



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

### THIS IS A NEW PROJECT REFERRAL

DATE: 10/16/08

TO: \_\_\_\_\_

FROM: Coastal Team Planners

**PROJECT DESCRIPTION:** DRC2008-00048 HMW Coastal Ventures LLC- Development plan for site off Laguna Drive in Oceano. APN: 061-061-034, 035, 036 037 and 038.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 10/31/08 please.

#### PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)  
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

#### PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
 NO (Please go on to PART III)

#### PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Phone

CONDITIONAL USE PERMIT/

APPROVAL OF A DEVELOPMENT PLAN THAT HAS EXPIRED. THE DP IS FOR 5 NEW

# GENERAL APPLICATION

San Luis Obispo County Department of Planning & Building

AR AS CAZ COJ LCP RMF  
SRA SSN

### APPLICATION TYPE CHECK ALL THAT APPLY

- Emergency Permit
- Zoning Clearance
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Other
- Tree Permit
- Site Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit
- Plot Plan
- Minor Use Permit
- Variance

### APPLICANT INFORMATION *Check box for contact person assigned to this project*

Landowner Name Bill Jorajuria & Anthony Wells Daytime Phone \_\_\_\_\_  
HMW Coastal Ventures, LLC c/o  
 Mailing Address 124 W. Main St. Santa Maria CA Zip 93458  
 Email Address: \_\_\_\_\_

Applicant Name HMW Coastal Ventures, LLC c/o Daytime Phone \_\_\_\_\_  
 Mailing Address 124 W. Main St Santa Maria Zip 93458  
 Email Address: \_\_\_\_\_

Agent Name C.M. Florence, AICP  
Oasis Associates Inc. Daytime Phone (805) 541-4509  
 Mailing Address 3427 Miguelito Court SLO CA Zip 93401  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 15,500 s.f. Assessor Parcel Number(s): 061-061-034, 035, 036, 037 & 038

Legal Description: See Preliminary Title Report

Address of the project (if known): Oceano, CA

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Pacific Blvd (HWY 1) to Pier Avenue to Strand Way to Surf Avenue

Describe current uses, existing structures, and other improvements and vegetation on the property: The site is currently vacant with some low lying vegetation.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Approval of development plan - Lots 1 - 5 of block 39, Oceano subdivision #2 for HMW Coastal Ventures

### LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property \_\_\_\_\_

Property owner signature \_\_\_\_\_ Date 09 October 2008

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  
 Recreational  Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Request variance for setbacks on Lots 1 and 2

Describe existing and future access to the proposed project site: Accessed through Surf Avenue, Laguna Drive and an existing alley

Surrounding parcel ownership: Do you own adjacent property?  Yes  No  
If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Residential-Multi Family South: Residential-Multi Family

East: Recreation West: Residential Multi-Family

## For all projects answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 7,440 sq. feet 48 % Landscaping: 4,030 sq. feet 26 %

N/A Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 7,440 \_\_\_\_\_  sq. feet  acres

Total area of grading or removal of ground cover: 1,479 cu. yds.  sq. feet  acres

Number of parking spaces proposed: N/A Height of tallest structure: N/A

Number of trees to be removed: None Type: \_\_\_\_\_

Setbacks: Front 8.5'-10' Right 5' Left 5' Back 22-42'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: OCSD

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System -List the agency or company responsible for sewage disposal: OCSD

Do you have a valid will-serve letter?  Yes If yes, please submit copy  No

Fire Agency: - List the agency responsible for fire protection: Cal Fire

## N/A For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

## For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.

Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

## Physical Site Characteristic Information

*Your site plan will also need to show the information requested here*

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: .36 acres  
Moderate slopes of 10-30%: - acres  
Steep slopes over 30%: - acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: Wetland area to the east
3. Are there any flooding problems on the site or in the surrounding area  Yes  No  
If yes, please describe: \_\_\_\_\_
4. Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
5. Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
6. Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
8. Is a railroad or highway within 300 feet of your project site?  Yes  No
9. Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: Surf Avenue and Laguna Drive

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well       Shared well       Community water system
2. What is the proposed use of the water?  
 Residential       Agricultural: explain \_\_\_\_\_  
 Commercial/Office: explain \_\_\_\_\_  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? N/A
4. How many service connections will be required? 5
5. Do operable water facilities exist on the site?  
 Yes       No      If yes, please describe: \_\_\_\_\_
- N/A 6. Has there been a sustained yield test on proposed or existing wells?  
 Yes       No      If yes please attach \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
Bacteriological?  Yes       No      Chemical?  Yes       No  
Physical?  Yes       No      Water analysis report submitted?  Yes       No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter       Water Quality Analysis       OK      or       Problems  
 Will Serve Letter       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs       Hydrologic Study       Other \_\_\_\_\_

**Please attach any letters or documents to verify that water is available for the proposed project.**

**Sewage Disposal Information**

N/A ***If an on-site (individual) subsurface sewage disposal system will be used:***

1. Has an engineered percolation test been accomplished?  
 Yes       No      If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? \_\_\_\_\_ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?  
 Yes       No
4. Has a piezometer test been completed?  Yes       No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?  
 Yes       No

*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

***If a community sewage disposal system is to be used:***

1. Is this project to be connected to an existing sewer line?  
 Yes       No      Distance to nearest sewer line: 15 feet  
Location of connection: N/A
2. What is the amount of proposed flow? N/A g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?  
 Yes       No

**Solid Waste Information**

1. What type of solid waste will be generated by the project?  Domestic  Industrial  
 Agricultural  Other, please explain? \_\_\_\_\_
2. Name of Solid Waste Disposal Company: South County Sanitation
3. Where is the waste disposal storage in relation to buildings? N/A
4. Does your project design include an area for collecting recyclable materials and/or composting materials?  Yes  No

**Community Service Information**

1. Name of School District: Lucia Mar Unified School District
2. Location of nearest police station: Grover Beach Police Department (approx 2 miles)
3. Location of nearest fire station: Oceano Fire Department (approx 1 mile)
4. Location of nearest public transit stop: On Grand Avenue (approx 2 miles)
5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? \_\_\_\_\_ feet / miles

**Historic and Archeological Information**

1. Please describe the historic use of the property: No prior uses
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  Yes  No  
If yes, please describe: \_\_\_\_\_
3. Has an archaeological surface survey been done for the project site?  Yes  No  
If yes, please include two copies of the report with the application.

**N/A Commercial/Industrial Project Information**

*Only complete this section if you are proposing a commercial or industrial project or zoning change.*

1. Days of Operation: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
2. How many people will this project employ? \_\_\_\_\_
3. Will employees work in shifts?  Yes  No  
If yes, please identify the shift times and number of employees for each shift \_\_\_\_\_
4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?  
 Yes  No  
If yes, please explain: \_\_\_\_\_
5. Will this project increase the noise level in the immediate vicinity?  Yes  No  
If yes, please explain: \_\_\_\_\_  
*(If loud equipment is proposed, please submit manufacturers estimate on noise output)*
6. What type of industrial waste materials will result from the project? Explain in detail:

7. Will hazardous products be used or stored on-site?  Yes  No  
If yes, please describe in detail: \_\_\_\_\_
8. Has a traffic study been prepared?  Yes  No · If yes, please attach a copy
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.  
Between 7:00 - 9:00 a.m. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees?  
 Yes  No If yes, please specify what you are proposing \_\_\_\_\_
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?  Yes  No  
If yes, please describe \_\_\_\_\_

N/A **Agricultural Information**

*Only complete this section: 1) within the Agricultural land use category or 2) your site is currently in agricultural production.*

1. Is the site currently in Agricultural Preserve (Williamson Act)?  Yes  No
2. If yes, is the site currently under land conservation contract?  Yes  No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e. poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: \_\_\_\_\_

**Special Project Information**

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): Sensitive resource area to the south of the project will be left as open space.
2. Will the development occur in phases?  Yes  No  
If yes describe: Each lot will be developed separately
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

N/A **Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: \_\_\_\_\_

\* The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Lots have been designed to avoid sensitive resource areas  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: Coastal wetlands
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): ED-02-652

N/A

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_

*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*







**JH**

JEFFREY HANAUER  
REGISTERED ARCHITECT  
SANTA MONICA, CALIFORNIA

DATE: 07/20/04  
JOB NO. 04-0003  
SHEET NO. 03 OF 03

**LEGAL DESCRIPTION**  
 LOTS 1, 2, 3, 4, AND 5  
 OF BLOCK 38 OCEANO  
 HIGH SURF VILLAGE NO. 2  
 BEING A SUBDIVISION OF  
 A CERTAIN TRACT OF LAND  
 OF SAN LUIS OBISPO, CALIF.

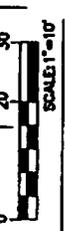
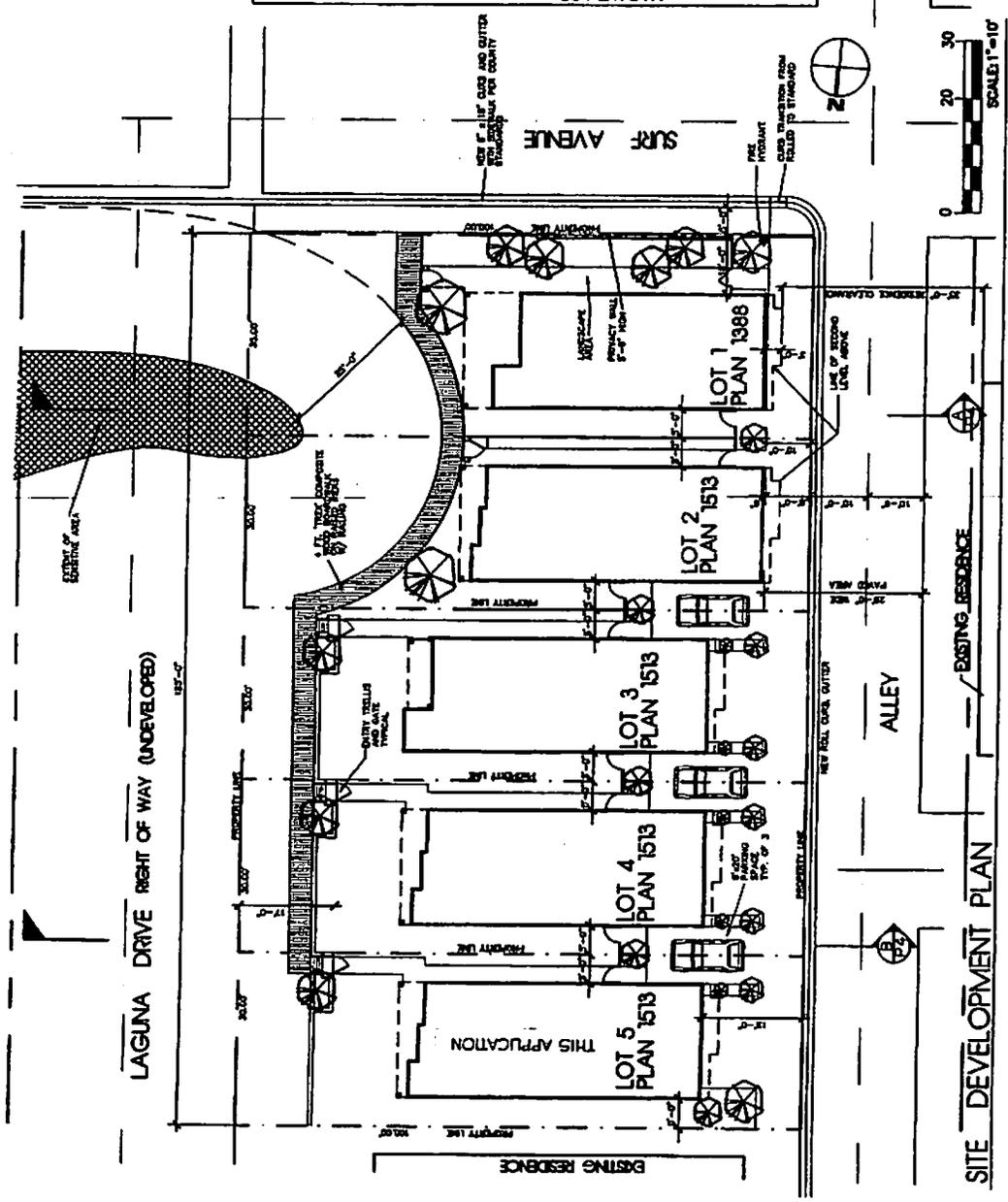
THE HWAY GROUP, LTD.  
 224 W. MAIN STREET  
 SANTA MONICA, CA 90408

**CAPE COTTAGES**  
 5 SINGLE FAMILY  
 RESIDENCES  
 OCEANO, CALIFORNIA

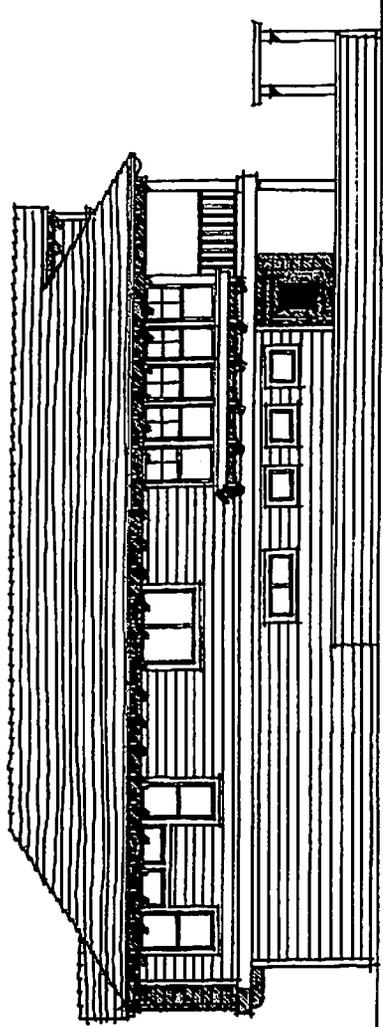
NO. OF SHEETS	3
SHEET NO.	3
TOTAL SHEETS	3

**PILOT PLAN**

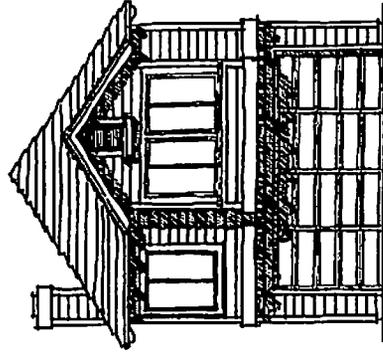
DATE	07/20/04
JOB NO.	04-0003
SHEET NO.	03 OF 03



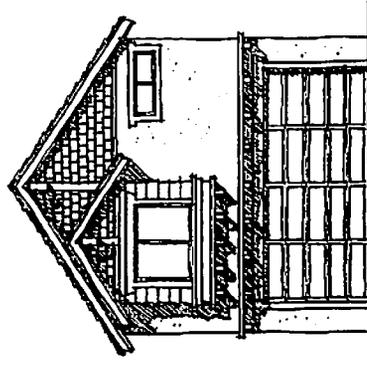
**SITE DEVELOPMENT PLAN**



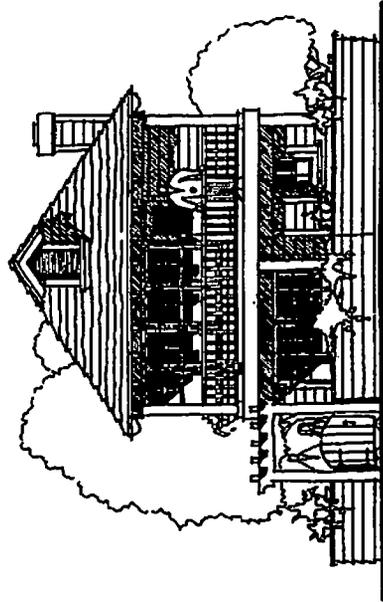
SIDE ELEVATION LOT #5



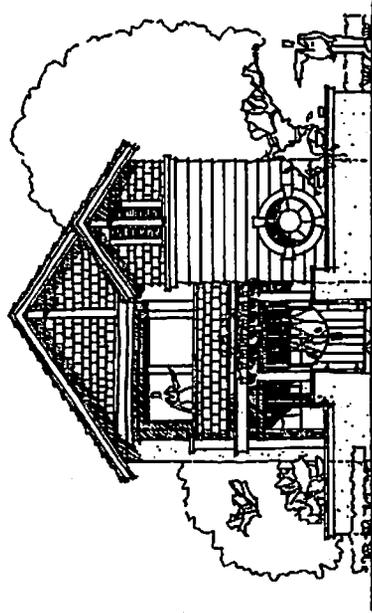
REAR LOT #5



REAR LOT #9



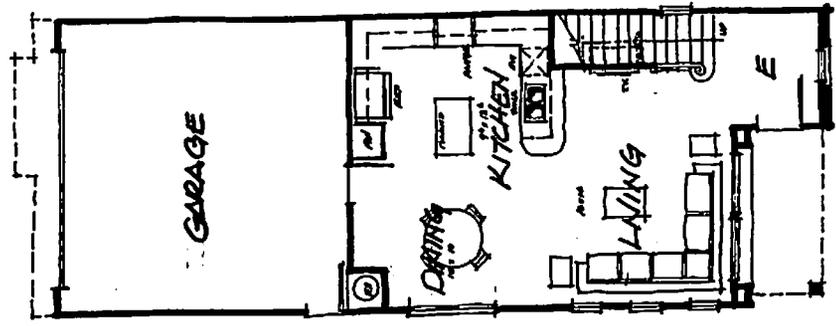
- LOT #5 FRONT



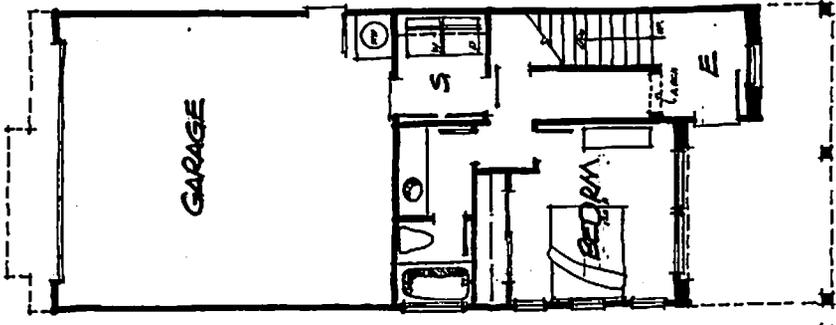
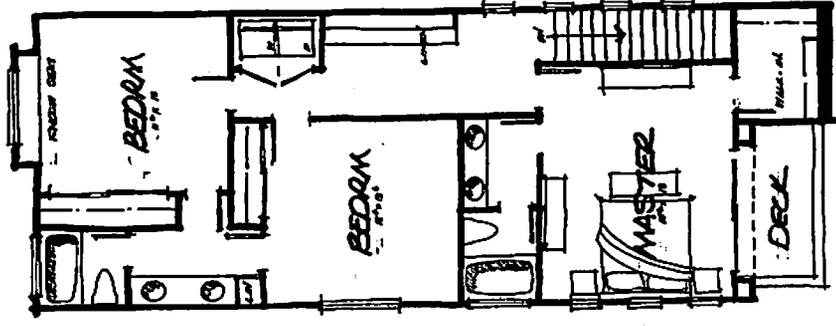
LOT #9 FRONT

**CAPE COTTAGES**  
© 2004 C.A. COOPER

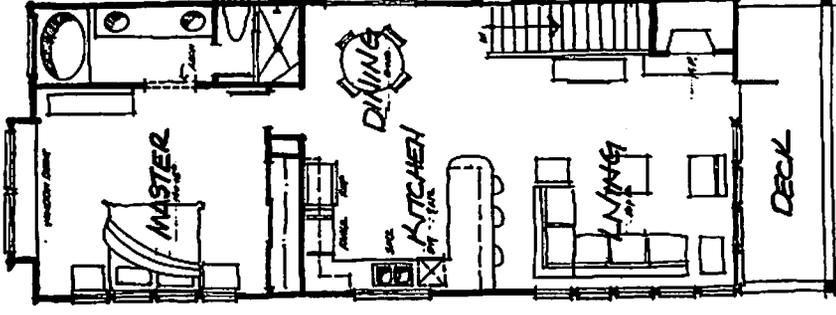
ALTERNATIVE ELEVATIONS



LOT NUMBER THREE



LOT NUMBER ONE



**CAPE COTTAGES**  
CONC. EXC.  
5-28-74  
7-27-74

ALTERNATIVE FLOOR PLAN



JEFFREY HOUSE  
ARCHITECTS, INC.  
6 YEARS  
251 577-2322  
2725 4th Ave. 2nd Floor  
Berkeley, CA 94702

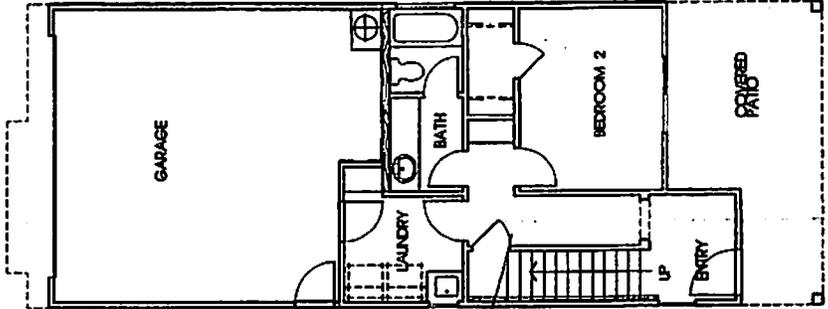
LEGAL DESCRIPTION  
LOTS 1, 2, 3, 4, AND 5  
OF BLOCK 39 OCEANO  
BEACH SUBDIVISION NO. 2  
RECORDS OF THE COUNTY  
RECORDS OF SAN LUIS OBISPO, CA.

THE INAY GROUP, LTD.  
214 W. MAIN STREET  
SANTA BARBARA, CA 93101  
CAPE COTTAGES  
5 SINGLE FAMILY  
RESIDENCES  
OCEANO, CALIFORNIA

DATE	REVISION

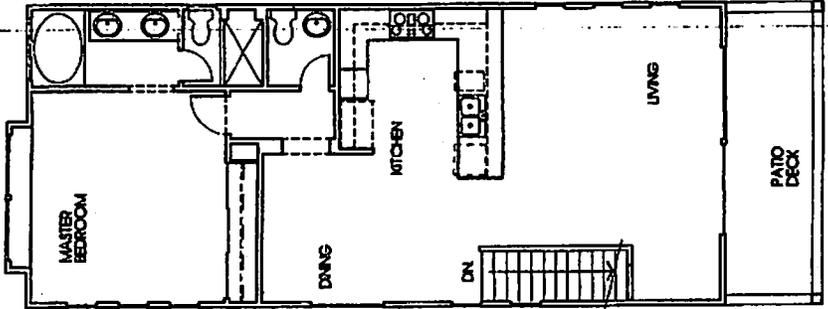
FLOOR PLANS

NO.	DATE



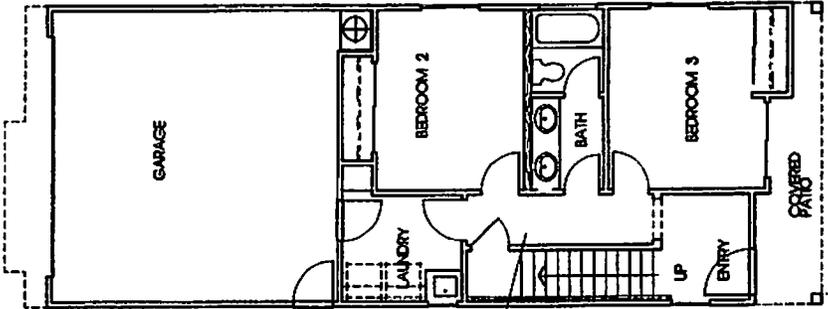
459 sf

PLAN 1388  
FIRST LEVEL



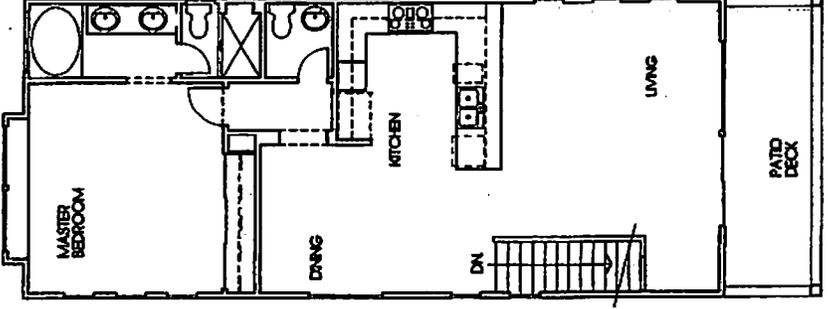
925 sf

PLAN 1388  
SECOND LEVEL



685 sf

PLAN 1513  
FIRST LEVEL



928 sf

PLAN 1513  
SECOND LEVEL

EI LOU D I ANIC

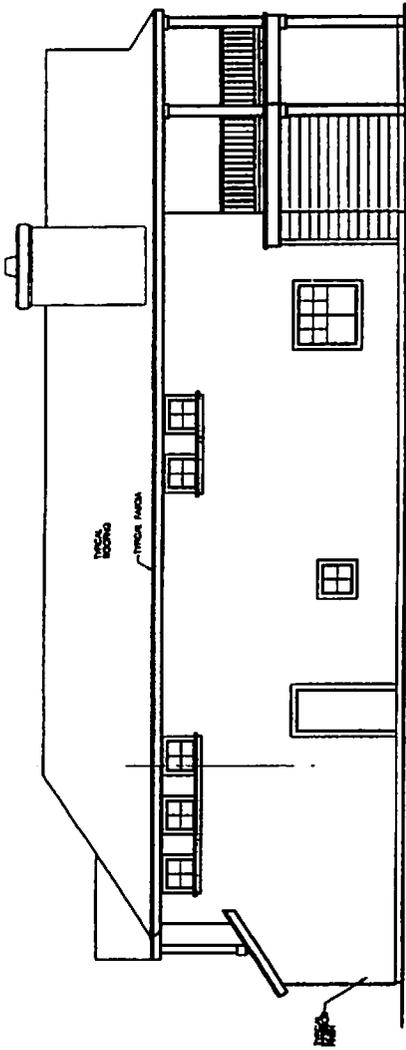


HAWK COASTAL VENTURES LLC  
 1241 W. JAMES STREET  
 SANTA ANNA, CA 94903  
**CAPE COTTAGES**  
 5 SINGLE FAMILY  
 RESIDENCES  
 OCEANO, CALIFORNIA  
**LOT 2**

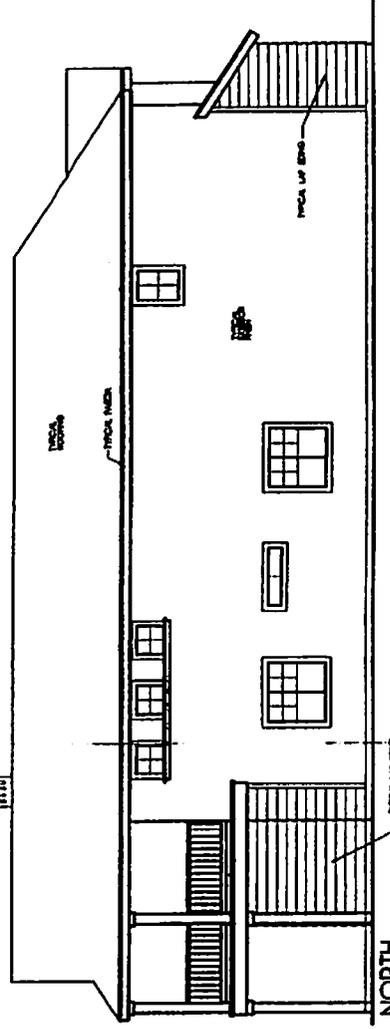
DATE	DESCRIPTION

EXTERIOR ELEVATIONS

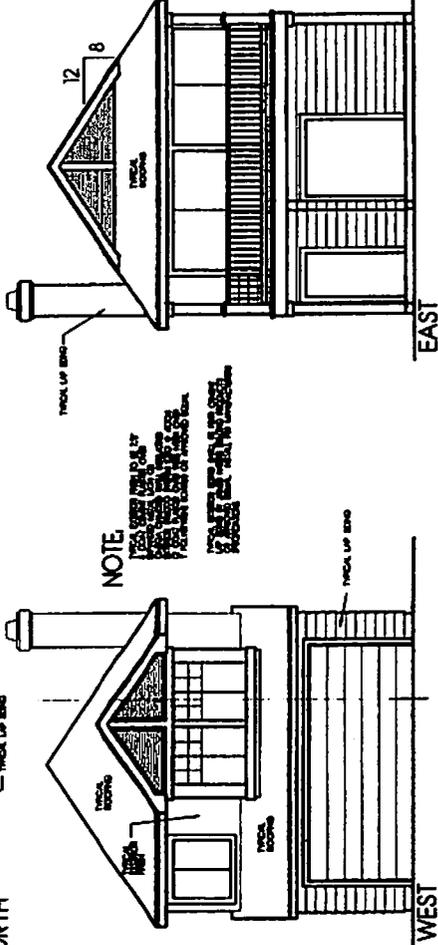
DATE	DESCRIPTION



SOUTH



NORTH



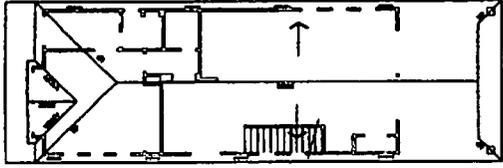
EAST

WEST

**NOTE**  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 UNLESS OTHERWISE SPECIFIED  
 FINISHES TO BE DETERMINED BY THE ARCHITECT  
 MATERIALS TO BE DETERMINED BY THE ARCHITECT

- GENERAL NOTES**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 3. MATERIALS TO BE DETERMINED BY THE ARCHITECT.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 5. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 6. MATERIALS TO BE DETERMINED BY THE ARCHITECT.

- EXTERIOR ELEVATION NOTES**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.  
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 3. MATERIALS TO BE DETERMINED BY THE ARCHITECT.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 5. FINISHES TO BE DETERMINED BY THE ARCHITECT.  
 6. MATERIALS TO BE DETERMINED BY THE ARCHITECT.



ROOF PLAN

1/8"

EXTERIOR ELEVATIONS

1/4"



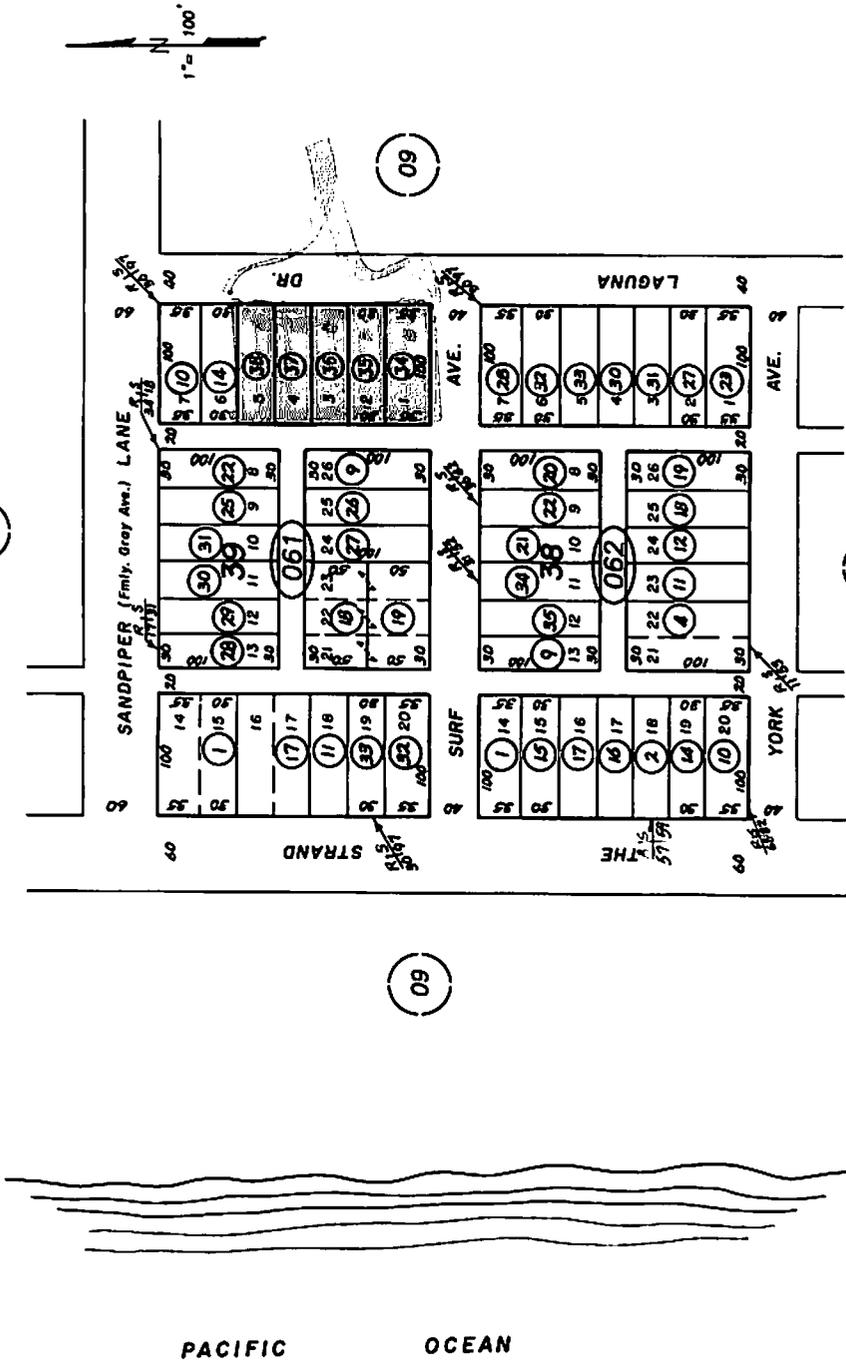


061-061

02

09

07



PACIFIC

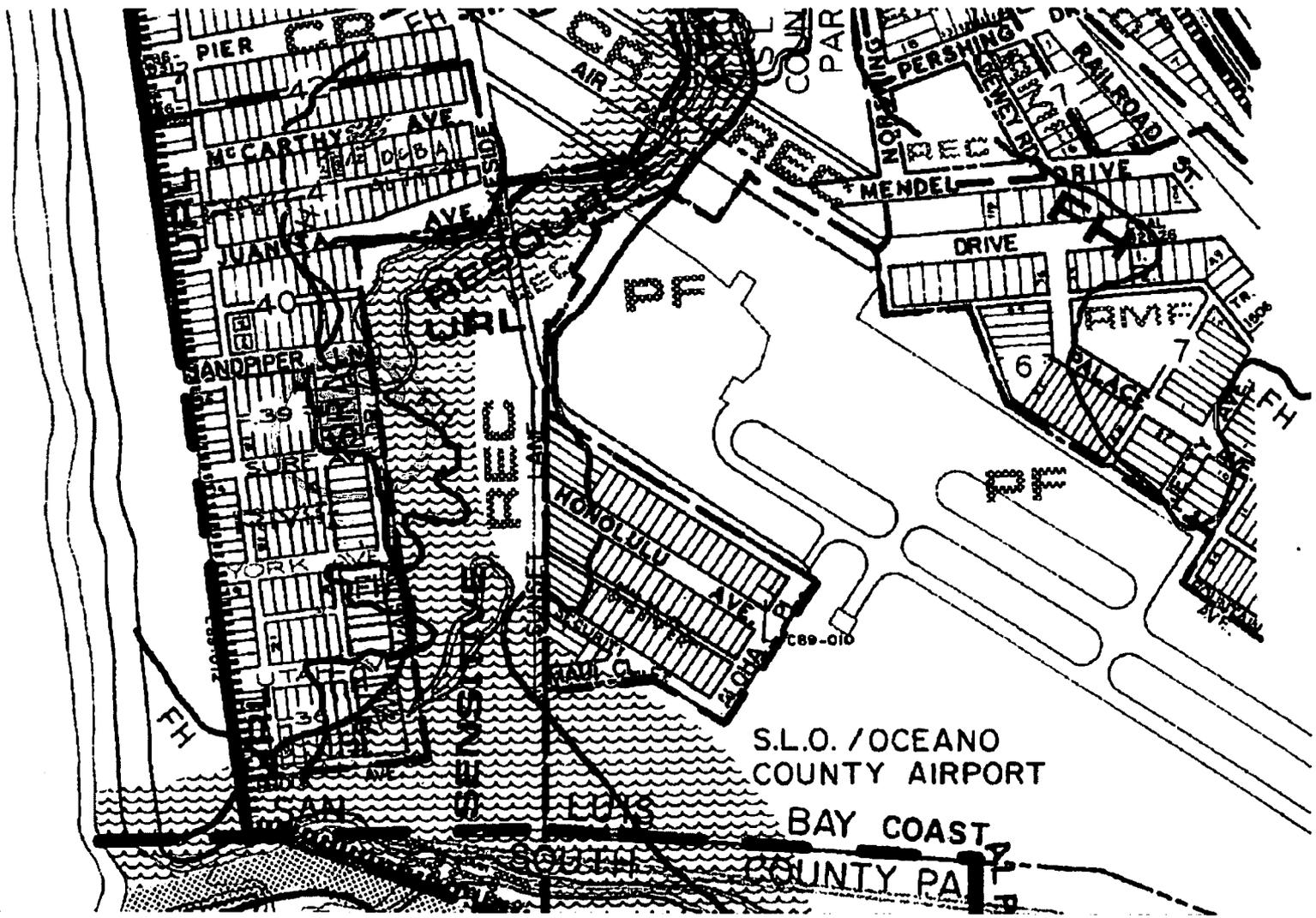
OCEAN

REVISIONS	
L.S.	DATE
09-070	06-01-08



OCEANO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CAL.  
 BOOK 061 PAGE 06

OCEANO BEACH SUB. NO. 2., R.M. Bk. A., Pg. 150.



PIER

MCCARTHY AVE

JUANITA AVE

SANDPIPER AVE

YORK AVE

UTAH AVE

AIR

PF

HONOULU AVE

MENDEL DRIVE

DRIVE

DRIVE

PERSHING

RAILROAD

S.L.O. / OCEANO COUNTY AIRPORT

BAY COAST

COUNTY PARK

7C89-010



Google

Eye alt 1332 ft

Jul 2007

July 13 11

35°06'10.60" N 120°57'43.55" W

# Parcel Summary Report For Parcel # 061-061-034

## San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

### Address Information

Status      Address  
00000 LAGUNA DR OCNO

### Lot Information:

Community:

Planning Area:

<u>Lot Type</u>	<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	OCNOB	0039	0001	Y	RMF / LCP / AR		
P	061061	034	0001	N	COJ / SSN / CAZ		
P	061061	034	0002	N	SRA / AS		

### People Information

Role   Name and Address  
OWN   HMW COASTAL VENTURES LLC  
PO BOX 474 GROVER BEACH CA 93433-

### Phone Numbers and Contact info

### Notes

### Parcel Information

Status      Description  
Active      OCEANO BCH TR BL 39 LT 1

### Notes

