



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/11/2013

TO: _____

FROM: Kerry Brown, Development Review

PROJECT DESCRIPTION: DRC2012-00085 CHARVONIA- Minor Use Permit for a new 5,335 sf SFD and a 400 sf garage/ workshop. Site located off San Domingo Ave. in Los Osos. APN: 074-483-021.

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 FOR

San Luis Obispo County Department of Planning and

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 Russ & Linda Charvonia Daytime Phone _____
 Mailing Address 5536 N. Bryn Mawr, Ventura, CA Zip Code 93003
 Email Address: _____

Applicant Name Russ & Linda Charvonia Daytime Phone _____
 Mailing Address 5536 N. Bryn Mawr, Ventura, CA Zip Code 93003
 Email Address: _____

Agent Name Frances Romero, Urban Planning Concepts, Inc. Daytime Phone 805-934-5760
 Mailing Address 2624 Airpark Drive, Santa Maria, CA Zip Code 93455
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: .59 acre Assessor Parcel Number(s): 074-483-021
 Legal Description: Lot 21, Tract 1342, Los Osos, County of San Luis Obispo, State of California
 Address of the project (if known): 2599 San Dominico Avenue, Los Osos
 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 Los Osos Valley Rd., continuing on Pecho Valley Road, left on Rodman Dr., left on Madera St., right on San Dominico Ave. to end of street

Describe current uses, existing structures, and other improvements and vegetation on the property:
Property is currently vacant

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): A 5,335 sq ft single family residence and a 400 sq ft workshop/garage, located outside of a conservation easement.

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 Russ Charvonia, ChFC, CFP, Esq. Date 4/1/13

Digitally signed by Russ Charvonia, ChFC, CFP, Esq.
 DN: cn=Russ Charvonia, ChFC, CFP, Esq., o=Private
 Associates, ou=rscharvonia.charvonia@private.com,
 c=US
 Date: 2013.03.31 21:15:26 -0700

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 access will be used from San Domingo Avenue

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? N/A

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 south of 84' wide South Bay Blvd ROW
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: 4830 sq. feet 19 % Landscaping: 6442 sq. feet 25 %
Paving: 4657 sq. feet 18 % Other (specify) 9869 SF Native Vegetation Preserve 38%
Total area of all paving and structures: 9487 sq. feet acres
Total area of grading or removal of ground cover: 15571 sq. feet acres
Number of parking spaces proposed: 1 Uncovered Height of tallest structure: 16.9' above average natural grade
Number of trees to be removed: None 4 Covered Type: NA
Setbacks: Front 25 ft Right 150 ft Left 10 ft Back 20 ft

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: Cal Fire Dept. of Los Osos

For commercial/industrial projects answer the following:

Total outdoor use area: N/A sq. feet acres
Total floor area of all structures including upper stories: N/A sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 4
Total floor area of all structures including upper stories, but not garages and carports: 4606 sf
Total of area of the lot(s) minus building footprint and parking spaces: 20805 sf 81%

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

- 1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 0.037 acres
Moderate slopes of 10-30%: 0.517 acres
Steep slopes over 30%: 0.038 acres
- 2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- 3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- 4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
- 5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- 6. Has a grading plan been prepared? Yes No
If yes, please include with application.
- 7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- 8. Is a railroad or highway within 300 feet of your project site? Yes No
- 9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: San Dominco

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? One
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? NA feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

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: Los Osos Community Service District
- 3. Where is the waste disposal storage in relation to buildings? Adjacent to Garage & Workshop in walled enclosure
- 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 School District
- 2. Location of nearest police station: SLO County Sheriff, 2099 10 St. Los Osos
- 3. Location of nearest fire station: Station 15, 2315 Baywood Heights Drive, Los Osos
- 4. Location of nearest public transit stop: Pine Street & LOVR (1.2 mi.)
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1.8 mi. _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Vacant Land
- 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. Report was submitted to County for approval of original tract per Kerry Brown

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.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information N/A

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
0.21 acres of the site are set aside as a Native Vegetation Preserve, 84' wide SBBlvd ROW
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: HOA CCRs

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: PV electricity generation, solar water heating, stormwater and grey-water collection system

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

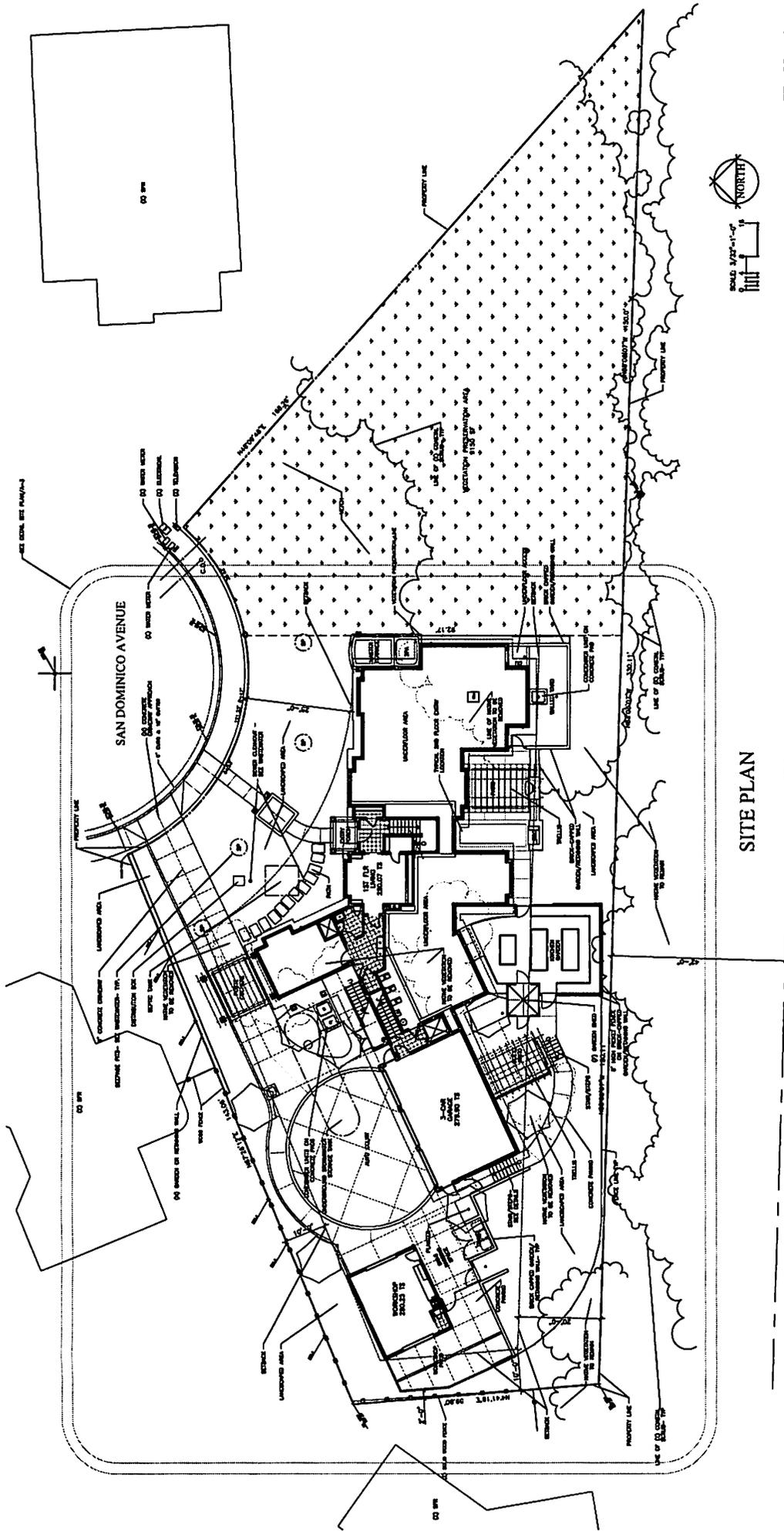
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Easement, need title report

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: Morro Shoulderband snail
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): Previous EIR

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): County MUP and Building Permit, California Coastal Commission, Fish and Wildlife Service
- (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

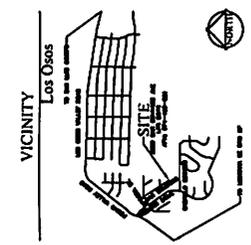


SITE PLAN

DLA
architecture
 10000 W. 10th Ave., Suite 1000
 Denver, CO 80202
 Phone: 303.733.1100
 Fax: 303.733.1101
 Website: www.dla-arch.com

Client: Charvonia Residence MUP
Project: Charvonia Residence MUP
Location: 10000 W. 10th Ave., Suite 1000, Denver, CO 80202
Date: 10/10/2013
Sheet: A-2

SITE PLAN LEGEND
 (---) EXISTING PAVEMENT
 (---) CONCRETE DRIVEWAY
 (---) CONCRETE DRIVEWAY
 (---) CONCRETE DRIVEWAY



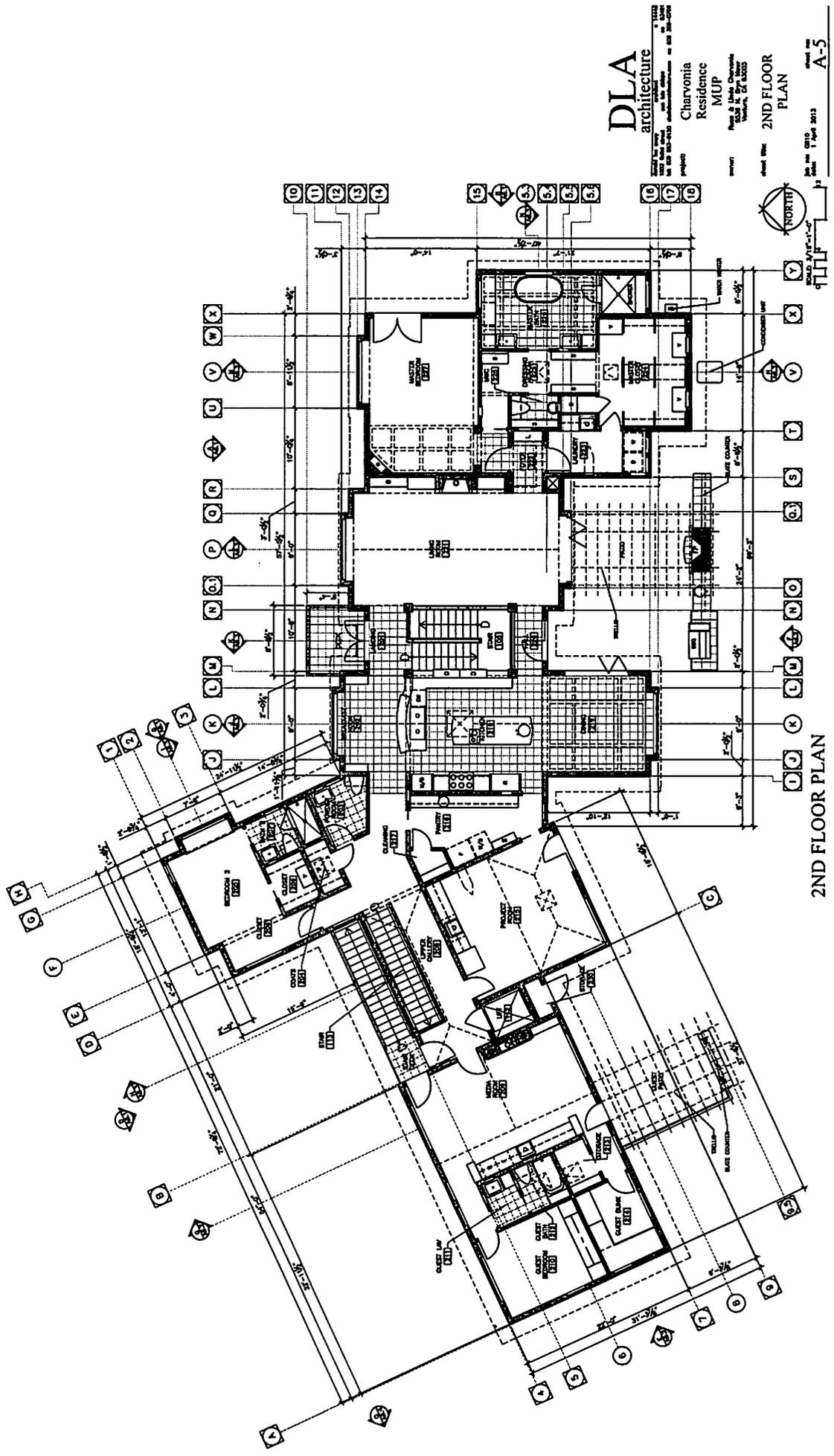
DLA
architecture

Charvonia
Residence
MUP

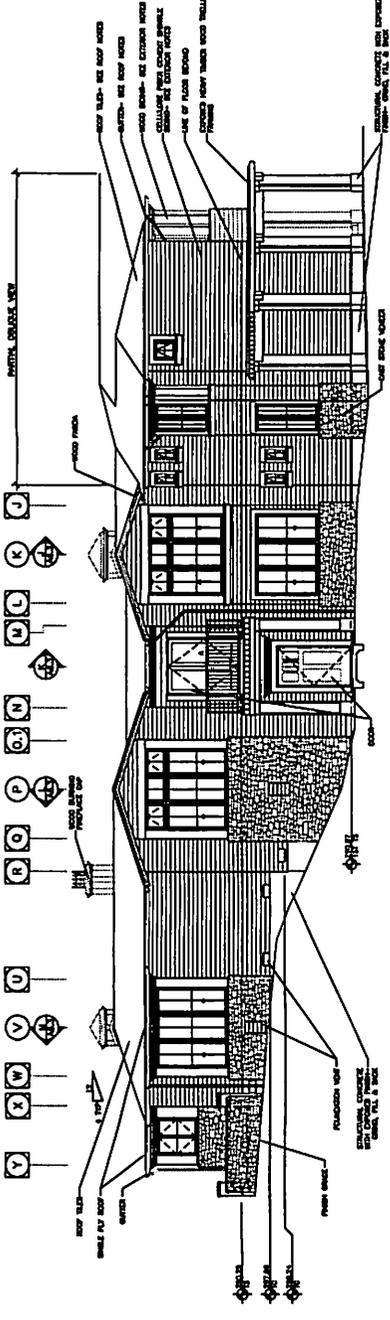
Project: 2ND FLOOR PLAN

Sheet No: 2ND FLOOR PLAN

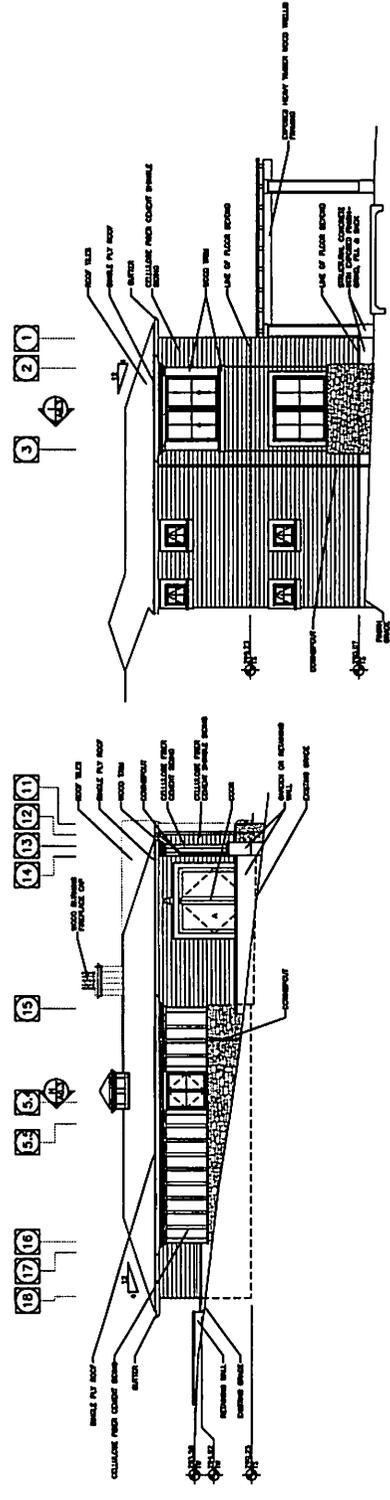
Scale: 1/8" = 1'-0"



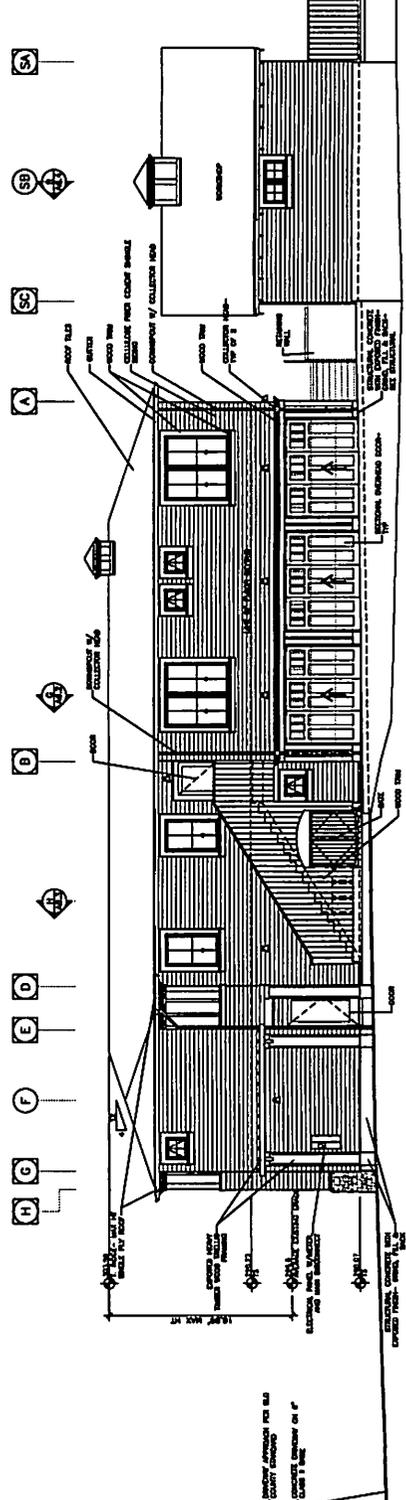
2ND FLOOR PLAN



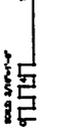
A - NORTH ELEVATION



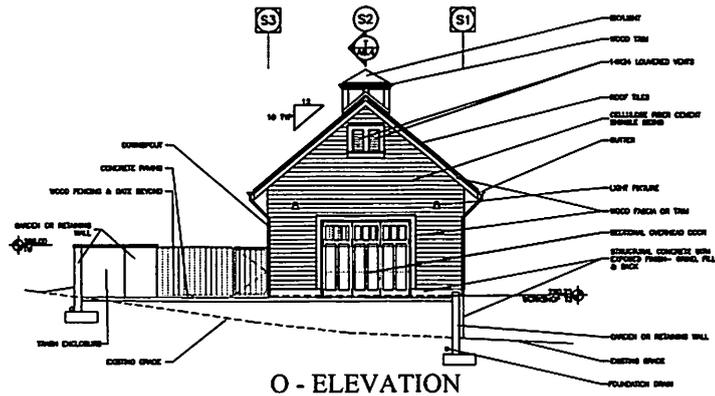
B - EAST ELEVATION



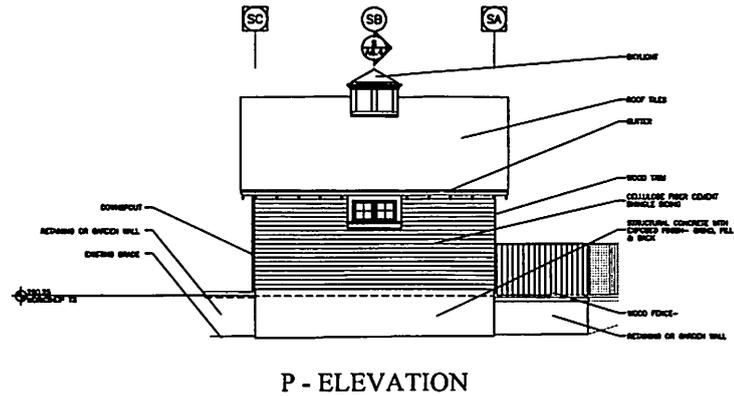
C - NORTHEAST ELEVATION



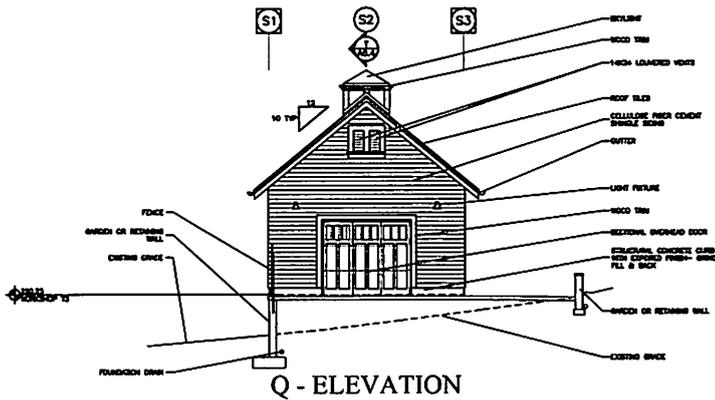
D - NORTHWEST ELEVATION



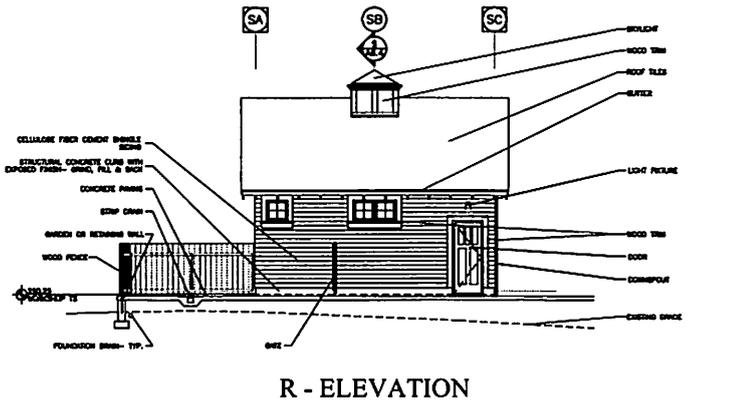
O - ELEVATION



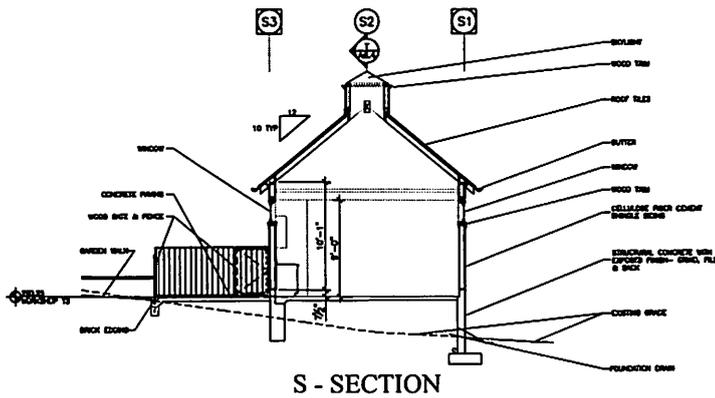
P - ELEVATION



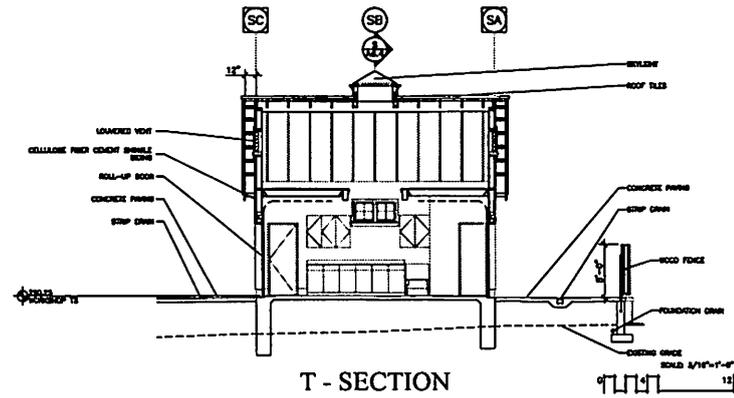
Q - ELEVATION



R - ELEVATION



S - SECTION



T - SECTION

DLA
architecture

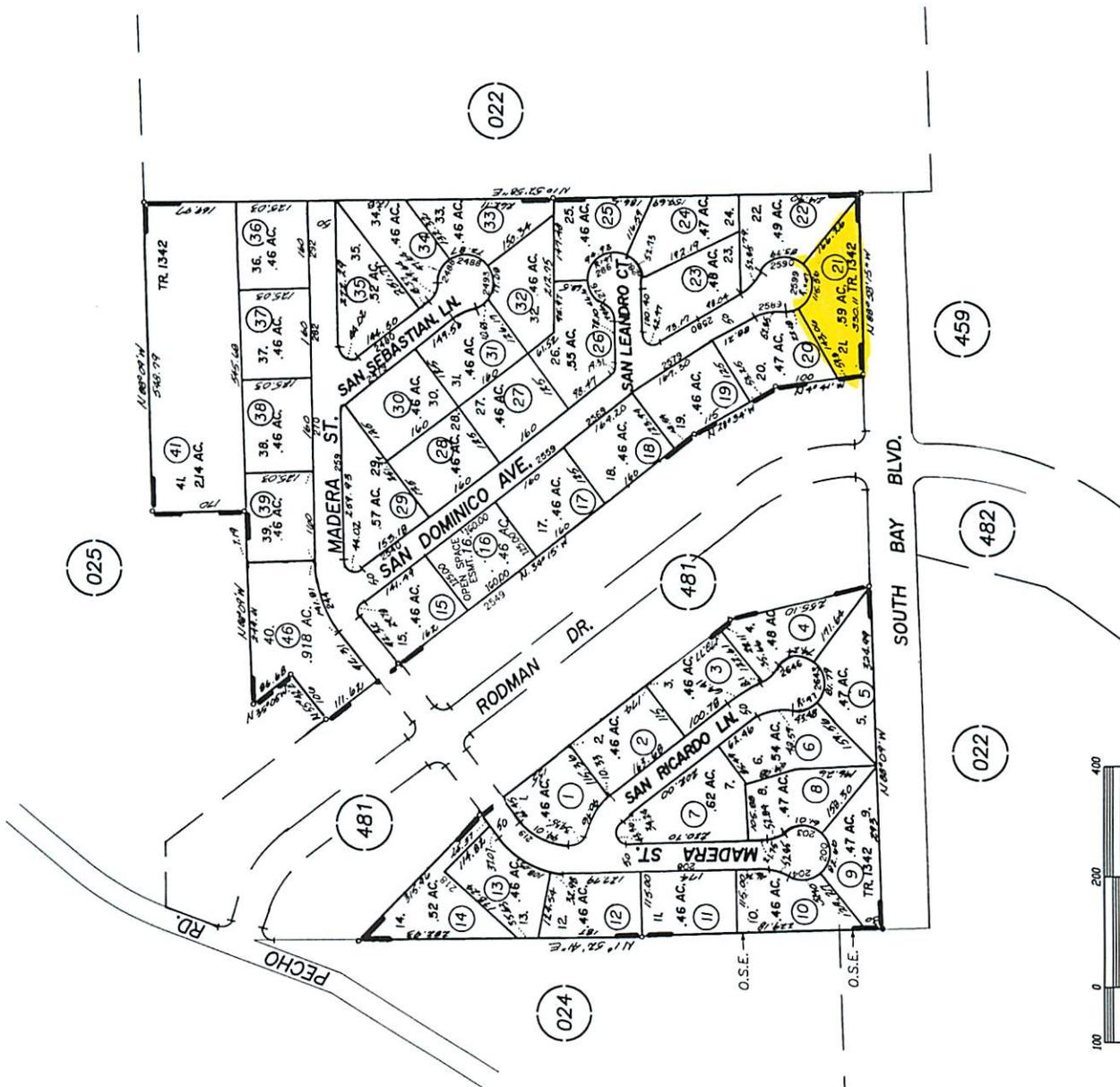
Small text: 1000 10th Street, Suite 100, San Francisco, CA 94103
Tel: 415.774.8100, Fax: 415.774.8101, Website: www.dla-arch.com

Project: **Charvonia Residence MUP**

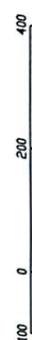
Owner: **Ross & Linda Charvonia**
8630 N. Lynn Street
Van Nuys, CA 91411

Sheet Title: **WORKSHOP ELEV & SECTIONS O-T**

Job No: 0810
Date: 7 April 2013
Sheet No: **A-8**



REVISIONS	
I.S.	DATE
NA	04-12-04
NA	02-27-06



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 074-483-021

4/11/2013
12:35:09PM

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 CHARVONIA RUSSELL E
5536 N BRYN MAWR ST VENTURA CA 93003-2224

OWN CHARVONIA LINDA L

OWN CHARVONIA REVOCABLE LIVING TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	02599 SAN DOMINICO AV LSOS

Lot Information:

<u>Tract / Twnshp</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>
1342	0000	0021	Los Osos	Estero	RSF	LCP	CAZ	Y	CD / SL / BO	D900232P

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 1342 LT 21

Notes

Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 02 ROAD-CO/SUPVR
LOS OSOS-ZONE B COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
LOS OSOS-ZONE J COMM. SERVICE



Parcel Summary Report For Parcel # 074-483-021

4/11/2013
12:35:09PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS-ZONE K COMM. SERVICE
LOS OSOS COMM. SERVICE

Case Information

Case Number:

Case Status:

D990098P INH Primary Parcel

Description:

SFD

DRC2012-00085 REC Primary Parcel

Description:

MUP FOR NEW 5335 SQ FT SFD AND 400 SQ FT WORKSHOP/GARAGE.

PMT2002-20628 WIT Primary Parcel

Description:

CONST SFD DO# B 1849

PMT2002-27193 REA Primary Parcel

Description:

SINGLE FAMILY DU W/ATT GARAGE

PMT2002-27195 WIT Primary Parcel

Description:

GRADING FOR SFD

PRE2012-00023 REC Primary Parcel

Description:

5,335 SF SFR AND 400 SF DETACHED GARAGE

PRE2012-00024 REC Primary Parcel

Description:

ENTERED IN ERROR

60227 EXP Related Parcel

Description:

D900232P CMP Related Parcel

Description:

35 SINGLE FAMILY RESIDENCES

D920121V CMP Related Parcel

Description:

SLOPE VARIANCE FOR 11 INDIVIDUAL LOTS