



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/19/2011

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00022 EISEMANN- Minor Use Permit to convert second story offices to vacation rentals. Site located off N. Ocean Ave. in Cayucos. APN: 064-114-004.

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

CONVERT 2ND STORY OFFICES TO VACATION RENTALS EST/ CAYU

CBD CR CSC FH LCP SRV VSA

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildir

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 HENRY EISEMANN Daytime Phone 915.1329
 Mailing Address PO BOX 9456, CAYUCOS, CA Zip Code 93430
 Email Address: _____

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

Agent Name JASON BUCKMASTER Daytime Phone 805.801.4973
 Mailing Address 420 YERBA BUENA ST, MORRO BAY Zip Code 93442
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 15,000 SF. Assessor Parcel Number(s): 064-114-004
 Legal Description: LOT-11&12, BLOCK-2, TRACT-THE TOWN OF CAYUCOS
 Address of the project (if known): 80 N. OCEAN AVE
 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 to CAYUCOS, OCEAN AVE EXIT

Describe current uses, existing structures, and other improvements and vegetation on the property:
MIXED USE, COMMERCIAL, RESTAURANT, RETAIL, OFFICE, RESIDENTIAL

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONVERT 2ND STORY OFFICES OF MAIN BUILDING TO VACATION RENTALS, 99 SF DECK, FIRE SPRINKLERS

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 Henry Eismann Date 8/4/11

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): _____

Describe existing and future access to the proposed project site: EXISTING ALLEY TO OCEAN AVE.

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: COMMERCIAL

South: COMMERCIAL

East: RESIDENTIAL

West: MULTI-FAMILY

For all projects, answer the following:

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

Buildings: 5700 sq. feet 38 %

Landscaping: 500 sq. feet 34 %

Paving: 4200 sq. feet 28 %

Other (specify) _____

Total area of all paving and structures: 9900 sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 0 Height of tallest structure: _____

Number of trees to be removed: 0 Type: _____

Setbacks: Front 0 Right 0 Left 0 Back 0

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

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: _____ Number of bedrooms per unit: _____

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: _____

NO.	REVISIONS

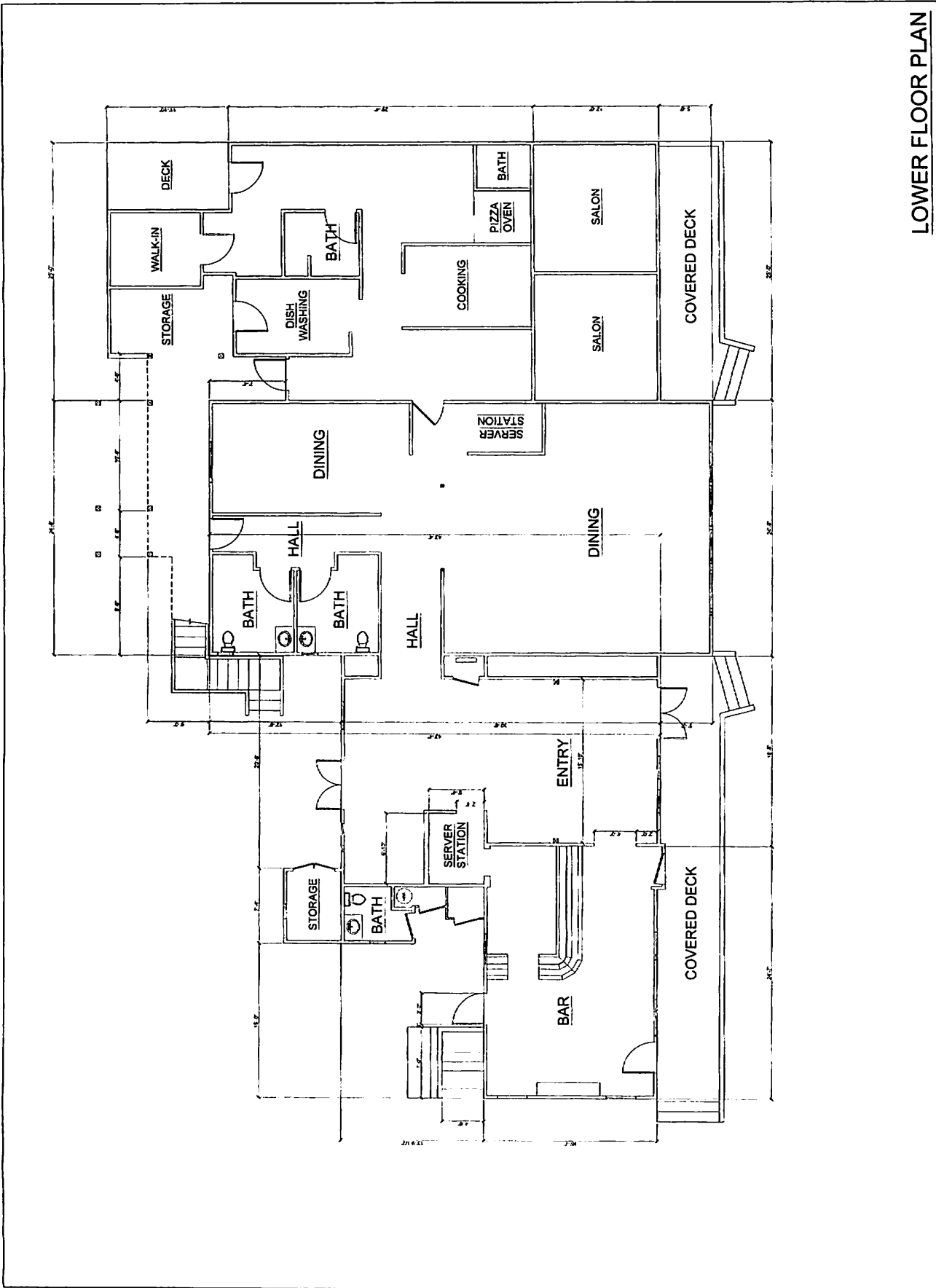
DESIGNER: **Buchmeister Designs**
 4200 RICHMOND ST
 MARINA DEL MAR, CA 90402
 (949) 453-4775



VACATION RENTALS FOR:
 MARC EISENMAN
 4875 SHADOW CANYON RD
 TEMPELTON, CA 93442
 PH: (805) 748-8252

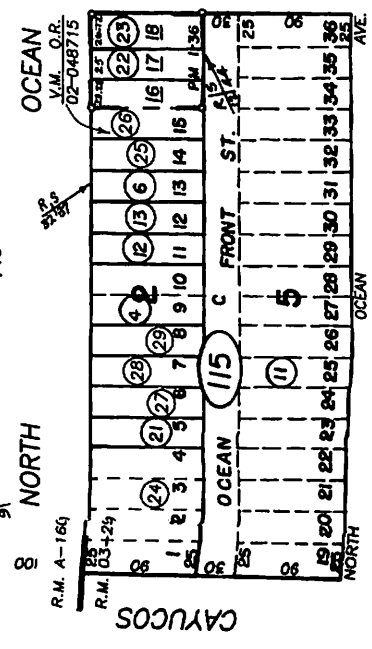
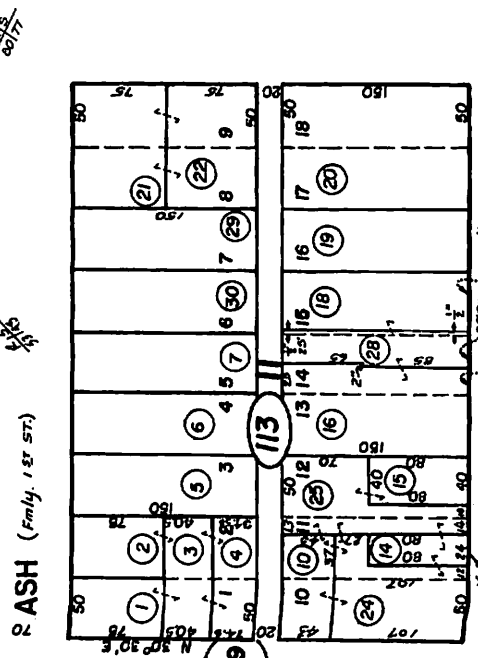
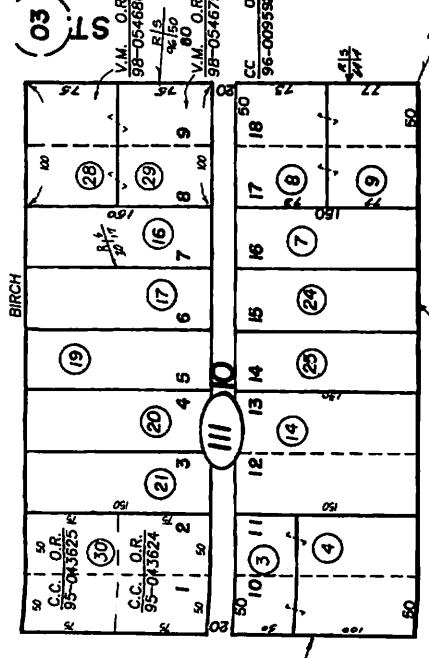
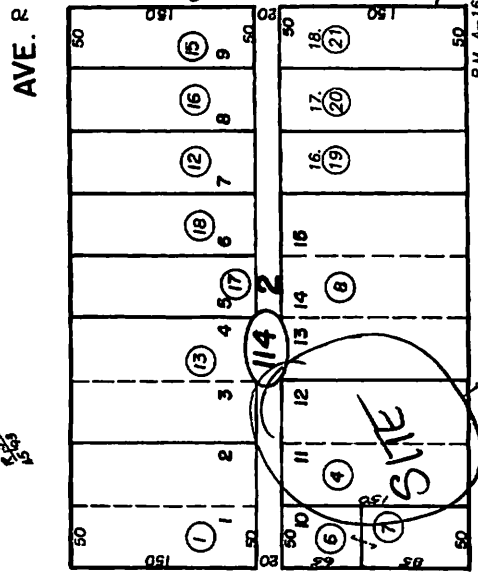
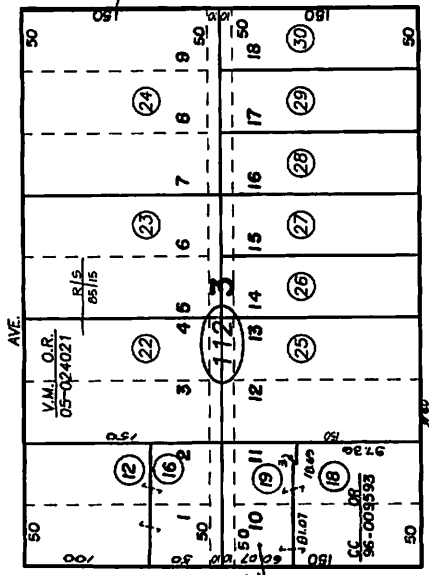
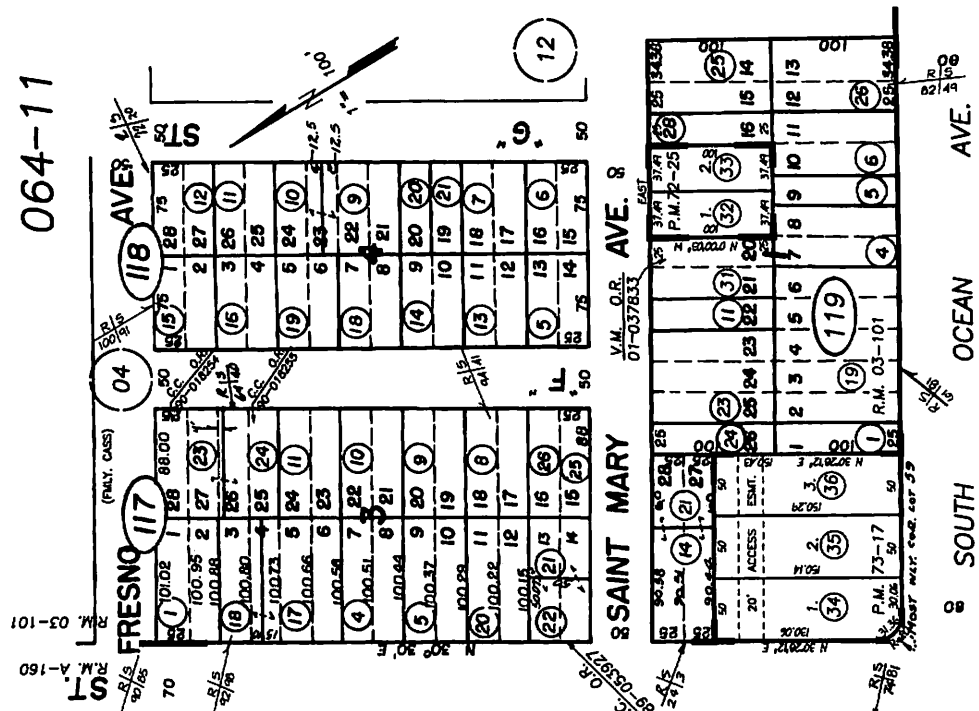
WAY STATION:
 LOWER FLOOR PLAN
 APN: 064-114-004
 80 N. OCEAN AVE
 CAYUCOS, CA 93442

DATE	10/07/11
SCALE	1/4" = 1'-0"
JOB	
SHEET	2
OF SHEETS	



LOWER FLOOR PLAN

064-11



REVISIONS	L.S.	DATE
	MA	07-08-03
	MA	10-07-03
	MA	03-29-05
	MA	09-13-05
	MA	08-28-06
	MA	01-22-09
	MA	02-25-10
	MA	03-08-10

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MORRO ROCK VIEW #3, R.M. Bk. 3 ; Pg. 101
 TOWN OF CAYUCOS, R.M. Bk. 3 ; Pg. 29
 TOWN OF CAYUCOS, R.M. Bk. A ; Pg. 160

CAYUCOS
 COUNTY OF SAN LUIS OBISPO, CA.
 ASSESSOR'S MAP
 BOOK 064 PAGE 11



UPRUST

NO. 1

SITE



MORE

MORE

KENTUCKY AVE

TAFT AVE

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Parcel Summary Report For Parcel # 064-114-004

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 EISEMANN HENRY
 PO BOX 456 CAYUCAS CA 93430-0456

OWN DECLARATION OF TRUST

OWN EISEMANN HENRY JR

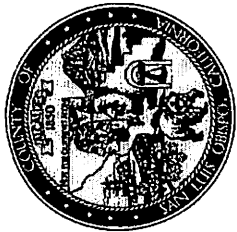
OWN EISEMANN MARY E

Address Information

<u>Status</u>	<u>Address</u>
P	00080 NO OCEAN AV CAYU
P	00072 NO OCEAN AV CAYU
P	00078 NO OCEAN AV CAYU
P	00086 NO OCEAN AV 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>
064114	004	0001	Cayucos	Esteros	VSA			N	VP	E920904S
TNCAY	0002	0011	Cayucos	Esteros	CR	LCP	PH	Y		D920098P
TNCAY	0002	0012	Cayucos	Esteros	SRV	CBD	CSC	Y		



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Parcel Information

Status **Description**

Active TN CAY BL 2 LTS 11&12

Notes

Tax Districts

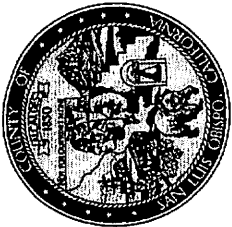
COAST (SB1537) UNIFIED SCHOOL
CAYUCOS ELEM. SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAYUCOS-MORRO CEMETERY
CAYUCOS COUNTY FIRE PROTECTION
NO. 02 ROAD-CO/SUPVR
CAYUCOS SANITARY
AREA NO. 10 COUNTY SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: **Case Status:**

89233	FNL	Primary Parcel
<u>Description:</u>		
DEMO FIRE DAMAGED RESTAURANT/COMM BLB		
90061	FNL	Primary Parcel
<u>Description:</u>		
MURAL PANEL MOUNTED ON SIDE OF BLDG.		
90357	FNL	Primary Parcel
<u>Description:</u>		
ADD NEW OFFICE /REBUILD BURNED STD		
A9816	FNL	Primary Parcel
<u>Description:</u>		
REROOF WITH SHEATHING		

Parcel Summary Report For Parcel # 064-114-004



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C1135	FNL	Primary Parcel
Description:		
COMMERCIAL ADD/ALT ADD ELECTRICAL; 1 SINK REMOVE/ADD FENCE; INSTALL HOOD, WALK-IN FREEZER		
D920098P	CMP	Primary Parcel
Description:		
FIRE DAMAGE REST, REMODEL OF STORES		
DRC2005-00173	CMP	Primary Parcel
Description:		
MODIFICATION OF EXISTING MIXED USE PROJECT		
DRC2009-00021	APV	Primary Parcel
Description:		
PARKING WAIVER FOR EXISTING BAKERY		
DRC2011-00022	REC	Primary Parcel
Description:		
CONVERT 2ND STORY OFFICES TO VACATION RENTALS		
P000092Z	WIT	Primary Parcel
Description:		
RESTAURANT IN EXIST. BUILDING		
P950889Z	APP	Primary Parcel
Description:		
CANDY SHOP		
P960068Z	APP	Primary Parcel
Description:		
ARTS & CRAFTS RETAIL		
P960382Z	APP	Primary Parcel
Description:		
TEAS/SPICES/OILS/CLOTHING		
P970859Z	APP	Primary Parcel
Description:		
MESSAGE THERAPY DBA		
P980773Z	APP	Primary Parcel
Description:		
RETAIL SALES		
PMT2004-00811	FNL	Primary Parcel
Description:		
REPLACE ELECTRIC METER/100 AMP/ ON SHED BEHIND BUSINESS		
		INTUITIVE TOUCH



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County Government Center

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PMT2005-03316	FNL	Primary Parcel
Description:		
CHANGE CANDY STORE TO RESTAURANT WINE RETAIL SHOP		
PMT2007-01423	FNL	Primary Parcel
Description:		
SHELL FOR 1024 SF COMMERCIAL BUILDING (BAKERY 348 SF, RETAIL 427 SF, STORAGE 259 SF) WITH REPLACEMENT 1200 SF CARETAKER RESIDENCE ABOVE (DEMO PMT2007-01424) (DRC2005-00173) ADDRESSES: BAKERY IS 84 NO OCEAN AV, CARETAKER RES IS 86 NO OCEAN AV (7/09/08-PCS) REVISION ON 12/23/2008 TLA		
PMT2007-01424	FNL	Primary Parcel
Description:		
DEMO 480 SF DWELLING - (REPLACE WITH COMMERCIAL BUILDING WITH CARETAKER RESIDENCE ON SECOND FLOOR -		
PMT2007-01423)		
PMT2007-02609	FNL	Primary Parcel
Description:		
FIRESPRINKLERS FOR BAKERY AND COVERED GARDEN WITH CARETAKERS ABOVE PMT2007-01423/ NFPA 13 2002 EDITION / COMMERCIAL ORDINARY HAZARD GROUP 2/ DWELLING LIGHT HAZARD		
PMT2008-01196	FNL	Primary Parcel
Description:		
TI - 1024 SF COMMERCIAL BLDG (BAKERY 348 SF, RETAIL 427 SF, STORAGE 259SF) - ADDRESS: BAKERY IS 84 NO. OCEAN AV (SEE 2007-01423)		
PMT2009-00768	FNL	Primary Parcel
Description:		
PHOTOVOLTAIC - ROOF MOUNTED		
ZON2008-00528	APV	Primary Parcel
Description:		
VACATION RENTAL		
ZON2008-00529	APV	Primary Parcel
Description:		
RETAIL FOOD, BAKERY & DELI		
ZON2010-00187	APV	Primary Parcel
Description:		
NAME CHANGE FOR MESSAGE BUSINESS		