluation required, but staff believes that the best approach, given the nature of the armoring itself, its relative degree of impact, and its relation to the natural landform and adjacent development, and the other hazard response portions of the recommendation, is to allow it to remain as is for now, but not to allow future repair and/or maintenance. To the latter point, the recommendation includes a series of coastal hazard provisions to address future hazard response at this site, including to prohibit any future armoring to protect the proposed development, and to include requirements for the Applicant to assume all hazard risks, to disclose all risks to future buyers, and to monitor bluff retreat and remove/relocate development that becomes threatened by hazards in the future, consistent with the way in which the Commission has generally addressed such issues in similar circumstances up and down the state. With that in mind, staff also concluded that the armoring appears not to have been modified or repaired/maintained since it was originally permitted and installed some 40 years ago, that the armoring does not appear to require repair/maintenance now or even in the near to mid term, that potential coastal resource issues that might be associated with allowing any future repair/maintenance episodes can be appropriately addressed via application of the Coastal Act/LCP to the required CDP application in such a case, and thus that the coastal resource benefits of that particular requirement in this case are also limited. The existing armoring would then be expected to degrade and eventually disappear over time as it passes its design lifetime (which may be relatively soon as it is nearly 40 years old), which helps implement the LCP in this regard appropriately, including as In short, the new residence is not dependent on the armoring to meet its LCP stability and safety requirements, and the included hazard response provisions are adequate to protect coastal resources in this case. Of course, the Applicant would need to commit to 'cleaning up' any bits and pieces of the armoring that might become dislodged over time, and staff recommends conditions to this effect.

To further implement LCP hazard requirements, staff also recommends that the Commission condition the project to prohibit any future armoring to protect the proposed development, and to include requirements for the Applicant to assume all hazard risks, to disclose all risks to future buyers, and to monitor bluff retreat and remove/relocate development that becomes threatened by hazards in the future, consistent with the way in which the Commission has generally addressed such issues in similar circumstances up and down the state. Finally, staff notes that there are existing violations at this site associated with unpermitted deck expansion and the installation of fencing/retaining walls near the bluff edge,¹ and that the Applicant proposes to remove the deck and the

¹ All are the subject of the Commission's Enforcement Unit investigation. Specifically, Coastal Act/LCP violations exist on the subject property including, but not limited to, the unpermitted expansion of the back deck and unpermitted installation of two backyard fences/retaining walls. Staff only discovered these violations during CDP application processing and has determined that the development was put in place between 1989 and 2002 without necessary CDPs, and has persisted until today, with yet unquantified impacts to coastal resources. Approval of this application pursuant to the staff recommendation, issuance

A-3-SLO-19-0026 (Tibbitts SFD) Addendum

fences/retaining walls and to restore the blufftop edge area, all of which is also covered in the recommended conditions. Along with construction BMPs and other fairly typical shoreline development conditions (e.g., related to bluff edge landscaping, drainage, etc.), including to recognize proposed project elements, staff believes that the proposed project can be found consistent with the requirements of the certified San Luis Obispo County LCP and the public access and recreation policies of the Coastal Act. The motion and resolution to approve the project subject to the staff recommendation are found on page 5 of this report.

5. Modify Special Condition 1b on staff report page 6 as follows:

Fencing/Retaining Walls. All fencing/retaining walls along the shoreline orientation and near along the blufftop edge shall be removed and that area restored to match the bluff configuration pre-dating their installation as much as possible, and subject to the landscaping requirements of Special Condition 1a.

6. Modify Special Condition 3a on staff report page 9 as follows:

Coastal Hazards. That the site is subject to coastal hazards including but not limited to consisting of episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tsunamis, tidal scour, coastal flooding, landslides, bluff and geologic instability, bluff retreat, liquefaction and the interaction of same, many of which will worsen with future sea level rise.

7. Modify Special Condition 4b on staff report page 10 as follows:

Shoreline Armoring Prohibited. Any new repair, maintenance, and/or modification of any kind to the existing armoring at the site shall be prohibited. In addition, the Permittee shall properly dispose of (at an appropriate offsite disposal location) any portions of the existing armoring that become dislodged and/or that fall to the beach, and shall restore any associated exposed bluff areas at that time to natural conditions. In addition, any future shoreline armoring (including but not limited to seawalls, revetments, retaining walls, gabion baskets, tie backs, piers, groins, caissons/grade beam systems, etc.) to protect the approved residential project shall be prohibited.

8. Modify Special Condition 4c on staff report page 10 as follows:

Section 30235 Waiver. Any rights that the Permittee may have to construct and/or maintain shoreline armoring to protect the approved residential development, including rights that may exist under Coastal Act Section 30235, the San Luis Obispo County Local Coastal Program, or any other applicable laws, are waived. This waiver is not intended to and does not affect Permittee's right to pursue a CDP application or an exemption, as applicable, to repair and maintain the existing armoring at the site.

9. Modify the Project Location section on staff report page 13 as follows:

The County-approved project is located on an ocean and beach fronting blufftop property at 1210 Pacific Avenue within the unincorporated community of Cayucos in San Luis Obispo County north of the City of Morro Bay along a very popular stretch of

of the CDP, and the Applicant's subsequent compliance with all terms and conditions of the CDP will result in the elimination of the future impacts that would otherwise result from the violations noted above.

A-3-SLO-19-0026 (Tibbitts SFD) Addendum

sandy beach located between Cayucos State Beach and Morro Strand State Beach that is part of an unbroken six-mile stretch of public sandy beach area extending from the northern end of Cayucos all the way south to Morro Rock in Morro Bay. Several public vertical accessways, situated between residential structures, provide access from Pacific Avenue to the beach, including a public staircase approximately 50 feet upcoast from the site. The existing residence is fronted on its seaward side by an existing concrete-grouted riprap revetment at the base of the bluff, that itself is fronted by a natural rock outcropping of sorts embedded just above sand level. Just inland of the armoring are two sets of fencing/retaining walls running roughly along the orientation of the shoreline. The adjacent residence to the north is fronted by a riprap revetment, and the adjacent residence just to the south includes a stepped concrete patio/seawall that butts into a natural promontory that extends seaward of the general shoreline orientation some 100 unarmored feet.² See **Exhibit 1** for a location map and **Exhibit 2** for photos of the site and surrounding area.

10. Modify the first paragraph of the Site Permitting History section on staff report page 13 as follows:

Available records indicate that the existing 1,116 square-foot dwelling currently located on the site was originally constructed in 1932. Aerial photos show that the house appears relatively unchanged in terms of its general configuration and orientation since that time, although available photographic evidence suggests that a rear deck ~~and patio area were constructed~~ was apparently expanded, and what appears to be two layers of fencing/retaining walls were apparently constructed near the bluff edge sometime in the 1990s. Neither the Commission nor the County has identified any CDPs associated with any house improvements, including with respect to the 1990s era rear yard ~~improvements~~ development, since the time coastal permits have been required for development at this location starting in the early 1970s. Thus, the Commission considers the rear yard ~~improvements~~ development (i.e., deck expansion and fencing/retaining wall construction) to be unpermitted.³

11. Modify the Project Description section on staff report page 14 as follows:

The Applicant proposes to demolish the existing 1,116 square-foot single-story single-family residence and related development (including removal of rear yard deck, fencing/retaining walls, and non-native landscaping), and to construct a new two-story 3,482 square-foot single-family residence with new attached garage, ~~decking~~, and related development (including an at-grade decomposed granite patio, native landscaping, and drainage directed inland and away from the bluff in the rear yard area).⁴ See **Exhibit 3** for the proposed project plans.

² Both adjacent residences appear to have been newly constructed (downcoast) or redeveloped (upcoast) in the time since the Coastal Act became effective, but the permitting status of their fronting armoring structures is not known at this time.

³ And these are being tracked by the Commission's Enforcement Division; see also Violation finding later in this report.

⁴ The Applicant thus proposes to remove unpermitted development and to restore affected areas.

12. Modify the text starting with the last paragraph on staff report page 21 as follows:

*As to the treatment of the existing armoring, the LCP requires an evaluation of potential modifications to the armoring in order to minimize or eliminate ongoing coastal resource impacts,⁵ which necessarily must include consideration of possible removal of the armoring. Here, currently available evidence suggests that it is not clear that the armoring can be removed without significant impacts to the underlying landform, and potentially up and downcoast development. Such issues are exacerbated by the armoring's physical form, where the armoring was originally constructed by stacking large rock and pouring concrete over it just inland of what appears to be a natural rock outcropping. And although this armoring structure undoubtedly raises coastal resource concerns of the type described, it is a relatively small armoring structure (40 linear feet) along a stretch of coast with many, it is inland of a natural rock outcropping and near the downcoast unarmored natural promontory that extends some 100 feet seaward of it, and is fronted by what is typically a fairly wide sandy beach (see site area photos in **Exhibit 2**). In other words, while certainly not without coastal resource concern, the coastal resource benefits for removal would be relatively small in light of the potential problems with complete removal. In this circumstance, there are variety of ways the Commission might address the existing armoring given the LCP evaluation of it required, but the Commission believes that the best approach here, given the nature of the armoring itself, its relative degree of impact, and its relation to natural landforms and adjacent development, and the other hazard response portions of this approval (as described above), is to allow it to remain as is for now. Commission staff originally proposed a condition that would have prohibited, but not to allow new repair and/or maintenance for the armoring, but ultimately concluded that the coastal resource benefits of that particular requirement would be limited, including as described above, to such an extent that it is unnecessary here. The Commission considered that option as well and concurs. In addition, the approval includes a series of coastal hazard provisions to address future hazard response at this site, including to prohibit any future armoring to protect the proposed development, and to include requirements for the Applicant to assume all hazard risks, to disclose all risks to future buyers, and to monitor bluff retreat and remove/relocate development that becomes threatened by hazards in the future, consistent with the way in which the Commission has generally addressed such issues in similar circumstances up and down the state. Further, the armoring appears not to have been modified or repaired/maintained since it was originally permitted and installed some 40 years ago, the armoring does not appear to require repair/maintenance now or even in the near to mid term, potential coastal resource issues that might be associated with allowing any future repair/maintenance episodes can be appropriately addressed via application of the Coastal Act/LCP to the*

⁵ For example, armoring not only occupies beach and shoreline space that would otherwise be available to public recreational uses, but it also blocks the normal transmittal of beach-generating materials from bluffs, and it also leads to loss of beaches over time as an eroding shoreline bumps up against such armoring (also referred to as the 'coastal squeeze' or passive erosion). Again, see for example CDPs 3-07-019 (Pleasure Point seawall), 3-09-025 (Pebble Beach Company Beach Club seawall), 3-09-042 (O'Neill seawall), 2-10-039 (Land's End seawall), 3-14-0488 (Iceplant LLC seawall), 2-17-0702 (Sharp Park Golf Course), 3-16-0345 (Honjo), 2-16-0684 (Aimco) and A-3-SCO-06-006 (Willmott), 3-12-030 (Pebble Beach Company), 2-16-0784 (2 Mirada), and 2-17-0438 (AMJT Capital/BCPUD).

A-3-SLO-19-0026 (Tibbitts SFD) Addendum

required CDP application in such a case, and thus the coastal resource benefits of that particular requirement in this case are also limited. The existing armoring would then be expected to degrade and eventually disappear over time as it passes its design lifetime (which may be relatively soon as it is nearly 40 years old), which helps Commission believes that this implements the LCP in this regard appropriately, including as the new residence is not dependent on the armoring to meet its LCP stability and safety requirements. See **Special Condition 4**.

As to the ~~unpermitted rear yard development improvements violation~~ (i.e., the ~~expanded deck, patio and the fencing/retaining walls~~), the Applicant proposes to remove the deck and the fencing/retaining walls and to restore the blufftop edge area, which will serve other than the bluff edge fencing that to avoid ongoing adversely impacts to the natural bluff landform and back beach aesthetics (and needs to be removed as part of the project; see **Special Condition 1**, and see also Violation finding that follows), such rear yard development does not lead to significant coastal resource concerns by itself, and any potential issues can be addressed via the above described conditions. In addition, bluff retreat uncertainties can be further addressed through revised landscaping plans that implement the Applicant's proposal and require removal of all existing non-native plants (including all iceplant) on the portion of the site within 5 feet of the blufftop edge, and the replanting of these areas with appropriate California native coastal bluff species capable of trailing vegetation (where the same requirements would apply to the fencing/retaining wall removal area), including to help minimize visual impacts associated with the existing armoring. Moreover, it remains important that drainage be appropriately collected and directed inland as proposed, and that bluff edge landscaping be maintained, especially with long-rooted native species that can help protect and preserve the natural landform as proposed. Such drainage and landscaping measures can help to extend the useful life of the setback established by this approval. See **Special Condition 1**.

13. Modify the first paragraph under the analysis section of the Public Access and Recreation finding on staff report page 24 as follows:

There are ~~two~~ three main public access and recreation questions raised by the proposed project; one specific to issues associated with the existing ~~armoring concrete/grouted riprap~~ at the site, a second related to the unpermitted fencing/retaining walls inland of that armoring near the blufftop edge, and the ~~second~~ third associated with potential construction impacts. In terms of the ~~former existing concrete/grouted riprap~~, that topic is addressed in the prior Coastal Hazards finding, which analysis is incorporated herein by reference, and drawing the same conclusionthe armoring contributes to known impacts to public recreational access, including to the loss of beach over time. Allowing it to degrade and be removed over time, as described above, will slowly reduce (and eventually eliminate) such impacts. As to the unpermitted fencing/retaining walls, these too may operate as measures intended to retain the bluff, and arguably themselves lead to impacts, including in terms of natural landform alteration and degradation, potential retention of beach generating materials, potential passive erosion, and public views. These unpermitted impacts will be avoided moving forward by the Applicant's proposal to remove such structures and to restore the affected areas (as identified in **Special Condition 1**; see also Violation finding that follows).

A-3-SLO-19-0026 (Tibbitts SFD) Addendum

14. Add a Violation finding as Section 4 (and renumber existing Section 4 (“Other”) as Section 5) on staff report page 26 as follows:

4. Violation

Violations of the Coastal Act and the County’s LCP exist on the subject property including, but not limited to, the unpermitted expansion of the back deck and the unpermitted installation of two backyard fences, which may or may not also serve as retaining walls. From a review of available digital imagery, Commission staff has determined that this development occurred sometime between 1989 and 2002. The Applicant now proposes to remove the two roughly parallel fencing/retaining wall structures near the blufftop edge and to restore this area with native plantings, and this is further implemented via **Special Conditions 1a and 1b**. The Applicant will also be removing the expanded deck and installing an at-grade decomposed granite patio off the back of the house (see **Exhibit 3**).

Approval of this application pursuant to the staff recommendation, issuance of the CDP, and the Applicant’s subsequent compliance with all terms and conditions of the CDP will result in halting any future impacts from the violations noted above. However, the CDP application does not include a proposal for any mitigation for any impacts that have accrued to coastal resources from the time the unpermitted development was installed to the date of this report, or other Coastal Act civil or administrative remedies, and therefore does not fully resolve the violation. Regardless of Commission action for this application, enforcement staff will further investigate the situation and determine appropriate action, whether that includes resolution of just the to-date accumulated impacts (in the case of Commission approval per the staff recommendation), or the resolution of the violations as a whole should the Commission deny the CDP on other grounds.

Although development has taken place prior to submission of this CDP application, consideration of this application by the Commission has been based solely upon the certified San Luis Obispo County LCP and the access and recreation policies of the Coastal Act. Commission review and action on this CDP does not constitute a waiver of any legal action with regard to the alleged violations (or any other violations), nor does it constitute an implied statement of the Commission’s position regarding the legality of development, other than the development addressed herein, undertaken on the subject site without a CDP. In fact, approval of this CDP is possible only because of the CDP’s terms and conditions, and failure to comply with these terms and conditions would also constitute a violation of this CDP, the LCP, and of the Coastal Act. Accordingly, the Applicant remains subject to enforcement action just as it was prior to this CDP approval for engaging in unpermitted development unless and until the terms and conditions of this CDP are satisfied and complied with moving forward, and even then they are still subject to enforcement action for the impacts of those violations that have been accumulated to date, as explained above.

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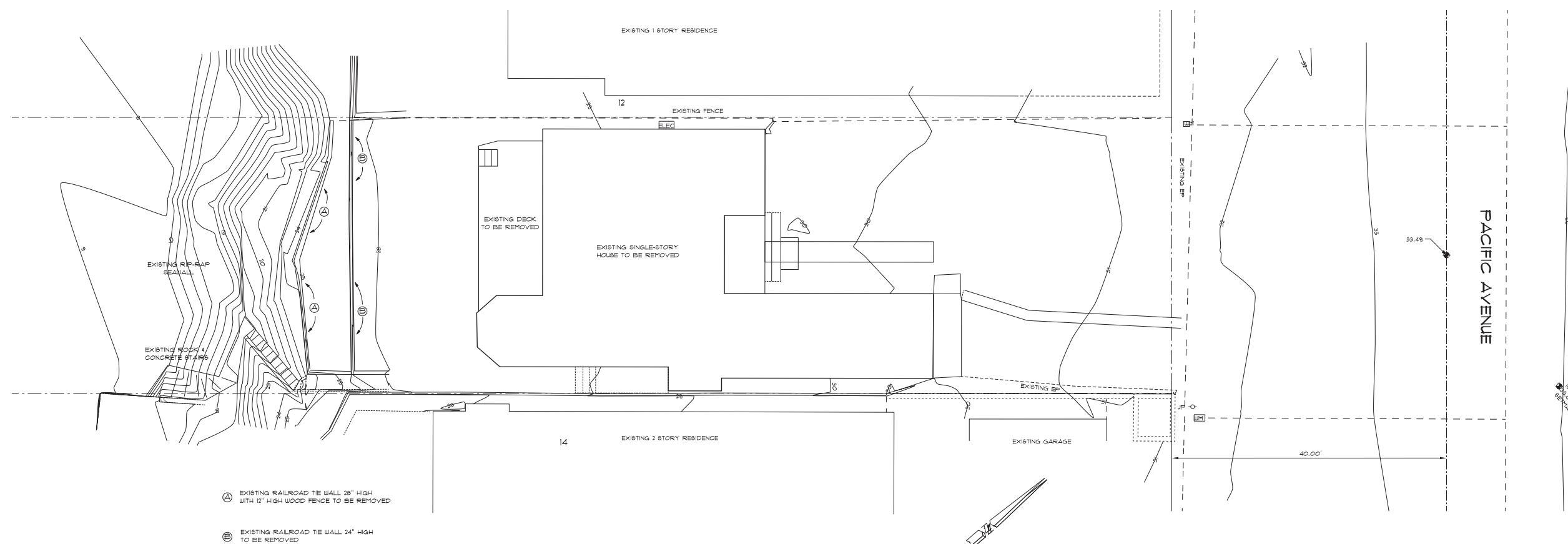
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EXISTING/DEMO
SITE PLAN

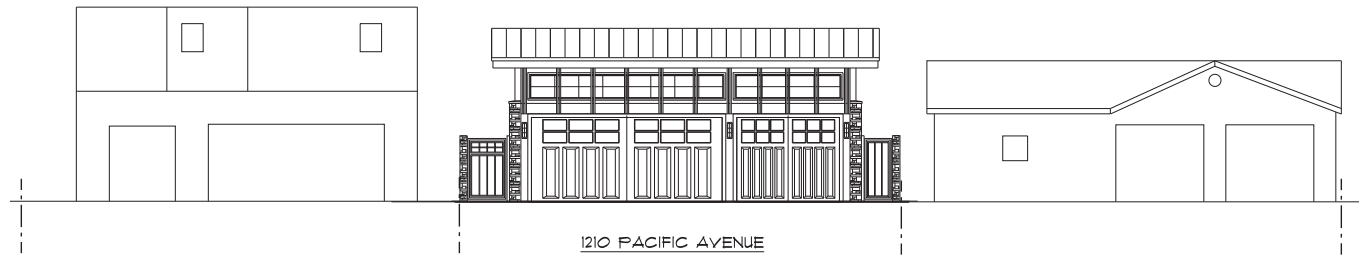
REVISIONS	DATE

SHEET
A-1.1
OF 7 SHEETS

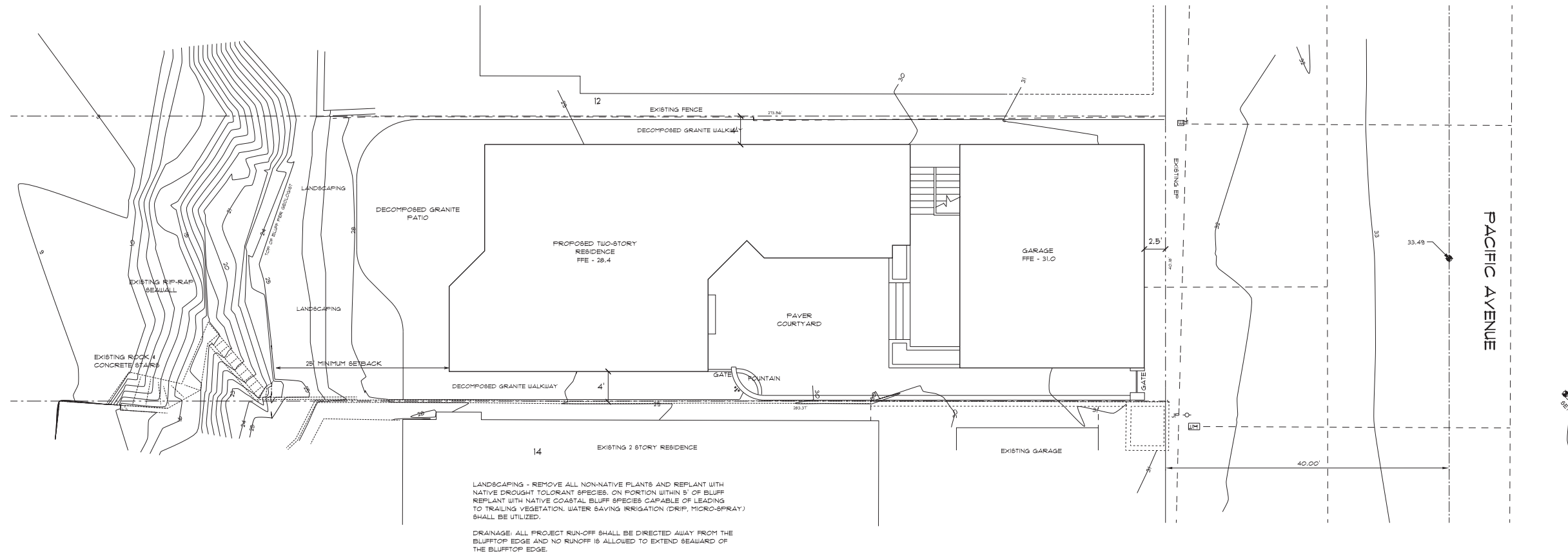


EXISTING AND DEMOLITION SITE PLAN

$$1/8'' = 1'-0''$$



STREETSCAPE



LANDSCAPING - REMOVE ALL NON-NATIVE PLANTS AND REPLANT WITH NATIVE DROUGHT TOLERANT SPECIES. ON PORTION WITHIN 5' OF BLUFF REPLANT WITH NATIVE COASTAL BLUFF SPECIES CAPABLE OF LEADING TO TRAILING VEGETATION. WATER SAVING IRRIGATION (DRIP, MICRO-SPRAY) SHALL BE UTILIZED.

DRAINAGE: ALL PROJECT RUN-OFF SHALL BE DIRECTED AWAY FROM THE BLUFFTOP EDGE AND NO RUNOFF IS ALLOWED TO EXTEND SEAWARD OF THE BLUFFTOP EDGE.

PROPOSED SITE PLAN

1/8" = 1'-0"

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STRUCTURAL ENGINEER:

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RESIDENCE FOR
DAVE TIBBITTS
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PROPOSED SITE PLAN

DRAWN BY: JHM
DATE: 6.8.22

REVISIONS	DATE

SHEET
A-1.2
OF 18 SHEETS

MAX. FLUSH VOLUMES & FLOW RATES:

WATER CLOSETS: 1.28 GALLONS PER FLUSH (NET)
SHOWERHEADS: 2.0 GALLONS PER MIN. @ 80 PSI
LAVATORY FAUCETS: 1.5 GALLONS PER MINUTE @ 60 PSI
W/ ABRATORS
KITCHEN FAUCETS: 1.8 GALLONS PER MINUTE @ 60 PSI

WATER EFFICIENCY AND CONSERVATION

4.303.1 INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS:
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.
4.303.2 WHEN USING CALCULATION METHOD SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWER HEADS SHALL NOT EXCEED MAXIMUM FLOW RATES.
4.303.3 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.

WINDOW SCHEDULE

SYMBOL	QUANTITY	SIZE	TYPE	HEADER HEIGHT	REMARKS
L	1	10'-0" X 8'-0"	FOLDING DOOR	8'-0"	TEMPERED
M	1	6'-0" X 6'-0"	FIXED	8'-0"	
N	1	10'-0" X 6'-0"	FIXED	8'-0"	
O	6	2'-0" X 1'-0"	FIXED	8'-8"	
P	1	5'-0" X 3'-0"	SINGLEHUNG	8'-0"	
Q	1	3'-0" X 5'-0"	SINGLEHUNG	8'-0"	
R	1	3'-0" X 2'-0"	SLIDING	8'-0"	TEMPERED
S	3	2'-0" X 2'-0"	AWNING	8'-0"	
T	3	4'-0" X 3'-0"	SLIDING	1'-0"	
U	8	6'-0" X 2'-0"	FIXED	11'-0"	
V	3	8'-0" X 2'-0"	FIXED	11'-0"	
W	2	6'-0" X 8'-0"	FRENCH	8'-0"	TEMPERED

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STRUCTURAL ENGINEER:

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SOILS ENGINEER:

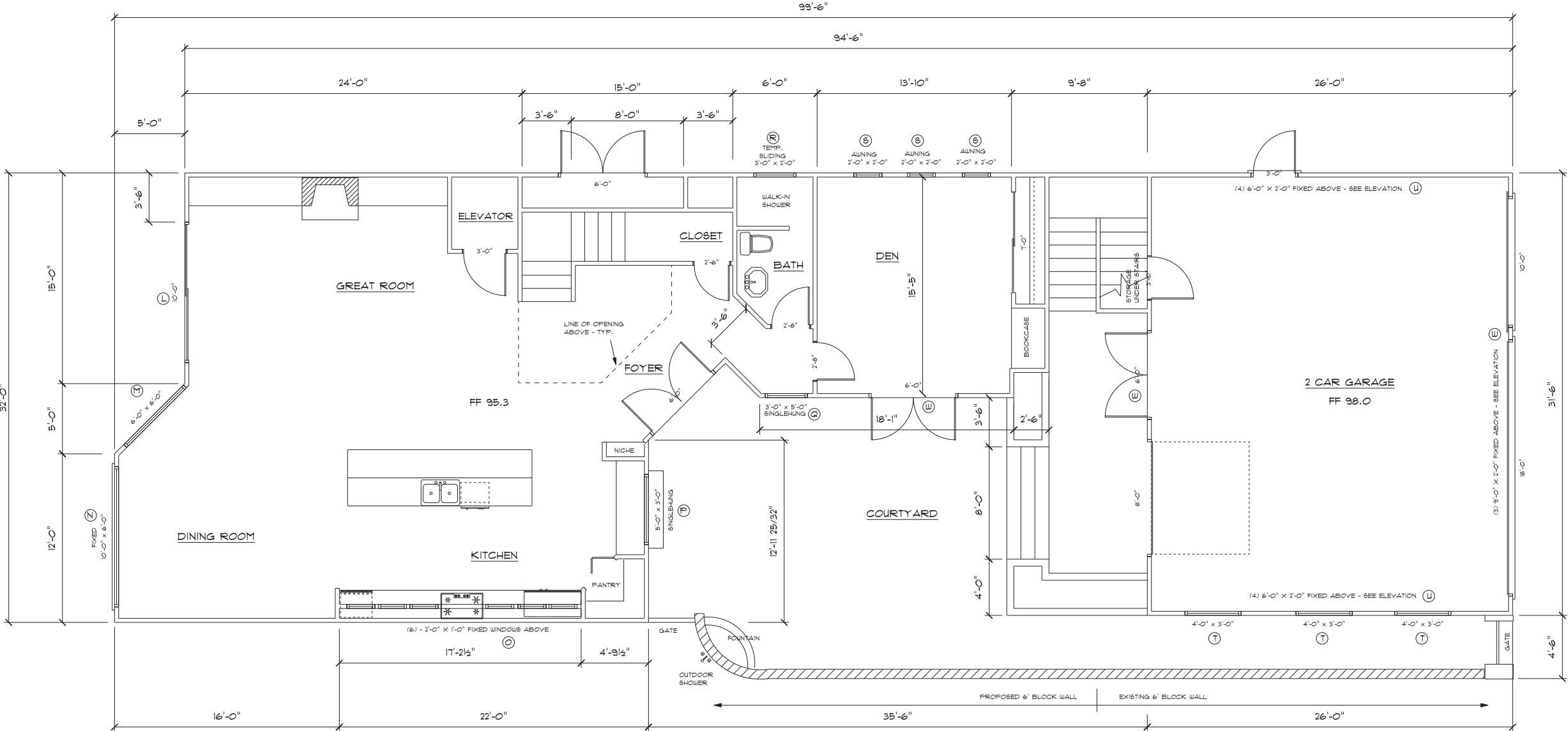
GeoSolutions
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
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RESIDENCE FOR
DAVE TIBBITTS
1210 PACIFIC AVE
CAYUCOS, CA 93430

LOWER FLOOR
PLAN

DRAWN BY:	JHM
DATE:	6.8.22
REVISIONS	DATE

SHEET
A-2
OF 7 SHEETS



LOWER FLOOR PLAN

1/4" = 1'-0"

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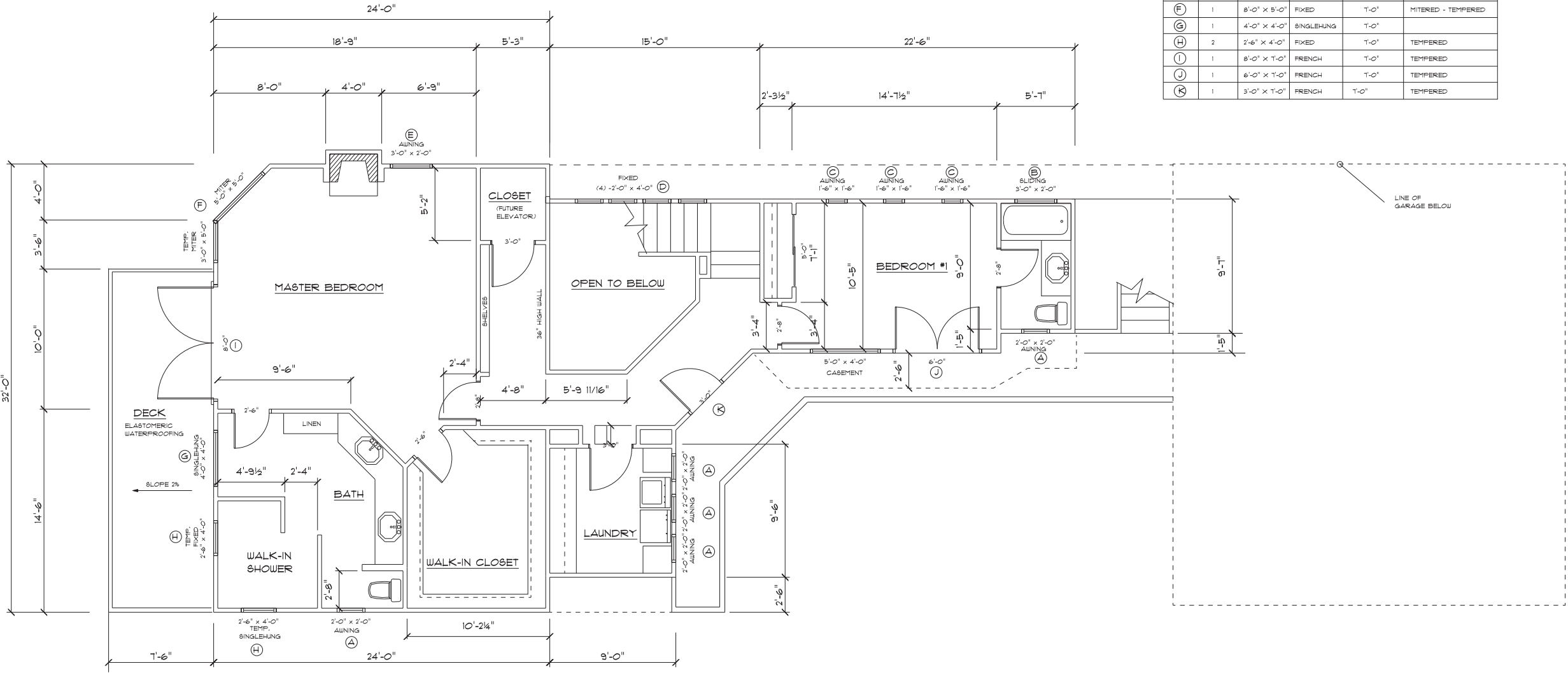
UPPER FLOOR PLAN

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SHEET
A-3
OF 7 SHEETS

WINDOW SCHEDULE

SYMBOL	QUANTITY	SIZE	TYPE	HEADER HEIGHT	REMARKS
(A)	5	2'-0" X 2'-0"	AWNING	1'-0"	
(B)	1	3'-0" X 2'-0"	SLIDING	1'-0"	OBSCURE - TEMPERED
(C)	3	1'-6" X 1'-6"	AWNING	1'-0"	
(D)	4	2'-0" X 4'-0"	FIXED	1'-0"	TEMPERED
(E)	1	3'-0" X 2'-0"	AWNING	1'-0"	OBSCURE - TEMPERED
(F)	1	8'-0" X 5'-0"	FIXED	1'-0"	MITERED - TEMPERED
(G)	1	4'-0" X 4'-0"	SINGLEHUNG	1'-0"	
(H)	2	2'-6" X 4'-0"	FIXED	1'-0"	TEMPERED
(I)	1	8'-0" X 1'-0"	FRENCH	1'-0"	TEMPERED
(J)	1	6'-0" X 1'-0"	FRENCH	1'-0"	TEMPERED
(K)	1	3'-0" X 1'-0"	FRENCH	1'-0"	TEMPERED



UPPER FLOOR PLAN

1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

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SHEET
A-4
OF 7 SHEETS



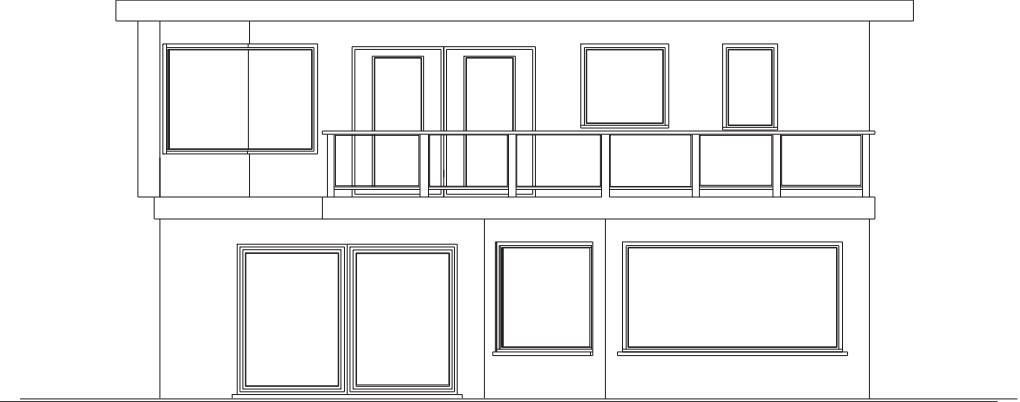
FRONT ELEVATION

1/4" = 1'-0"



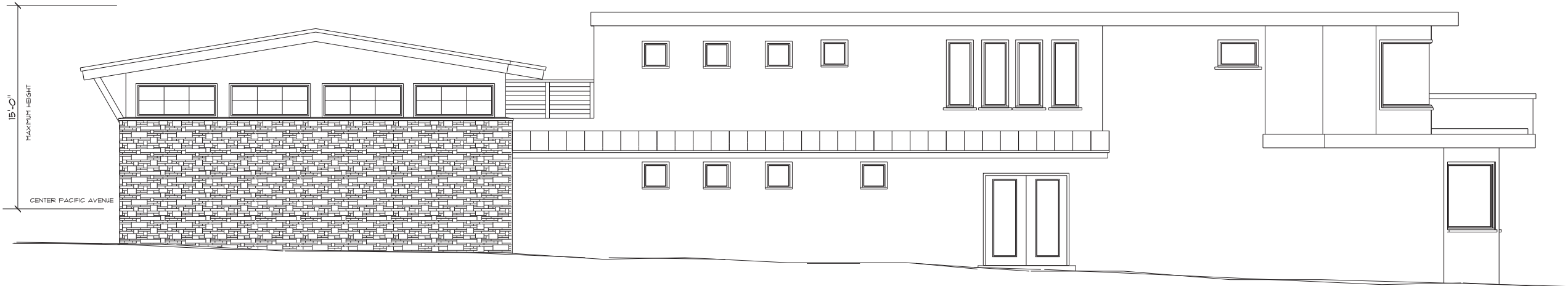
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

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SHEET
A-5
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