

- B. Definitions.** The following definitions shall be used in the interpretation of Table 7-1:
- (1) **Footprint.** The area of the lot, expressed in square feet, covered by residential and accessory structures including any structural overhangs. Footprint includes living areas, garages and carports but does not include open deck area, balconies, or eaves.
 - (2) **Gross Structural Area.** All interior areas, expressed in square feet of floor area, within the volume of the structure including living areas, storage, garages and carports. Gross Structural Area is measured to the exterior limit of the building walls. Gross Structural Area does not include open exterior decks or interior mezzanines (as defined by the UBC) added within the height limitation to gain additional square footage.
 - (3) **Slope.** The average slope of a lot be determined by using one of the methods in Chapter 23.11 (Slope, Average) of the Coastal Zone Land Use Ordinance.
 - (4) **Special Projects Areas.** Areas delineated as such on Figures 7-18 and 7-19.

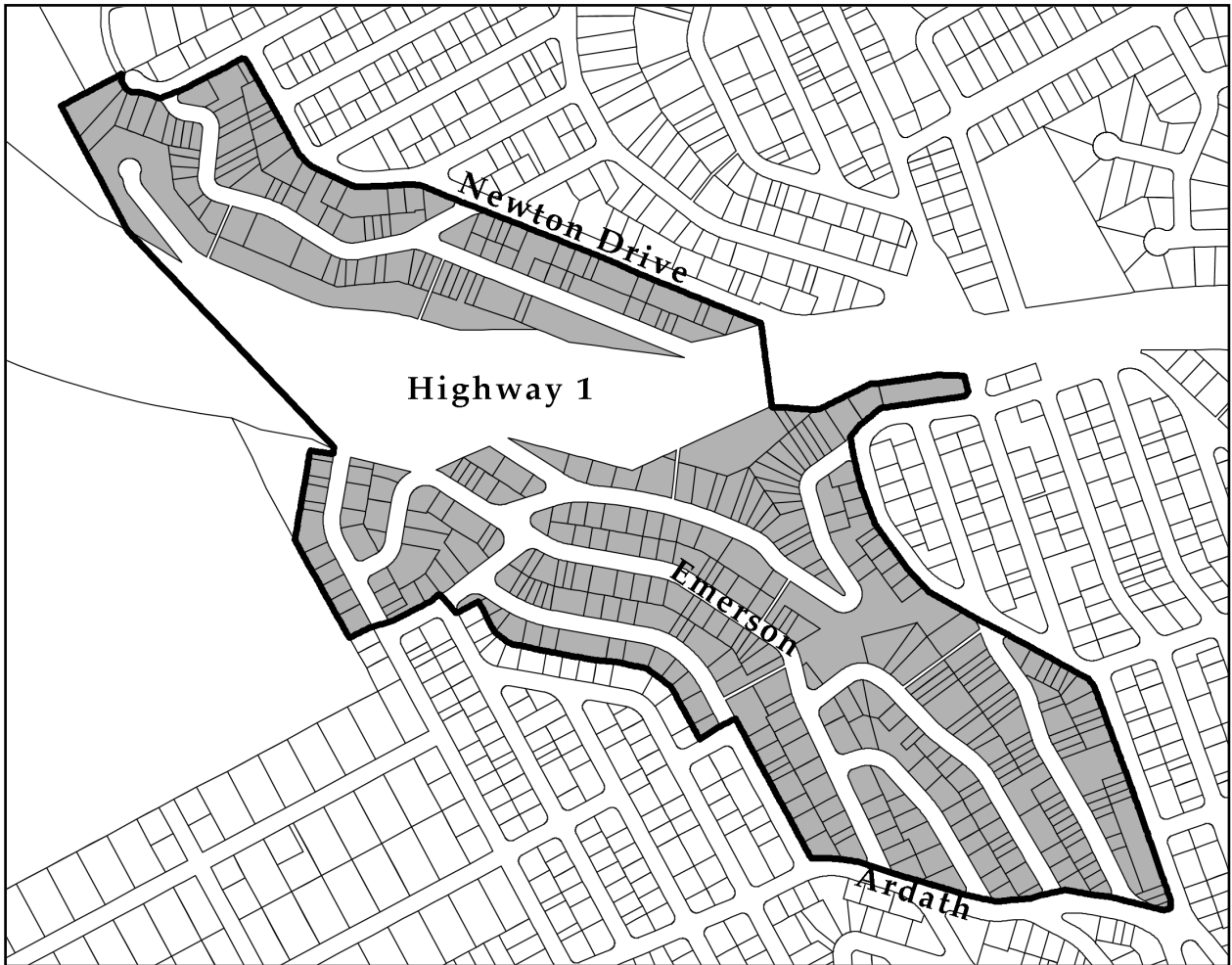


Figure 7-18: Lodge Hill – Special Project Area #1 (Fern Canyon – Steep Canyon)

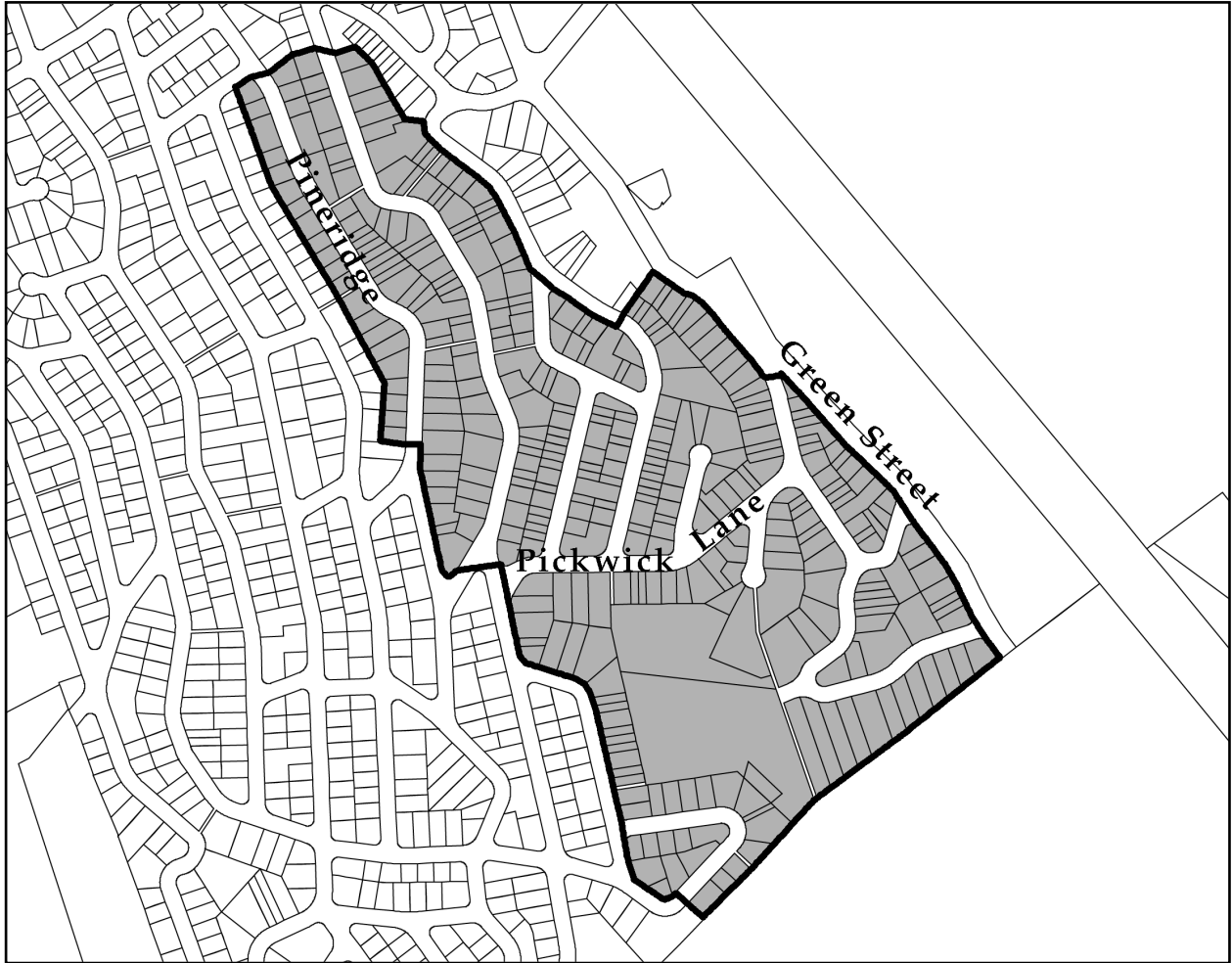


Figure 7-19: Lodge Hill – Special Project Area #2 (Visible Hillside)

- (5) **Forested Lot.** A lot containing one or more native Monterey Pine trees that are six inches or more in diameter 4.5 feet above ground, and not in a Special Project Area as shown on Figures 7-18 and 7-19 or within Marine Terrace area as defined in this section.
- (6) **Marine Terrace.** The area located between Marlborough Lane and the coastal bluff in Lodge Hill, the area between Windsor Boulevard and the coastal bluff in Park Hill, and Tract 159 in Park Hill.
- (7) **Steep Lot.** A lot with an average slope of 30 percent or greater.
- (8) **Typical Lot.** A lot that has an average slope less than 30 percent, contains no Monterey Pine trees, and is not located in the Marine Terrace as defined in this section or Special Projects Area as shown on Figures 7-18 and 7-19.

C. Transfer of Development Credits. The Transfer of Development Credit Program (TDCs) may be used to transfer development potential from lots within certain areas of Cambria, as specified in Chapter 6, Section D – Combining Designation Program number 17, to more suitable sites as specified in subsection (1) below.

Note: TDC may not be available in all areas due to limits of participation of local land conservancies.

- (1) **Eligible Purchasers of TDCs.** Purchasers of TDCs may include the following:
 - a. **Owners of small residential single-family sites within the Cambria Urban Reserve Line.** Through the transfer of development credits (TDCs), owners of property with sewer or water service by the Cambria Community Services District (CCSD) that are located on West Lodge Hill, East Lodge Hill, Park Hill, Happy Hill, or Pine Knolls) may be allowed an increase in the allowable footprint and gross structural area on their property.
 - b. **Other properties.** Owners of properties that have been required by planning area standards, conditions of development approval, or other provisions of the Local Coastal Program to offset impacts of development through purchase of TDCs may also participate.
- (2) **Payment of Fees.** Under this program, a fee may be paid to the Land Conservancy of San Luis Obispo County or another TDC program administrator approved by the Director of Planning and Building. The fee must be adequate to allow for purchase of typical lots within the preservation (special study) areas, plus sewer assessments and administrative costs.
- (3) **Criteria for Using TDCs.** For lots eligible to receive TDCs, the number of TDCs that can be used on any one house shall be evaluated against the following criteria:
 - a. **Site design.** The use of TDCs shall not result in an appearance which would be incompatible with homes in the surrounding area.
 - b. **Maximum TDC use.** Total increase in Footprint or Gross Structural Area due to the purchase of TDCs shall not exceed the following:
 - 1,750-3,499 square foot lot size (base area=1,750 sq. ft.): 100 square feet
 - 3,500-5,249 square foot lot size (base area=3,500 sq. ft.): 300 square feet
 - 5,250 and larger (base area=5,250 square feet): 400 square feetWhere building sites are different than the base area in the appropriate category, a proportionally adjusted number of TDCs may be permitted.
 - c. **Limitation on use of TDCs.** TDCs shall not be used to increase building size on sites that contain wetlands, habitat for rare or endangered species, identified cultural resources, slopes in excess of 30 percent, or where, in the opinion of the Director, excessive grading or tree removal is being proposed.
 - d. **Use of TDCs in Special Project Areas.** Special Project Areas are intended to be sender areas, however, TDCs may be used on eligible projects in Special Project Area #2 (Visible Hillside) provided that the lots retired are also located in the same Special Project Area.