



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 12/9/2010

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

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2010-00030 MOLNAR- Curb, gutter and sidewalk waiver located off Ash Street in Cayucos. APN: 064-094-024.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACS, please respond within 60 days. Thank you.

#### 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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and E

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name STEVE MOLNAR Daytime Phone 235-2295  
 Mailing Address 283 HIGHLAND DR. LOS OSOS, CA Zip Code 93402  
 Email Address: mars4@charter.net

Applicant Name STEVE MOLNAR Daytime Phone (805) 235-2295  
 Mailing Address 283 HIGHLAND DR., LOS OSOS, CA Zip Code 93402  
 Email Address: mars4@charter.net

Agent Name JOHN MACDONALD Daytime Phone (805) 995-1398  
 Mailing Address \_\_\_\_\_ Zip Code 93430  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: \_\_\_\_\_ Assessor Parcel Number(s): 064-094-024  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): 283 Ash. St. (295)  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

Describe current uses, existing structures, and other improvements and vegetation on the property:  
VACANT PROPERTY

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 2600 sq ft BUILDING w/ granny unit

## LEGAL DECLARATION

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

Property owner signature [Signature] Date 11/22/10

**FOR STAFF USE ONLY**

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

## **OTHER INFORMATION**

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, Post Office Box 227, Santa Maria, California 93456, (805) 925-2686.

## **SUPPLEMENTAL INFORMATION**

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

- Preliminary Landscaping Plan prepared pursuant to Section 22/23.04.180 et seq.
- Fire Safety Plan prepared pursuant to Section 22/23.05.080 et seq.
- Preliminary Grading/Drainage Plan - when required by Section 22/23.05.020 & .040
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Geologic Report - where required, submit two copies.
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highway 101 and 1).
- Location, size, design and text of all existing and proposed signs.
- Location and design of solid waste disposal facilities - as required by Section 2/23.04.280.
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour).
- Sewer will-serve letter OR Percolation tests.
- County Public Works road requirements.
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- Cost Accounting Agreement.



# CURB, GUTTER & SIDEWALK WAIVER APPLICATION

San Luis Obispo County Department of Planning and Building

## PROJECT INFORMATION

Type of land use permit associated with the request for curb, gutter and sidewalk waiver:

- Plot Plan   
 Site Plan   
 Minor Use Permit   
 Development Plan   
 Variance

File Number: DRC 2009-00089

Date the above application was filed with the department: \_\_\_\_\_

Street(s) fronting the site: ASH ST., CAHUENS

Street(s) requesting waiver for: "B" STREET

Type of improvement to be waived:   
 Curb   
 Gutter   
 Sidewalk   
 All

## REASON FOR WAIVER REQUEST

- INCOMPATIBLE GRADE.** The topography of the site is not appropriate for the required curb, gutter and sidewalk.

Explain: \_\_\_\_\_

- INCOMPATIBLE DEVELOPMENT.** The curb, gutter and sidewalk are incompatible with the land uses in the vicinity as well as with existing and projected needs for drainage and traffic control.

Explain: \_\_\_\_\_

- PREMATURE DEVELOPMENT.** The rest of the area doesn't have curbs, gutters and sidewalks and because the project is an interim use of the site, the required improvements can be obtained with further or intensified development later.

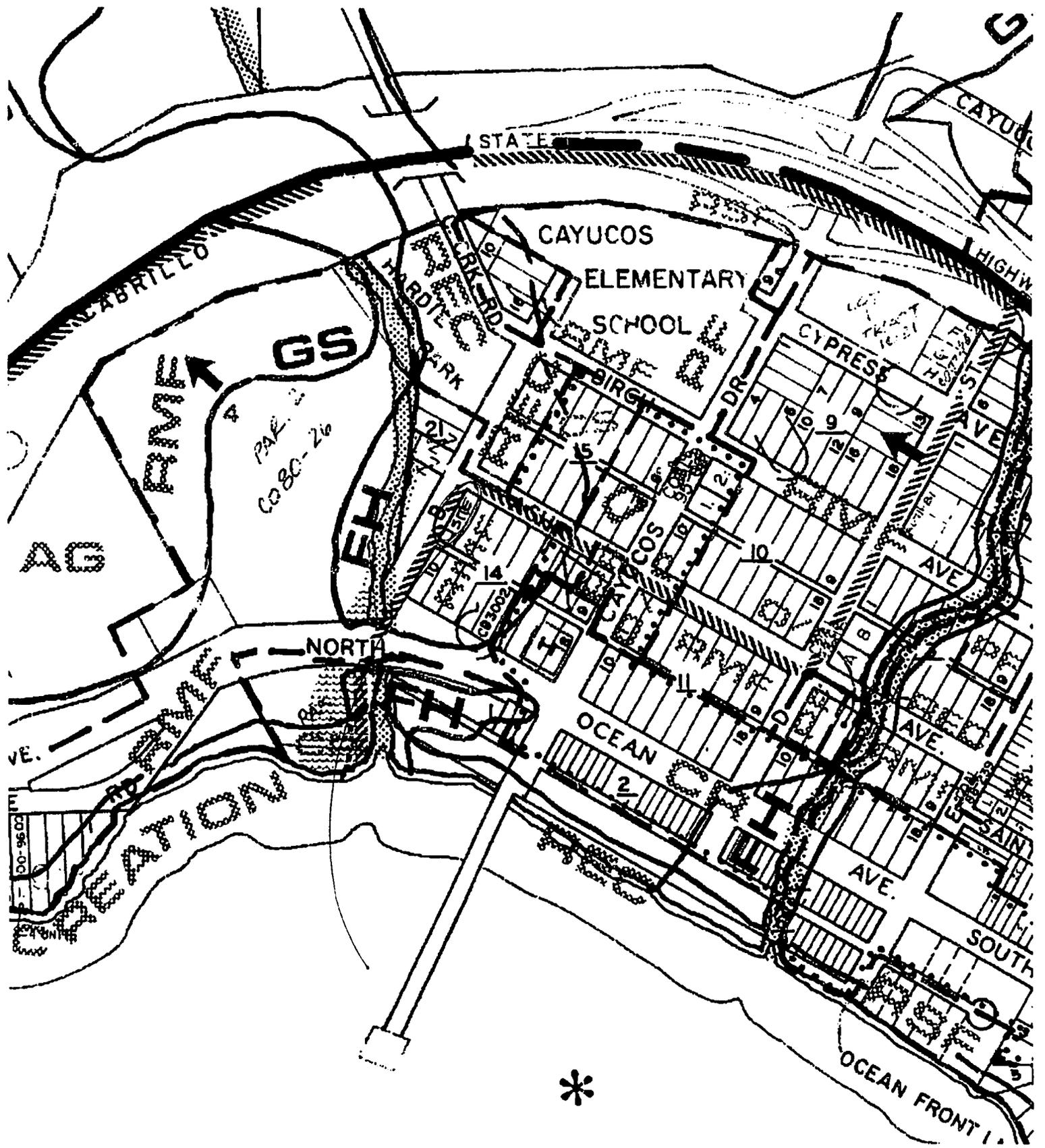
Explain: \_\_\_\_\_

- OTHER.**

Explain: \_\_\_\_\_

OFFICE USE ONLY			
Date Received: _____	By: _____	Receipt No: _____	
Planning Approved/Denied Date: _____		By: _____	
Co Eng Dept Approved/Denied Date: _____		By: _____	
Reason: <input type="checkbox"/> Incompatible Grade <input checked="" type="checkbox"/> Incompatible Development <input type="checkbox"/> Premature Development <input type="checkbox"/> Other			
Comments from Engineering: <input type="checkbox"/> Comments Attached <input checked="" type="checkbox"/>			
Revised 4/11/04			





STATE HIGHWAY

CAYUCOS  
ELEMENTARY  
SCHOOL

CYPRESS  
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BIRCH  
DR

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AVE

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SOUTH

OCEAN FRONT I

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# Parcel Summary Report For Parcel # 064-094-024

12/9/2010  
9:51:46AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### People Information

#### Role   Name and Address

OWN   ASH LOT 1 LLC  
362 BINSARTH ST LOS OSOS CA 93402-2432

### Address Information

<u>Status</u>	<u>Address</u>
P	00295 ASH ST CAYU

### Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
TNCAY	0014	0001	Cayucos	Estero	RMF	COJ		Y	VP	

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN CAY PTN BL 14 LT 1

### Notes

#### Tax Districts

COAST (SB1537) UNIFIED SCHOOL  
CAYUCOS ELEM. SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
CAYUCOS-MORRO CEMETERY  
CAYUCOS COUNTY FIRE PROTECTION  
NO. 02 ROAD-CO/SUPVR  
CAYUCOS SANITARY  
AREA NO. 10 COUNTY SERVICE  
AREA NO. 21 COUNTY SERVICE



# Parcel Summary Report For Parcel # 064-094-024

12/9/2010  
9:51:46AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

D000054W            WIT            Primary Parcel

**Description:**

CURB,GUTTER,SIDEWALK WAIVER

D980270            WIT            Primary Parcel

**Description:**

D980271P            APP            Primary Parcel

**Description:**

5 SINGLE FAMILY DWELLINGS

D990372P            EX2            Primary Parcel

**Description:**

CONSTRUCT SFD

DRC2009-00089      REC            Primary Parcel

**Description:**

MUP TO CONSTRUCT TWO STORY 2,240 SQ FT. SFR W/ATTACHED 708 SQ FT GARAGE WITH 363 SQ FT OF GUEST ABOVE ADN  
DETACHED 484 SQ FT. GARAGE.

DRC2010-00030      REC            Primary Parcel

**Description:**

CURB, GUTTER, SIDEWALK WAIVER-DRC2009-00089

P980585            WIT            Primary Parcel

**Description:**

PMT2002-26505      EXP            Primary Parcel

**Description:**

SINGLE FAMILY DU W/ATT GARAGE

PMT2002-27557      RVW            Primary Parcel

**Description:**

SFD (2,240 SF)W/ ATT. GARAGE (GUESTHOUSE PMT2002-27558)

PMT2002-27558      RVW            Primary Parcel

**Description:**

DETACHED GARAGE (484 SF) WITH GUESTHOUSE ABOVE (363 SF)

PMT2006-02951      WIT            Primary Parcel

**Description:**

ENTERED IN ERROR - SFD (2240 SF)W/ ATT. GARAGE (708 SF) GUESTHOUSE PMT

# Parcel Summary Report For Parcel # 064-094-024

San Luis Obispo County Department of Planning and Building  
County Government Center      San Luis Obispo, California 93408      Telephone: (805) 781-5600



G840056M

WIT

Related Parcel

Description:

LUE CHANGE RES MULTI-FAM TO COMM RETAIL