



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/4/2011

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

FROM: Kerry Brown, Coastal Team

**PROJECT DESCRIPTION:** DRC2011-00020 POSTIL- Minor use permit for the remodel of an existing residence, including an addition to the upper floor. Site located off 20<sup>th</sup> Street in Cayucos. APN: 064-233-016

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

MINOR USE PERMIT

MUP FOR A RESIDENTIAL REMODEL & ADDITION-UPPER FLOOR. EST/ CAYU

AS LCP RSF SSN

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name HALCOM & KRISTEN FOOTIL Daytime Phone 805.368.5239  
 Mailing Address 1629 UPPER RANCH RD. WESTLAKE VILLAGE, CA Zip Code 91362  
 Email Address: \_\_\_\_\_

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

Agent Name LOUISA SMITH Daytime Phone 805.544.6615  
 Mailing Address 979 OODS ST. STE. A-2 SLO, CA Zip Code 93401  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 3750 SF. Assessor Parcel Number(s): 064-233-016

Legal Description: \_\_\_\_\_

Address of the project (if known): 45-20TH ST. CAYUCOS

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 1, NORTH TO CAYUCOS, LEFT ON 24TH ST, RIGHT ON CASS ST, LEFT ON 20TH STREET

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

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): RESIDENTIAL REMODEL & ADDITION-UPPER FLOOR

### 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 9.30.11

**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): Parking

Describe existing and future access to the proposed project site: RESIDENTIAL

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  
East: RESIDENTIAL

South: RESIDENTIAL  
West: RESIDENTIAL

### For all projects, answer the following:

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

Buildings: 1191 sq. feet 32 %      Landscaping: 1911 sq. feet 51 %  
Paving: 252 sq. feet 7 %      Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 1587  sq. feet  acres  
Total area of grading or removal of ground cover: 0  sq. feet  acres  
Number of parking spaces proposed: 3      Height of tallest structure: 21'-11"  
Number of trees to be removed: 0      Type: -  
Setbacks:      Front 15      Right 4      Left 4      Back 10

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

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

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: CAYUCOS FIRE DEPT

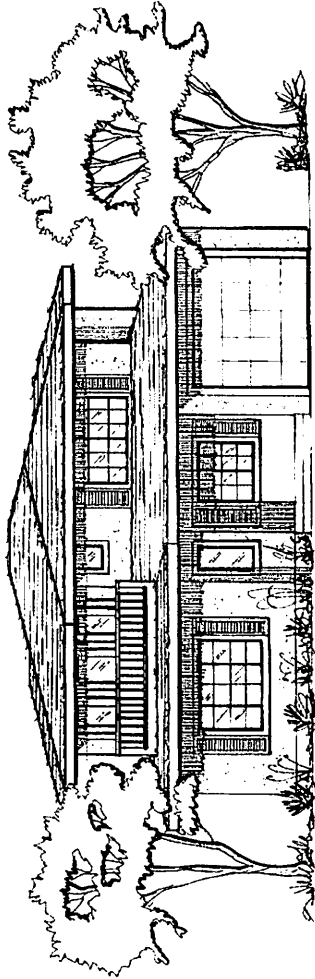
### N/A For commercial/industrial projects answer the following:

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: 1      Number of bedrooms per unit: 3  
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: \_\_\_\_\_

# POSTIL RESIDENTIAL REMODEL & ADDITION



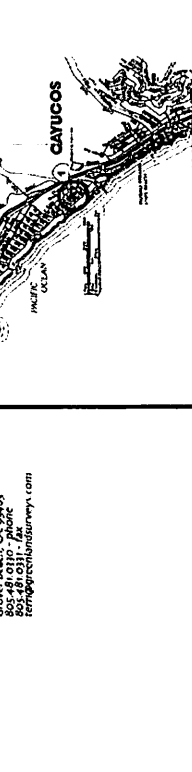
**OWNER:**  
Helcom & Kristen Postil  
1639 Upper Ranch Road  
Westlake Village, CA 91362  
805.488.8339  
kpostil@earthlink.net

**ARCHITECT:**  
Louisa Anne Smith  
5701 Van Orman, Suite 403  
San Luis Obispo, CA 93401  
805.544.0615, phone & FAX  
louisa@smithpacific.com

**LAND SURVEYOR:**  
Pete Land Surveys  
Grover Beach, CA 93489  
805.481.0311, phone  
805.481.0311, fax  
pete@petelandurveys.com

Construction of an addition and remodel to an existing single family residence. The project includes a 12' x 12' entry, addition, and remodel of an existing bedroom to allow for a new bedroom. The project also includes a new bathroom, a new deck, and a new driveway. The project also includes a new driveway, a new deck, and a new driveway.

## PROJECT DESCRIPTION



## PROJECT DIRECTORY

A. P. NUMBER	044-331-016
ADDRESS	45 - 20th Street, Cayucos Parish of Lots 18 & 19, Block 12 of Town of Cayucos, San Luis Obispo, CA, 93401
CURRENT ZONING	Single Family Residential
CURRENT USE	Single Family Residential
TYPE OF CONSTRUCTION	VB
OCCUPANCY TYPE	R-3
HEIGHT	31' - 11" (33' maximum allowed)
SITE AREA	3769 s.f.
EXISTING BUILDING AREA	1063 s.f.
NEW BUILDING AREA	38 s.f. Upper - 79 s.f. (60% of lower floor)
GSA	1904 s.f. (approx. 35-40% s.f. allowed)
DECK	101 s.f.
PARKING	TOTAL PROVIDED: 3 Spaces 3 - onsite unimproved

## PROJECT DATA

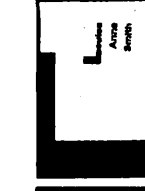
A. P. NUMBER	044-331-016
ADDRESS	45 - 20th Street, Cayucos Parish of Lots 18 & 19, Block 12 of Town of Cayucos, San Luis Obispo, CA, 93401
CURRENT ZONING	Single Family Residential
CURRENT USE	Single Family Residential
TYPE OF CONSTRUCTION	VB
OCCUPANCY TYPE	R-3
HEIGHT	31' - 11" (33' maximum allowed)
SITE AREA	3769 s.f.
EXISTING BUILDING AREA	1063 s.f.
NEW BUILDING AREA	38 s.f. Upper - 79 s.f. (60% of lower floor)
GSA	1904 s.f. (approx. 35-40% s.f. allowed)
DECK	101 s.f.
PARKING	TOTAL PROVIDED: 3 Spaces 3 - onsite unimproved

## VICINITY MAP

T.1	TITLE SHEET
C.1	EXISTING TOPOGRAPHY/ SITE DRAINAGE PLAN
A.1	LOWER FLOOR PLAN
A.2	EXTERIOR ELEVATIONS

## SHEET INDEX

T.1	TITLE SHEET
C.1	EXISTING TOPOGRAPHY/ SITE DRAINAGE PLAN
A.1	LOWER FLOOR PLAN
A.2	EXTERIOR ELEVATIONS



Helcom & Kristen Postil  
1639 Upper Ranch Road  
Westlake Village  
California  
91362

**RESIDENTIAL REMODEL  
and ADDITION**  
45 - 20TH STREET  
CAYUCOS

**DATE:**  
**Job Number:**  
**PROJECT TITLE:**

TITLE SHEET  
Sheet Number  
T.1



Lawrence  
Arne  
Smith



519 4513



Holcom & Kistern Perill  
1639 Upper Ranch Road  
Menlo Park Village  
California  
91362

Project

**RESIDENTIAL REMODEL  
and ADDITION**  
45 - 20TH STREET  
CUNUCES

This set of plans was prepared by the architect for the purpose of showing the general arrangement of the building and the location of the principal rooms. It is not intended to be used for construction purposes. The contractor shall be responsible for obtaining all necessary permits and for checking the accuracy of the information shown on these plans. The architect shall not be responsible for any errors or omissions on these plans.

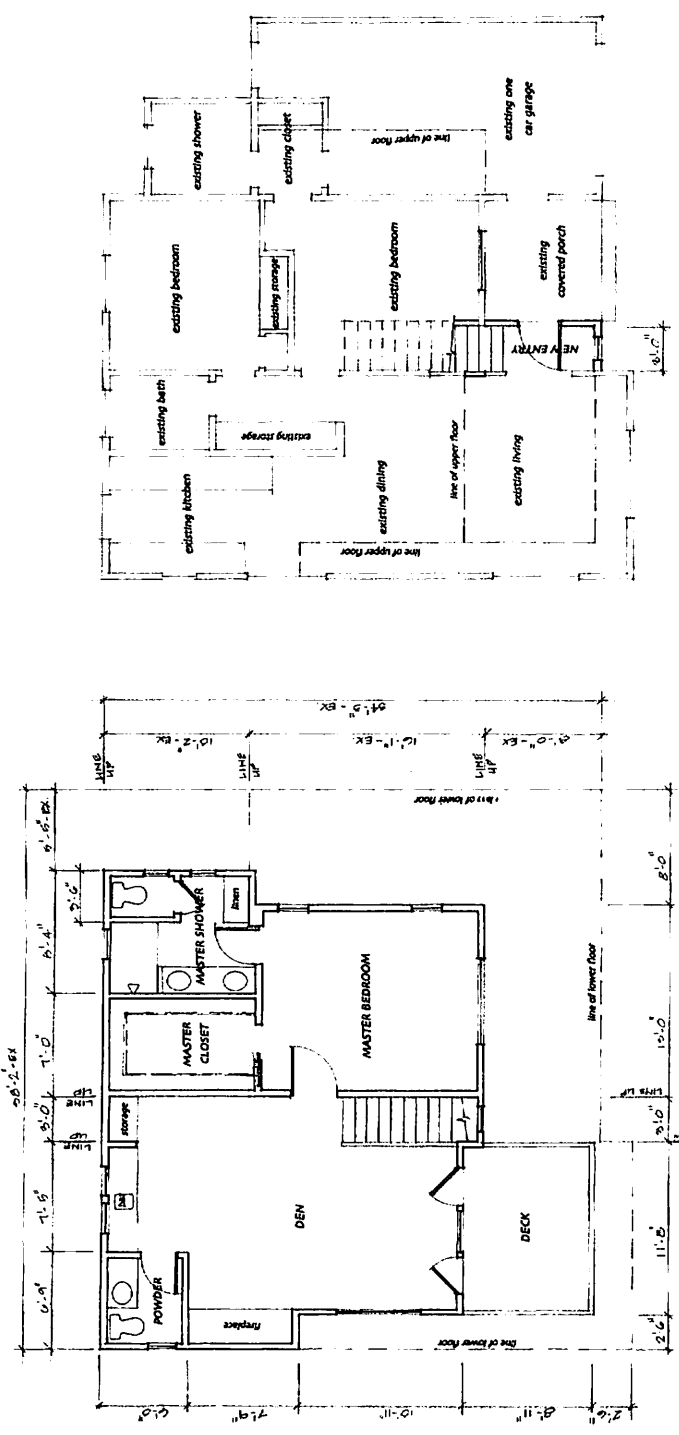
Date  
Job Number

Sheet Title

FLOOR PLANS

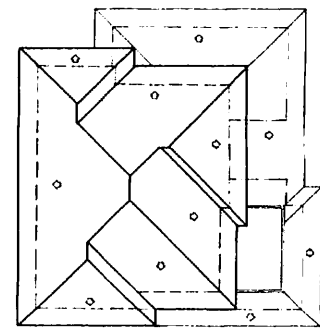
A.1

Sheet Number



LOWER

UPPER



FLOOR PLANS

ROOF PLAN

1/4" = 1'-0"

1/8" = 1'-0"



913 421 1122  
913 421 1122  
913 421 1122



Hickam & Kristen Powell  
1639 Upper Ranch Road  
Westlake Village  
California  
91362

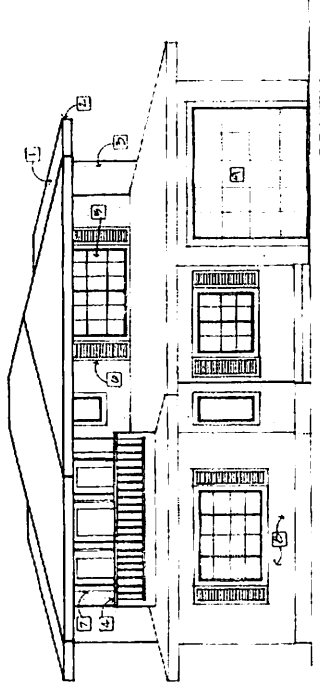
**Project**  
**RESIDENTIAL REMODEL  
and ADDITION**  
45 - 20TH STREET  
CAYUCOS

**Data**  
Job Number

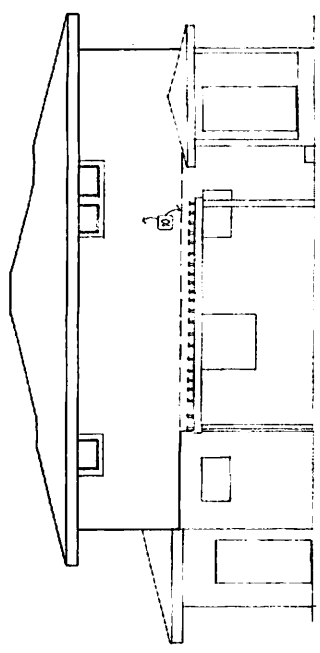
**Sheet Title**

**EXTERIOR  
ELEVATIONS**

Sheet Number  
**A.2**

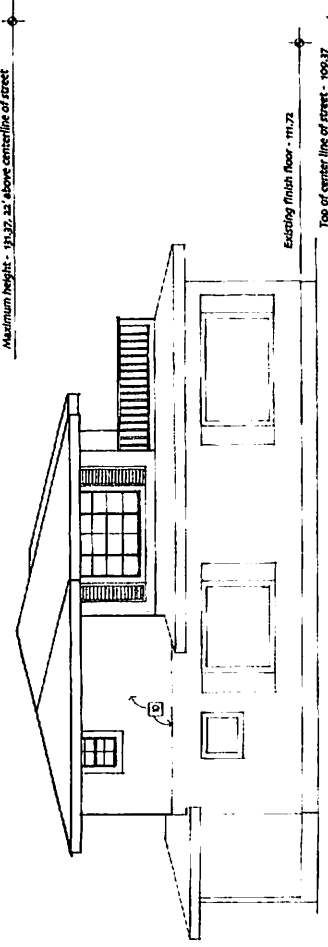


**SOUTH**



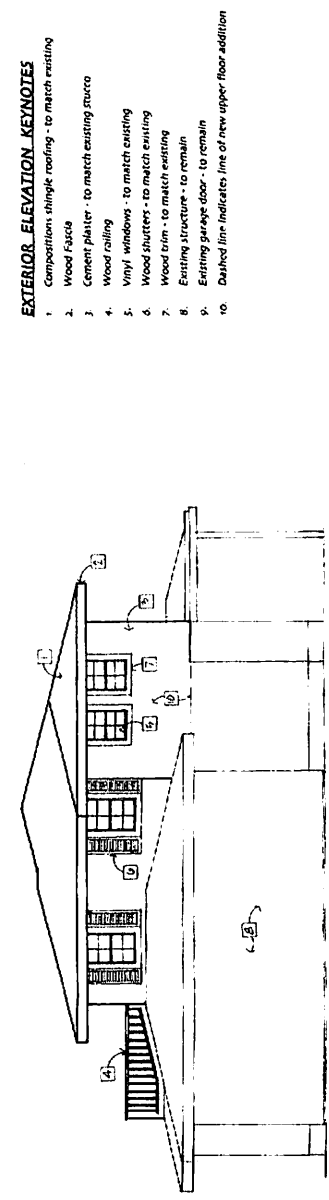
**NORTH**

Maximum height - 19.37, 33' above centerline of street



**WEST**

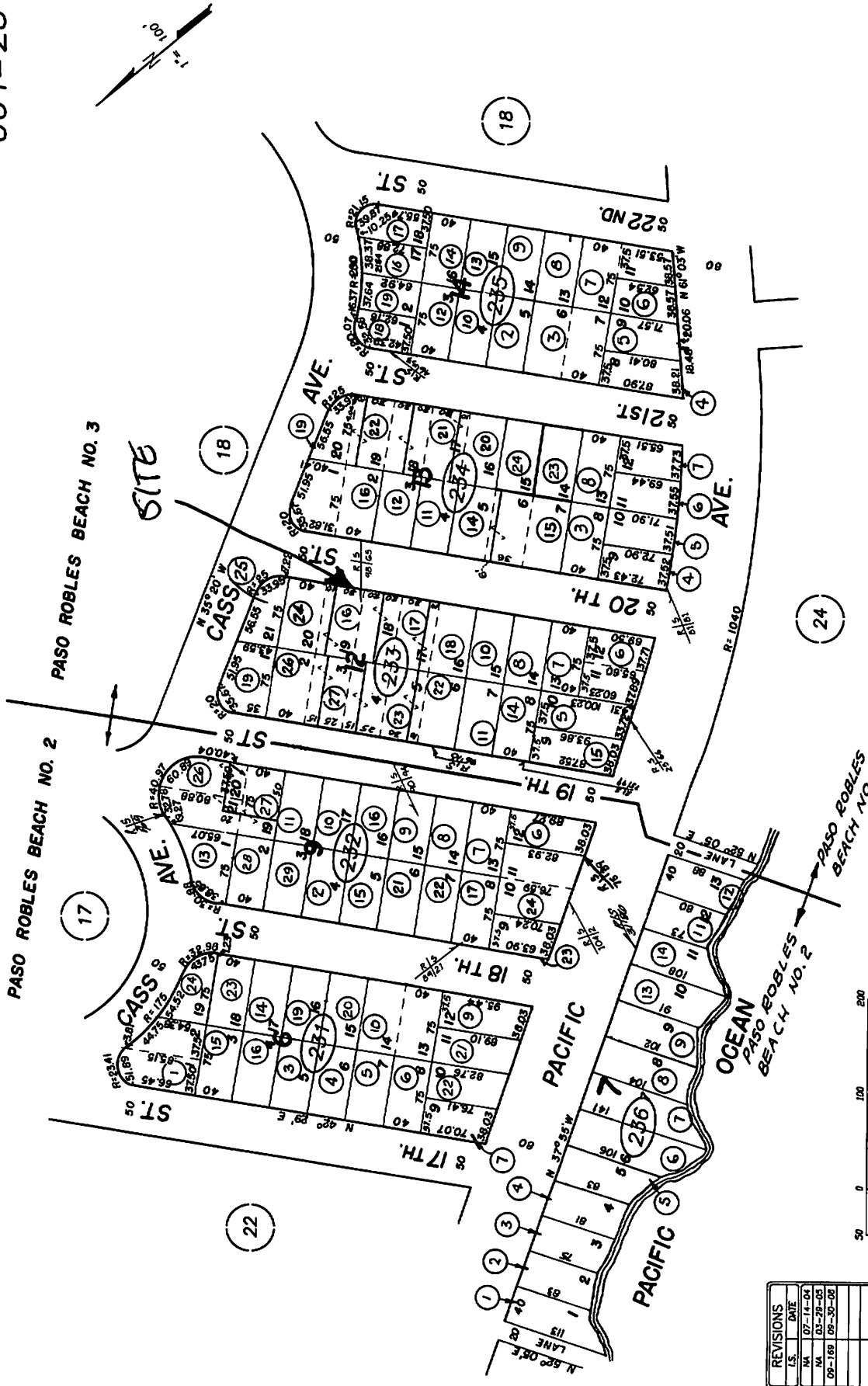
Existing finish floor - 111.72  
Top of center line of street - 109.37



**EAST**

- EXTERIOR ELEVATION KEYNOTES**
1. Composition, shingle roofing - to match existing
  2. Wood fascia
  3. Cement plaster - to match existing stucco
  4. Wood railing
  5. Vinyl windows - to match existing
  6. Wood shutters - to match existing
  7. Wood trim - to match existing
  8. Existing structure - to remain
  9. Existing garage door - to remain
  10. Dashed line indicates line of new upper floor addition

**EXTERIOR ELEVATIONS**  
1/4" = 1'-0"



CAYUCOS  
 ASSESSOR'S MAP COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 064 PAGE 23

PASO ROBLES BEACH SUB. NO. 2, R.M. Bk. 3, Pg. 108.  
 PASO ROBLES BEACH SUB. NO. 3, R.M. Bk. 3, Pg. 115.

REVISIONS	
U.S.	DATE
MA	07-14-04
MA	05-29-05
09-189	09-30-06

0 100 200  
 THIS MAP IS PREPARED FOR  
 ASSESSMENT PURPOSES ONLY.  
 12-16-99





# Parcel Summary Report For Parcel # 064-233-016

## 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 POSTIL HALCOM  
45 20TH ST CAYUCOS CA 93430-1405  
OWN POSTIL HALCOM & KRISTEN L INTER VIV  
OWN POSTIL KRISTEN L

### Address Information

Status Address  
00045 20TH ST CAYU

### 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>
PRBCH3	0012	18P	Cayucos	Estero	RSF	LCP	AS	Y	L2 / VP	E980064C
PRBCH3	0012	19P	Cayucos	Estero	SSN			Y	L2	

### Parcel Information

Status Description  
Active PR BCH 3 BL 12 PTN LT 18 & 19

### 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



# Parcel Summary Report For Parcel # 064-233-016

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

NO. 02 ROAD-CO/SUPVR  
CAYUCOS SANITARY  
AREA NO. 10 COUNTY SERVICE  
AREA NO. 21 COUNTY SERVICE

## Case Information

Case Number:      Case Status:

DRC2011-00020      REC      Primary Parcel

Description:

MUP FOR A RESIDENTIAL REMODEL & ADDITION-UPPER FLOOR.

E980064      RES      Primary Parcel

Description:

CONSTRUCTION OF 2 STORY DECK

PMT2002-26497      EXP      Primary Parcel

Description:

SHADE STRUCTURE/AS-BUILT

PRE2010-00037      REC      Primary Parcel

Description:

DISCUSS PARKING