



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/28/2011

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2010-00065 HIMOVITZ- Minor Use Permit to demo an existing SFR and build a new 1 bedroom/ 1 bathroom SFR. Site located off Mitchell Drive in Los Osos. APN: 074-081-026 and 029.

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

DRC2010-00065

HIMOVITZ ROGER

MINOR USE PERMIT

MUP TO DEMO EXISTING HOUSE AND REPLACE WITH NEW SFR 1 BEDROOM; 1 EST/LSOS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Bulldi

AS CA COJ FH LCP RSF
SRA WET

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name ROGER HIMOVITZ Daytime Phone 805-962-4800
 Mailing Address PO BOX 5664 SANTA BARBARA, CA Zip Code 93150
 Email Address: _____

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

Agent Name CATHY NOVAK Daytime Phone 805-772-9499
 Mailing Address PO BOX 296 MORRO BAY, CA Zip Code 93443
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 4,750 sq ft Assessor Parcel Number(s): 074-081-026 & 029
 Legal Description: LOTS 19-21 - Bk 35; CUESTA BY THE SEA - MAP BOOK 3, PAGE 48
 Address of the project (if known): 356 & 362 MITCHELL DR. LOT 0305
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOVE TO PINE AVE TO MITCHELL DRIVE

Describe current uses, existing structures, and other improvements and vegetation on the property:
SMALL CABIN; SITE WITH NON-NATIVE GRASSES (SEE ATTACHED BOTANICAL SURVEY)

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEMO EXISTING HOUSE AND REPLACE-NEW SFR 1 Bedroom; 1 BATH

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 7/25/11



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): _____

Describe existing and future access to the proposed project site: INCREASE / DECREASE FROM 190 MITCHELL DRIVE

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: MORRO BAY ESTUARY South: SFR
East: SFR West: SFR

For all projects, answer the following:

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

Buildings: 2,338 sq. feet 34.6 % Landscaping: _____ sq. feet _____ %
Paving: 969 sq. feet _____ % PAVING OR EQUIPMENT Other (specify) PATIO 110 SQ FT ; OFFSITE FOR PARKING 309 SQ FT PAVING OR EQUIPMENT
Total area of all paving and structures: 3,417 (on-site) sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres
Number of parking spaces proposed: 2-GARAGE Height of tallest structure: 14' ANG
Number of trees to be removed: 0 Type: _____
Setbacks: Front 15' Right 3' Left 3' Back 10'

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: 1,800 sq. ft.

Total of area of the lot(s) minus building footprint and parking spaces: 4,412 sq. ft.

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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 6,750 sq ft acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: MORRO BAY ESTUARY
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: WITHIN FLOOD HAZARD AREA - FLOOD CERTIFICATE PROVIDED WITH APP.
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: MITCHELL 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? SAME AS EXISTING FIXTURES
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: BATH/SHOWER; KITCHEN H2O; WASHER/DRYER
6. Has there been a sustained yield test on proposed or existing wells? N/A SEE FLOOR PLAN FOR EXISTING
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A
 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 _____ G.P.M.
 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

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: N/A

1. Is this project to be connected to an existing sewer line? Yes No
 Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ 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: Mission Country
- 3. Where is the waste disposal storage in relation to buildings? IN GARAGE
- 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: San Luis Coastal Unified
- 2. Location of nearest police station: 2099 10th STREET LOS OSOS
- 3. Location of nearest fire station: 2315 Bayview View Heights Los Osos
- 4. Location of nearest public transit stop: PINE & LA LOMA
- 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:
SMALL CABIN TRAILER AND STORAGE FOR RESIDENTIAL USE
SEE ATTACHED HISTORIC REPORT
- 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: SEE ATTACHED ARCHEOLOGY SURVEY
- 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.

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, customers 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: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) 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): NONE
2. Will the development occur in phases? Yes No
If yes describe: _____
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: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: NONE PROPOSED

*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:
WETLANDS BUFFER - SEE ATTACHED SITE PLAN

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: BIOLOGICAL / BOTANICAL SURVEY PROVIDED WITH APP.
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): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): COASTAL COMMISSION ORIGINAL JURISDICTION, ACE

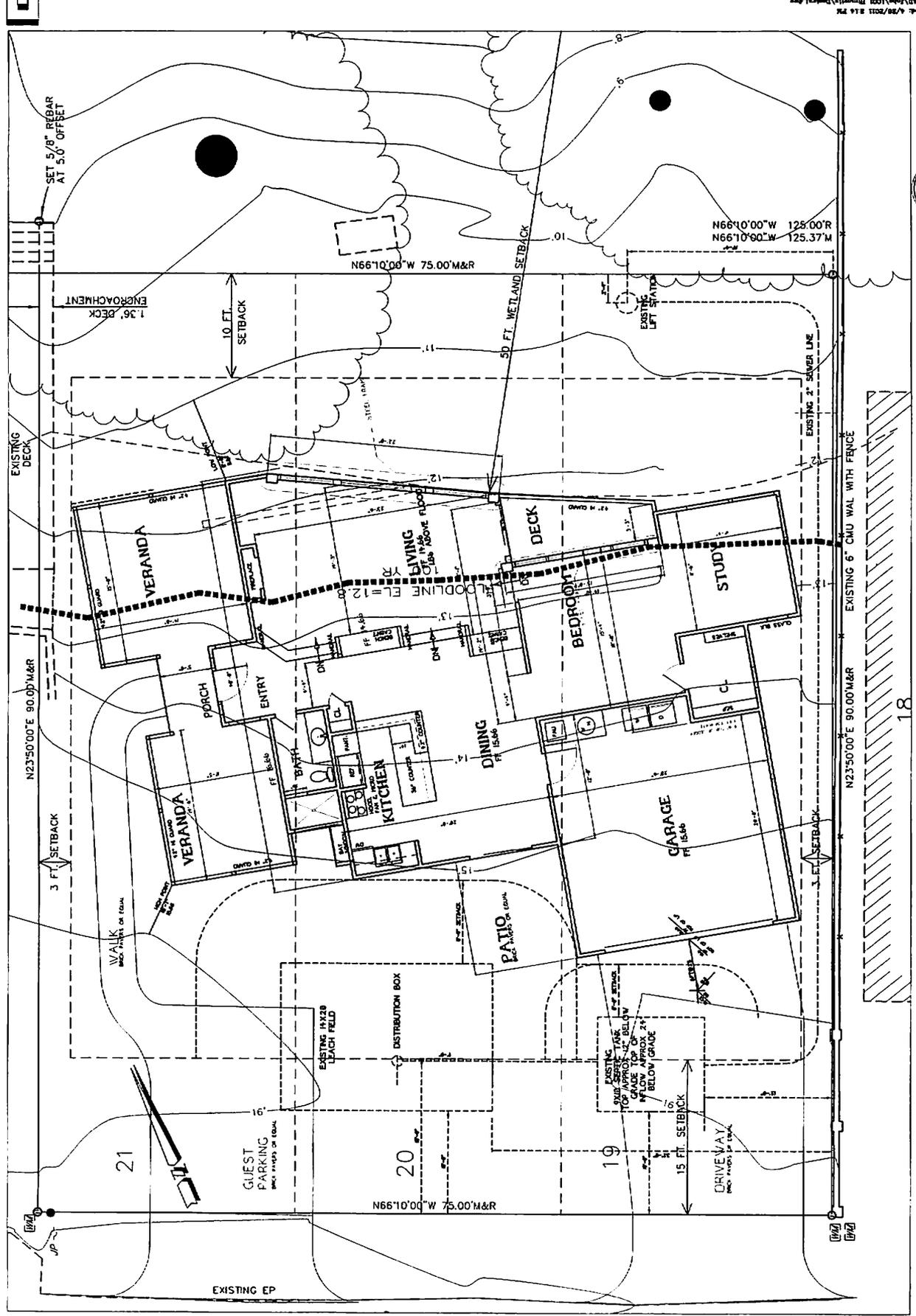
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)


MARK L. ALLEN ARCHITECTS
 1000 S. SANTA ANA BLVD.
 SUITE 100
 SANTA ANA, CA 92701
 (714) 440-1111
 www.markallen.com

NO.	DATE	DESCRIPTION
1	10/01	FOR PLOT PLAN
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FOR
ROGER HIMOVITZ
 MITCHEL DR
PLOT PLAN

10/01
1



PLOT PLAN
 HIGH POINT 19'-7" (15.58) AVG GRADE 13'-6" (13.63)
 LOW POINT 17'-8" (16.57) MAX BLDG HT. 27'-0" (27.63)

MARK L. ALLEN ARCHITECTS, INC.
 1000 W. 10TH AVENUE
 SUITE 200
 DENVER, CO 80202
 (303) 733-1234

REVISIONS

NO.	DATE	DESCRIPTION
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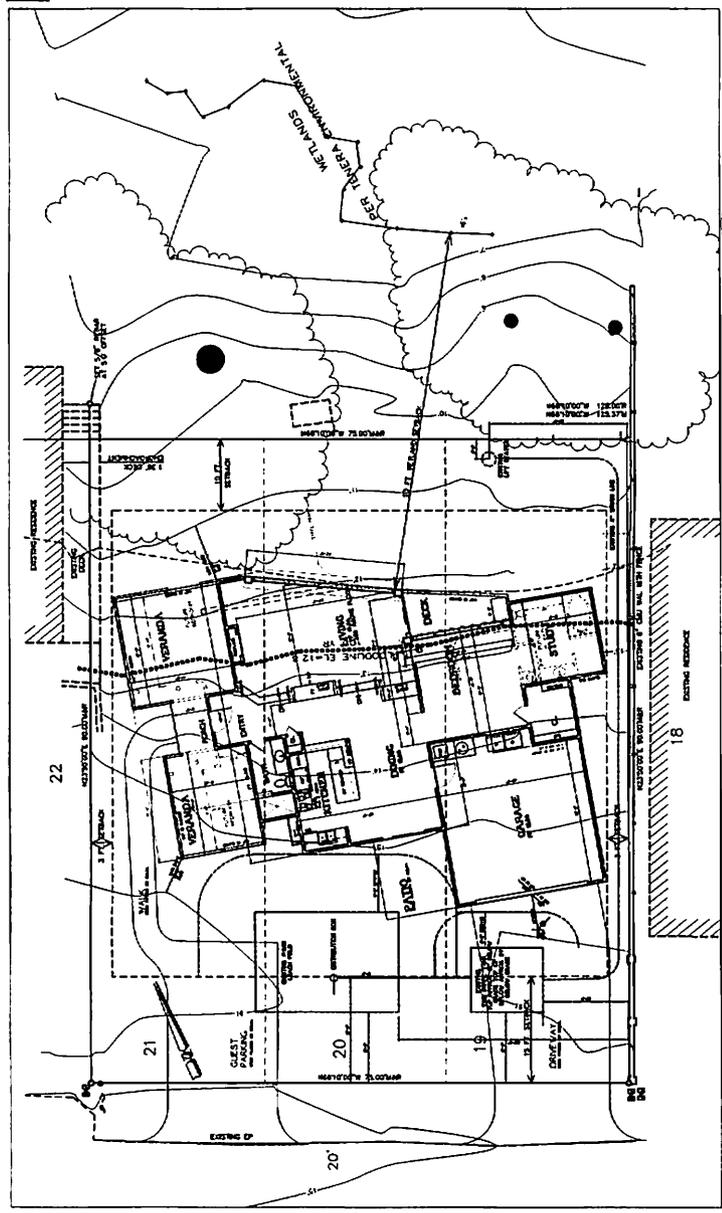
FOR PLOT PLAN WITH WETLANDS

FOR ROGER HIMOWITZ MITCHEL DR

1001

1-1

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PLOT PLAN WITH WETLANDS

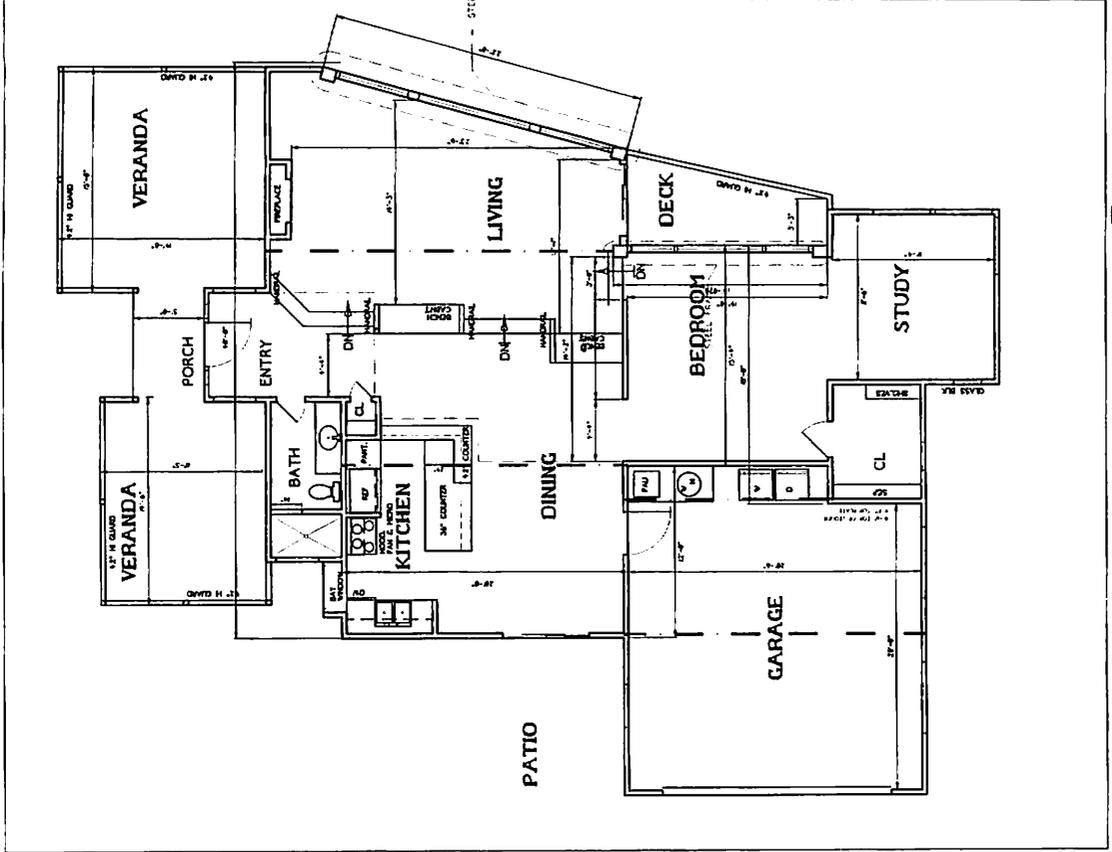

MARK L. ALLEN
 ARCHITECTS
 1001 S. SANTA ANITA
 SUITE 100
 SANTA ANITA, CALIFORNIA 92085
 TEL: 760/251-0007
 FAX: 760/251-0008
 WWW.MLA-ARCHITECTS.COM

REVISED
 PROJECT DATA

EXISTING FLOOR PLAN
PROPOSED FLOOR PLAN
362 MITCHEL DR
ROGER HIMOVITZ
 FOR

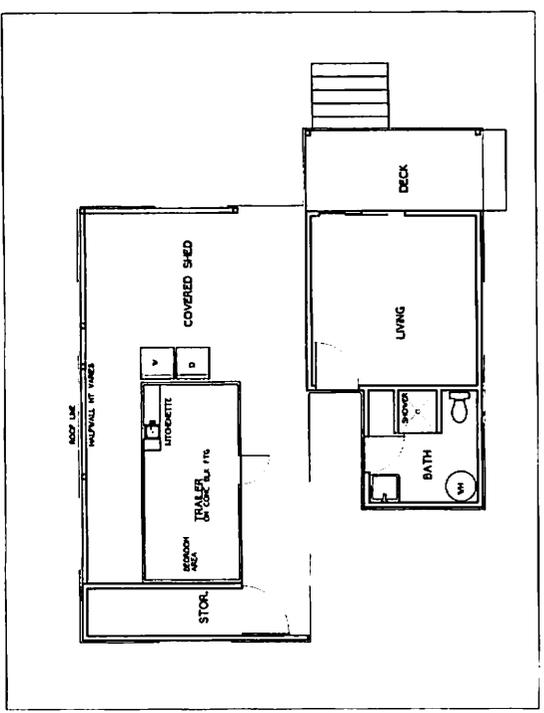
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A-1

Project: 4/18/2011 10:54 AM
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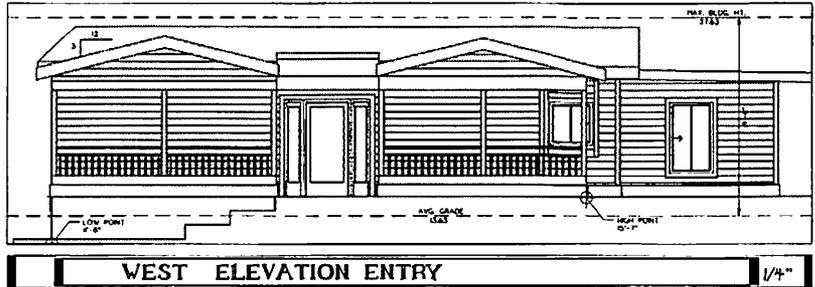
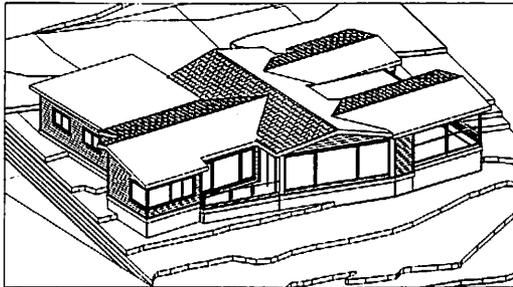
PROPOSED FLOOR PLAN
 1/4" = 1'-0"
 NORTH

PROJECT DATA:
 TOTAL SQUARE FOOTAGE = 433 SF
 VERANDA & PORCH = 433 SF
 GARAGE = 186 SF
 DECK = 11 SF
 LOT SIZE = 4,200 SF LOT COVERAGE 34.8%
 PROJECT NO. 1001
 DATE: 04/18/2011
 CLIENT: ROGER HIMOVITZ
 ADDRESS: 362 MITCHEL DR
 CITY: LOS ANGELES, CA
 LEGAL LOT: 15, 28, 31 BLK 35
 COUNTY: LOS ANGELES
 MAP: 174-260-012 C 824



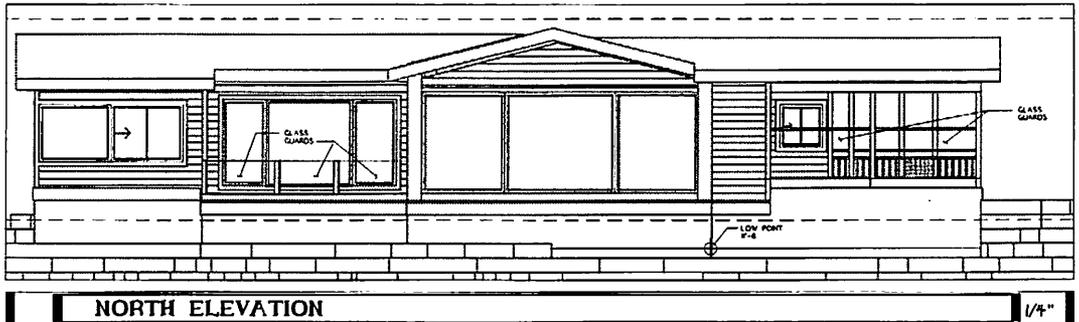
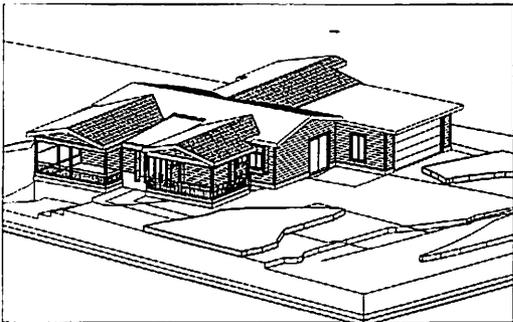
EXISTING FLOOR PLAN
 1/4" = 1'-0"

MARK L. ALLEN, ALL RIGHTS RESERVED
 PLOT STYLE TABLE HOMOGRAPHIC-RESISTS
 PLOTTER FORMS
 DRAWINGS TO SCALE FOR ONLY 3/4" PLOTS



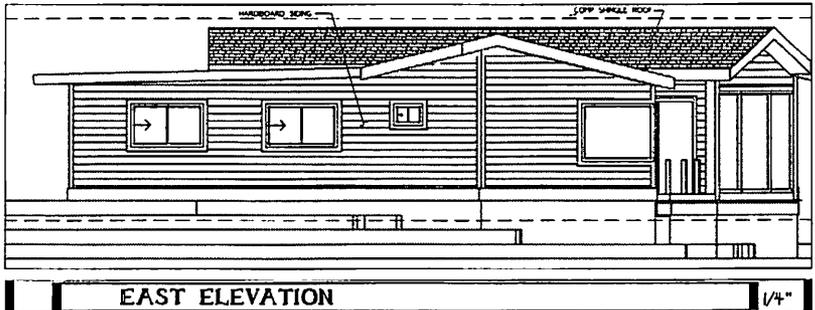
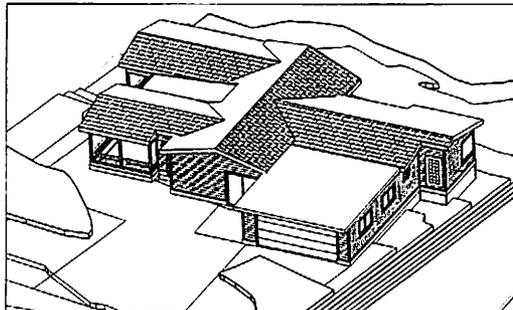
WEST ELEVATION ENTRY

1/4"



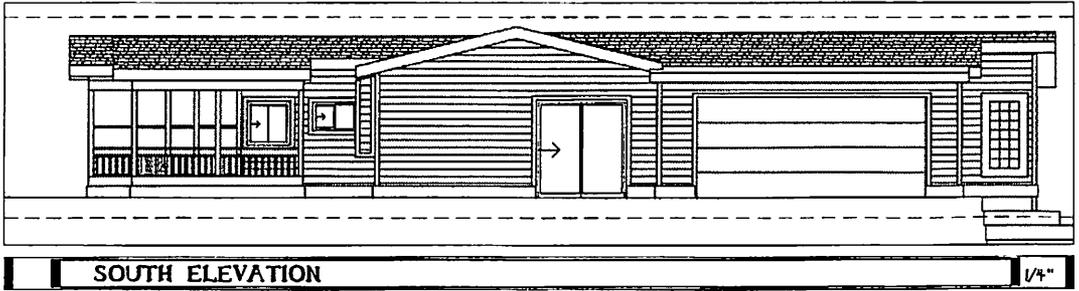
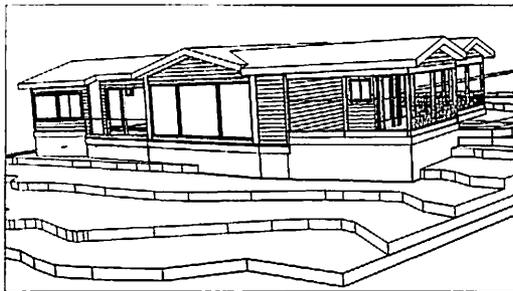
NORTH ELEVATION

1/4"



EAST ELEVATION

1/4"



SOUTH ELEVATION

1/4"



REVISED

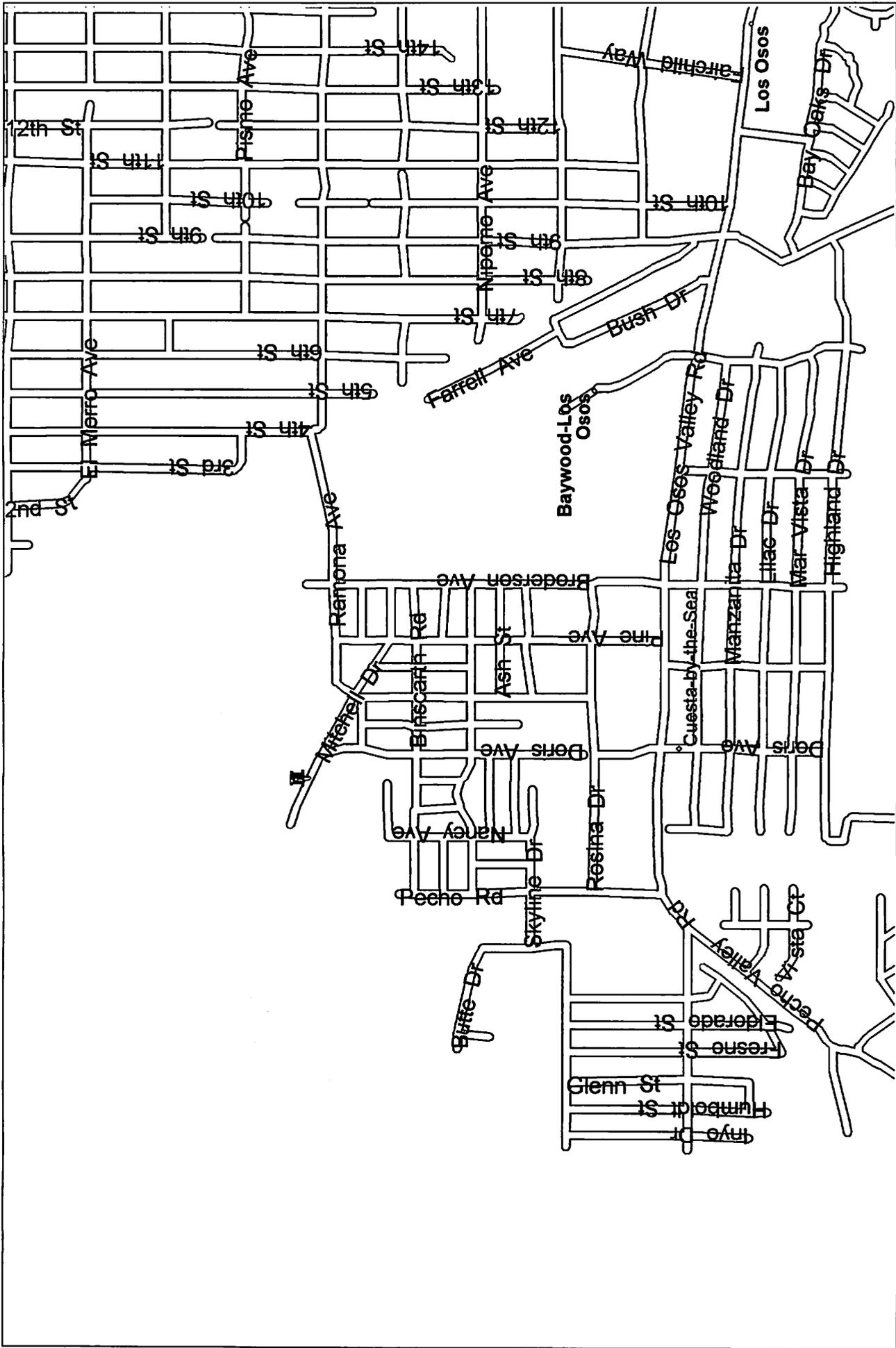
ELEVATIONS

FOR
ROGER HIMOVITZ
362 MITCHEL DR

1001
A-2

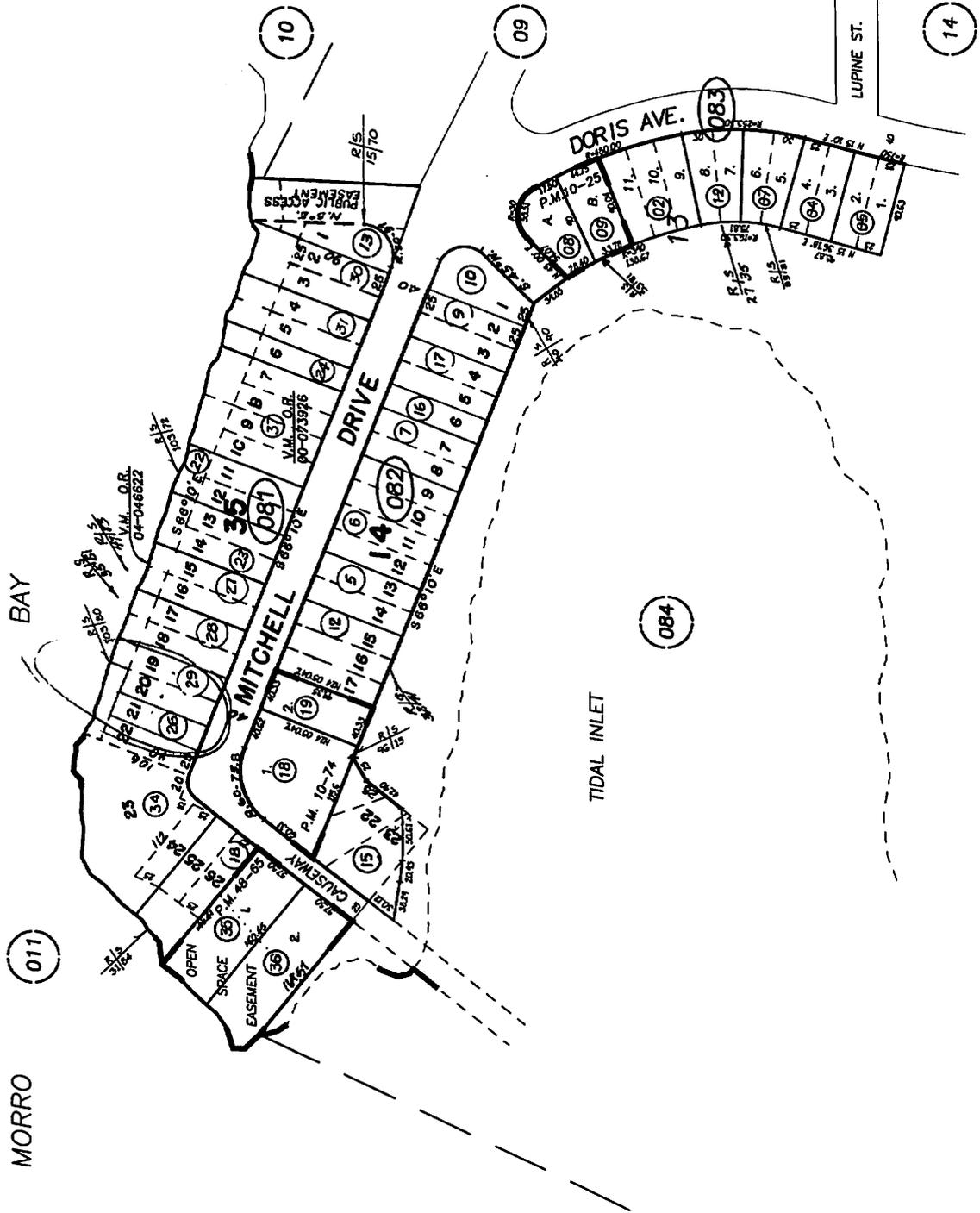
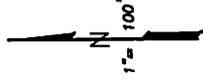
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California, United States, North America



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

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

MORRO

011

REVISIONS	DATE
MM	10-05-04
07-143	09-28-06
MM	01-31-09
MM	05-23-09
MM	11-20-09

50 0 100 200

LZ THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.
 01-15-07

SITE

MORRIS

SWEETSPRINGS
ADDON
PRESERVE

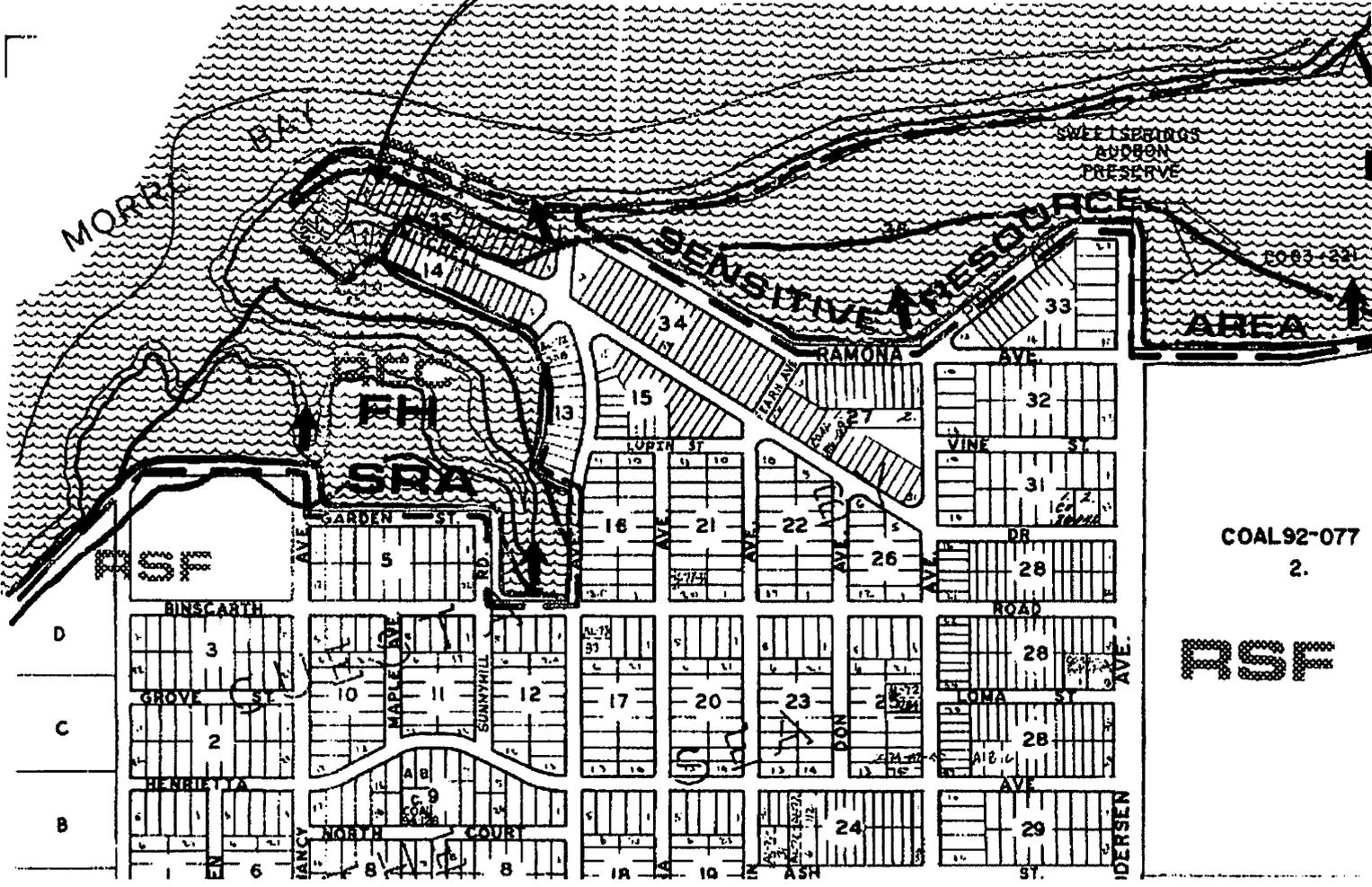
SENSITIVE RESOURCE

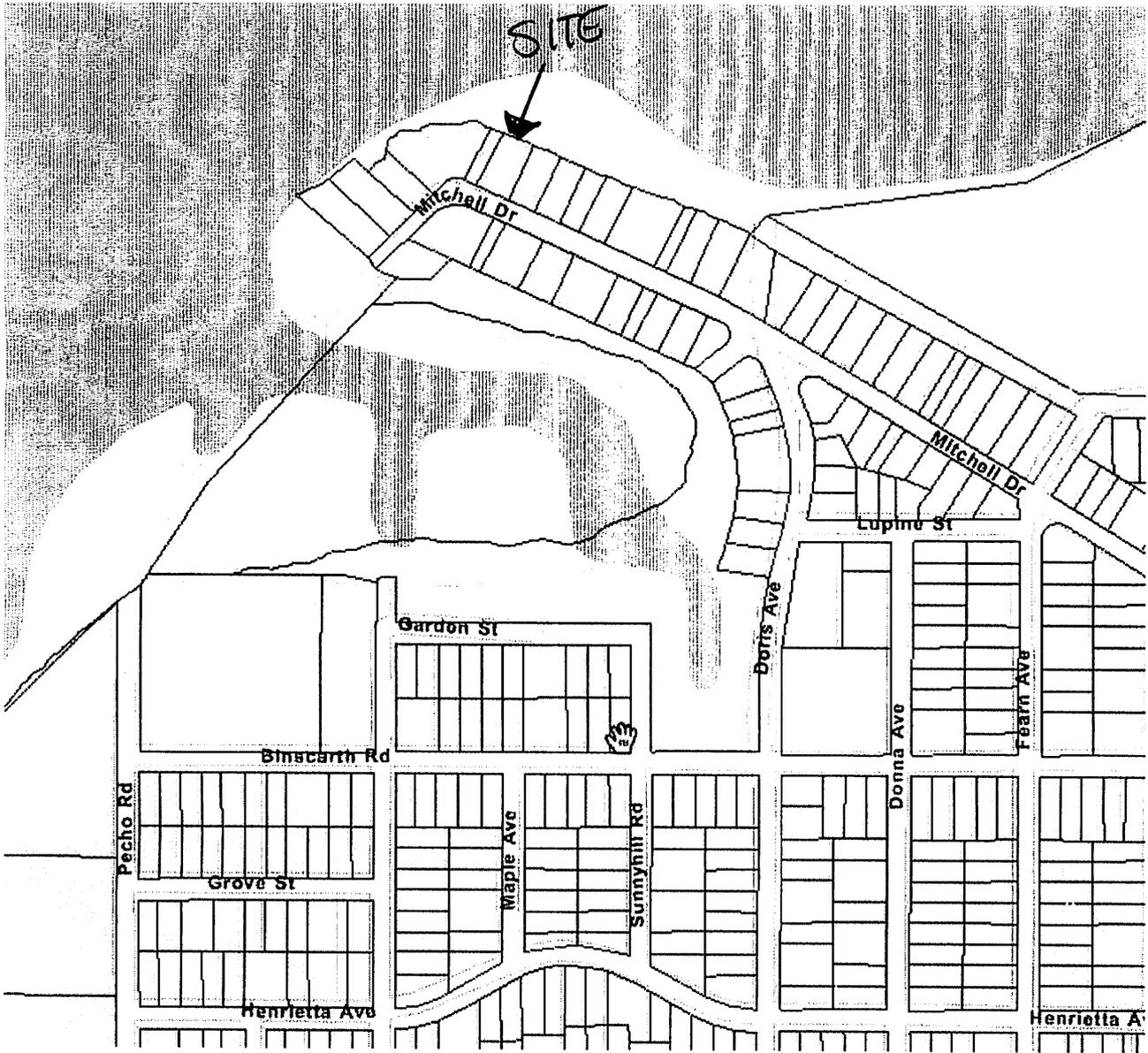
AREA

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RSF









Parcel Summary Report For Parcel # 074-081-026

4/28/2011
11:24:47AM

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 COSENTINO LOUIS HEIRS OF
 P O BOX 5664 SANTA BARBARA CA 93150-5664
OWN COSENTINO LOUIS

Address Information

Status Address
P 00356 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>
074081	026	0001	Los Osos	Estero	AS	CA	FH	N		
074081	026	0002	Los Osos	Estero	WET	COJ		N		
CSTBYSEA	0035	0021	Los Osos	Estero	RSF	LCP	SRA	Y		

Parcel Information

Status Description
Active CUESTA BY THE SEA BL 35 LT 21

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
LOS OSOS-ZONE J COMM. SERVICE



Parcel Summary Report For Parcel # 074-081-026

4/28/2011
11:24:47AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS-ZONE K COMM. SERVICE

LOS OSOS COMM. SERVICE

Case Information

Case Number:

DRC2010-00065

Case Status:

REC

Primary Parcel

Description:

MUP TO DEMO EXISTING HOUSE AND REPLACE WITH NEW SFR 1 BEDROOM; 1 BATH.