



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/3/2011

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2011-00048 BAKER- Minor use permit to construct an art gallery and glass blowing studio. Project site located off Second Street in Los Osos. APN: 038-011-042.

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

CONSTRUCT ART GALLERY AND GLASS BLOWING STUDIO

/

AS CR CSC LCP

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 RODNEY BAKER Daytime Phone 551-6836
 Mailing Address 210 TRAVIS DR. LOS OSOS Zip Code 93402
 Email Address: _____

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

Agent Name MARK ALLEN Daytime Phone 534-0507
 Mailing Address 735 SANTA YSABEL, BAYWOOD PARK Zip Code 93402
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 15,625 SF Assessor Parcel Number(s): 038-01-002, 003 & 023
 Legal Description: LOTS 33, 34, 35, 36 & 37 BLOCK 23 TOWN OF EL MORRO
 Address of the project (if known): 1287 2ND ST. BAYWOOD PARK
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ACROSS THE STREET FROM NOI'S LITTLE THAI TAKEOUT

Describe current uses, existing structures, and other improvements and vegetation on the property:
ONE-BEDROOM SFD W/DETACHED ONE-CAR GARAGE, LARGE EUC TREE, 2 CORK OAKS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1,551 SF ART GALLERY WITH A 616 SF GLASS BLOWING STUDIO, EXISTING RESIDENCE TO BE CONVERTED TO STORAGE

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 Rodney Baker Date _____

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): NONE

Describe existing and future access to the proposed project site: EXISTING UNPAVED DRIVEWAY
PROPOSED PAVED DRIVEWAY

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: TRAILER PARK South: GROCERY STORE
East: RESTAURANT West: SFDs

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 3,422 sq. feet 21.9 % Landscaping: 7,126 sq. feet 45.6 %
Paving: 4,735 sq. feet 30.3 % Other (specify) 342 SF STORAGE YARD
Total area of all paving and structures: 8,157 sq. feet acres
Total area of grading or removal of ground cover: 9,200 APPROX. sq. feet acres
Number of parking spaces proposed: 8 Height of tallest structure: 23 FT 5 INCHES
Number of trees to be removed: NONE Type: _____
Setbacks: Front 10 FT Right 0 Left 0 Back 15 FT

EXISTING
~~Proposed water source:~~ On-site well Shared well Other _____

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

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

EXISTING

~~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: 2,645 sq. feet acres
Total floor area of all structures including upper stories: 3,137 sq. feet

For residential projects, answer the following:

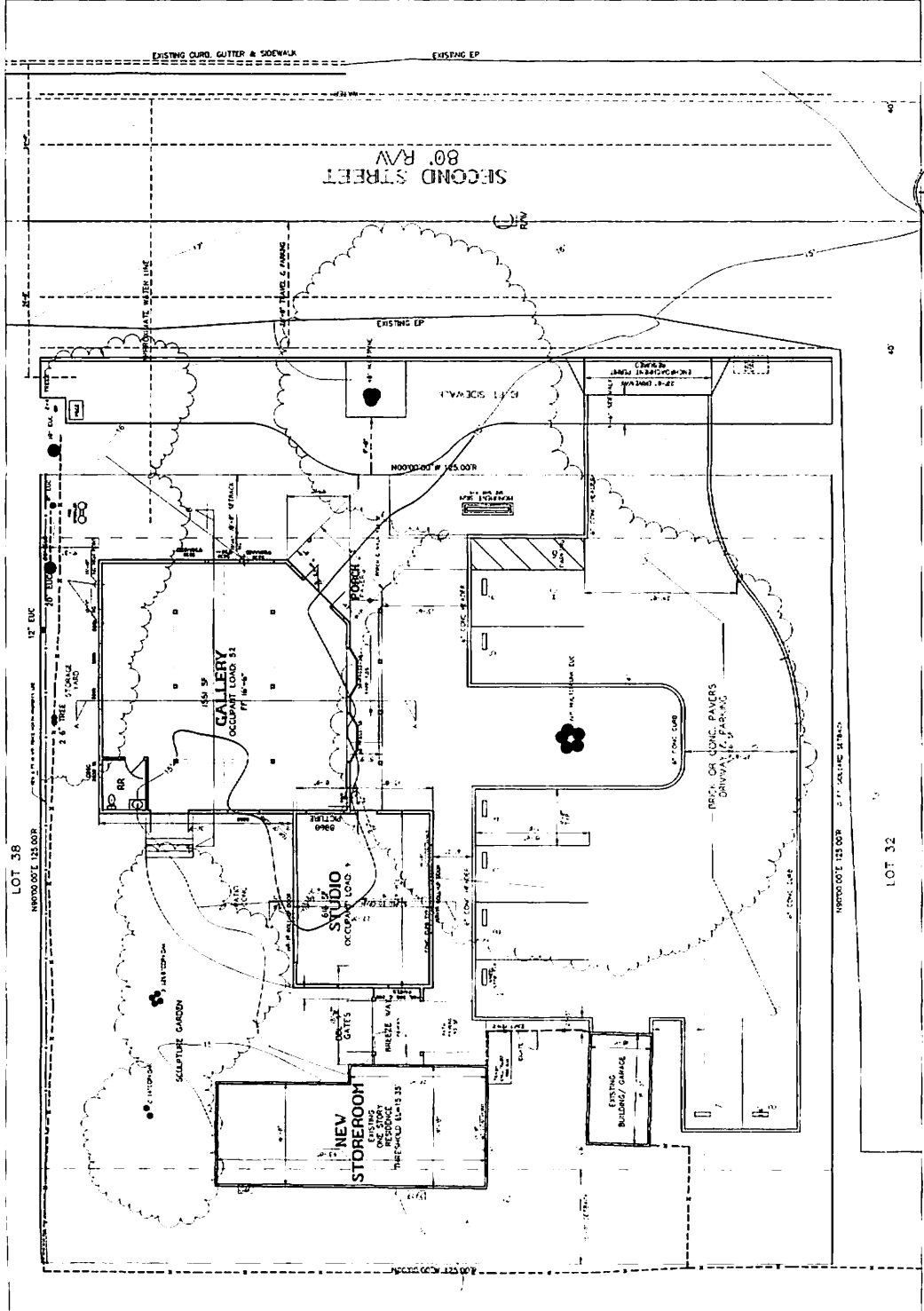
Number of residential units: _____ Number of bedrooms per unit: _____

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: _____

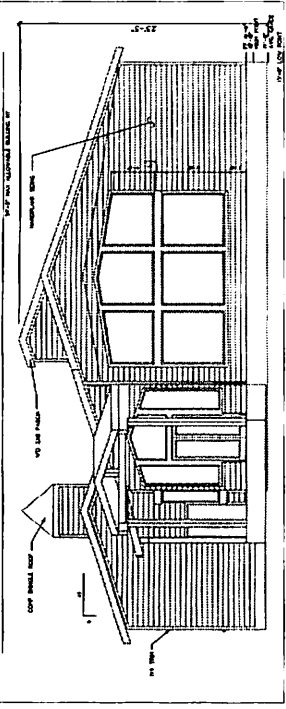
Printed 12/19/2011 2:20 PM
P:\AutoCAD\1103 Baker\PlotPlan.dwg

<p>TABLE OF CONTENTS</p> <ul style="list-style-type: none"> A-1 FLOOR PLANS A-2 PROJECT DATA A-3 EXTERIOR ELEVATIONS A-4 BUILDING SECTIONS A-5 LANDSCAPE PLAN EX-1 EXISTING PLOT PLAN 		<p>PROJECT DATA</p> <p>OWNER: BAKER BROS 244 TRAVIS DR SANTA BARBARA, CA 93101</p> <p>JOB ADDRESS: 807-733-0507 1000 S. SANTA BARBARA ST SANTA BARBARA, CA 93101</p> <p>LOT AREA: 1000 SQ FT LOT DIMENSIONS: 100 FT X 100 FT</p> <p>EXISTING USE: RESIDENTIAL PROPOSED: GLASS BLOWING STUDIO</p> <p>DATE: 12/19/2011</p>
<p>VICINITY MAP</p>		<p>PROJECT DATA</p> <p>LOT COVERAGE: 33.33% TOTAL STORAGE (RES): 100 SQ FT EXISTING GARAGE: 100 SQ FT PROPOSED BUILDING: 100 SQ FT DRIVEWAY: 100 SQ FT</p> <p>REQUIRED PARKING: 8 SPACES</p>

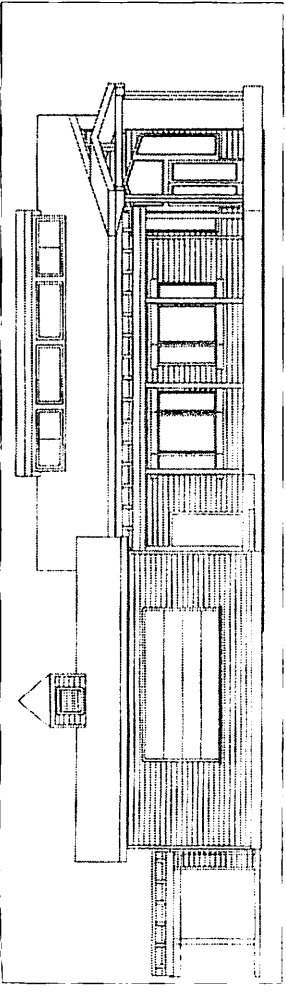


100' - 100'

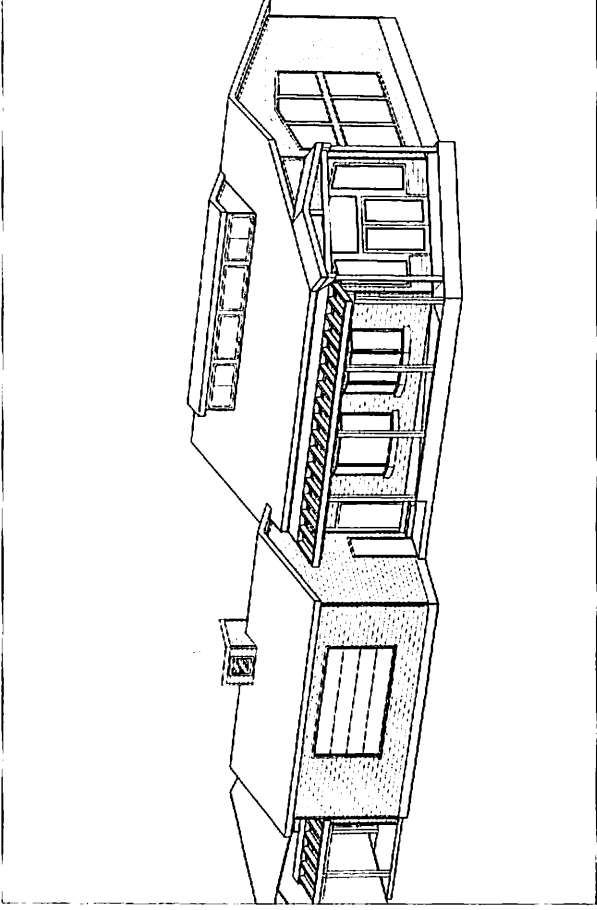
PROPOSED PLOT PLAN



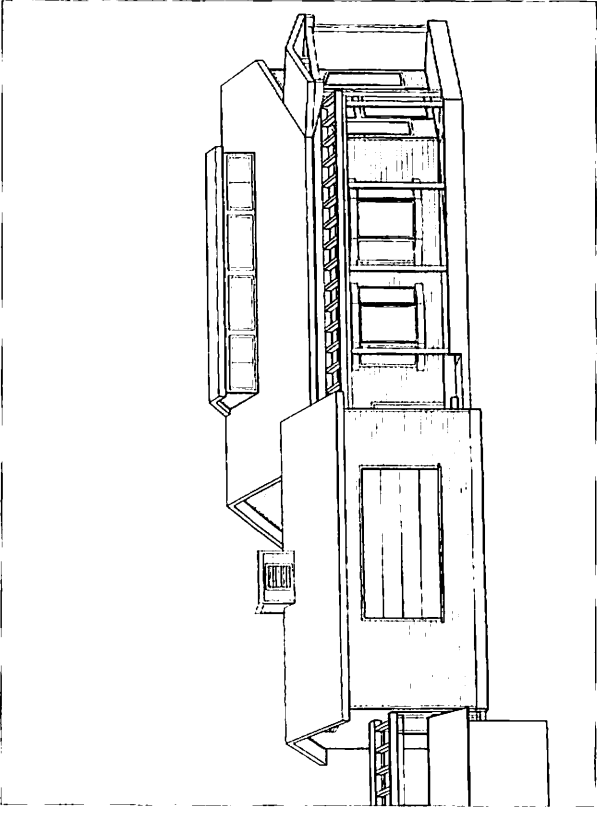
EAST 2ND ST. 3/16




SOUTH 3/16



NORTH 3/16



WEST 3/16



 MARK L. ALLEN BUILDERS

 1007 733-6507

 1007 733-6507

 1007 733-6507

REVISED

 1

 EXTERIOR ELEVATIONS

 NEW BUILDING ONLY

FOR

 CENTRAL COAST

 GLASS BLOWING

 AND FUSING

1103

 A-3

PLOTTED 12/13/2011 3:00 PM

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 THE EXTERIOR ELEVATIONS

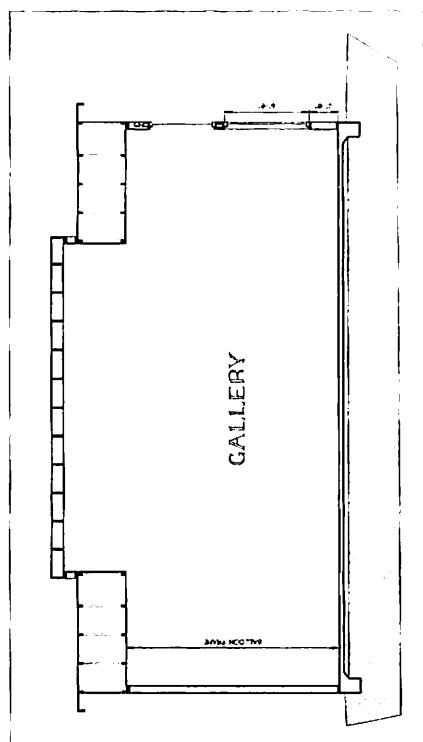
FOR
CENTRAL COAST
GLASS BLOWING
AND FUSING

BUILDING SECTIONS
MONUMENT SIGN

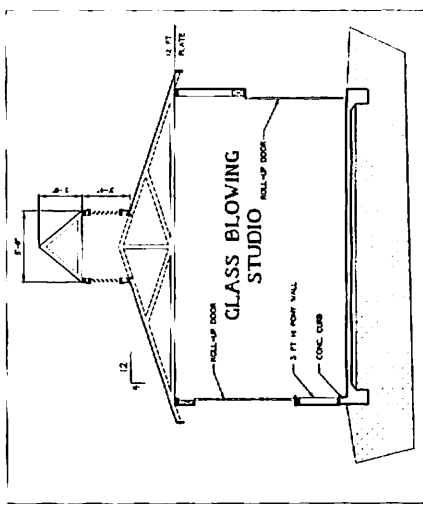
REVISED

MARK L ALLEN
ARCHITECT
802-733-0507
2401 S. 17th St.
Santa Ana, CA 92705
WWW.MLA-ARCHITECT.COM

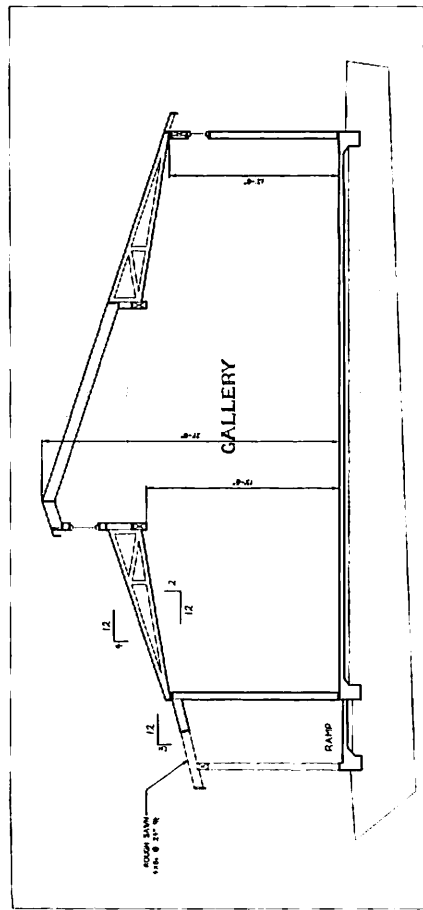
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TBL: SECTION



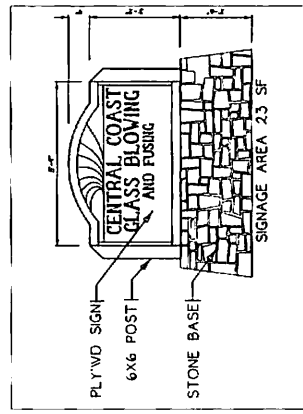
BUILDING SECTION B 1/4"



BUILDING SECTION C 1/4"



BUILDING SECTION A 1/4"



MONUMENT SIGN 1/2"

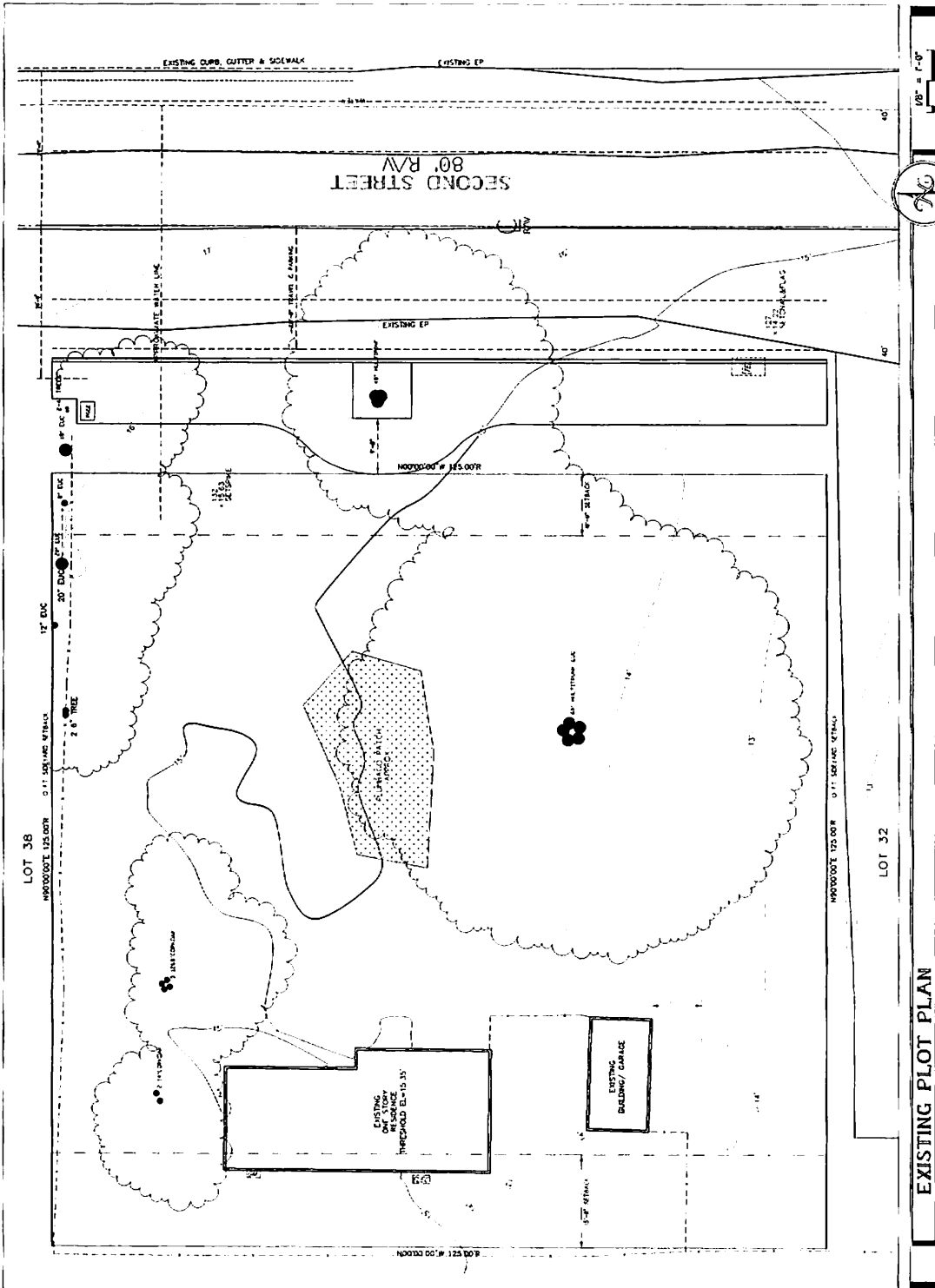
FOR
CENTRAL COAST
GLASS BLOWING
AND FUSING
EXISTING
PLOT PLAN

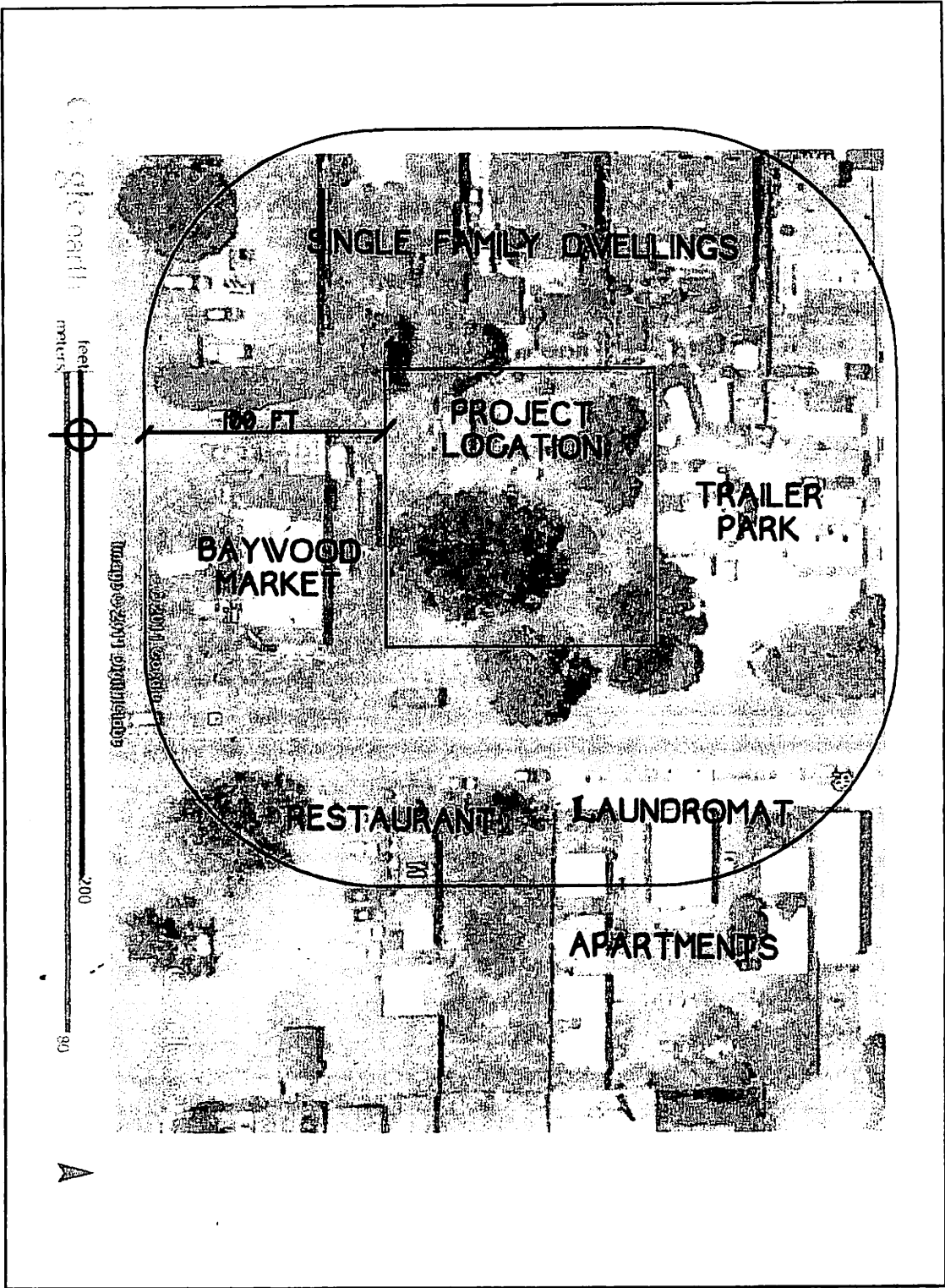
1103
 EX-1

REVISIONS
 NO. DATE BY
 1 11/15/11 M.A.

M
MARK L. ALLEN
REGISTERED
LANDSCAPE ARCHITECT
 882/733-0507
 1000 N. GARDEN ST., SUITE 100
 SANTA ANA, CA 92701

Project: 11/15/2011 3:58 PM
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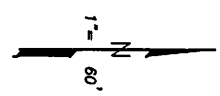




LOCATION MAP

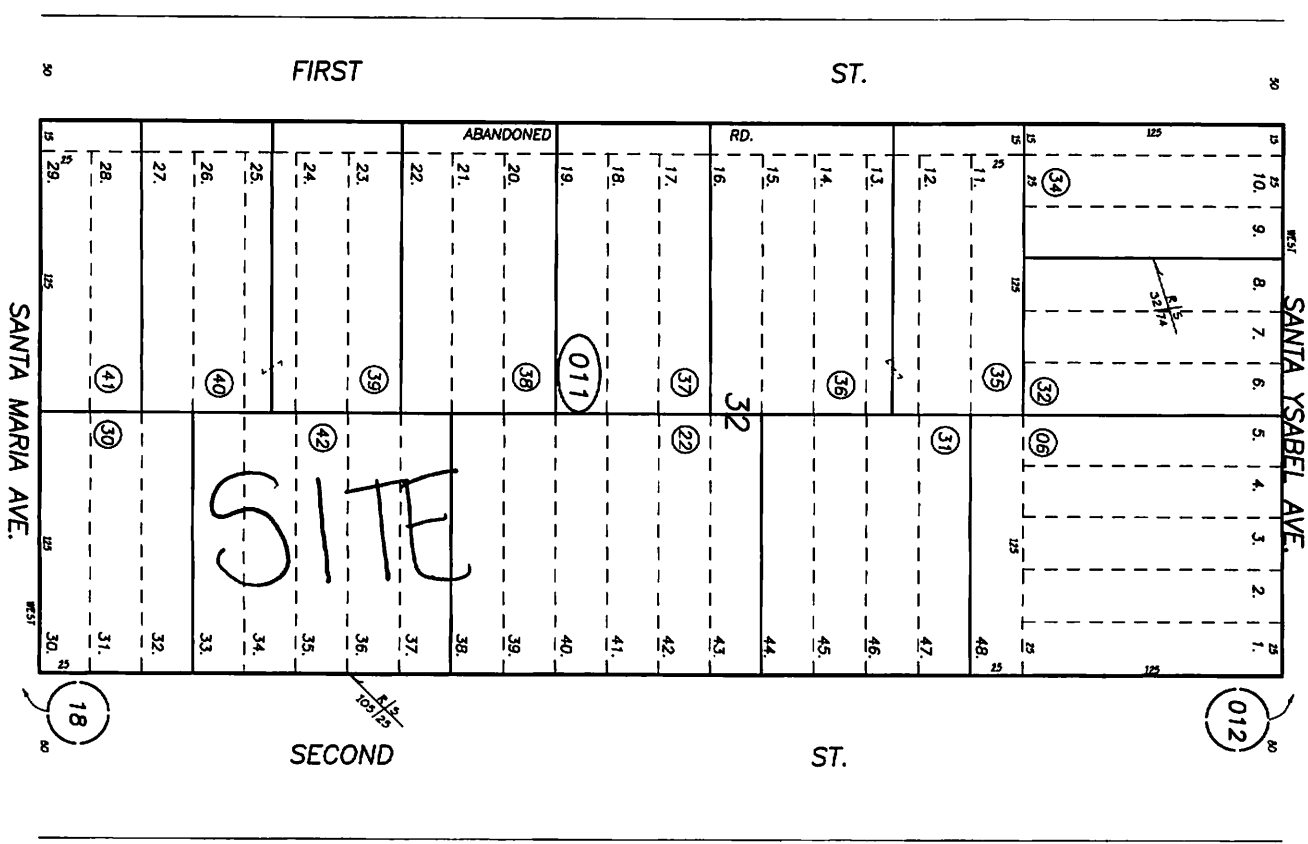
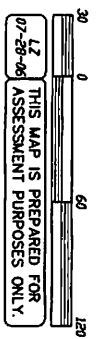


038-011



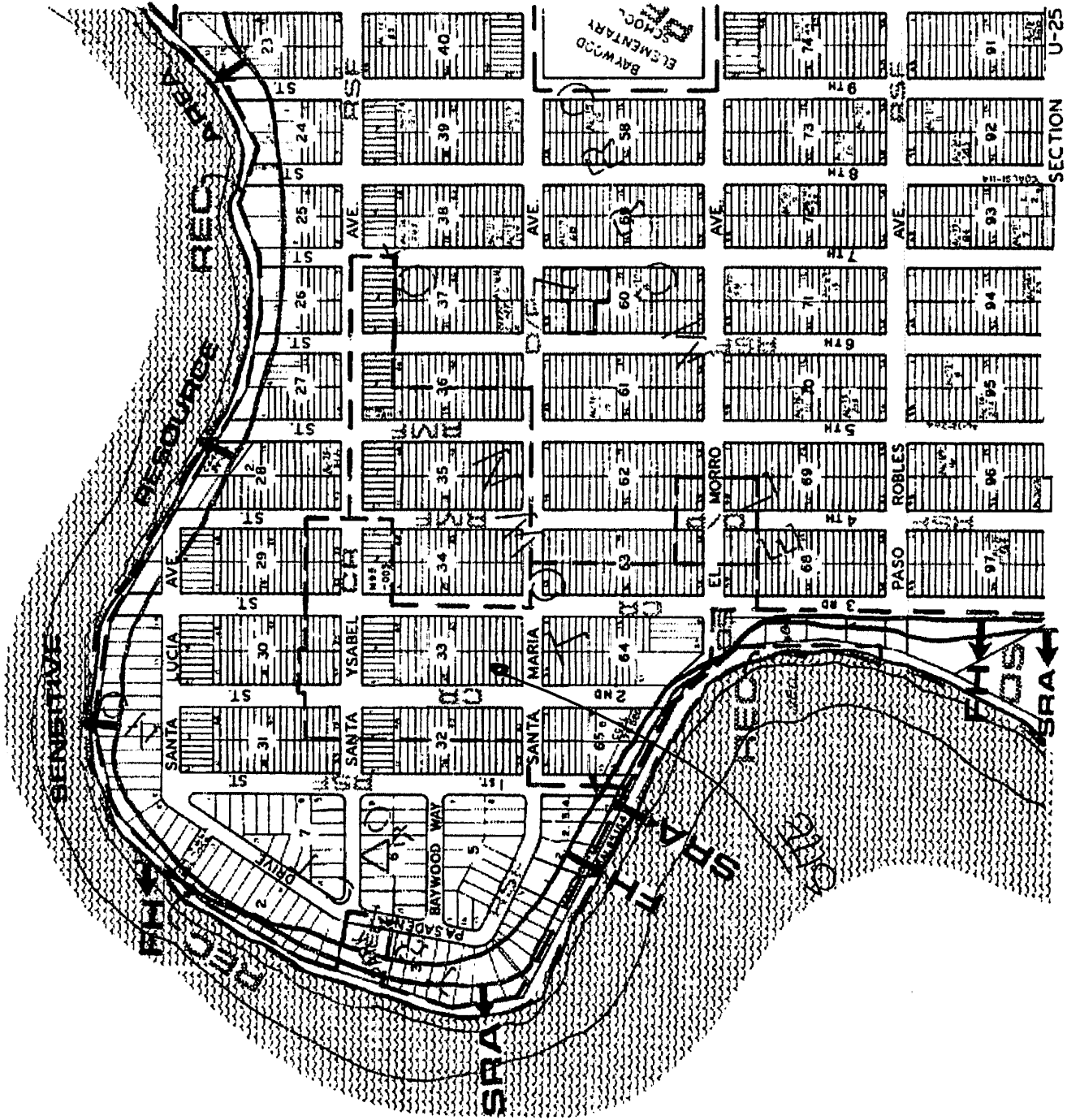
73

REVISIONS	
LS.	DATE
07-104	07-28-06
12-094	11-15-11



TOWN OF EL MORO, R.M. BK. A , Pg. 80.

LOS OSOS
ASSESSOR'S MAP
SAN LUIS OBISPO, CA
BOOK 038 PAGE 011



U-25

SECTION

Parcel Summary Report For Parcel # 038-011-042

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 BAKER RODNEY A
 240 TRAVIS RD LOS OSOS CA 93402-4316
 OWN BAKER CAROL G
 OWN BAKER RODNEY & CAROL FAMILY TRUST

Address Information

Status **Address**
 P 01279 2ND ST LSOS
 P 01283 2ND ST LSOS

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>
M11-	0072	0001			CR	LCP	AS	Y		
038011	042	0001			CSC			N		

Parcel Information

Status **Description**
 Active TN EL MORO BL 32 LTS 33 T O 37

Notes

PER PLANNING AREA STANDARD CAN NOT DO RMF OR RSF IN THE BAYWOOD PARK COMMERCIAL AREA.

Text **Dist** **Notes**
 WANTED TO EXPAND ON THIS USE. IT IS ZONED CR/CSC. IT WOULD NEED A MUP DUE TO CSC. NEED ARCH REPORT AND POSSIBLY
 SNAILS. CAN DO 25% EXPANSION WITH MUP ALLOWS THIS EXPANSION IN THE NONCONFORMING SECTION OF THE ORDINANCE EVEN THOUGH
 THE PLANNING AREA STANDARDS DONT ALLOW SFR OR MULTI FAMILY RESIDENCES IN THE CR IN BAYWOOD. 25' HEIGHT LIMIT.
 SAN LUIS COASTAL UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE



Parcel Summary Report For Parcel # 038-011-042

12/26/2011
4:30:45PM

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
LOS OSOS-ZONE A COMM. SERVICE
LOS OSOS-ZONE B COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
LOS OSOS-ZONE J COMM. SERVICE
LOS OSOS-ZONE K COMM. SERVICE
LOS OSOS COMM. SERVICE

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
90406	FNL	Primary Parcel
<u>Description:</u>		
REPAIR SEPTIC & LEACH PIT		
COD2008-00584	CLD	Primary Parcel
<u>Description:</u>		
REPORTED TRASH AND STORAGE		
DRC2011-00048	REC	Primary Parcel
<u>Description:</u>		
CONSTRUCT ART GALLERY AND GLASS BLOWING STUDIO		
PMT2008-00788	EXP	Primary Parcel
<u>Description:</u>		
EXPIRED - REPLACE LEACH LINE FOR SFD		
SUB2010-00106	RDD	Primary Parcel
<u>Description:</u>		
PROP 4 TO 1 VOL MERGER		
G810025T	DEN	Related Parcel
<u>Description:</u>		
LU TEXT ALLOW MIXED USE RES/COMM		