



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/30/2012

TO: _____

FROM: Kerry Brown, Coastal Team

PROJECT DESCRIPTION: DRC2012-00041(MUP)/DRC2012-00045(WAIVER)- Minor Use Permit for a hotel and a curb and gutter waiver located off Strand Way and Smith Ave. in Oceano. APNs: 061-011-005 and 006.

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 Pre 2012-0052

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 John Two Hearts Madrid Daytime Phone (760) 533-6364
 Mailing Address P.O. Box 3039, Shell Beach, CA Zip Code 93448
 Email Address: _____

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

Agent Name Clayton A. Madrid Daytime Phone (805) 448-7632
 Mailing Address P.O. Box 3039, Shell Beach, CA Zip Code 93448
 Email Address _____

PROPERTY INFORMATION

Total Size of Site: 65'x92' / 5,980 sq ft Assessor Parcel Number(s): 061-011-005
061-011-006
 Legal Description: _____
 Address of the project (if known): Smith Ave + Strand Way
 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 West on Pier Ave - North on Strand Way (Alley) Behind Annies ATV Rentals
 Describe current uses, existing structures, and other improvements and vegetation on the property: Vacant lot, no structures, ice plant, chain link fenced

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 4,632 Hotel
1176, 2,400, 528 + 1056 Garage(s)

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 John Two Hearts Madrid Date 11-16-12

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No Pre 2012-00032

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 and future access will remain the same (strand way/Alley)

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: State Park
East: State Park

South: Alley/Arnie's ATV Rentals
West: Vacant lot

For all projects, answer the following:

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

Buildings: 3,432 sq. feet 57 % Landscaping: 4,924 sq. feet 82 %

Paving: 506 sq. feet 8 % Other (specify) _____

Total area of all paving and structures: 3,938 sq. feet acres

Total area of grading or removal of ground cover: 1,430 sq. feet acres

Number of parking spaces proposed: 6 Height of tallest structure: 20' (Relative)

Number of trees to be removed: Zero Type: N/A

Setbacks: Front 5 Right 18-23' Left 0-5' Back 0-22'

"Frosts on Smith Ave"

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

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

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: Oceano Community SD

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

Fire Agency: List the agency responsible for fire protection: 5 Cities Fire Authority

For commercial/industrial projects answer the following:

Total outdoor use area: 4,924 sq. feet acres

Total floor area of all structures including upper stories: 5,160 sq. feet

For residential projects, answer the following:

Number of residential units: 3 Number of bedrooms per unit: 1 1/2/3

Total floor area of all structures including upper stories, but not garages and carports: 4,104 sq. ft

Total of area of the lot(s) minus building footprint and parking spaces: 3,806 sq. ft

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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Landowner Name John TwoHearts Madrid Daytime Phone (760) 533-6364
 Mailing Address PO Box 3039, Shell Beach, CA Zip Code 93448
 Email Address: jthmadr@aol.com

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

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

PROPERTY INFORMATION

Total Size of Site: 65'x92' Assessor Parcel Number(s): 061-011-005 + 006

Legal Description: _____

Address of the project (if known): Strand Way + Smith 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.: West on Pier Ave (Oceans) to Strand Way (Alley) go north about 100 feet.

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

Vacant lot, ice plant approx 30-40 square feet.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): curb, gutter, sidewalk waiver.

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 John TwoHearts Madrid

Date 11-27-12

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

OTHER INFORMATION

Legal Lot Verification - how the parcel(s) was legally created.

Abandoned oil and gas wells - if applicable - information is available from the California Division of Oil & Gas, Post Office Box 227, Santa Maria, California 93456, (805) 925-2686.

SUPPLEMENTAL INFORMATION

The following information may be required to be submitted before a review of the application can be completed. If you had a pre-application meeting, and items are checked on this checklist, they are required to be submitted with your application.

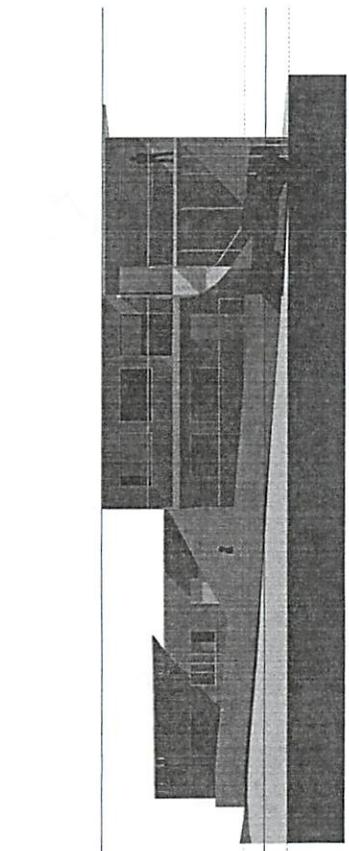
- Preliminary Landscaping Plan prepared pursuant to Section 22/23.04.180 et seq.
- Fire Safety Plan prepared pursuant to Section 22/23.05.080 et seq.
- Preliminary Grading/Drainage Plan - when required by Section 22/23.05.020 & .040
- Agricultural Buffers - if adjacent parcels are used for agriculture, show all proposed agricultural buffers.
- Archeological Report - where required, submit two copies.
- Botanical Report - where required, submit two copies.
- Biological Report - where required, submit two copies.
- Building Site Envelopes - on site layout plan show all areas proposed for development, or areas proposed to be excluded from development.
- Noise Study - if the property either adjoins or will be a noise generator or a potential source of noise.
- Traffic Study - where required, submit two copies.
- Geologic Report - where required, submit two copies.
- Visual Analysis - for applications that propose development along significant visual corridors (such as Highway 101 and 1).
- Location, size, design and text of all existing and proposed signs.
- Location and design of solid waste disposal facilities - as required by Section 2/23.04.280.
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided.
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour).
- Sewer will-serve letter OR Percolation tests.
- County Public Works road requirements.
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan.
- Cost Accounting Agreement.

SITE
 Sheet 1
 2500 sq ft
 2 Bedrooms, 1 Bath
 Sheet 2
 2500 sq ft
 3 Bedrooms, 3 Bath
 Sheet 3
 2500 sq ft
 Studio
 2500 sq ft
 2500 sq ft

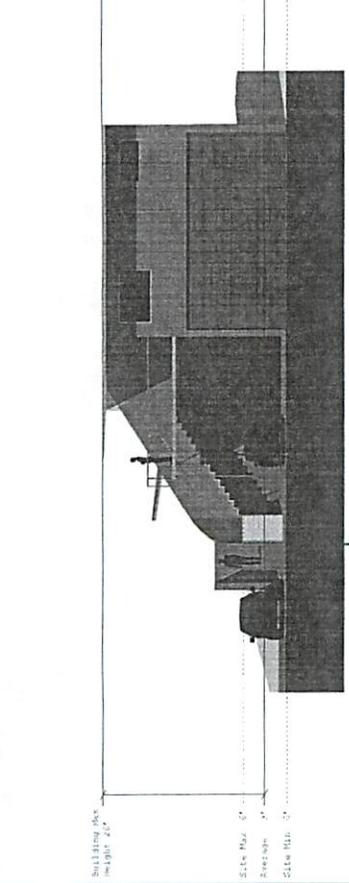
SCALE
 The SAND LOT

Elevation_design2
 1/8" = 1'-0"

fabrication_of_frames
 1/8" = 1'-0"



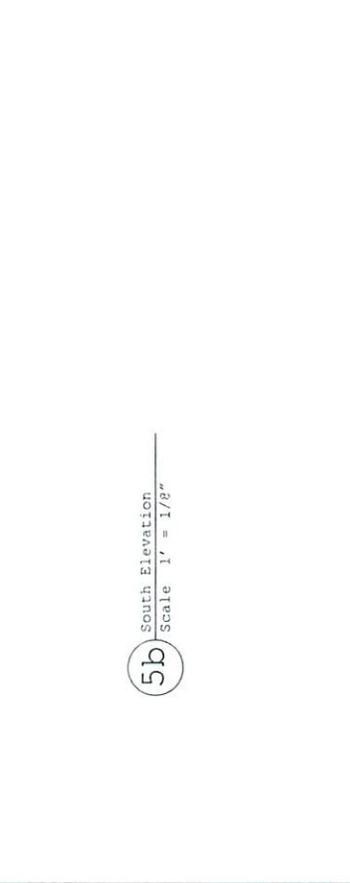
6b West Elevation
 Scale 1' = 1/8"



5b South Elevation
 Scale 1' = 1/8"



8b East Elevation
 Scale 1' = 1/8"



7b North Elevation
 Scale 1' = 1/8"



NOTES:
 1. ELEVATIONS SHOWN IN FEET.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. EXISTING UTILITIES SHOWN AS DASHED LINES.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

LEGEND:

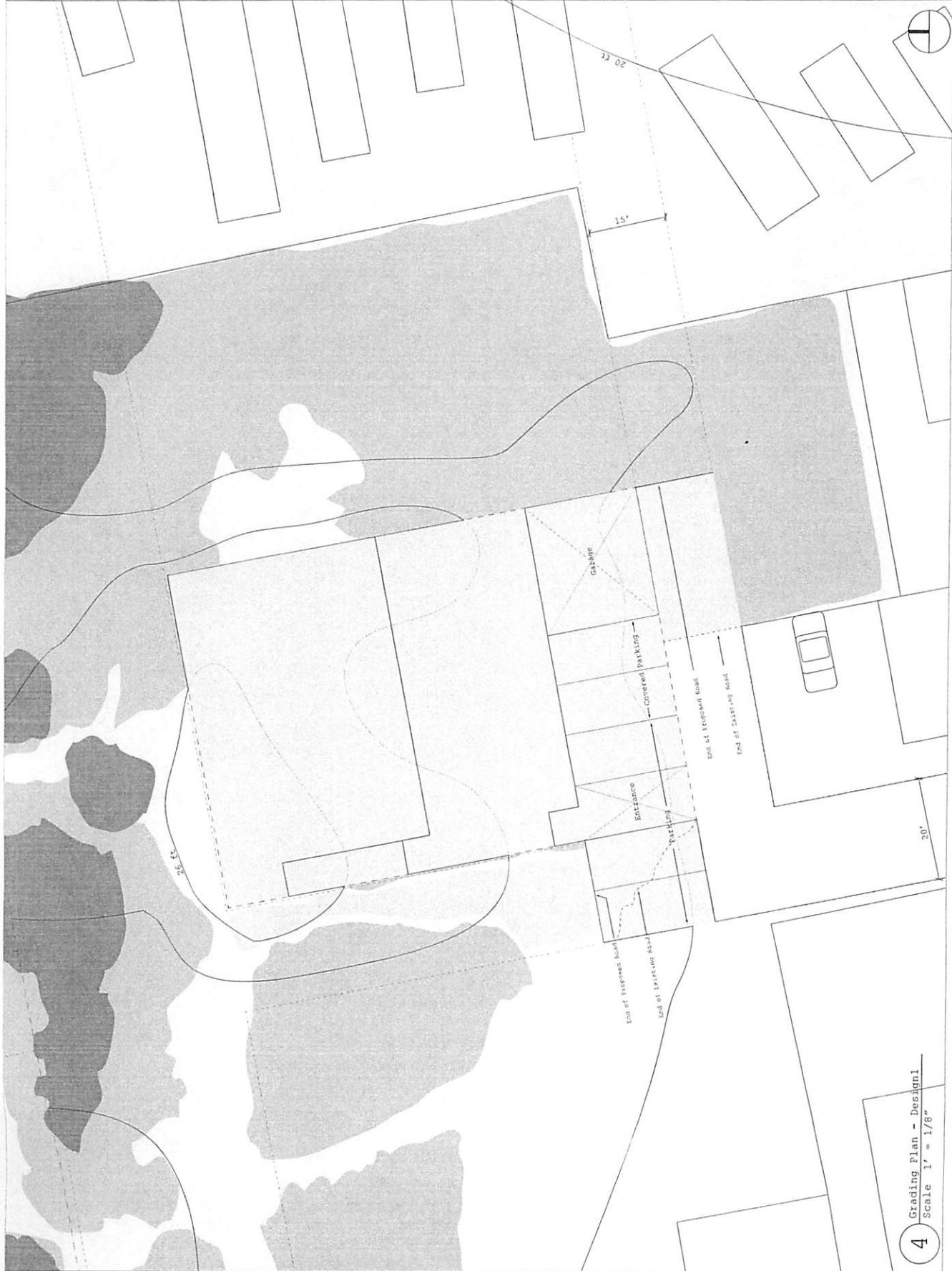
[Symbol]	Proposed Grading
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Driveway
[Symbol]	Proposed Walkway
[Symbol]	Proposed Pool
[Symbol]	Proposed Deck
[Symbol]	Proposed Patio
[Symbol]	Proposed Screened Enclosure
[Symbol]	Proposed Pergola
[Symbol]	Proposed Gazebo
[Symbol]	Proposed Fire Pit
[Symbol]	Proposed Fire Table
[Symbol]	Proposed Fire Bowl
[Symbol]	Proposed Fire Ring
[Symbol]	Proposed Fire Pit
[Symbol]	Proposed Fire Table
[Symbol]	Proposed Fire Bowl
[Symbol]	Proposed Fire Ring

PROJECT:
 The SAND LOT

DESIGNER:
 Grading Plan - Design1



4 Grading Plan - Design1
 Scale 1" = 1/8"



NOTES

DATE

PROJECT
The SAND LOT

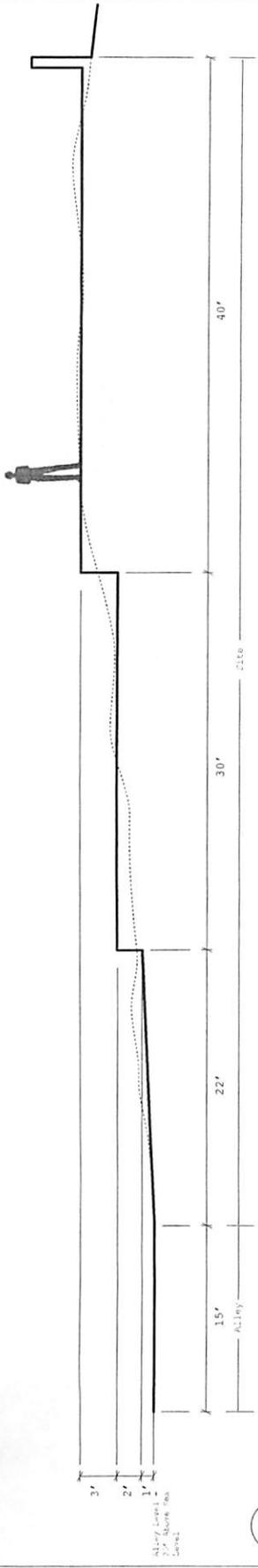
DATE

DATE	BY	REVISION	NO.

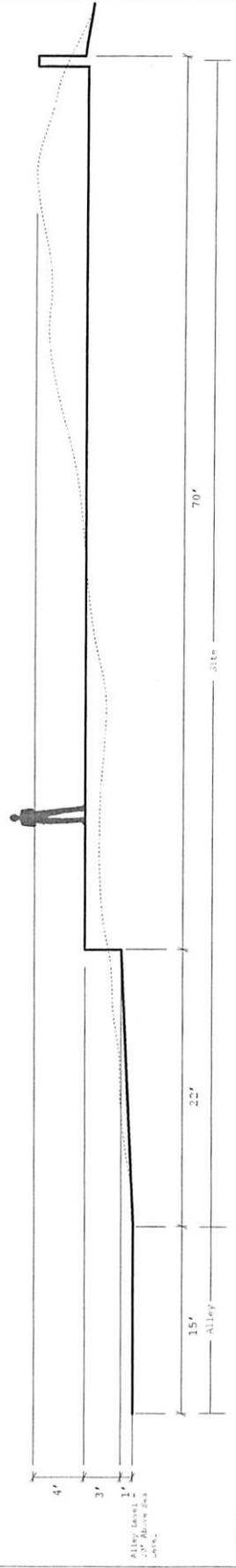
fabrication_of_frame.s



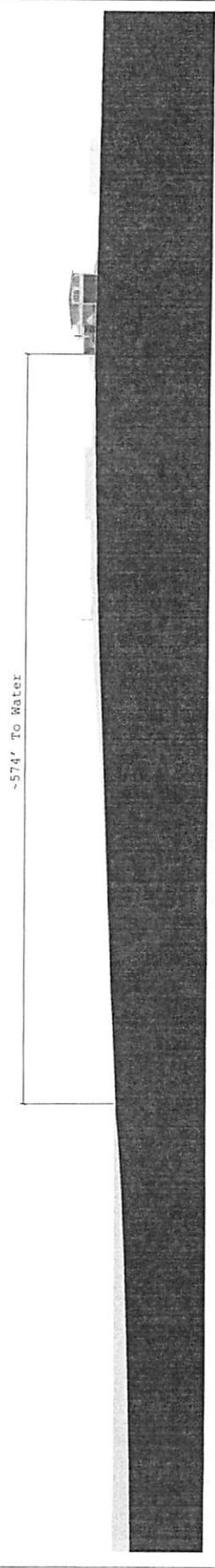
Shipton Media
11111 1st Ave. N
Edmonton, AB T6A 1K1
Canada
Phone: 780.441.1111
www.shiptonmedia.com



10 Section A
Scale 1' = 1/4"



11 Section B
Scale 1' = 1/4"



12 Section C
Scale 1' = 1/4"

NOTE:
 1. All dimensions are in feet and inches.
 2. All dimensions are shown to the center of the lot.
 3. All dimensions are shown to the center of the building.
 4. All dimensions are shown to the center of the driveway.
 5. All dimensions are shown to the center of the parking space.
 6. All dimensions are shown to the center of the sidewalk.
 7. All dimensions are shown to the center of the street.

Item	Description	Quantity	Unit
1	Asphalt	100	Sq. Yd.
2	Concrete	50	Sq. Yd.
3	Gravel	200	Sq. Yd.
4	Rebar	100	Lbs.
5	Formwork	100	Sq. Ft.

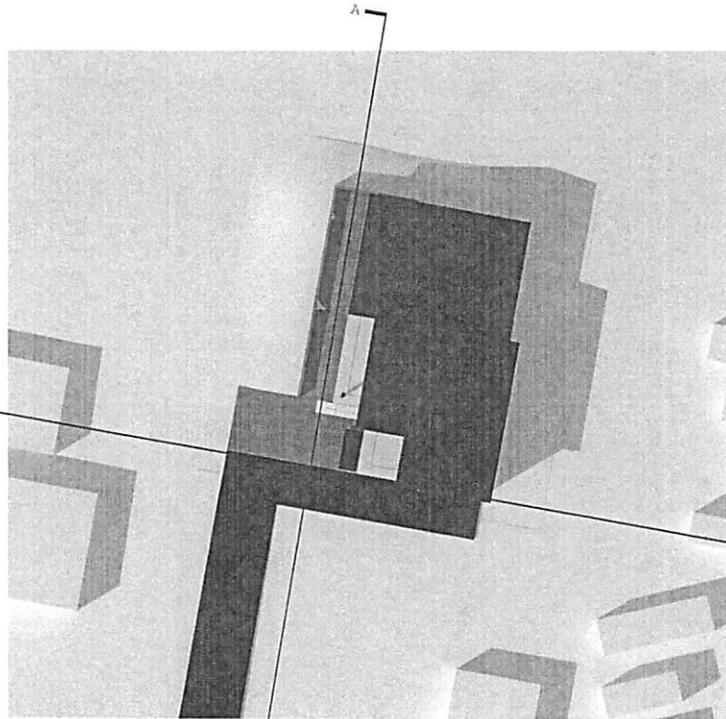
Item	Description	Quantity	Unit
1	Asphalt	100	Sq. Yd.
2	Concrete	50	Sq. Yd.
3	Gravel	200	Sq. Yd.
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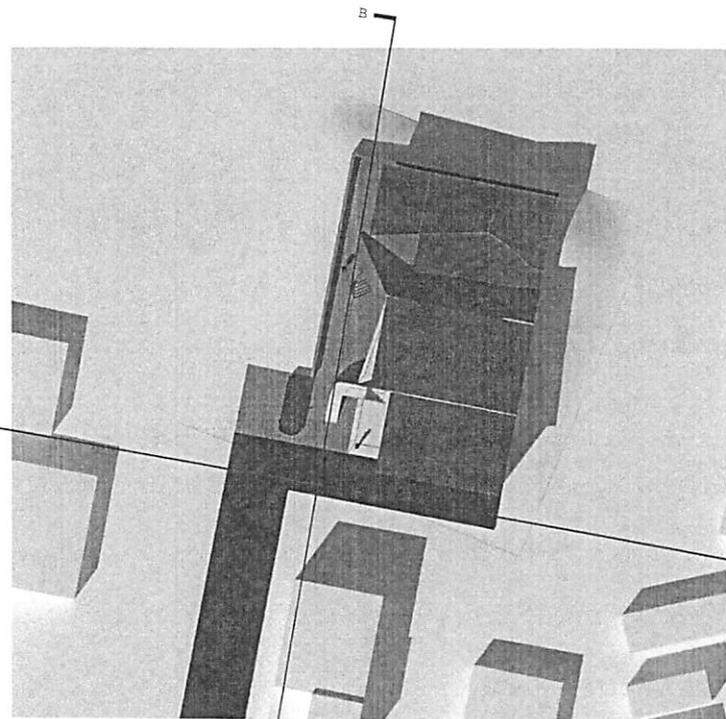
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2	Concrete	50	Sq. Yd.
3	Gravel	200	Sq. Yd.
4	Rebar	100	Lbs.
5	Formwork	100	Sq. Ft.



2 Site Plan
 Scale 1" = 1/16"



9a Site Plan - Design1
Scale 1/20'



9b Site Plan - Design2
Scale 1/20'



NOTES

REV	DATE
-----	------

PROJECT
The SAND LOT

DRAWING
SITE PLANS

RENDERINGS

SCALE	DATE	BY	DATE
1/20'			

fabrication_of_frames

CLAYTON MARSH
18150 Main St
San Diego, CA 92128
FABRICATIONOFFICES@GMAIL.COM
6198894167632

NOT SCALE TO BE USED IN THE FIELD
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THIS PLAN. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE DESIGNER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THIS PLAN. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DATE	1/15/10
PROJECT	THE SAND LOT
SCALE	AS SHOWN
DESIGNER	THE SAND LOT
CLIENT	THE SAND LOT
LOCATION	THE SAND LOT
STATUS	THE SAND LOT
REVISIONS	THE SAND LOT

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SCALE	AS SHOWN
DESIGNER	THE SAND LOT
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LOCATION	THE SAND LOT
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REVISIONS	THE SAND LOT

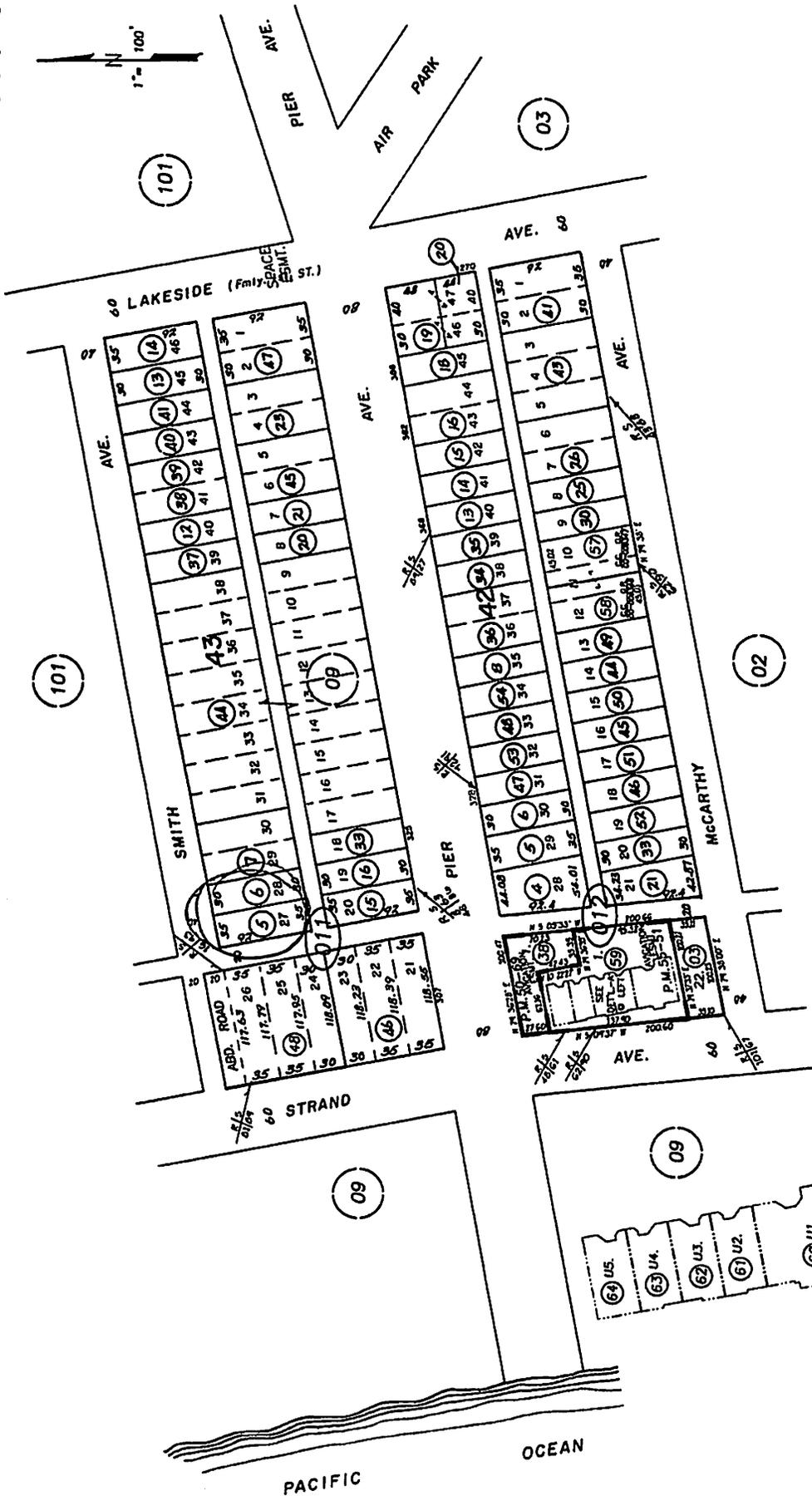
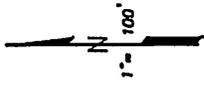
fabrication_of_frame.s

Scale 1:200
 1/15/10
 THE SAND LOT



1 Vicinity Map
 Scale 1:200 1/15/10

061-01



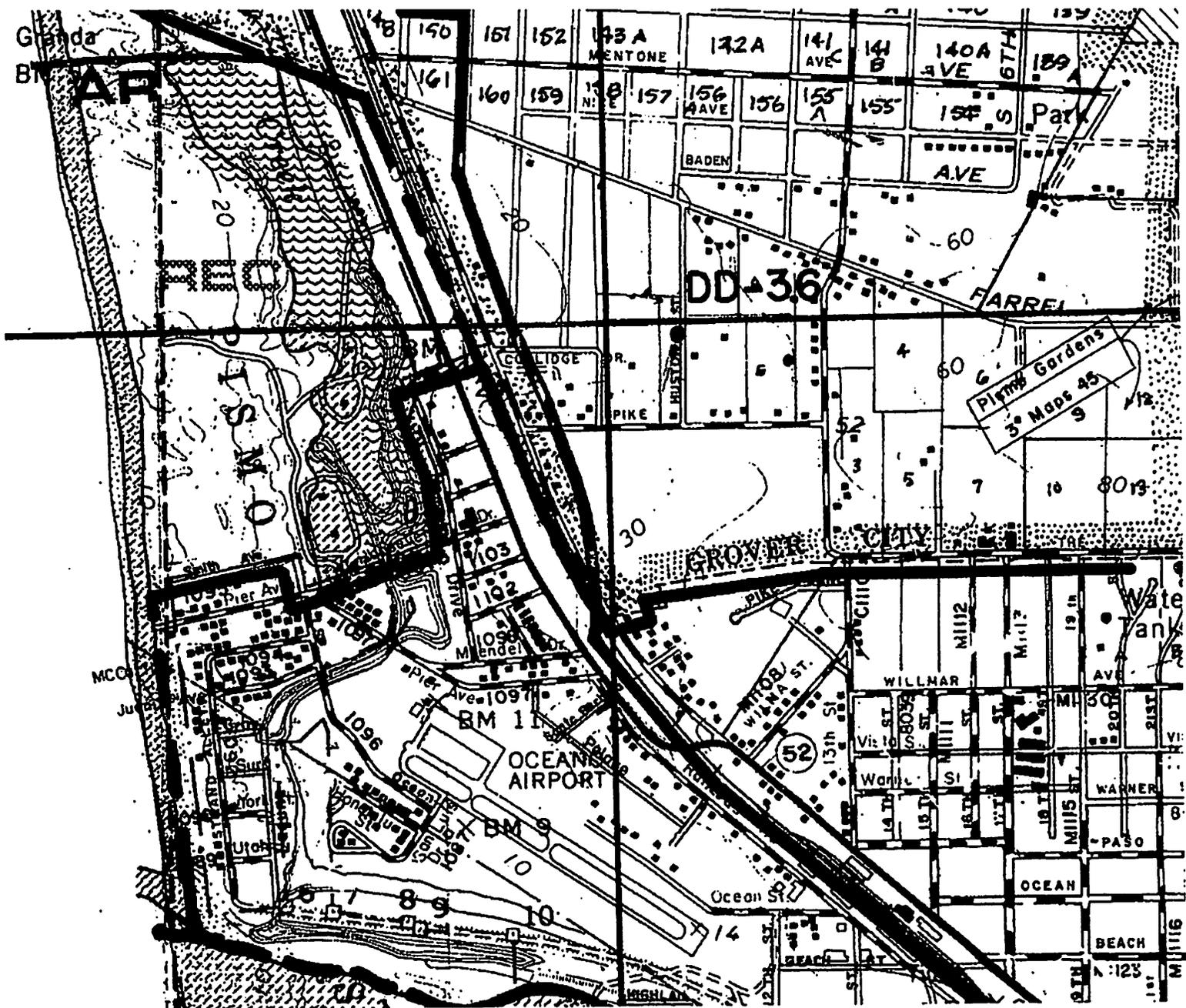
REVISIONS	LS.	DATE
1A	07-22-04	
07-10-01	07-31-08	

NOTE: EACH UNIT INCLUDES AN UNIMPROVED INTEREST IN THE COMMON AREA.
DETAIL A
 (SCALE: 1"=200')



THIS MAP IS PREPARED FOR
 L7
 (4-27-08)
 ASSESSMENT PURPOSES ONLY.

OCEANO
 ASSESSOR'S MAP
 COUNTY OF
 SAN LUIS OBISPO, CA
 BOOK 061 PAGE 01







Parcel Summary Report For Parcel # 061-011-005

11/2/2012
3:38:26PM

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 GUITON GLENDA L
PO BOX 535 OCEANO CA 93445-0535
OWN NEWLANDER REETA M

OWN NEWLANDER ROLAND H

OWN NEWLANDER ROLAND H & REETA M FAMILY

Address Information

Status Address
P 00000 SMITH AV OCNO

Lot Information:

<u>Tract / Twncshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Luc 1:</u>	<u>Luc 2:</u>	<u>Luc 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
061011	005	0001	Oceano	San Luis Bay	AS	CAZ	VSA	N		
OCNOBCH2	0043	0027	Oceano	San Luis Bay	CR	AR	LCP	Y	VP / ZL	

Parcel Information

Status Description
Active OCEANO BCH TR BL 43 LT 27

Notes
LOT 27 IS A SEPARATE LEGAL PARCEL PER DEED 286 OR 314. JSM 11/2/12

Tax Districts
LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY



Parcel Summary Report For Parcel # 061-011-005

11/2/2012
3:38:27PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 03 FLOOD CONTROL
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
SOUTH SAN LUIS OBISPO COUNTY SANITATION
OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:

PRE2012-00032

Case Status:

REC

Primary Parcel

Description:

COMMERCIAL VACATION RENTAL/HOTEL

G800058N

CMP

Related Parcel

Description:

LU DELETE RSF AREA STANDARD 1