SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REVISED PROJECT REFERRAL

DATE: 9/29/2015

TO: _____

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)
Coastal Team

PROJECT DESCRIPTION: DRC2011-00015 FREEDMAN- Minor use permit to demo an existing carport and rebuild as a 366 square foot garage, and an addition of 583 square feet. Project site is located at 3390 Studio Drive in Cayucos. APN: 064-422-005.

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 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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name DARRYL FREEDMAN Daytime Phone —
Mailing Address 3805 W. BUENA VISTA DR, FRESNO Zip Code CA. 93711
Email Address: —

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

☒ Agent Name DAVID M. BROWN Daytime Phone 927-3376
Mailing Address P.O. BOX 123 CAMBRIA CA Zip Code 93428
Email Address: DBARCHITECT@CHARTER.NET

PROPERTY INFORMATION

Total Size of Site: 3390 SF Assessor Parcel Number(s): 064-422-005
Legal Description: LOT 37 BLOCK 1 MORRO STRAND UNIT #3
Address of the project (if known): 3390 STUDIO DRIVE CAYUCOS CA.
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HIGHWAY ONE TO STUDIO DRIVE

Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING RESIDENCE, UTILITIES, DRIVEWAY, CARPORT PATIO DEMO PORTION OF AS BUILT PATIO LANDSCAPING

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEMOLISH EXISTING CARPORT AND REBUILD INTO GARAGE, ADD 192 SF OF BEDROOM/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 David M. Brown AGENT Date 8.29.11

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): ~~46'~~ SECOND PARKING SPACE FOR COMPACT CAR

Describe existing and future access to the proposed project site: FROM STUDIO DRIVE, A PAVED STREET.

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: R.S.F. South: VACANT - R.S.F.
East: R.S.F West: OCEAN

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1276 sq. feet _____ % Landscaping: 200 sq. feet _____ %
Paving: 200 sq. feet _____ % Other (specify) NATURAL
Total area of all paving and structures: 1476 ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: 200 ☑ sq. feet ☐ acres
Number of parking spaces proposed: 2 Height of tallest structure: 15-0" ℄ of STR
Number of trees to be removed: 0 Type: _____
Setbacks: Front 0 Right 3 Left — Back BLUFF

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☑ Community System - List the agency or company responsible for provision: CAYUCOS WATER
Do you have a valid will-serve letter? ☐ Yes ☑ No (If yes, please submit copy) EXIST. RES.

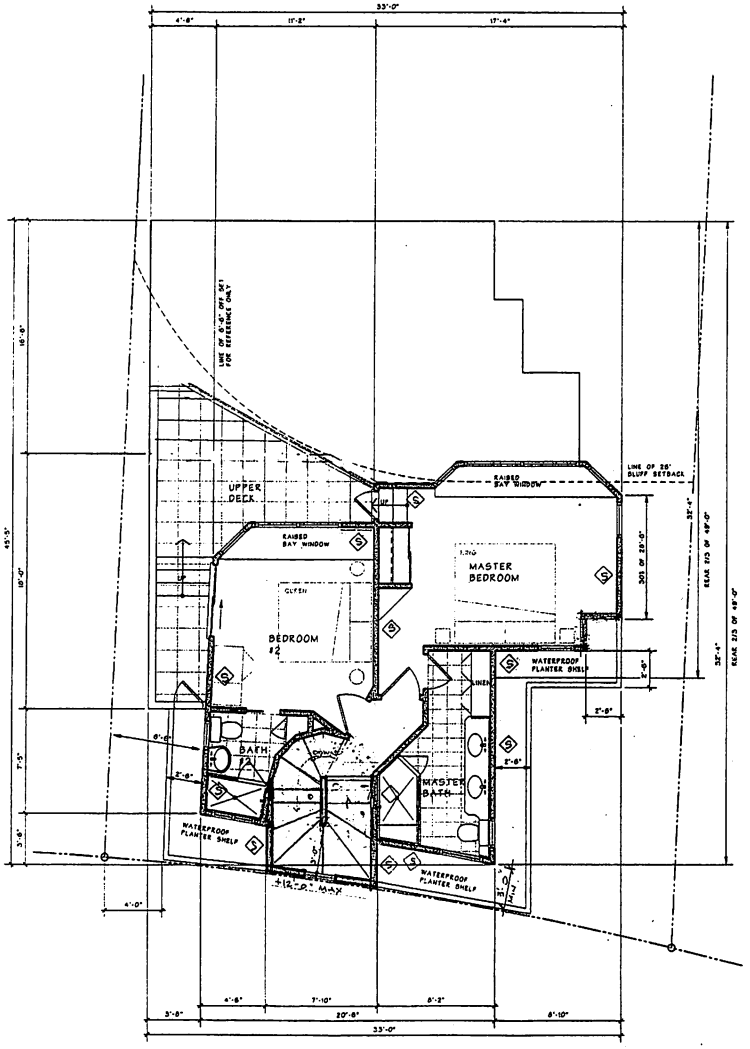
Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☑ Community System - List the agency or company responsible for sewage disposal: CAYUCOS SANITA
Do you have a valid will-serve letter? ☐ Yes ☑ No (If yes, please submit copy) EXIST RES.

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE DEPT.

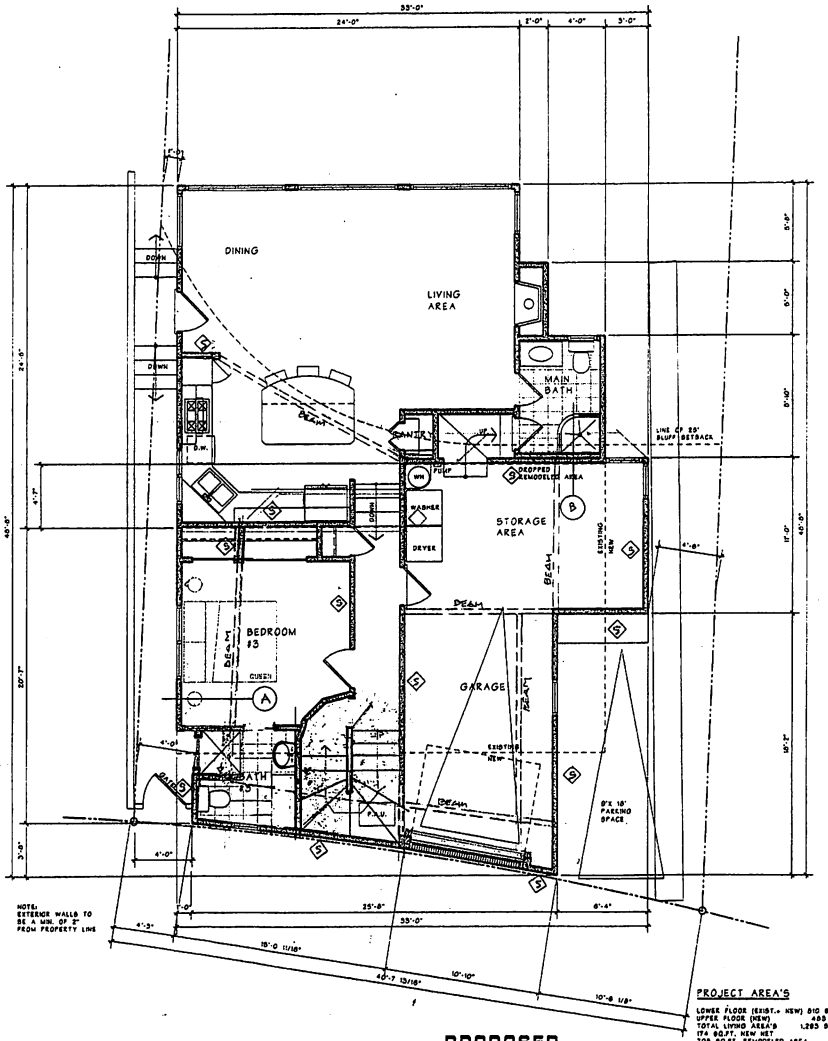
For commercial/industrial projects answer the following: N.A.
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
Number of residential units: ONE Number of bedrooms per unit: 2
Total floor area of all structures including upper stories, but not garages and carports: 1276
Total of area of the lot(s) minus building footprint and parking spaces: 1994 SF

S1/1/b



PROPOSED
UPPER FLOOR PLAN
483 SQ.FT.



NOTE:
EXTERIOR WALLS TO BE A MIN. OF 2" FROM PROPERTY LINE

PROPOSED
LOWER FLOOR PLAN

INDICATES SHEAR WALL OR SHEAR PANEL AS SPEC'D BY STRUCTURAL ENGINEER

INDICATES STRUCTURAL BEAM AS SIZED BY STRUCTURAL ENGINEER

PROJECT AREA'S

LOWER FLOOR (EXIST.+ NEW) 810 SQ.FT.
UPPER FLOOR (NEW) 483 SQ.FT.
TOTAL LIVING AREA'S 1,293 SQ.FT.
174 SQ.FT. NEW NET
708 SQ.FT. REMODELED AREA
GARAGE (NEW) 371 SQ.FT.
RISE 99 1/2" - 14 RISERS @ 7.1"
4 X 7.1 = 63.9 (44" or 5'-4")
8'-4" + 5'-6" = 11'-10"
FIRST STEP @ 1'-2" BELOW GRADE

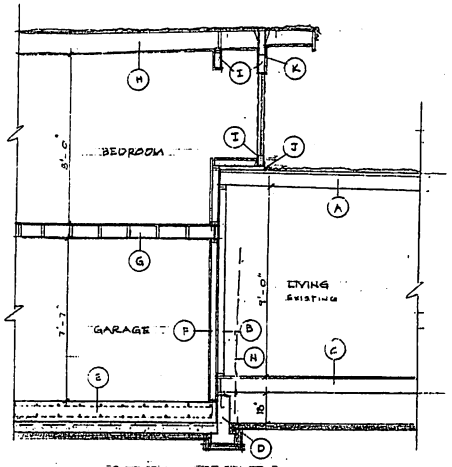
REVISIONS: BY:

DAVID M. BROWN
ARCHITECT
(805) 927-3370 FAX 927-4751
P.O. BOX 125 · CAMBRIA · CA. 93428

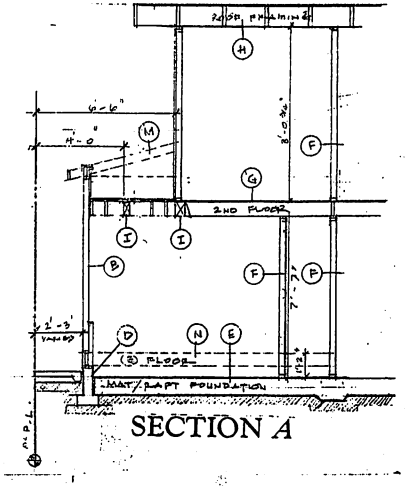
PROPOSED ADDITION & REMODEL FOR:
DARRYL & GRETCHEN FREEDMAN
3390 STUDIO DRIVE
CAYUCOS, CALIFORNIA

DRAWN BY: DAVID BROWN
CHECKED BY:
DATE: 06-15-2015
SCALE: 1/4"= 1'-0"
JOB NUMBER: FREEDMAN - DWR.
SHEET
A2
OF 3 SHEETS

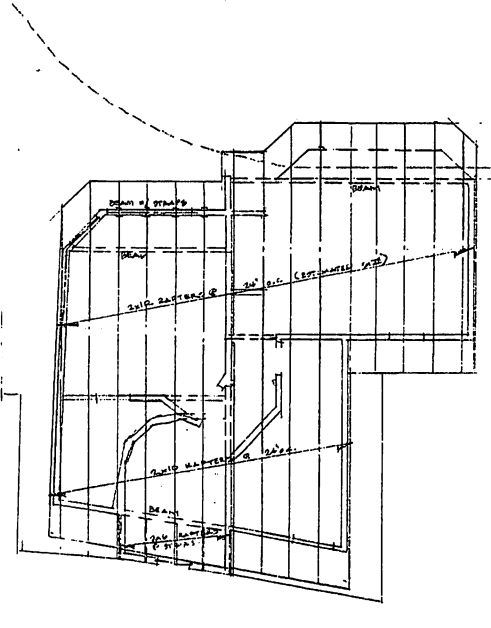
A EXISTING ROOF ASSEMBLY
B EXISITING 2X4 WALL ASSEMBLY
C EXISTING FLOOR ASSEMBLY
D EXISTING FOUNDATION WALL
E NEW MAT FOUNDATION
F NEW 2x4 WALL ASSEMBLY
G NEW FLOOR ASSEMBLY
H NEW ROOF ASSEMBLY
I NEW WOOD OR STEEL BEAMS
J FLOAT BAY WINDOW ABOVE ROOF
K METAL STRAPS @ ROOF TO BAY FLR.
L REMOVE EXISTING FLOOR ASSEMBLY
M REMOVE EXISTING ROOF ASSEMBLY
N BLUFF SETBACK LINE



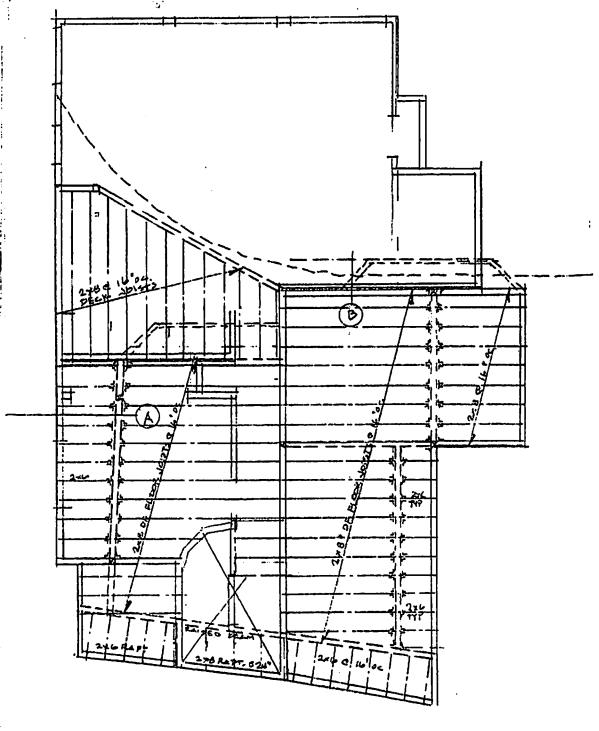
SECTION B



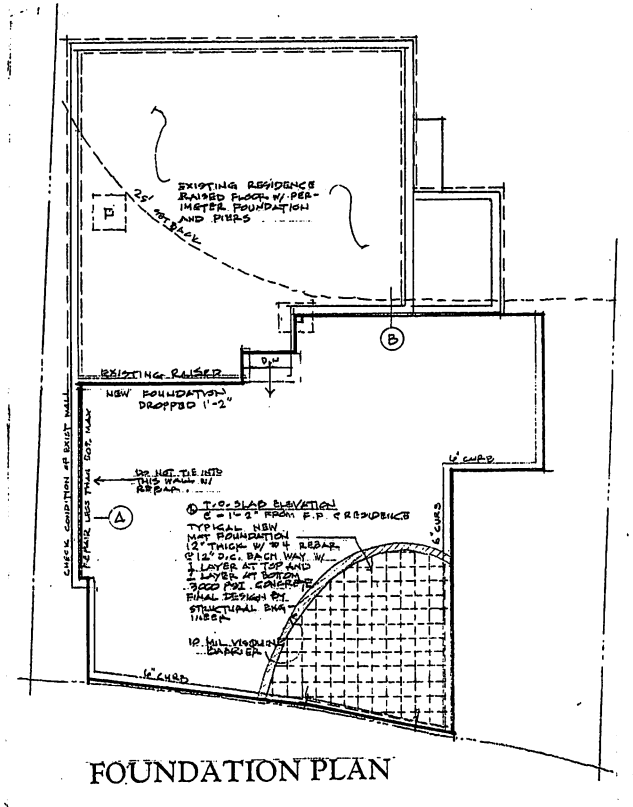
SECTION A



ROOF FRAMMING PLAN



UPPER FLOOR FRAMING



FOUNDATION PLAN

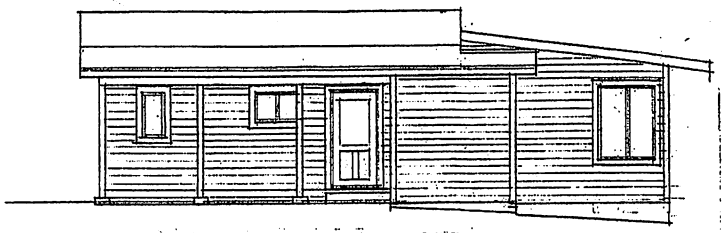
REVISIONS: BY:

DAVID M. BROWN
ARCHITECT
(805) 927-3579 FAX 927-4754
P.O. BOX 123 · CAMBRIA · CA. 93428

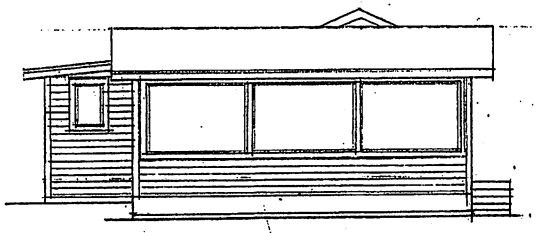
PROPOSED ADDITION & REMODEL FOR:
DARRYL & GRETCHEN FREEDMAN
3390 STUDIO DRIVE
CAYUCOS, CALIFORNIA

DRAWN BY: DAVID BROWN
CHECKED BY:
DATE:
SCALE: NONE
JOB NUMBER:
SHEET S-1
OF SHEETS

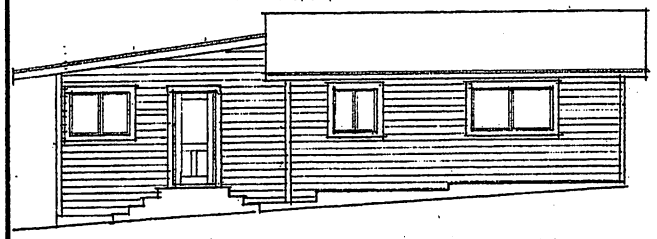
9-1-15



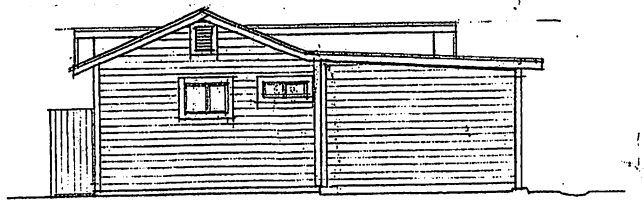
NORTH ELEVATION
EXISTING



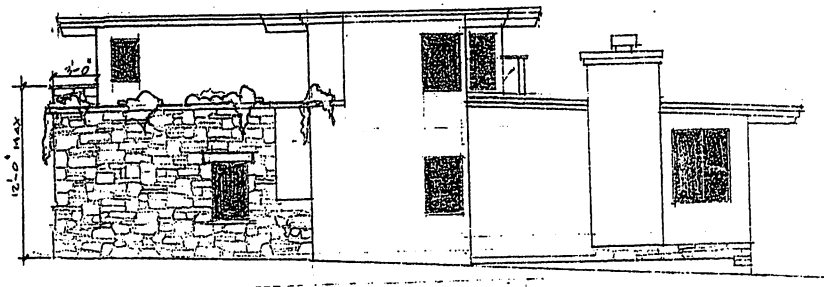
WEST ELEVATION
EXISTING



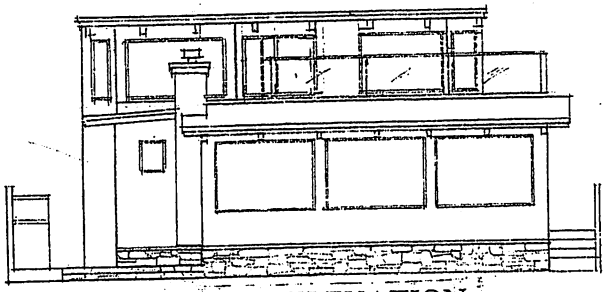
SOUTH ELEVATION
EXISTING



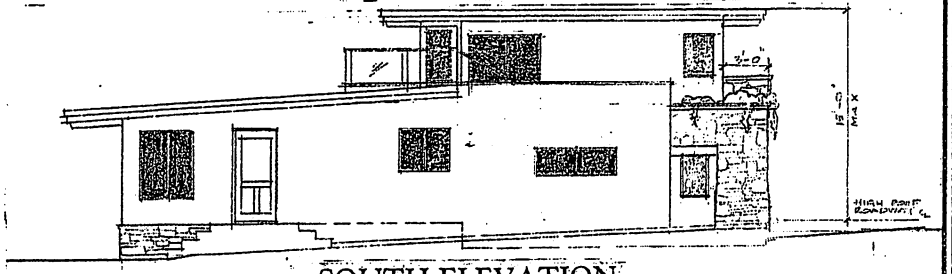
EAST ELEVATION
EXISTING



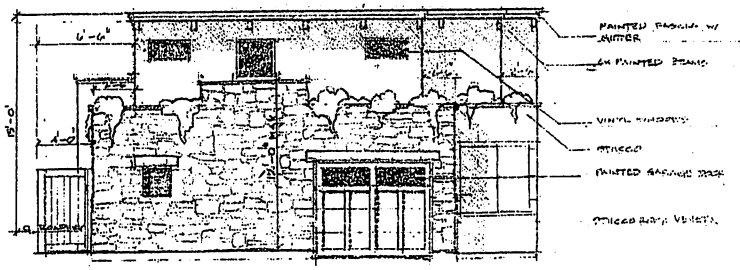
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

REVISIONS:	BY:

DAVID M. BROWN
ARCHITECT
(805) 927-3276 FAX 927-4781
P.O.BOX 123 - CAMBRIA - CA. 93428

PROPOSED ADDITION & REMODEL FOR:

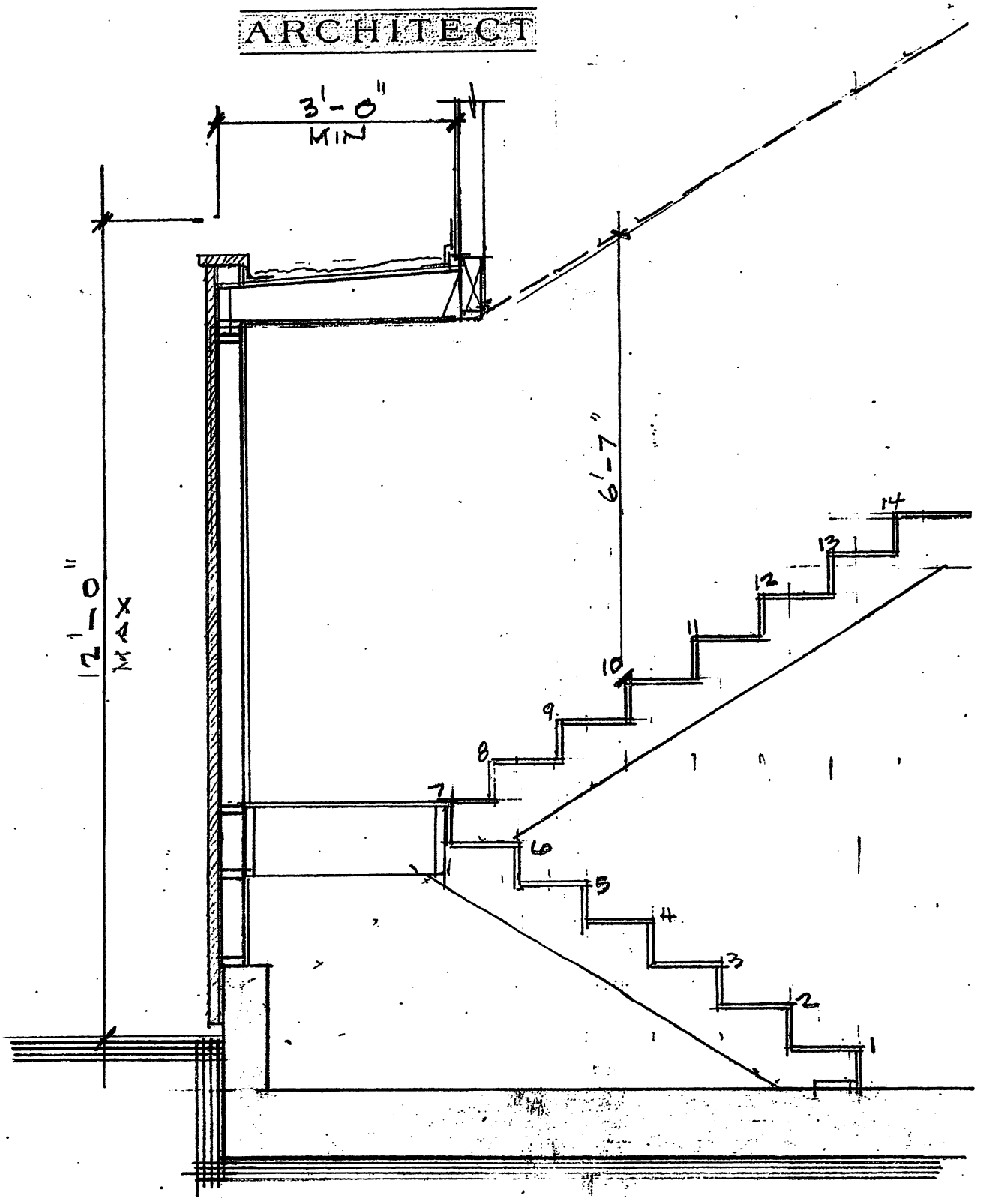
DARRYL & GRETCHEN FREEDMAN

3390 STUDIO DRIVE
CAYUCOS, CALIFORNIA

DRAWN BY:	DAVID BROWN
CHECKED BY:	
DATE:	6-8-15
SCALE:	1/4"=1'-0"
JOB NUMBER:	
SHEET	A3
OF	SHEETS

REC 9/21/15

DAVID M. BROWN
ARCHITECT



RECV'D
9/25/15

FREEDMAN STAIRWELL

P.O. BOX 123 • CAMBRIA • CALIFORNIA • 93428 • (805) 927-3376 • FAX 927-4751

September 28, 2015

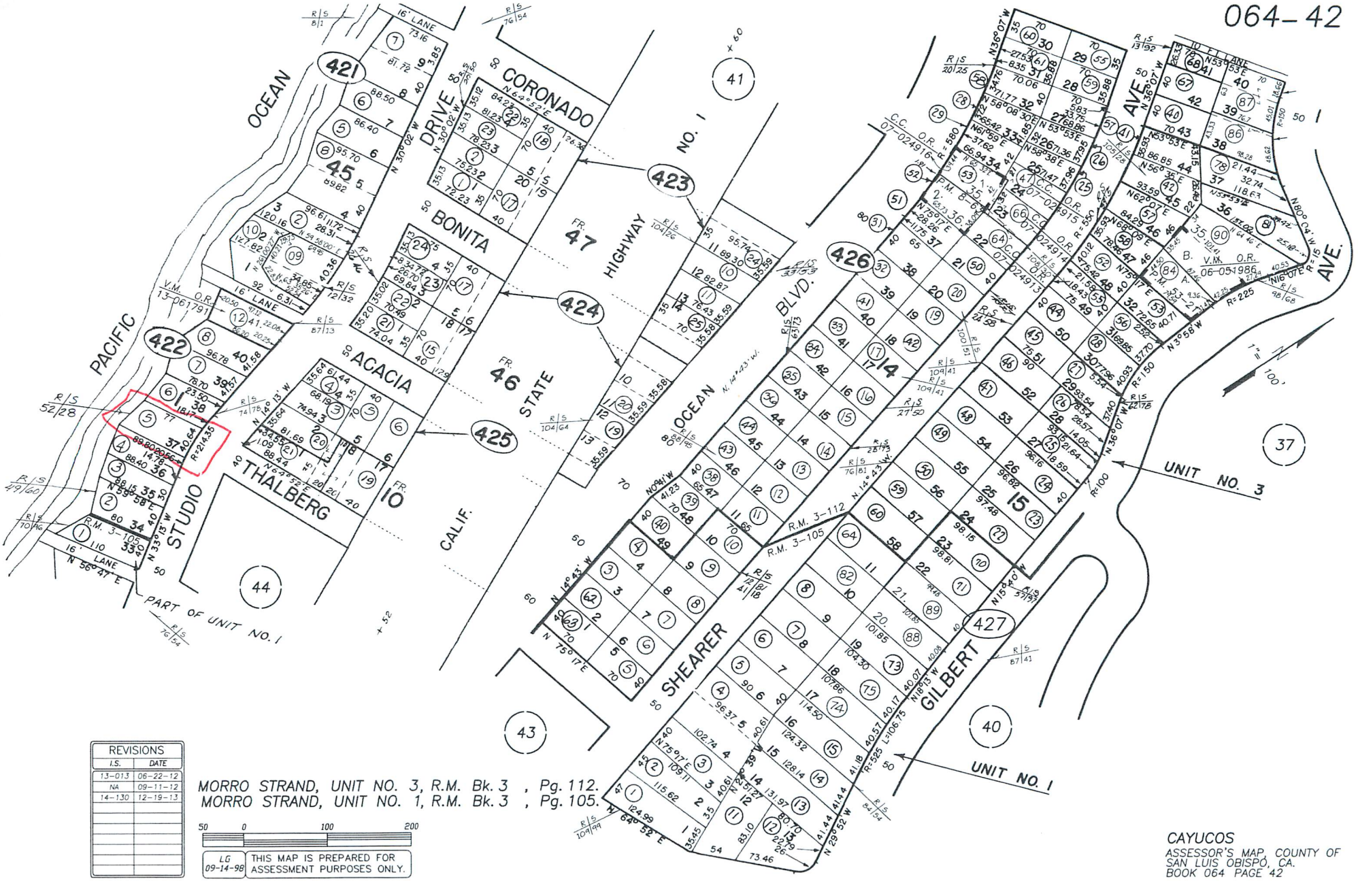
Terry Wahler
SLO Planner

Re: Darryl Freedman
3390 Studio Drive
Cayucos, CA.

PROJECT DESCRIPTION
Remodel an existing residence, convert an existing carport to a garage and add a new storage area, expand and remodel an existing bedroom on the lower floor and add a second floor addition and deck.
The project areas are as follows :

Existing residence -	810 S F
Existing carport -	289 S F
Total existing	1099 SF
Garage replacement w/ storage	366 S F
New lower floor addition	82 S F
New Upper floor addition	501 S F
New upper floor deck	98 S F
New total residence area addition	583 S F
New total area of residence	1393 S F
New garage area w/ storage	366 S F
New Footprint Area	1258 S F

064-42



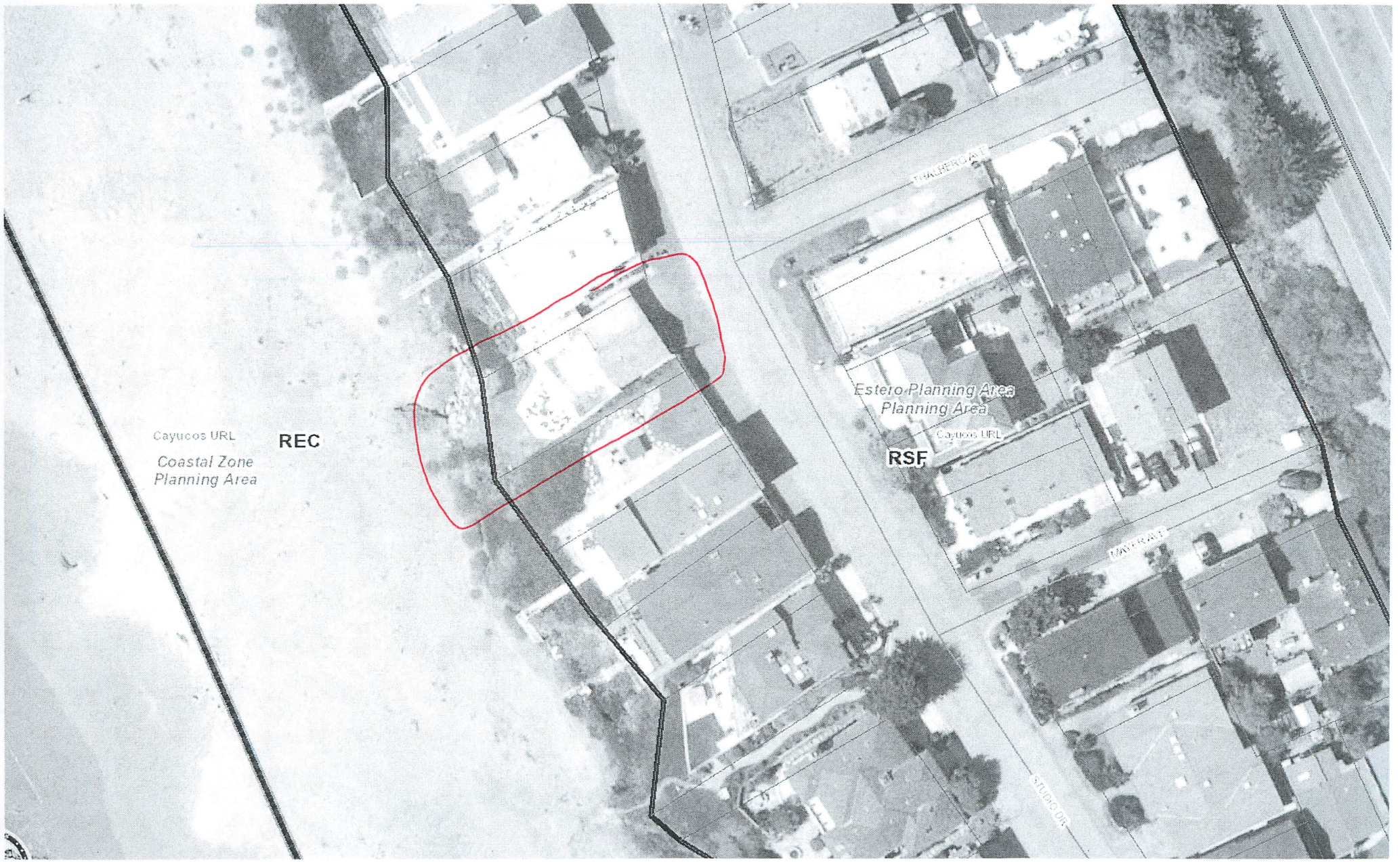
REVISIONS	
I.S.	DATE
13-013	06-22-12
NA	09-11-12
14-130	12-19-13	

MORRO STRAND, UNIT NO. 3, R.M. Bk. 3 , Pg. 112.
MORRO STRAND, UNIT NO. 1, R.M. Bk. 3 , Pg. 105.

50 0 100 200

LG 09-14-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CAYUCOS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 064 PAGE 42


Cayucos URL
REC
Coastal Zone
Planning Area
Estero Planning Area
Planning Area
Cayucos URL
RSF

Parcel Summary Report For Parcel # 064-422-005

10/1/2015
11:22:17AM

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	FREEDMAN DARRYL B
	3705 W BEECHWOOD AVE FRESNO CA 93711-0636
OWN	FREEDMAN GRETCHEN B

Address Information

Status	Address
	03390 STUDIO DR CAYU

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
064422	005	0001	Cayucos	Estero Plannin	CA	SSN	CAZ	N		
MORROST3	0001	0037	Cayucos	Estero Plannin	RSF	LCP	GS	Y	BS	

Parcel Information

Status	Description
Active	MORRO STR 3 BL 1 LT 37

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS

Parcel Summary Report For Parcel # 064-422-005

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

AREA NO. 10
AREA NO. 21
AREA NO. 10, ZONE A

Case Information

Case Number:	Case Status:	
COD2011-00269	CLD	Primary Parcel

Description:
REPORTED SUBSTANTIAL CONCRETE PATIO ONTO BLUFF TOP

COD2013-00248	REC	Primary Parcel

Description:
INSTALLATION OF NEW STEPS TO THE BEACH- NOT ALLOWED

DRC2011-00015	ACC	Primary Parcel

Description:
DEMOLISH EXISTING CARPORT AND REBUILD INTO GARAGE, ADD 168 SO FT INTO BEDROOM/BATH

PMT2011-01669	FNL	Primary Parcel

Description:
DEMO PORTION (160 SF) OF AS BUILT PATIO IN BLUFF SETBACK - RETURN TO ORIGINAL SIZE - TO RECTIFY CODE ENFORCEMENT CASE COD2011-00269