



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/24/2011

TO: _____

FROM: Paul Sittig, Coastal Team

PROJECT DESCRIPTION: DRC2011-00029 MOORE- Minor Use Permit for a 524 sf addition to an existing SFR. Site located off 9th Street in Cayucos. APN: 064-0153-023.

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

542 SQ FT ADDITION TO EXISTING RESIDENCE EST/ CAYU LCP RSF SSN

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 RICHARD MOORE Daytime Phone 995 1661
 Mailing Address BOX 227 CAYUCOS CA Zip Code 93430
 Email Address: _____

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

Agent Name SDA ARCHITECTS - WILL DRAKE Daytime Phone 541 3848
 Mailing Address 762 HIGHERA ST. #212 Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 4000 ± Assessor Parcel Number(s): 064-153-023
 Legal Description: _____
 Address of the project (if known): 56 5th 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.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
1440 ± 1-STORY HOUSE, GARDEN/STORAGE STRUCTURES IN REAR YARD.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 542 ± SINGLE STORY
ADDITION TO EXISTING 1440 ± TWO STORY HOUSE.

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 Richard D Moore Date 6/9/11

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
56 5th ST GAYUGOS, identified as Assessor Parcel Number
066 153 023, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: ADDITION TO SINGLE FAM. RES. (specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: RICHARD MOORE
Daytime Telephone Number: 555 1661
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property NONE

PERSON OR ENTITY GRANTING CONSENT:

Print Name: RICHARD MOORE
Print Address: BOX 227, GAYUGOS, CA 93430
Daytime Telephone Number: 555 1661
Signature of landowner: Richard Moore Date: 6/9/11

AUTHORIZED AGENT:

Print Name: SDB ARCHITECTS - WILL DRAKE
Print Address: 762 HIGUERA ST #212
Daytime Telephone Number: 541 3848
Signature of authorized agent: Will Drake Date: 6-7-11

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: .092 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: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- 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: 5th St.

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 COUNTY DISPOSAL
- 3. Where is the waste disposal storage in relation to buildings? SIDE YARD
- 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: MORRO BAY (6 MILES)
- 3. Location of nearest fire station: ~~D ST~~ (3/4 MILE) CAYUCOS DR (1 MILE)
- 4. Location of nearest public transit stop: OCEAN AVS + ST (333)
- 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:
RESIDENTIAL
- 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: _____
- 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.

INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No _____

TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

RIGHT TO FARM DISCLOSURE - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.



JOB NUMBER: 100
 DRAWING NO.: 004/0700

DATE: 07/10/10
 SCALE: AS SHOWN

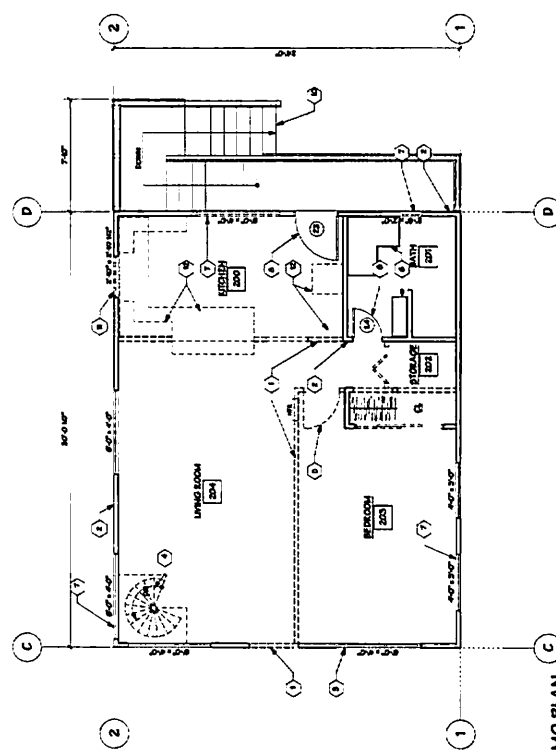
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DEMO PLAN GENERAL NOTES

1. DEMOLITION CONTRACTOR SHALL BE A LICENSED GENERAL CONTRACTOR AND SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR OMISSIONS.
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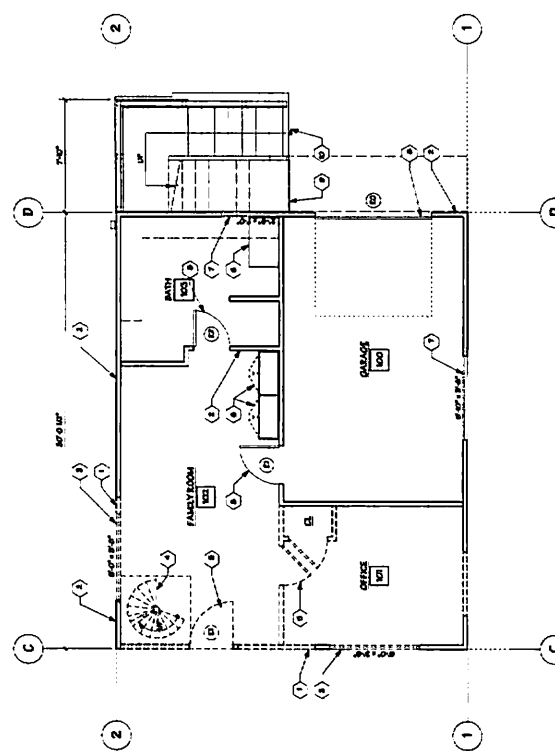
DEMOLITION PLAN REFERENCE NOTES

1. EXISTING WALL TO BE DEMOLISHED.
2. EXISTING WALL TO REMAIN.
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SECOND FLOOR DEMO PLAN
 MOORE RESIDENCE

WALL LEGEND
 WALL TO BE DEMOLISHED
 EXISTING WALL
 WALL TO REMAIN



FIRST FLOOR DEMO PLAN
 MOORE RESIDENCE

WALL LEGEND
 WALL TO BE DEMOLISHED
 EXISTING WALL
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CAD DRAWING: DWG
DATE: 04/27/14
PROJECT: 04/07/14



SHEET CONTENTS

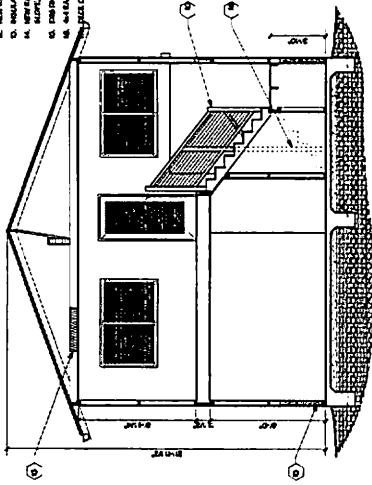
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SHEET NUMBER

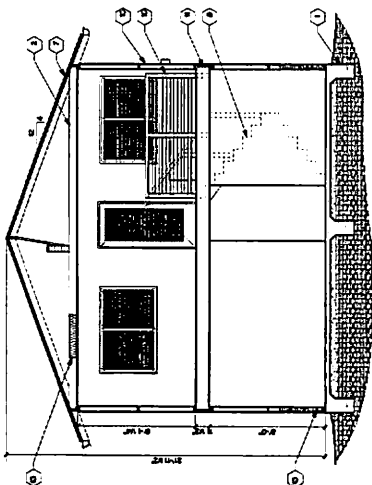
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SECTION REFERENCE NOTES

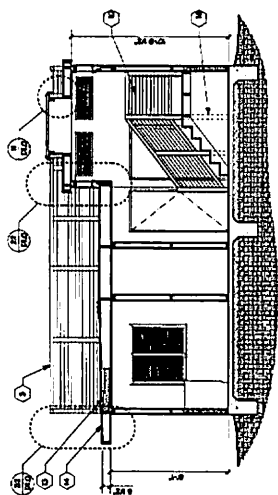
1. EXPOSED CONCRETE FLOOR SLAB.
2. EXPOSED ATYCE AND FLOOR FINISHING.
3. NEW 4" FLOOR FINISH FLOORING, EXTERIOR TO DECK SLAB.
4. NEW FINISHING.
5. NEW FLOOR FINISHING, EXTERIOR TO DECK SLAB.
6. NEW 4" FLOOR FINISH FLOORING, EXTERIOR TO FLOOR FINISH.
7. EXPOSED ALUMINUM FINISHES FLOOR.
8. NEW FINISHING.
9. NEW FLOOR FINISHING.
10. EXTERIOR TO DECK SLAB FOR SAME CALL.
11. NEW FLOOR FINISHING.
12. NEW FLOOR FINISHING.
13. INSULATION FLOOR FINISHING OR SHEET CALL.
14. NEW FLOOR FINISHING FINISHING APPROXIMATELY 1/4" TO 3/4" AT TOP OF DECK SLAB.
15. EXPOSED WALL FINISHING EXTERIOR TO FLOOR FINISH.
16. NEW FINISHING FOR THE SAME WALL FINISHING FINISH.
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SECTION D-D
MOORE RESIDENCE
1/4" = 1'-0"



SECTION A-A
MOORE RESIDENCE
1/4" = 1'-0"

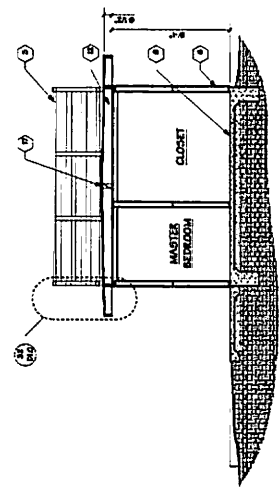


SECTION E-E
MOORE RESIDENCE
1/4" = 1'-0"

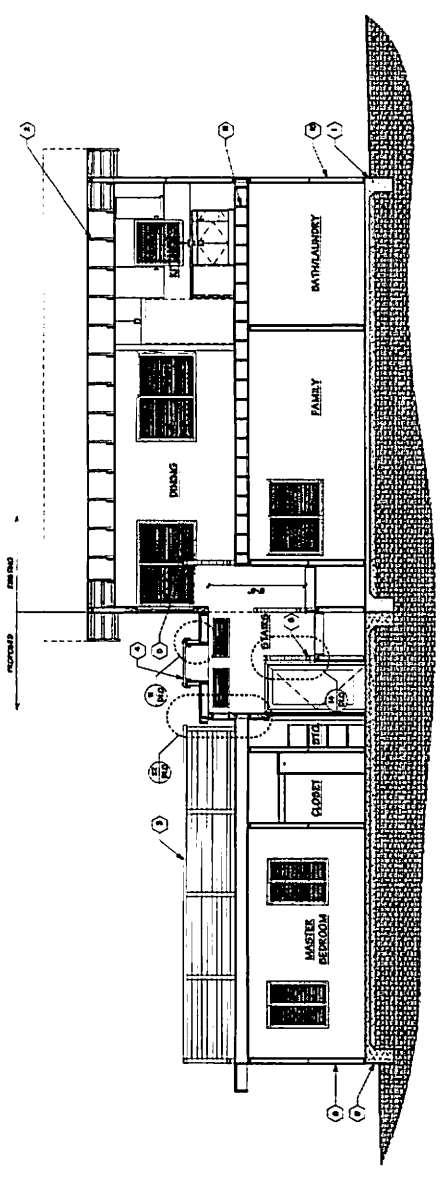


SECTION REFERENCE NOTES

1. EXISTING CONCRETE FLOOR SLAB.
2. FINISH FLOOR AND ROOF FINISH.
3. NEW 4" FLOOR JOIST BALKS, SET TO EXIST. FINISH.
4. NEW INTERIOR.
5. NEW EXTERIOR WALL, SET TO EXIST. FINISH.
6. NEW EXTERIOR WALL, SET TO EXIST. FINISH.
7. FINISH EXTERIOR FINISHES TO EXIST. FINISH.
8. NEW 6" VIBRA INSULATION.
9. NEW CONCRETE FLOOR SLAB.
10. SET TO EXIST. FINISH FOR SLAB SLAB.
11. FINISH FLOOR FINISH.
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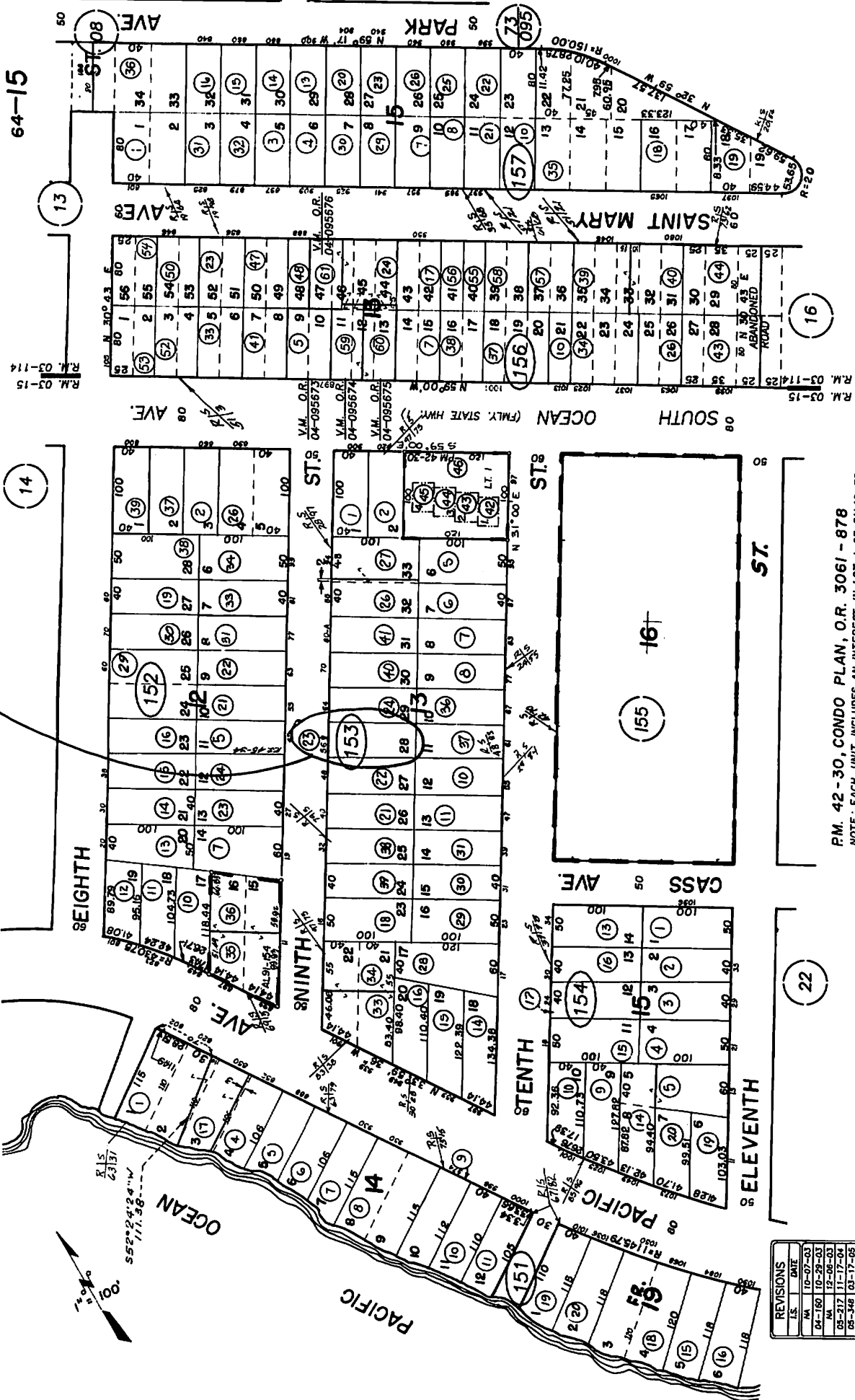


SECTION B-B
MOORE RESIDENCE



SECTION C-C
MOORE RESIDENCE

SITE

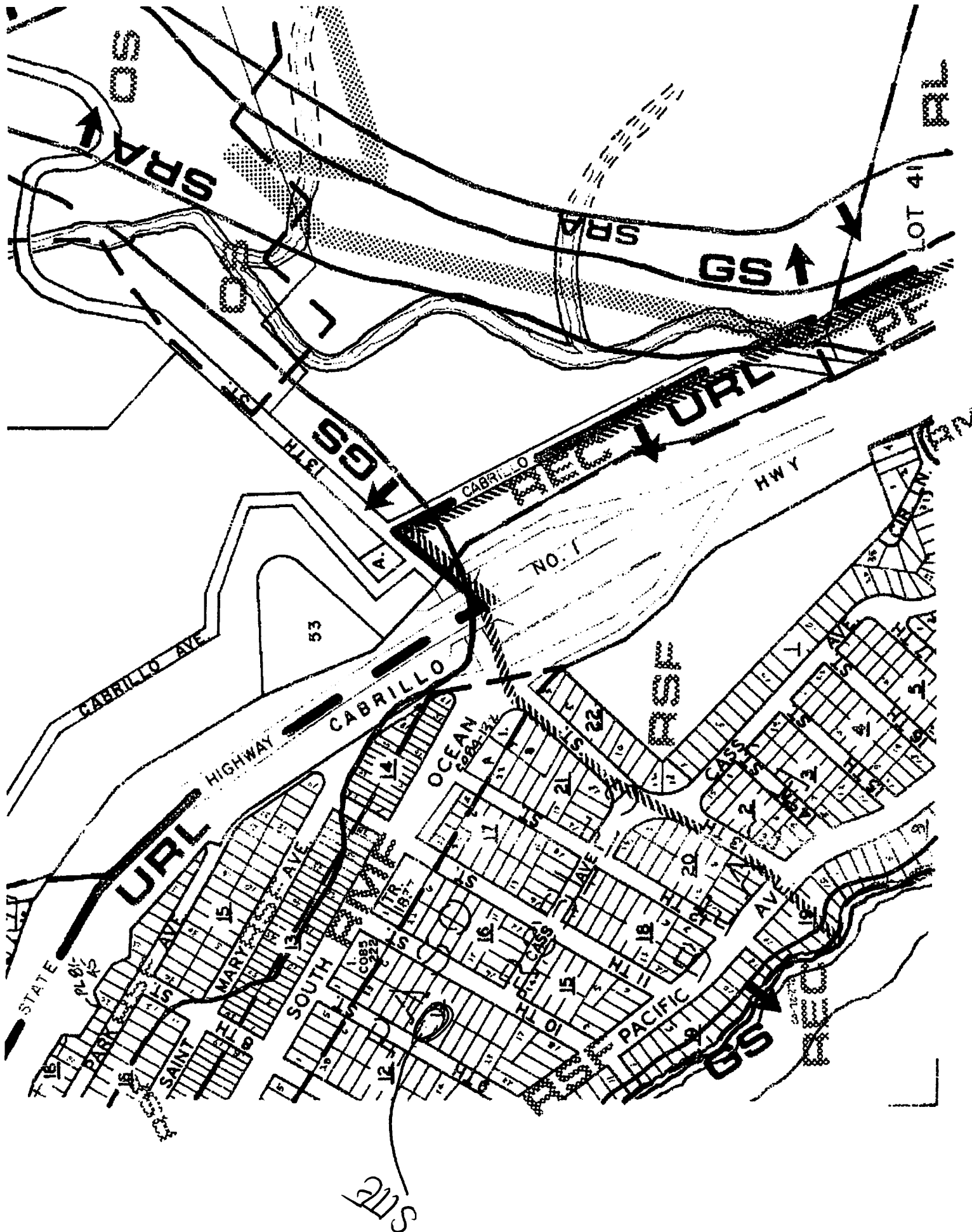


PM. 42-30, CONDO PLAN, O.R. 3061-878
 NOTE: EACH UNIT INCLUDES AN INTEREST IN LOT 1 OF PM42-30
 AL91-154, O.R. VOL. 4085, PGS. 724-730.
 MORRO ROCK VIEW SUB. NO. 4, R.M. Bk. 03, Pg. 114.
 PASO ROBLES BEACH NO. 1, R.M. Bk. 03, Pg. 15.

0 100 200
 THIS MAP IS PREPARED FOR
 GB
 11-16-99 ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
LS	10-07-03
MA	10-29-03
MA	12-09-03
MA	12-09-03
CS-217	11-17-04
CS-348	03-12-05
07-071	07-12-06

ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 084 PAGE 15



SD

SPRA

SPRA

GS ↑

LOT 41

GS ↓

URL ↓

CABRILLO

HWY

NO. 1

CABRILLO AVE

53

CABRILLO

HIGHWAY

OCEAN

GS ↓

STATE

URL

SOUTH AVE

MAY AVE

OCEAN PARK

21

22

CASS AVE

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PARK

SAINT

MARY

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PACIFIC

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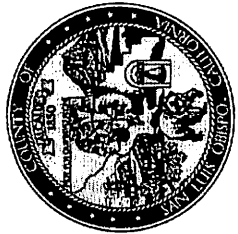
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22

21S

GS ↓

LOT 42



Parcel Summary Report For Parcel # 064-153-023

10/24/2011
11:34:55AM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

<u>Role</u>	<u>Name and Address</u>
OWN	MOORE RICHARD D PO BOX 227 CAYUCOS CA 93430-0227
OWN	MOORE RICHARD D SEPARATE PROPERTY T

Address Information

<u>Status</u>	<u>Address</u>
P	00056 9TH ST CAYU

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
PRBCH1	0013 0028	Cayucos		Estero	RSF	LCP	SSN	Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PR BCH 1 BL 13 LT 28

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



Parcel Summary Report For Parcel # 064-153-023

10/24/2011
11:34:55AM

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

AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: Case Status:

87586 FNL Primary Parcel

Description:

REROOF SINGLE-FAMILY

DRC2011-00029 REC Primary Parcel

Description:

542 SQ FT ADDITION TO EXISTING RESIDENCE

P930641P APP Primary Parcel

Description:

REMOVAL OF ONE MAGNOLIA TREE

PMT2011-00352 RVW Primary Parcel

Description:

HOLDING FOR MUP - SINGLE STORY ADDITION OF MASTER BEDROOM & BATH (540 SF) WITH DECK ABOVE / NEW STAIRS TO EXISTING 2 STORY / INTERIOR REMODEL OF EXISTING 2ND STORY KITCHEN AND CONVERT BEDROOM TO LIVING ROOM (720 SF)