



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/27/11

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

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2010-00038 KARNER- Minor Use Permit for an 830 sf vacation rental. Site located off Mitchell Drive in Los Osos. APN: 074-081-034.

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

X  
DRC 2010-00038  
KARNER

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## APPLICATION TYPE - CHECK ALL THAT APPLY

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

VAC.  
RENTAL

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name GARY KARNER Daytime Phone 528-7014  
 Mailing Address 350 MITCHELL DR L.O. Zip Code 93402  
 Email Address: \_\_\_\_\_

Applicant Name SAME AS ABOVE Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name BOB SEMOUSEN Daytime Phone 528-7289  
 Mailing Address 1120 4th ST. L.O. Zip Code 93402  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 0908 Assessor Parcel Number(s): APN 74-081-034  
 Legal Description: LOT 22 BLK 35 CUESTA BY THE SEA  
 Address of the project (if known): 350 MITCHELL DR. LOS 0908  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: L.P.D.R. TO PINE (RIGHT) TO

Describe current uses, existing structures, and other improvements and vegetation on the property:  
SINGLE FAMILY RESIDENCE

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): VACATION RENTAL  
830 SQ FT.

## 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 Bob Semousen Date 1/21/11

**FOR STAFF USE ONLY**

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

PW, Coastal add.

X

# LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

Type of project:  Commercial  Industrial  Residential  Recreational  Other  
VACATION RENTAL

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): \_\_\_\_\_

Describe existing and future access to the proposed project site: MITCHELL DR

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? 1/2 ACRE

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

North: SEA South: MITCHELL DRIVE  
East: VACANT LOT West: RESIDENCE

**For all projects, answer the following:**

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 830 sq. feet 12% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres  
Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres  
Number of parking spaces proposed: 2 Height of tallest structure: \_\_\_\_\_  
Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_  
Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: GOLDEN STATE  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for sewage disposal: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

**For commercial/industrial projects answer the following:**

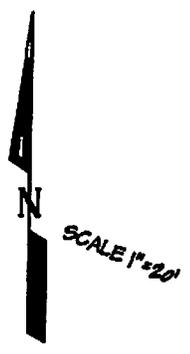
Total outdoor use area: \_\_\_\_\_  sq. feet  acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

**For residential projects, answer the following:**

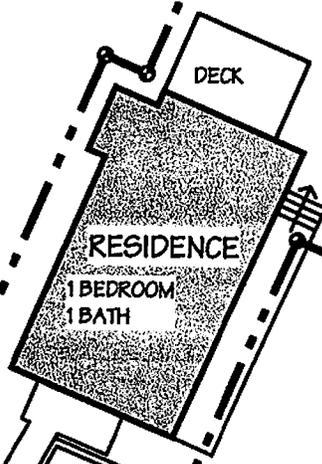
Number of residential units: 1 Number of bedrooms per unit: 1  
Total floor area of all structures including upper stories, but not garages and carports: 830  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

X

MORRO BAY



RESIDENCE



WALKWAY

LANDSCAPED MOUND

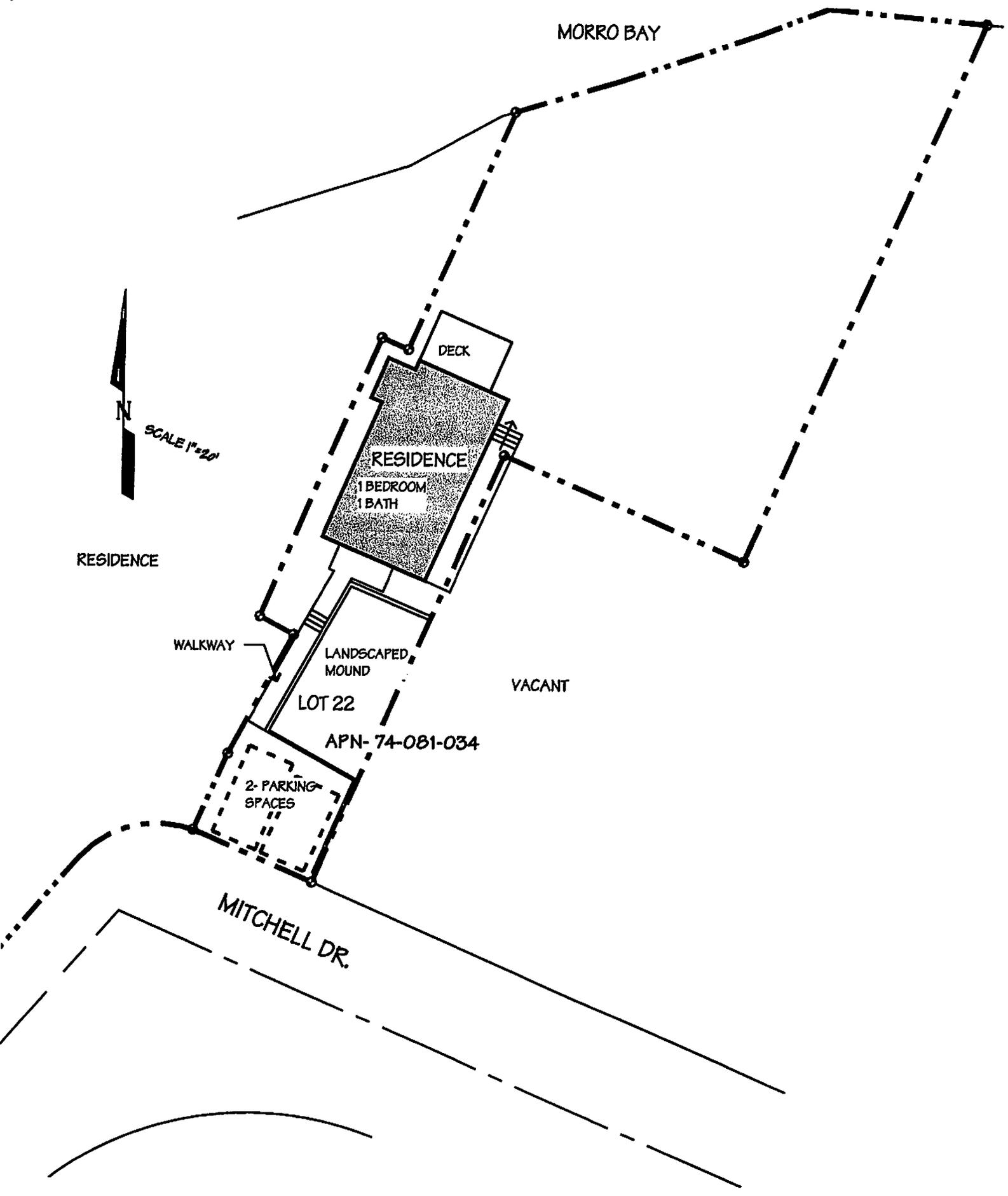
VACANT

LOT 22

APN- 74-081-034

2- PARKING SPACES

MITCHELL DR.

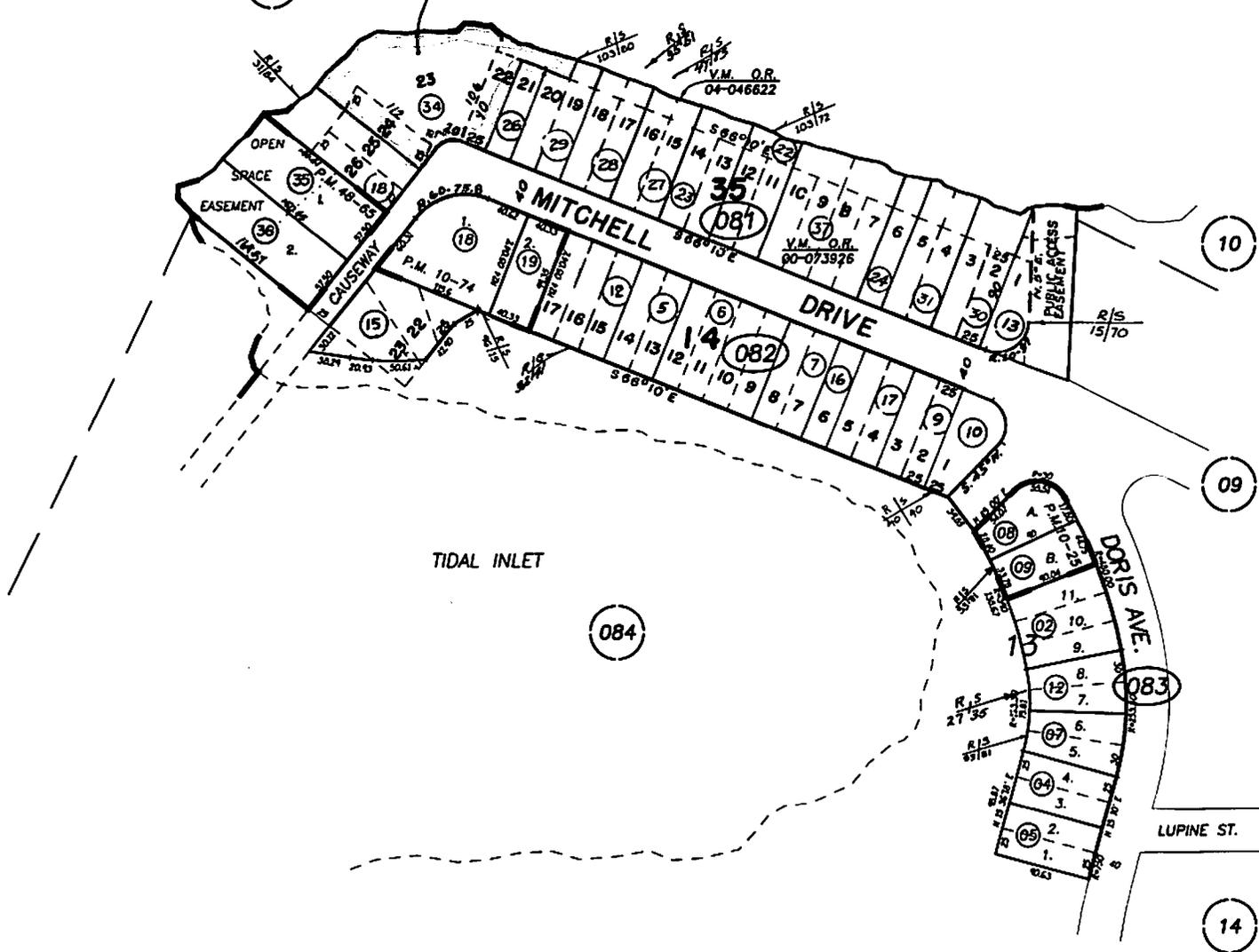
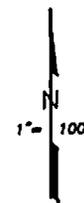


MORRO

SITE

BAY

074-08

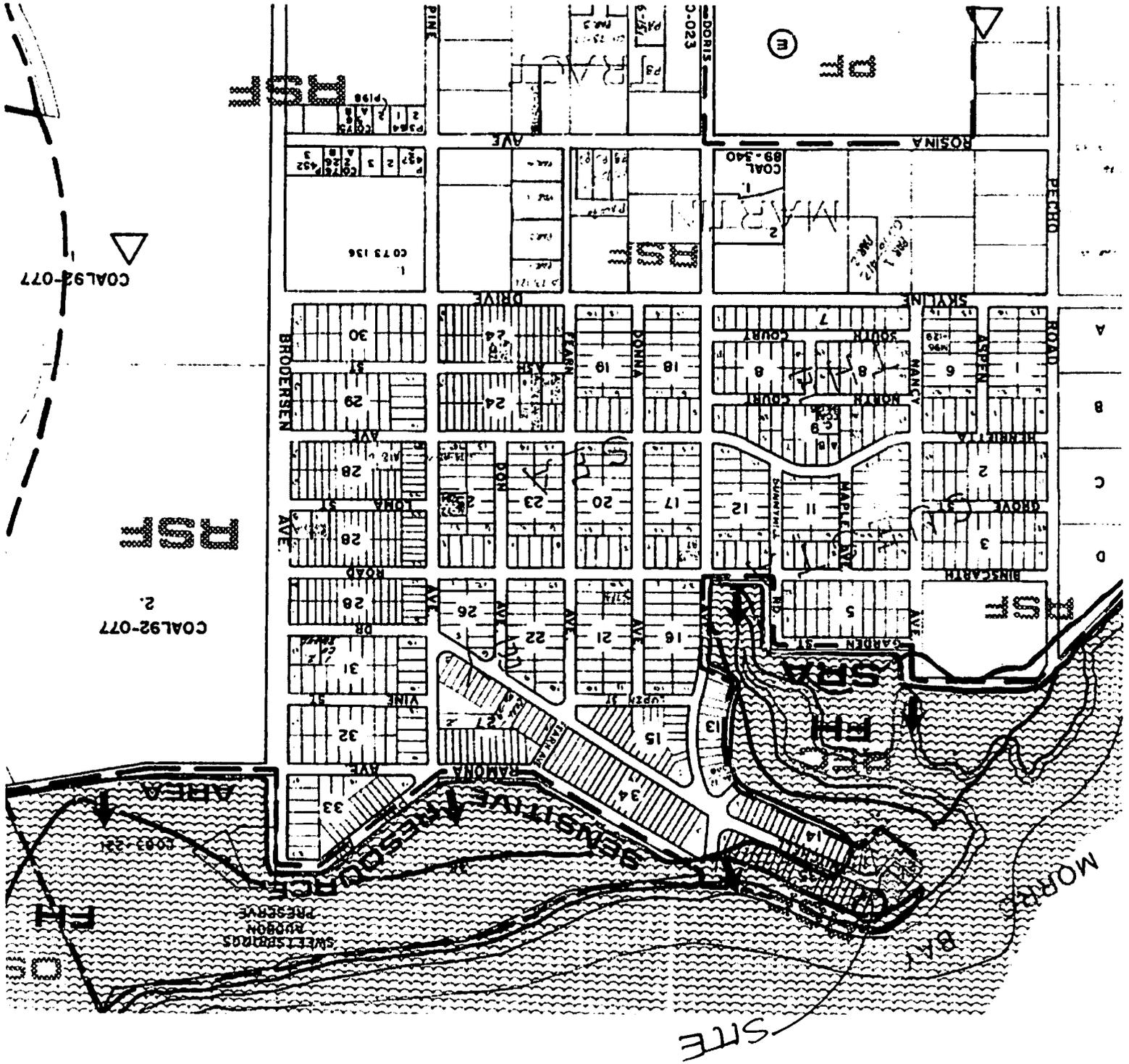


REVISIONS	
LS.	DATE
NA	10-05-04
07-143	08-26-06
NA	01-31-08
NA	05-23-08
NA	11-20-08



CUESTA BY THE SEA, R.M. Bk. 3, Pg. 48.

LOS OSOS  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 074 PAGE 08



COAL92-077

PSF

COAL92-077  
2.

SWEETSPRINGS  
RUBBON  
RESERVE

SITE



# Parcel Summary Report For Parcel # 074-081-034

1/25/2011  
9:07:11AM

## 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    KARNER GARY E  
          350 MITCHELL DR LOS OSOS CA 93402-2022  
OWN    KARNER GARY E & PANDORA N TRUST

### Address Information

Status        Address  
P                00354 MITCHELL DR LSOS

### Lot Information:

<u>Tract / Township</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>
T30S	R10E	13P	Los Osos	Estero	WET	COJ		U	LM	
CSTBYSEA	0035	0022	Los Osos	Estero	RSF	LCP	FH	Y	LM	
CSTBYSEA	0035	0023	Los Osos	Estero	SRA	AS	CA	Y	LM	
CSTBYSEA	0035	0024	Los Osos	Estero				Y	LM	

### Parcel Information

Status    Description  
Active    CUESTA BY THE SEA BL 35 L TS 22,23,24 & ADJ LAND

### Notes

#### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
NO. 02 ROAD-CO/SUPVR  
LOS OSOS-ZONE B COMM. SERVICE  
AREA NO. 21 COUNTY SERVICE



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LOS OSOS-ZONE J COMM. SERVICE  
LOS OSOS-ZONE K COMM. SERVICE  
LOS OSOS COMM. SERVICE

### Case Information

**Case Number:**

**Case Status:**

87978                      FNL                      Primary Parcel

**Description:**

LEACHFIELD REPAIR

DRC2010-00038                      REC                      Primary Parcel

**Description:**

MUP FOR A VACATION RENTAL 830 SQ. FT.

SUB2004-00371                      APV                      Primary Parcel

**Description:**

LOT LINE ADJUSTMENT/COASTAL DEVELOPMENT PERMIT TO ADJUST THE LOT LINES BETWEEN THREE PARCELS OF 2,272, 2,757 AND 18,612 SQUARE FEET EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 9,180 AND 14,461 SQUARE FEET EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS

D910298P                      APP                      Related Parcel

**Description:**

CONSTRUCT RETAINING WALL