

CAO24-003
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PROJECT NARRATIVE (CRITICAL AREA REVIEW 2)

The scope of work includes a Remodel of the lower roof line and a 2-story addition with ADU.

The roof remodel is a complete demo of the existing lower roof line and reconstruction maintaining the existing footprint with a new design. The addition is 632 SF of conditioned gross floor area and 316 SF of total lot coverage footprint. 316 SF ADU on level 1 and 316 SF addition to the existing primary bedroom on level 2. The proposed addition is located within a geo-hazard area on the site.

The GIS maps indicate that the eastern portion of the site is within an erosion and potential landslide hazard area. The project development will provide erosion control measures during construction and all disturbed areas and landscaping will be restored following construction.

Refer to Sheet L101 "Critical Area & Erosion Control Plan" of the Submittal Plan Set for implementation of erosion control measures during construction and restored landscaping areas. Recommendations have been implemented from the Geotech report prepared by Cobalt Geosciences LLC, licensed Geotech dated 08/22/2023.