SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/10/2013

TO: _____

FROM: Taryn Jamison, Development Review

PROJECT DESCRIPTION: DRC2012-00088 RITTENHOUSE- Minor Use Permit for an addition to an existing SFR located off El Dorado Street in Los Osos. APN: 074-423-038.

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

DRC2012-00088 RITTENHOUSE HA
MINOR USE PERMIT
MUP FOR AN ADDTION FOR A SFD.
EST/ LSOS TKJ
CAZ LCP RSF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Bu

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 HARRY RITTEN HOUSE Daytime Phone 534-9835
Mailing Address 2296 EL DORADO ST., LOS OSOS, CA Zip Code 93402
Email Address:

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

☒ Agent Name BRUCE BEERY Daytime Phone 927.7130
Mailing Address P.O. BOX 12, CAMBRIA, CA Zip Code 93428
Email Address:

PROPERTY INFORMATION

Total Size of Site: 6,214 SF Assessor Parcel Number(s): 074-423-038
Legal Description:
Address of the project (if known): 2296 EL DORADO ST., LOS OSOS, CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOS OSOS VALLEY RD. TO MONARCH LN. TURN RIGHT TO EL DORADO ST.
Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): TOTAL GSA = 2627 SF. AFTER ADDITION OF 466 SF.

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 [signature] Date 4/4/13

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): N/A

Describe existing and future access to the proposed project site: EXISTING PAVED STREETS

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: RESIDENTIAL South: RESIDENTIAL
East: RESIDENTIAL 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: 1029 sq. feet 16 % Landscaping: 4868 sq. feet 79 %
Paving: 317 sq. feet 5 % Other (specify) _____
Total area of all paving and structures: 1,346 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres
Number of parking spaces proposed: 2 Height of tallest structure: 22'-4"
Number of trees to be removed: 0 Type: _____
Setbacks: Front 15' Right 10' Left 25' Back 10'

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: LOSD
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy) N/A

Proposed sewage disposal: ☒ Individual on-site system EXISTING ☐ 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: LOS OSOS F.D.

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: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 2,129 SF
Total of area of the lot(s) minus building footprint and parking spaces: 4,868 SF

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: ALL acres
   Moderate slopes of 10-30%: _____ acres
   Steep slopes over 30%: _____ 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: EXISTING TRACT DEVELOPMENT
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: STREET VIEWS

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? N/A
4. How many service connections will be required? N/A
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 EXISTING

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? _____ 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: WHEN COMPLETED

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: MISSION DISPOSAL
3. Where is the waste disposal storage in relation to buildings? GARAGES
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: LOS OSOS S.D.
2. Location of nearest police station: LOS OSOS
3. Location of nearest fire station: LOS OSOS
4. Location of nearest public transit stop: LOS OSOS VALLEY RD.
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 1.5 feet/(miles)

Historic and Archeological Information

1. Please describe the historic use of the property:
   SFR
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 N/A

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 N/A

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): _____
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: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: REPLACE ALL E. WINDOWS

*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

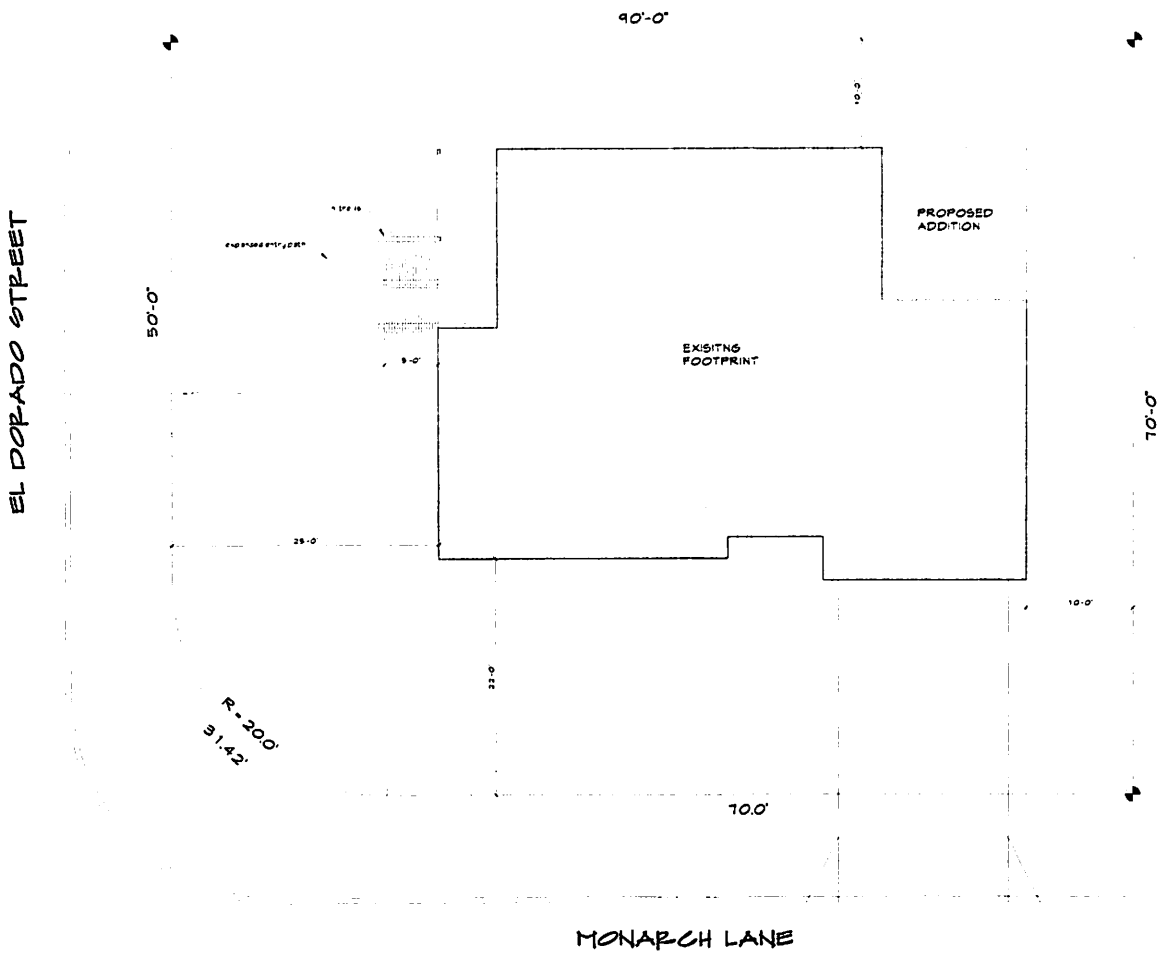
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   RECYCLE USED BLDG. MTLS.

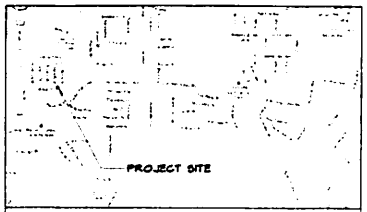
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? ☐ Yes ☒ No
   If yes, please describe and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

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): SLO COUNTY BLDG. PERMIT

   (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.)





VICINITY MAP

SITE PLAN

SCALE: 3/16"

NOTES
1) VERIFY ALL EXISTING DIMENSIONS

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A-5 ELEVATIONS

PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

LOW NATURAL GRADE	100'-0"
HI NATURAL GRADE	101'-0"
AVERAGE NAT. GRADE	100'-6"
MAX. ALLOWED HEIGHT	128'-0"
MAX. PROPOSED HEIGHT	122'-6"

BUILDING DATA

LIVING AREA	LOW	UPPER
EXISTING	839	824
ADD	190	276
TOTAL	1029	1100
GARAGE / LAUNDRY		998
COMBINED SQ. FT.		2927

OWNER

HARRY & SUSAN RITTENHOUSE

2296 EL DORADO ST
LOS OSOS, CA 93402

SITE

LOT 1&2 BLOCK 9
CAMBRIA PINES UNIT NO 1

APN # 074-423-038

BEERY ASSOCIATES

DESIGN & DEVELOPMENT

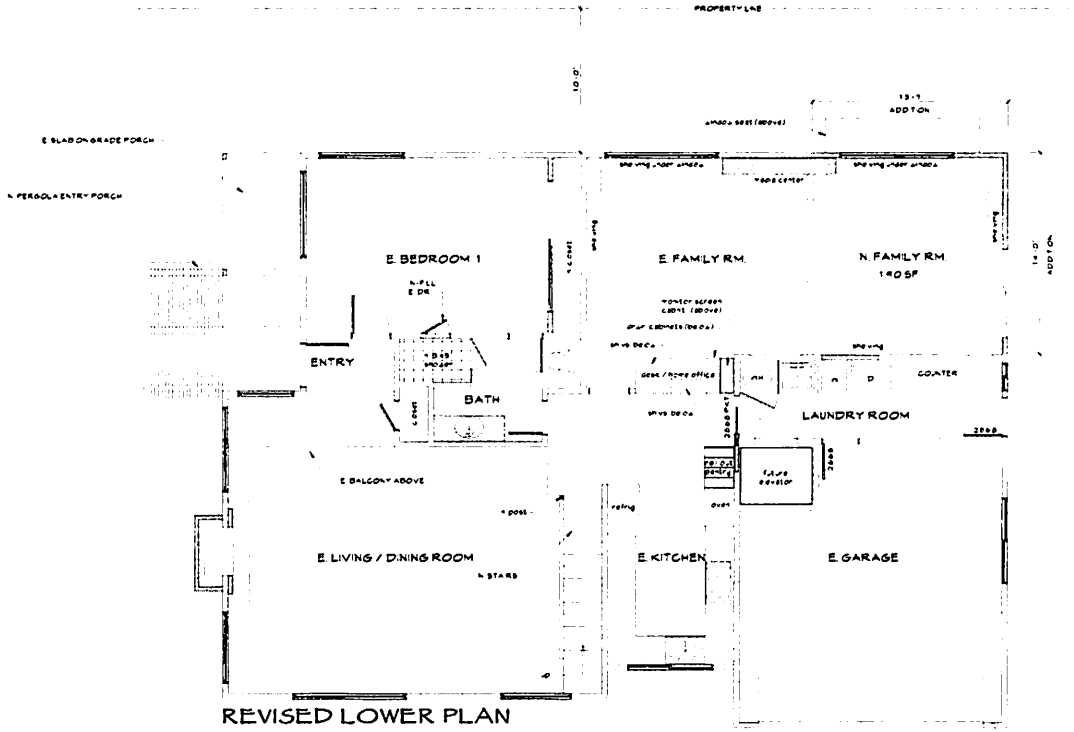
MUP

BRUCE BEERY & ASSOCIATES
P.O. BOX 12, CAMBRIA
CALIFORNIA 93428

4-2-19

SITE PLAN

SHEET C-1



REVISED LOWER PLAN

LEGEND

EXISTING WALLS
NEW WALLS
REMOVE WALLS

PLAN ABBREVIATIONS

FF	FINISH FLOOR ELEVATION	CT	CERAMIC TILE
F.L.	FLOW LINE	CPT	CARPET
TOF	TOP OF FASCIA/ROOF	FND	FOUND
NG	NATURAL GRADE	T	TILE
FG	FINISH GRADE	SHP	SHELF AND POLE
TOW	TOP OF WALL	D	DRYER
TOP	TOP OF PAVEMENT	R	RANGE
FS	FINISHED SURFACE	S	STAIR RISER
(N)	NEW	T	STAIR TREAD
(E)	EXISTING	MIR	MIRROR
REP	REPLACE	SS	STONE SURFACE
	TOILET PAPER HOLDER	UOS	UNLESS OTHERWISE SPECIFIED
	TOWEL BAR LENGTH	BL	BATH LIGHT

LOW FLOOR PLAN

SCALE : 1 / 4"

NOTES:
1) VERIFY ALL EXISTING DIMENSIONS

N

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PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

LOW NATURAL GRADE	100'-0"
HI NATURAL GRADE	101'-0"
AVERAGE NAT GRADE	100'-6"
MAX ALLOWED HEIGHT	129'-0"
MAX PROPOSED HEIGHT	122'-6"

BUILDING DATA

LIVING AREA	LOW	UPPER
EXISTING	829	824
ADD	180	276
TOTAL	1029	1100
GARAGE / LAUNDRY		468
COMBINED SQ. FT.		2427

OWNER
HARRY & SUSAN RITTENHOUSE
2296 EL DORADO ST
LOS OSOS, CA 93402

SITE
LOT 162 BLOCK 9
CAMBRIA PINES UNIT NO 1

APN # 074-422-038

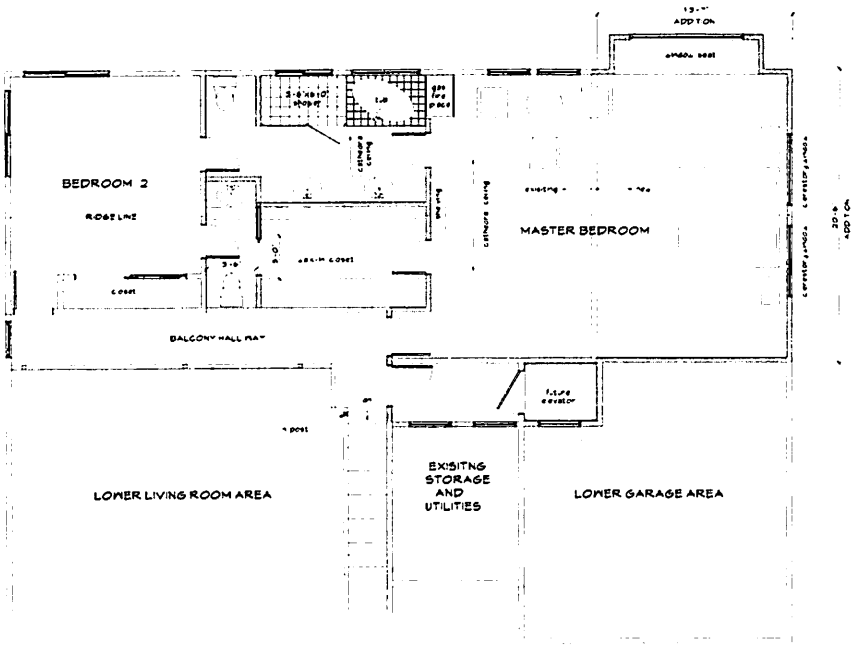
BEERY ASSOCIATES
DESIGN & DEVELOPMENT

MUP

BRUCE BEERY & ASSOCIATES
P.O. BOX 12, CAMBRIA CALIFORNIA 93428

4-3-19

SHEET
LOW FLOOR PLAN A 1



LEGEND

EXISTING WALLS
NEW WALLS
REMOVE WALLS

PLAN ABBREVIATIONS

FF	FINISH FLOOR ELEVATION	CH	CEILING HEIGHT FROM FF
FL	FLOW LINE	C	CARPET
TOP	TOP OF PLATFORM	FND	FOUND
NG	NATURAL GRADE	I.J.	I.J.
FG	FINISH GRADE	E.P.	ELECT. AND POLE
TOM	TOP OF WALL	D	DRYER
TOP	TOP OF PAVEMENT	W	WASHER
FS	FINISHED SURFACE	S	STAIR RISER
NEW	NEW	T	STAIR TREAD
(E)	EXISTING	M	MIRROR
REP	REPLACE	SS	STONE SURFACE
		U.O.S.	UNLESS OTHERWISE SPECIFIED
TP	TOILET PAPER HOLDER	SK	SKYLIGHT
	TOWEL BAR LENGTH		

UPPER FLOOR PLAN

SCALE : 1 / 4"

NOTES
1) VERIFY ALL EXISTING DIMENSIONS

N

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PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

LOW NATURAL GRADE	101'-0"
HI NATURAL GRADE	111'-0"
AVERAGE NAT. GRADE	106'-6"
MAX. ALLOWED HEIGHT	128'-0"
MAX. PROPOSED HEIGHT	122'-6"

BUILDING DATA

LIVING AREA	LOW	UPPER
EXISTING	838	924
ADD	191	276
TOTAL	1029	1100
GARAGE / LAUNDRY		498
COMBINED SQ FT		2627

OWNER
HARRY & SUSAN RITTENHOUSE
2796 EL DORADO ST
LOS OSOS, CA 93402

SITE
LOT 142 BLOCK 9
CAMBRIA PINES UNIT NO 1
APN # 074-423-038

BEERY ASSOCIATES
DESIGN & DEVELOPMENT

MUP

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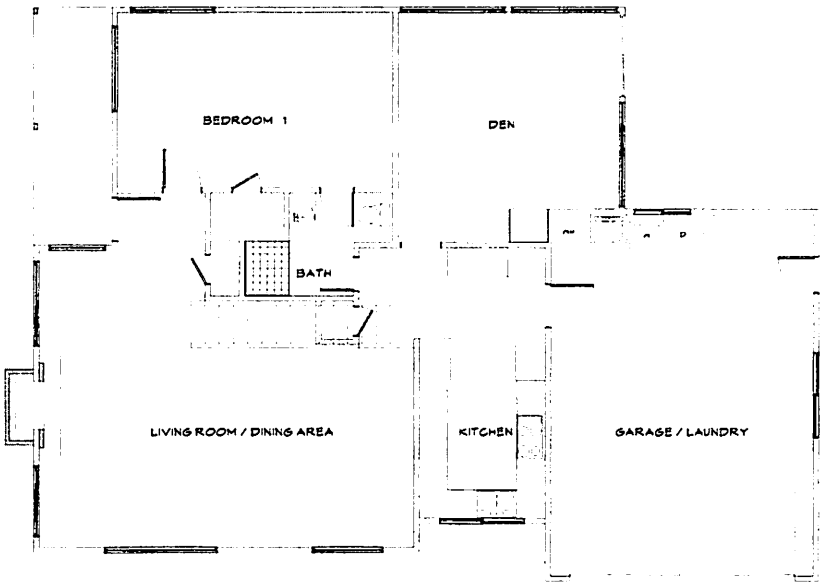
P.O. BOX 12, CAMBRIA CALIFORNIA 93428
805-927-3130
beery@charter.net

4-3-19

SHEET
UPPER FLOOR PLAN A2



EXISTING LOW FLOOR PLAN

SCALE : 1 / 4"

N

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PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

LOW NATURAL GRADE	100'-0"
HI NATURAL GRADE	101'-0"
AVERAGE NAT. GRADE	100'-6"
MAX ALLOWED HEIGHT	128'-0"
MAX PROPOSED HEIGHT	122'-4"

BUILDING DATA

LIVING AREA	LOW	UPPER
EXISTING	839	824
ADD	190	276
TOTAL	1029	1100
GARAGE / LAUNDRY		498
COMBINED SQ. FT.		2627

OWNER

HARRY & SUSAN RITTENHOUSE

2296 EL DORADO ST.
LOS OSOS, CA 93402

SITE

LOT 182 BLOCK 9
CAMBRIA PINES UNIT NO 1

APN # 074-423-038

BEERY ASSOCIATES

DESIGN & DEVELOPMENT

MUP

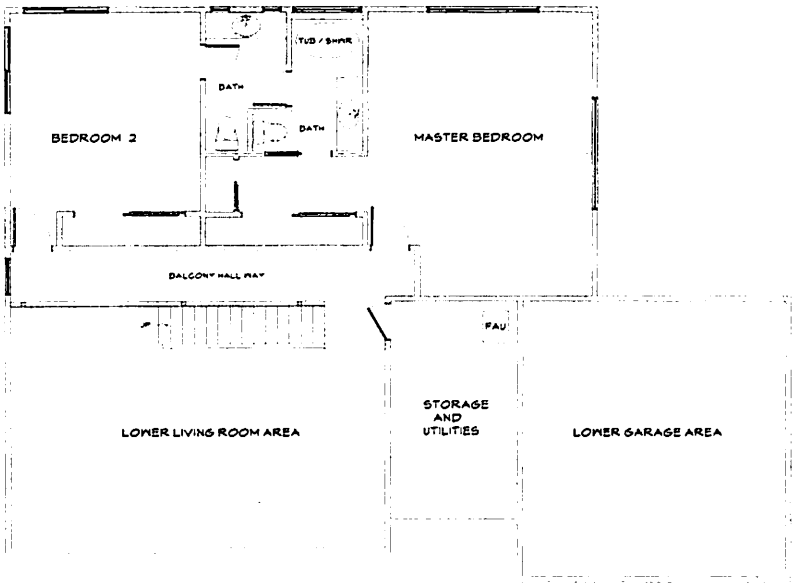
BRUCE BEERY & ASSOCIATES
P.O. BOX 12, CAMBRIA
CALIFORNIA 93428

[illegible]
beery@[illegible]

4-2-19

EXISITNG LOW FLOOR PLAN

SHEET A3



EXISTING UPPER FLOOR PLAN

SCALE : 1 / 4"

N

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PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

LOW NATURAL GRADE	109'-0"
HI NATURAL GRADE	101'-0"
AVERAGE NAT. GRADE	105'-0"
MAX. ALLOWED HEIGHT	129'-0"
MAX. PROPOSED HEIGHT	123'-0"

BUILDING DATA

LIVING AREA	LOW	UPPER
EXISTING	836	824
ADD	192	276
TOTAL	1028	1100
GARAGE / LAUNDRY		499
COMBINED SQ. FT.		2627

OWNER

HARRY & SUSAN RITTENHOUSE

2296 EL DORADO ST.
LOS OSOS, CA 93402

SITE

LOT 162 BLOCK 9
CAMBRIA PINES UNIT NO 1

APN # 074-423-038

BEERY ASSOCIATES
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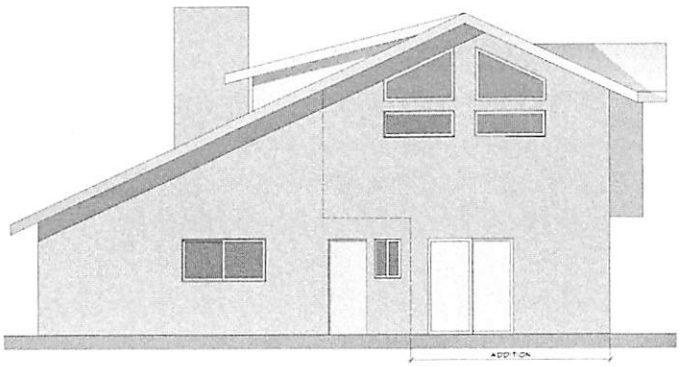
MUP

BRUCE BEERY
& ASSOCIATES
P.O. BOX 12, CAMBRIA
CALIFORNIA 93428

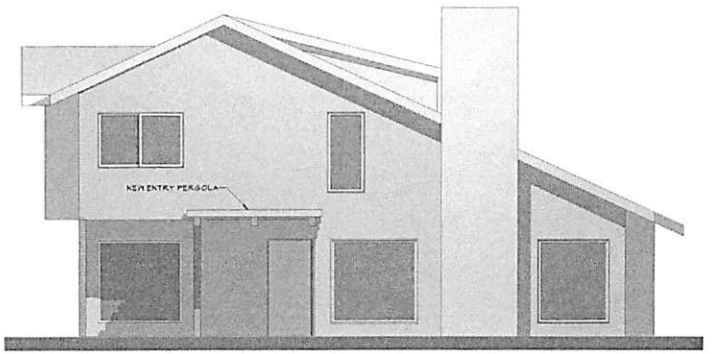
805-927-7139
beery@sbcglobal.net

4-2-19

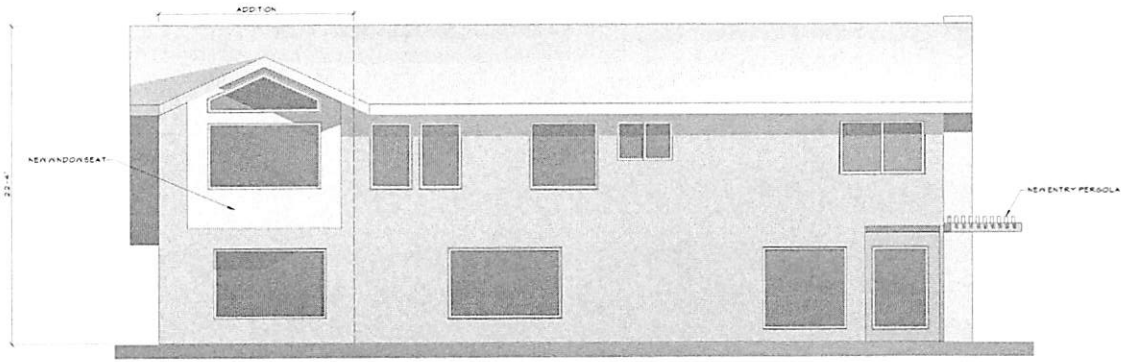
SHEET
EXISTING UPPER FLOOR PLAN A4



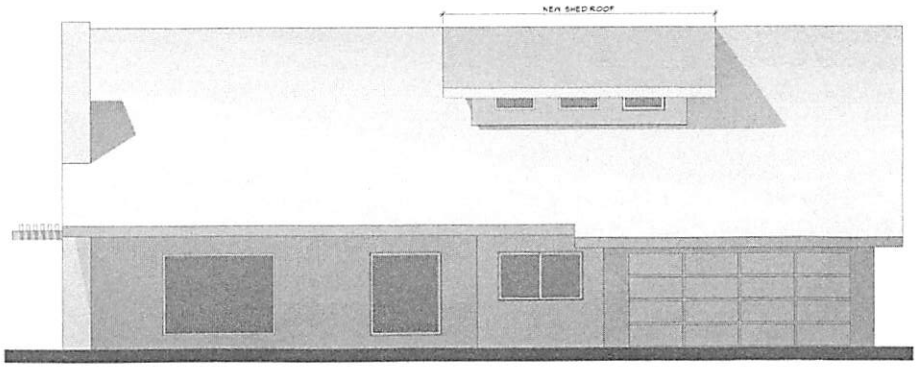
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS

SCALE: 1/4"

SHEET INDEX

C-1	SITE PLAN
A-1	LOWER FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	E. LOWER FLOOR PLAN
A-4	E. UPPER FLOOR PLAN
A-5	ELEVATIONS

PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

LOW NATURAL GRADE	101'-0"
HI NATURAL GRADE	101'-0"
AVERAGE NAT. GRADE	100'-6"
MAX. ALLOWED HEIGHT	128'-0"
MAX. PROPOSED HEIGHT	127'-4"

BUILDING DATA

LIVING AREA	LOW	UPPER
EXISTING	839	821
ADD	190	276
TOTAL	1029	1100
GARAGE / LAUNDRY		498
COMBINED SQ. FT		2027

THE BEERY & ASSOCIATES ALL DRAWINGS ARE EXPRESSLY AND OTHER PROPERTY RIGHTS IN THEIR USE ON ANY OTHER WORK AND ARE NOT TO BE LOANED, COPIED OR REPRODUCED BY BEERY & ASSOCIATES AND THIS WORK SHALL NOT BE USED BY OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF BEERY & ASSOCIATES. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB. ANY DISCREPANCY IN THESE NOTES BEERY & ASSOCIATES AND BEERY & ASSOCIATES SHALL BE NOTIFIED BEFORE CONSTRUCTION.

OWNER

HARRY & SUSAN RITTENHOUSE

2296 EL DORADO ST.
LOS OSOS, CA. 93402

SITE

LOT 162 BLOCK 9
CAMBRIA PINES UNIT NO 1

APN # 074-423-038

BEERY ASSOCIATES
DESIGN & DEVELOPMENT

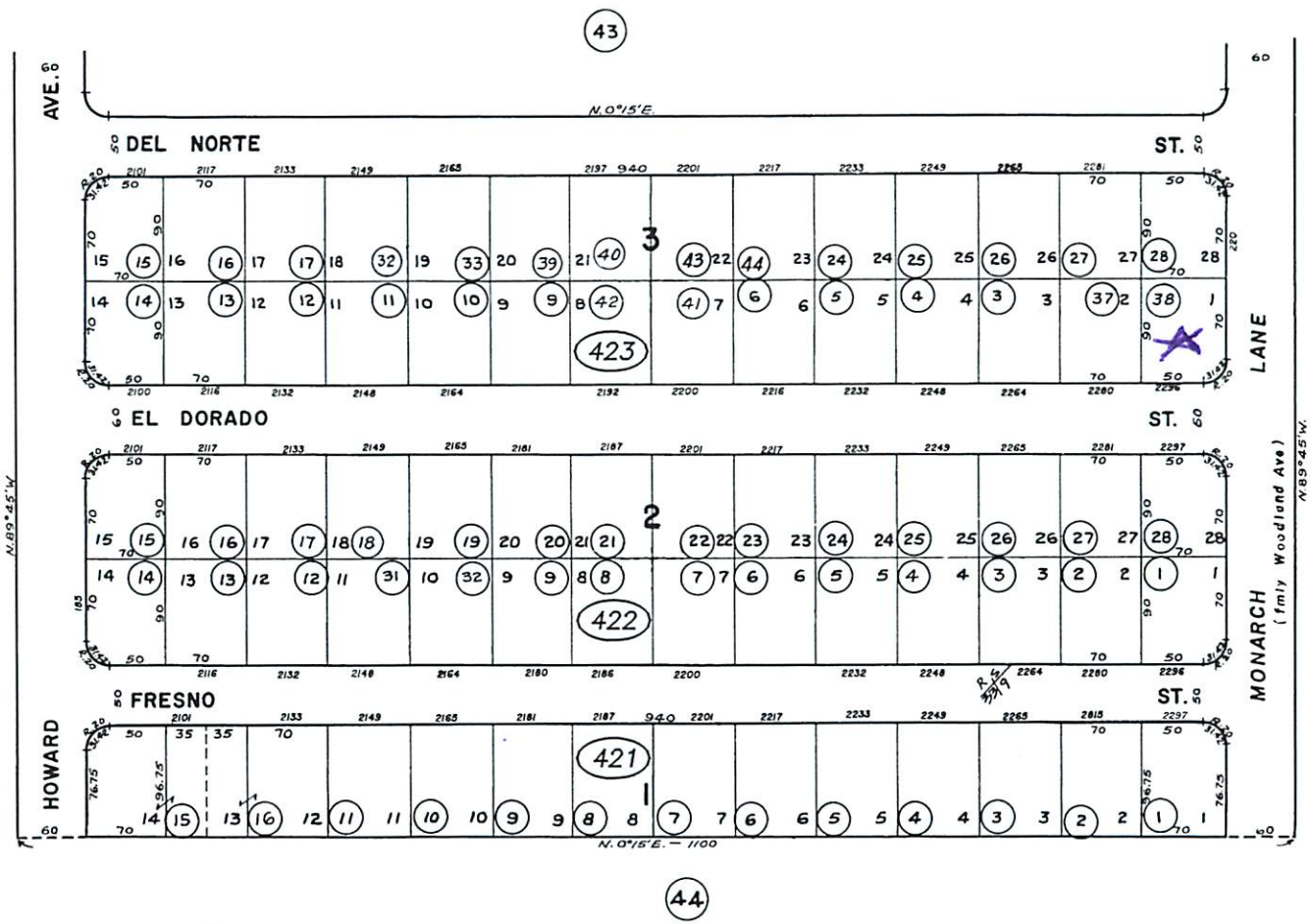
MUP

BRUCE BEERY
& ASSOCIATES
P.O. BOX 12, CAMBRIA
CALIFORNIA 93428

805-927-7138
beery@charter.net

4-2-15

SHEET
ELEVATIONS A5



REVISIONS

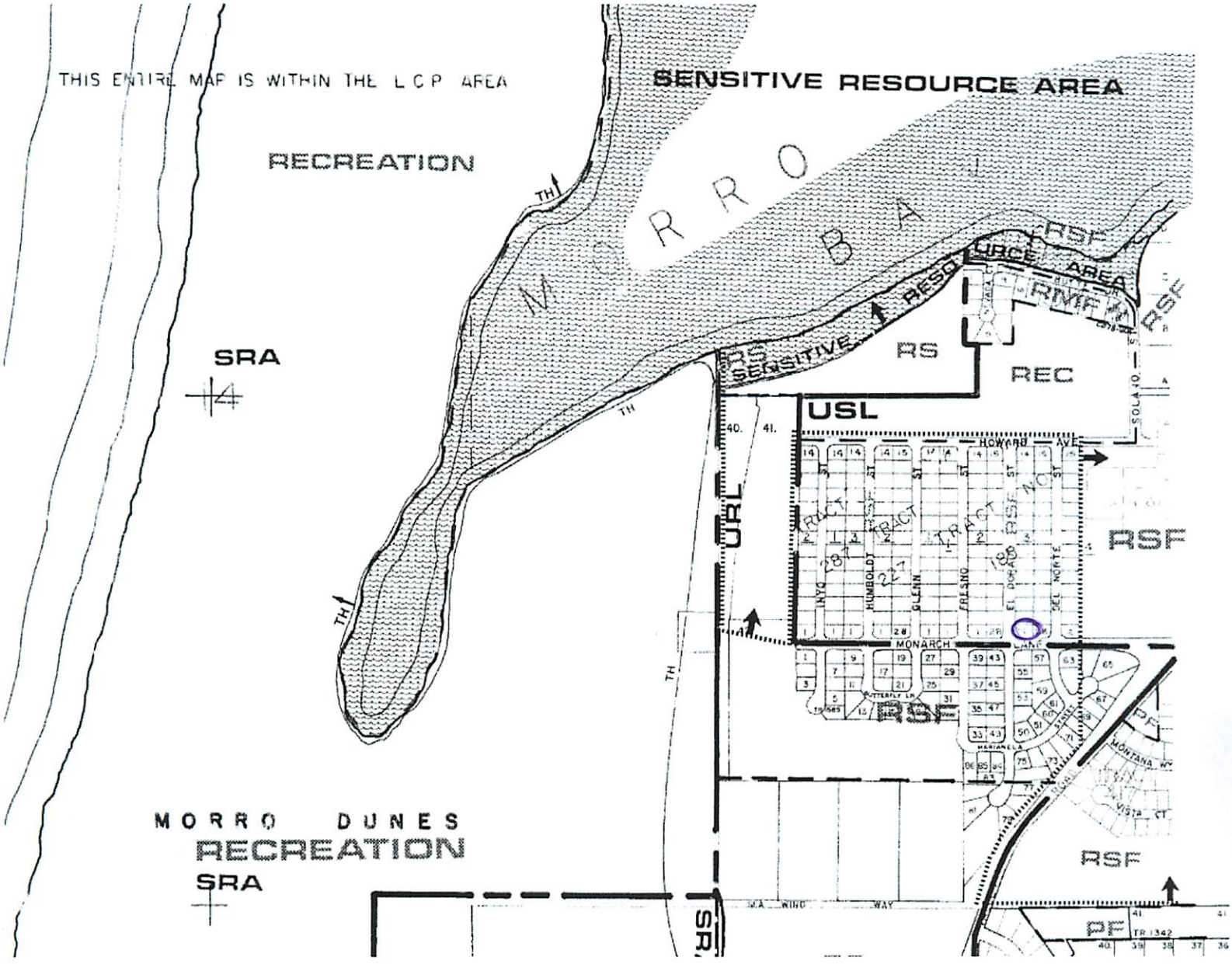
TECH	DATE

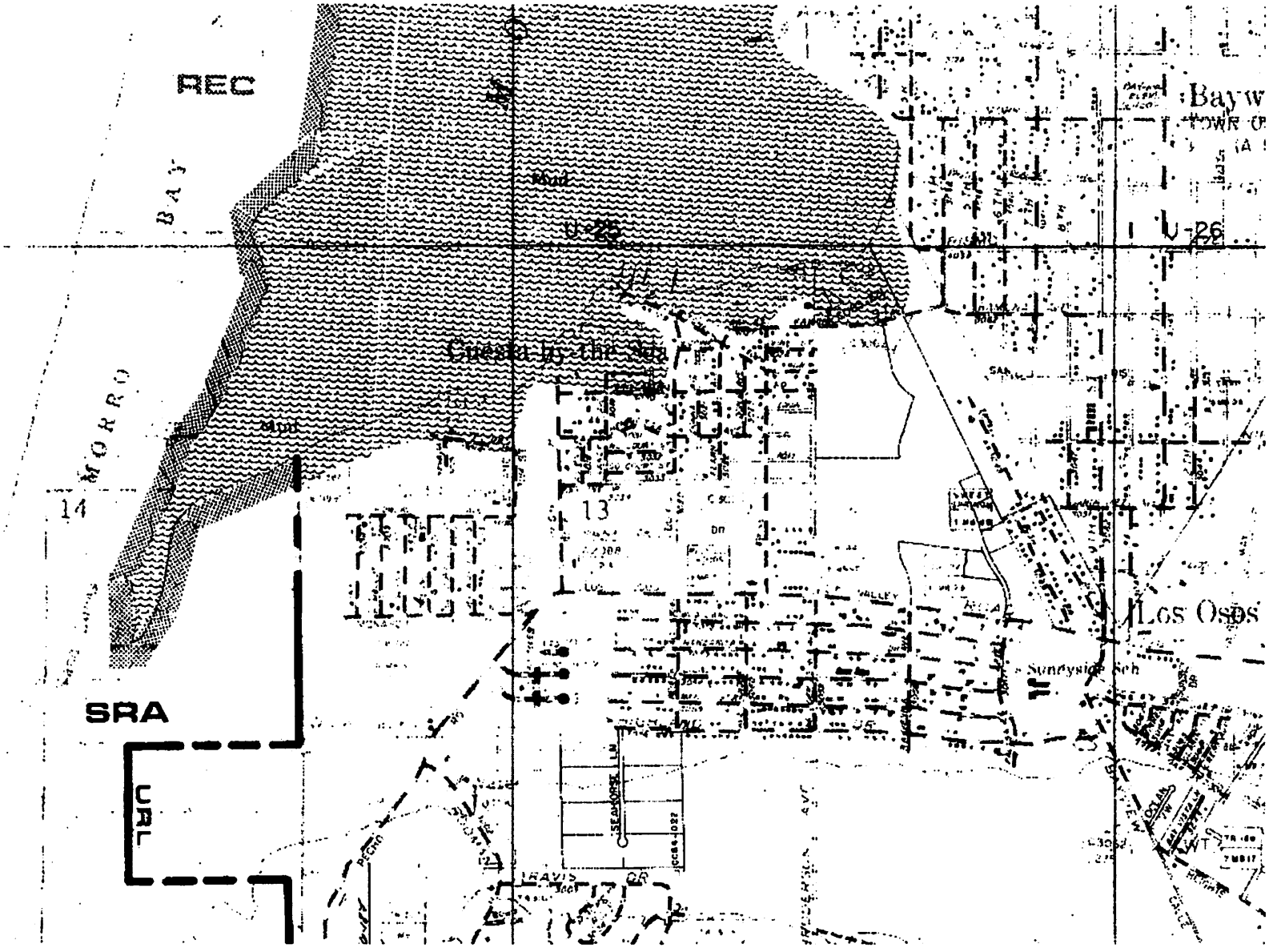
50 0 100 200

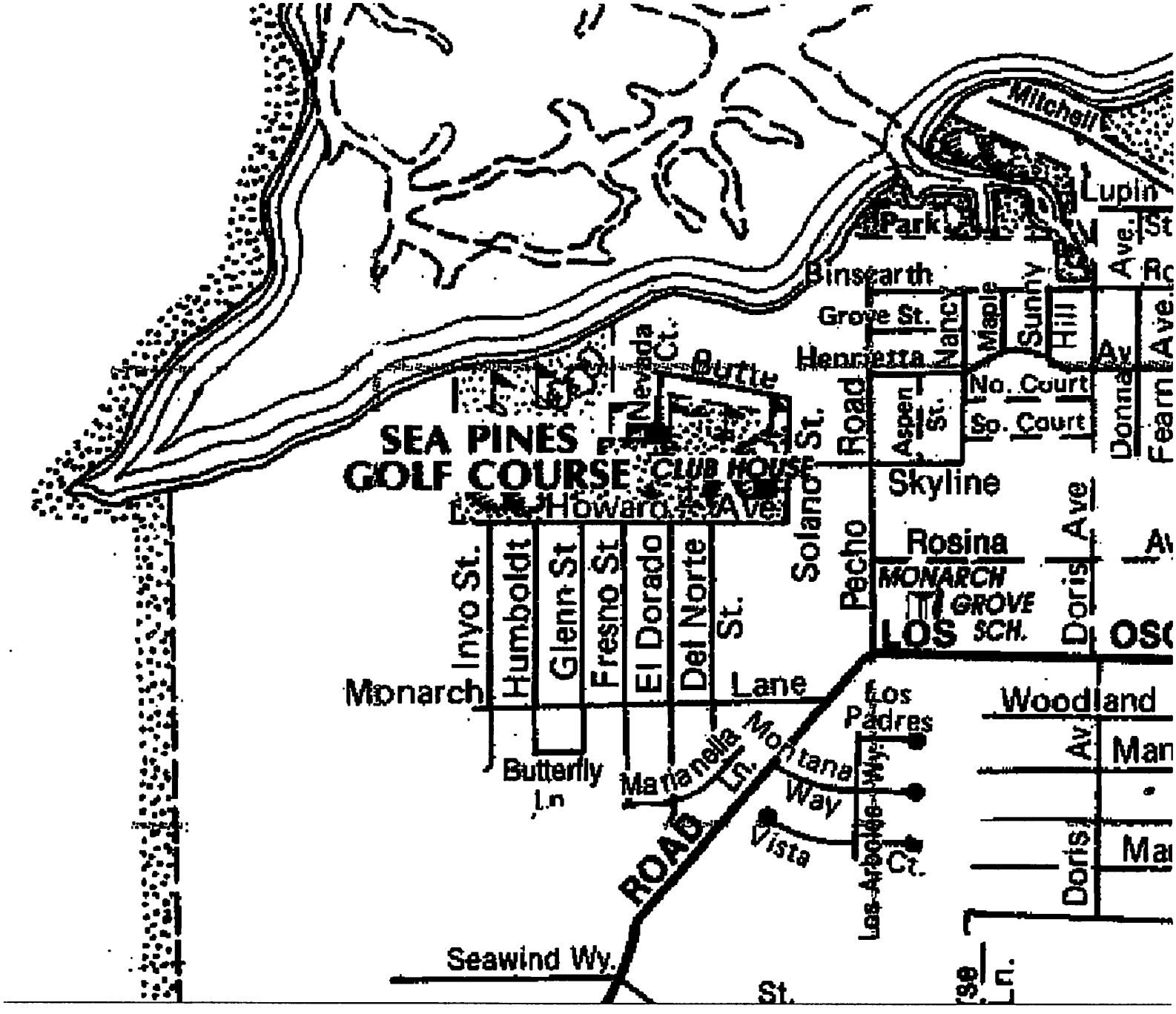
GW 12-23-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 185 ; R.M. Bk. 6 , Pg. 44.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 074 PAGE 42


THIS ENTIRE MAP IS WITHIN THE L C P AREA
SENSITIVE RESOURCE AREA
RECREATION
MORRO BAY
SRA
RS SENSITIVE RESOURCE AREA
RS
REC
USL
URL
RSF
RMF
PF
MONARCH
HOWARD AVE
MORRO DUNES
RECREATION
SRA
SR
TH


REC
MORRO BAY
U-25
U-26
Cuesta-by-the-Sea
13
14
Los Osos
SRA
URL



Mitchell
Lupin
Park
Binsearth
Grove St.
Nancy
Maple
Sunny
Hill
Ave.
Henrietta
Av
No. Court
So. Court
Donna
Fearn
Ave.
Nevada Ct.
Butte
SEA PINES
GOLF COURSE
CLUB HOUSE
Howard Ave.
Solano St.
Road
Aspen St.
Skyline
Pecho
Rosina
Doris Ave
MONARCH
GROVE
SCH.
LOS
Inyo St.
Humboldt
Glenn St
Fresno St
El Dorado
Del Norte
St.
Monarch
Lane
Los Padres
Woodland
Av
Man
Butterfly Ln
Marianella Ln.
Montana Way
Vista
Los Arboles Wy.
Ct.
ROAD
Doris
Seawind Wy.
St.

EL DORADO
DEL NORTE
Los Osos URL
MONARCH

One matching record was found for APN 074-423-038. For more information, please select the record you would like to view.

Click here to return to the Search Page.

Print this page

Assessment Number	Owner Name	Community	Structure Type	-
074423038	Rittenhouse Harry G	Los Osos	Residence	Select

To view the details for a property, please click "Select". To return to the Search page, click here.

Assessment Information for the 2012/2013 Tax Year

Assessment Number:	074-423-038	Assessed Value:	537,000
Owner Name:	Rittenhouse Harry G	Land Value:	175,000
Street Address:	(Protected per CA Govt Code Section 6254.21)	Improvements:	362,000
Community Code:	Los Osos	Personal Property:	0
Tax Rate Area:	112-098	Fixtures Value:	0
Parcel Size:	6,300 SF	Total Exemption:	0
Link to Map:	074423038	Net:	537,000

Property Information as of May 4, 2004

Primary Structure		Miscellaneous Improvements
Structure Type:	Residence	Description: Flatwork
Original Size:	1,934	Description: Porch
Addition Size:	0	
Total Area:	1,934	
Year Built:	1972	
Bedrooms:	2	
Bathrooms:	2.5	
Levels:	2	
Parking:	Garage	

Disclaimer
The data contained in this database is deemed reliable but not guaranteed. This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to ensure the accuracy of this data; however, this material may be slightly dated which would have an impact on its accuracy. The San Luis Obispo County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data.

Parcel Summary Report For Parcel # 074-423-038

4/9/2013
9:24:11AM

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	RITTENHOUSE HARRY G
	2296 EL DORADO ST LOS OSOS CA 93402-2312

Address Information

Status	Address
P	02296 EL DORADO ST LSOS

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
185	0003	0001	Los Osos	Estero	RSF	LCP	CAZ	Y		

Parcel Information

Status	Description	
Active	TR 185 BL 3 LT 1	LESS MIN RTS

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

Parcel Summary Report For Parcel # 074-423-038

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

Case Information

Case Number:	Case Status:	
87581	FNL	Primary Parcel
Description:		
REPLACE FAU FOR SFD		
DRC2012-00088	REC	Primary Parcel
Description:		
MUP FOR AN ADDTION FOR A SFD.		
P970032Z	APP	Primary Parcel
Description:		
INVESTIGATIVE SERVICES		