



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/9/2013

TO: \_\_\_\_\_

FROM: Kerry Brown, Coastal Team- Development Review

PROJECT DESCRIPTION: DRC2012-00094 GIBBS- Minor use permit for the proposed addition of a 290 square foot garage with roof deck, 473 square foot workshop, and a 300 square foot family room, involving excavation of crawl space. Site located off Travis Drive in Los Osos. APN: 074-459-004.

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 \_\_\_\_\_

DRC2012-00094

GIBBS JOHN I

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Pl
- V
- S
- M

MINOR USE PERMIT

ADD A 290 SQ FT (1) CAR GARAGE W-ROOF  
DECK TO REAR OF DWELLING, EXCAVATE  
EST/LSOS  
KJB  
CAZ LCP RSF

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name JOHN GIBBS Daytime Phone (805) 338-8299  
Mailing Address 248 TRAVIS DR. LOS OSOS, CA. Zip Code 93402  
Email Address: \_\_\_\_\_

Applicant Name JOHN GIBBS Daytime Phone (805) 338-8299  
Mailing Address 248 TRAVIS DR. LOS OSOS, CA. Zip Code 93402  
Email Address: \_\_\_\_\_

Agent Name JOHN CLONINGER Daytime Phone (805) 528-6506  
Mailing Address 1883 8TH ST., LOS OSOS, CA. Zip Code 93402  
Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 12,600 Assessor Parcel Number(s): 074-459-004

Legal Description: LOT 4, BLOCK 9, TRACT 306

Address of the project (if known): 248 TRAVIS DR., 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 PECHO VALLEY RD., LEFT ONTO RODMAN DR., LEFT ONTO TRAVIS DR.

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

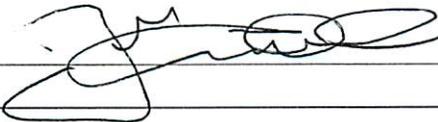
EXIST. SINGLE FAMILY RESIDENCE WITH DOMESTIC LANDSCAPING

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ADD A 290<sup>sq</sup> (1) CAR GARAGE (WITH ROOF DECK ABOVE) TO REAR OF EXIST. DWELLING, EXCAVATE 473<sup>sq</sup> OF EXISTING 679<sup>sq</sup> CRAWLSPACE TO CREATE A 473<sup>sq</sup> WORKSHOP WITH AN 8' CEILING. ADD A 380<sup>sq</sup> FAMILY RM. ON THE UPPER FLOOR LEVEL AT REAR OF DWELLING WITH ACCESS TO NEW GARAGE'S ROOF DECK. AREA BELOW NEW FAMILY RM. TO BE LEFT OPEN FOR ACCESS TO NEW GARAGE.

### 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 

Date 4-29-13

**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.

# 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 16' WIDE CONCRETE DRIVEWAY FROM TRAVIS DR. TO RESIDENCE

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: UNDEVELOPED STREET EASEMENT South: SINGLE FAMILY RESIDENCE  
East: SINGLE FAMILY RESIDENCE West: SINGLE FAMILY RESIDENCE

### For all projects, answer the following:

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

Buildings: 2444 sq. feet 19.4 % Landscaping: 6783 sq. feet 69.7 %

Paving: 1373 sq. feet 10.9 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 3817  sq. feet  acres

Total area of grading or removal of ground cover: 145  sq. feet  acres

Number of parking spaces proposed: 1 (NEW) 2 (EXIST) Height of tallest structure: 11 FT. ABOVE HIGHEST SITE ELEV.

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 41' Right 11' Left 21' Back 44'

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:  EXISTING 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: \_\_\_\_\_  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 (EXISTING) Number of bedrooms per unit: 3 (EXISTING)

Total floor area of all structures including upper stories, but not garages and carports: 2621 SQ.FT.

Total of area of the lot(s) minus building footprint and parking spaces: 10156 SQ.FT.

# 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):  
248 TRAVIS DR., LOS OSOS, CA., identified as Assessor Parcel Number  
074-459-004, 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 FAMILY RESIDENCE (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: JOHN GIBBS  
Daytime Telephone Number: 805-338-8299
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property \_\_\_\_\_

## PERSON OR ENTITY GRANTING CONSENT:

Print Name: JOHN GIBBS

Print Address: 248 TRAVIS DR., LOS OSOS, CA.

Daytime Telephone Number: (805) 338-8299

Signature of landowner:  Date: 4/29/13

## AUTHORIZED AGENT:

Print Name: JOHN CLONINGER

Print Address: 1883 BTH ST., LOS OSOS, CA.

Daytime Telephone Number: (805) 528-6506

Signature of authorized agent:  Date: 4/29/13

# 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: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: .28 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: SITE GRADING FOR EXISTING RESIDENCE BUILT IN 1976
- 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: SAN DOMINICO AVE.

**Water Supply Information**

1. What type of water supply is proposed?  
 Individual well     Shared well     Community water system (EXISTING)
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? (1) EXISTING
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
- N/A 6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
- N/A 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
- N/A 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**    N/A - AN EXISTING SEPTIC SYSTEM SERVES RESIDENCE. NO INCREASE IN WATER FIXTURE UNITS ARE PROPOSED.

**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)

N/A **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: MISSION COUNTRY DISPOSAL
3. Where is the waste disposal storage in relation to buildings? LEFT SIDE OF RESIDENCE
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: 2099 10<sup>TH</sup> ST., LOS OSOS
3. Location of nearest fire station: 2315 BAYVIEW HEIGHTS RD.
4. Location of nearest public transit stop: \_\_\_\_\_
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:  
EXISTING SINGLE FAMILY RESIDENCE
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.

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: \_\_\_\_\_

**N/A** Agricultural Information

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): \_\_\_\_\_  
NONE
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 \*: ALL EXISTING SINGLE PANE WINDOWS ARE TO BE REPLACED WITH DUAL PANE, LOW '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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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): COUNTY BUILDING 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.)

# 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.

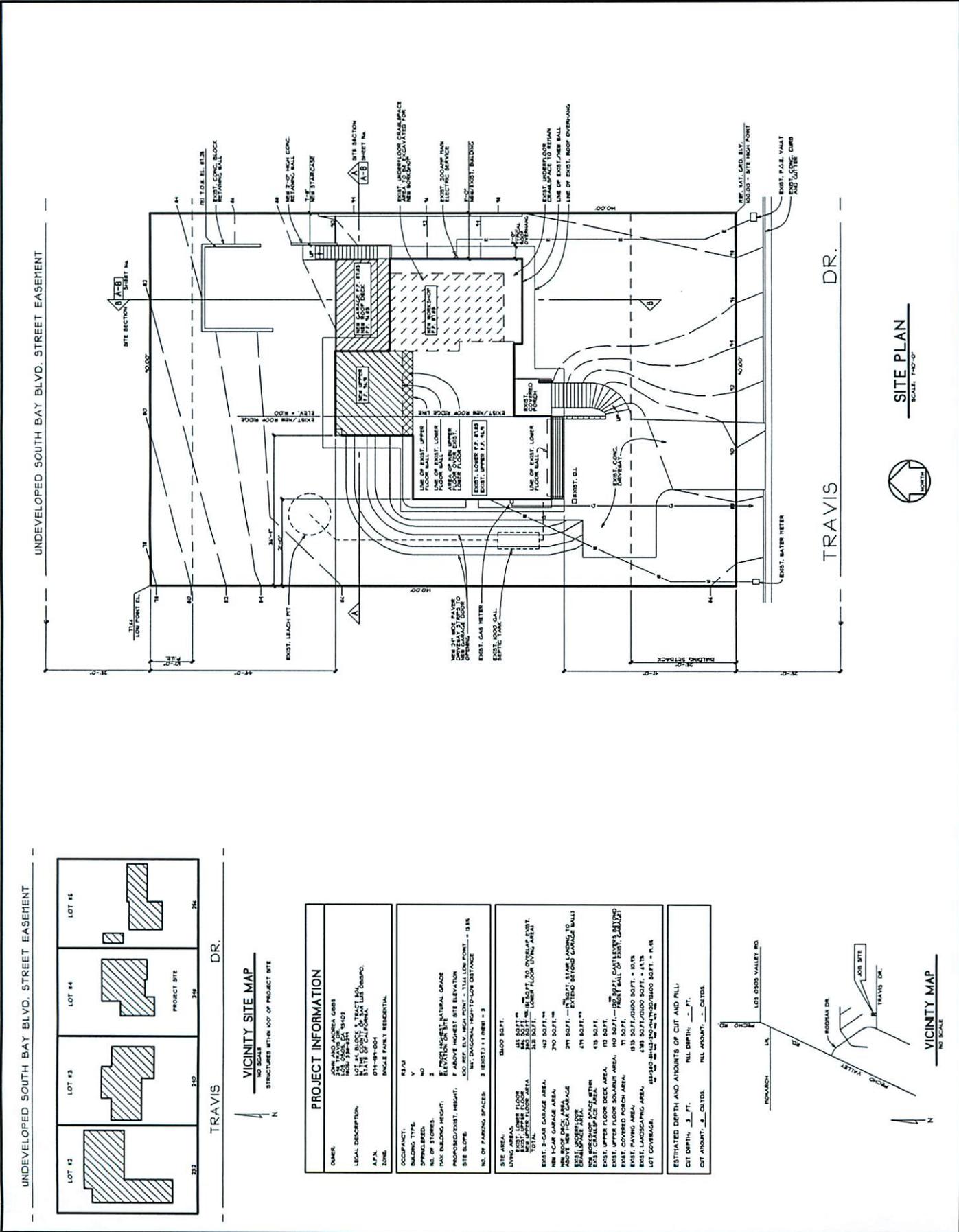
NO.	DATE

**Drafting Services Unlimited**  
 1800 8th St.  
 Los Angeles, CA 90012  
 (213) 621-1111  
 RESIDENTIAL & COMMERCIAL

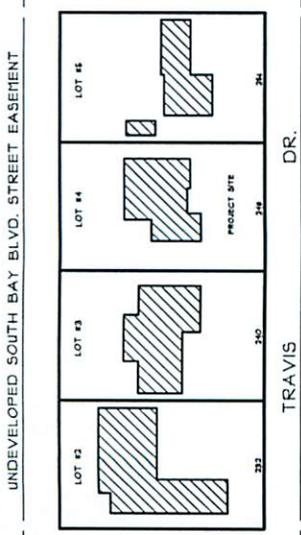
JOHN AND ANDREA GIBBS  
 248 TRAVIS DR.  
 LOS OSOS, CA.  
 (805) 338-8299

PROPOSED ADDITION FOR

DATE: APRIL 24, 2005  
 SCALE: AS SHOWN  
 DRAWN BY: JOHN GIBBS  
 SHEET: A-1

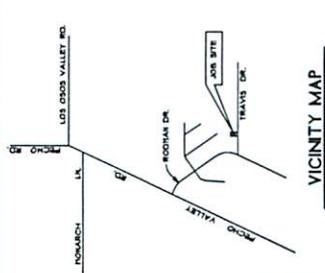


**SITE PLAN**  
 SCALE: 1/4" = 1'-0"



**VICINITY SITE MAP**  
 NO SCALE  
 STRUCTURES WITHIN 100' OF PROJECT SITE

PROJECT INFORMATION	
OWNER:	JOHN AND ANDREA GIBBS
LEGAL DESCRIPTION:	LOT 14, BLOCK 5, TRACT 2000, LOS OSOS, CALIF. 94028, BY THE CITY OF LOS OSOS
A.P.A.:	074-94-004
ZONE:	SINGLE FAMILY RESIDENTIAL
OCCUPANCY:	RESID
BUILDING TYPE:	V
SPRINKLERED:	NO
NO. OF STORIES:	2
MAX. BUILDING HEIGHT:	8'-0" (TO FINISH NATURAL GRADE)
PROPOSED/EXIST. HEIGHT:	F ABOVE HIGHEST SITE ELEVATION
SITE SLOPE:	DO NOT E.V. HIGHEST POINT - 311.6 LOW POINT - 131.8
NO. OF PARKING SPACES:	2 (EXIST.) + 1 (NEW) = 3
SITE AREA:	18,000 SQ. FT.
LINKING AREAS:	448 SQ. FT. - 10' WIDE CONC. DRIVEWAY
EXIST. LOWER FLOOR AREA:	1,400 SQ. FT. - 10' WIDE CONC. DRIVEWAY
EXIST. UPPER FLOOR AREA:	1,400 SQ. FT. - 10' WIDE CONC. DRIVEWAY
EXIST. 1-CAR GARAGE AREA:	400 SQ. FT.
NEW 1-CAR GARAGE AREA:	290 SQ. FT.
NEW 2-CAR GARAGE AREA:	478 SQ. FT. - 10' WIDE CONC. DRIVEWAY TO EXTEND BEYOND GARAGE WALL
EXIST. DECK AREA:	478 SQ. FT.
EXIST. UPPER FLOOR DECK AREA:	478 SQ. FT.
EXIST. COVERED PORCH AREA:	110 SQ. FT. - 10' WIDE CONC. DRIVEWAY
EXIST. COVERED PORCH AREA:	110 SQ. FT. - 10' WIDE CONC. DRIVEWAY
EXIST. LANDSCAPING AREA:	1,388 SQ. FT. - 10' WIDE CONC. DRIVEWAY
LOT COVERAGE:	48% (18,000 - 1,400 - 1,400 - 478 - 478 - 110 - 110 - 1,388) / 18,000 = 48%
ESTIMATED DEPTH AND AMOUNTS OF CUT AND FILL:	
CUT DEPTH:	0' - 1'
FILL DEPTH:	0' - 1'
CUT AMOUNT:	0 - 100 CU. YD.
FILL AMOUNT:	0 - 100 CU. YD.



**VICINITY MAP**  
 NO SCALE







NO.	
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**Drafting Services Unlimited**

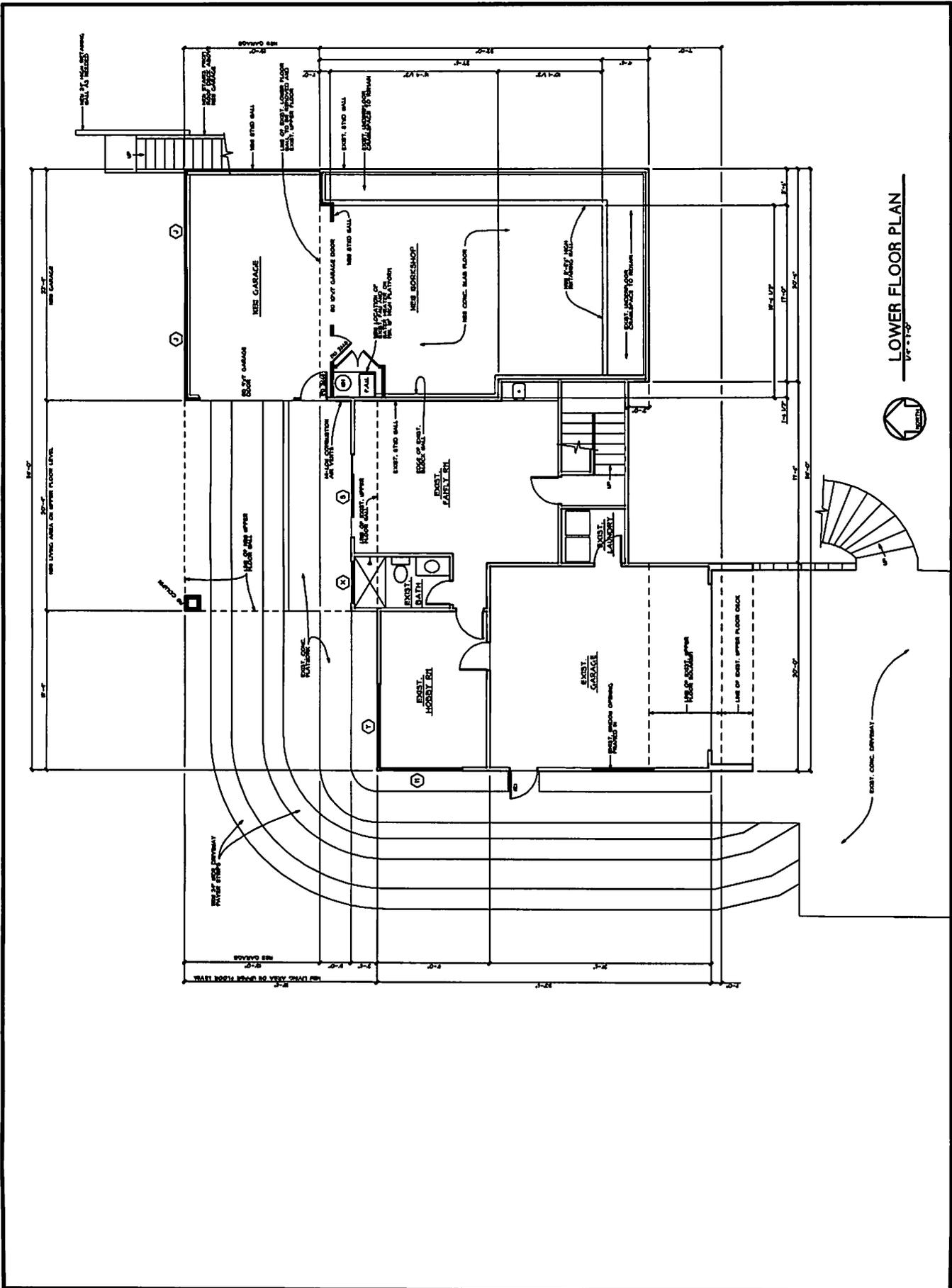
248 TRAVIS DR  
LOS ANGELES, CA  
90004  
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JOHN AND ANDREA GIBBS  
248 TRAVIS DR  
LOS ANGELES, CA  
(805) 339-8289

PROPOSED ADDITION 001

DATE: APRIL 26, 2002  
SCALE: AS SHOWN  
DESIGNED BY: J. GIBBS  
CHECKED BY: J. GIBBS

A-5



LOWER FLOOR PLAN  
1/4" = 1'-0"



NO.	
DATE	
BY	
CHECKED	
SCALE	
PROJECT	
CLIENT	
ADDRESS	
CITY	
STATE	
ZIP	

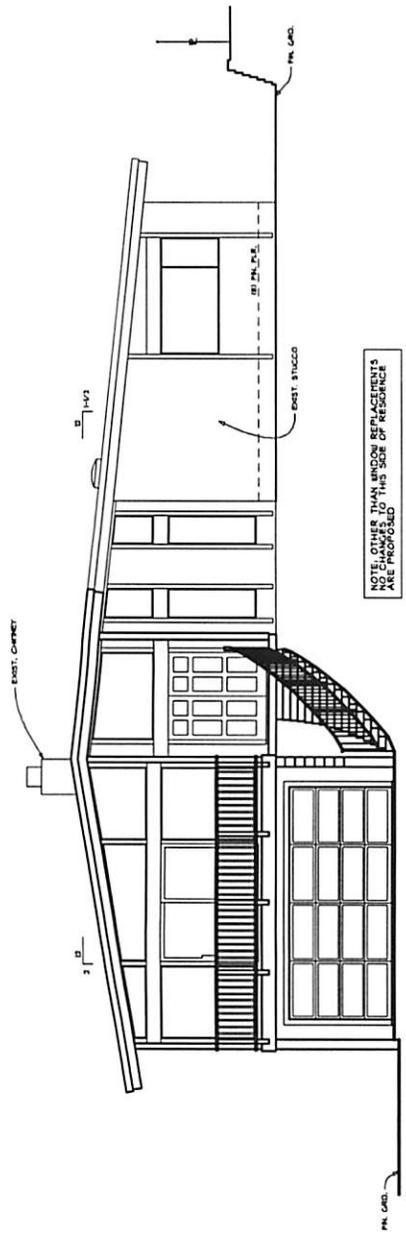
**Drafting Services Unlimited**

10000 Wilshire Blvd.  
 Los Angeles, CA 90024  
 (800) 833-8308  
 RESIDENTIAL & COMMERCIAL

PROPOSED ADDITION ON  
**JOHN AND ANDREA GIBBS**  
 248 TRAVIS DR.  
 LOS OSOS, CA  
 (805) 338-8299

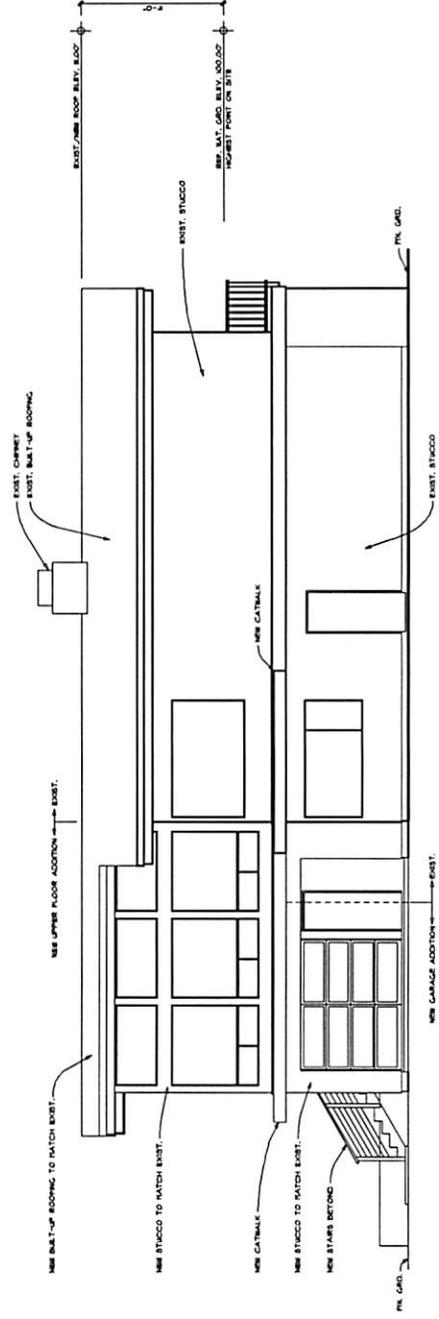
DATE: APRIL 30, 2013  
 SCALE: AS SHOWN  
 DRAWN BY: JOHNCLOVER  
 SHEET

**A-6**



**SOUTH ELEVATION**

1/4\"/>



**WEST ELEVATION**

1/4\"/>

DATE	
BY	
CHECKED	
APPROVED	

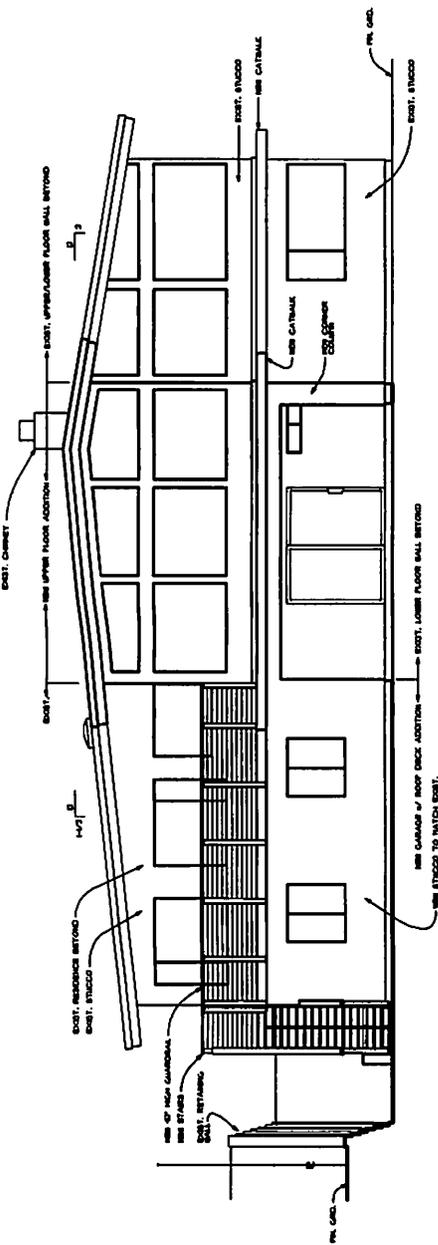
**Drafting Services Unlimited**

10000 10th St. Suite 200  
 Los Angeles, CA 90024  
 (805) 338-8288  
 RESIDENTIAL & COMMERCIAL

PROPOSED ADDITION 10/8  
**JOHN AND ANDREA GIBBS**  
 248 TRAVIS DR  
 LOS OSOS, CA  
 (805) 338-8288

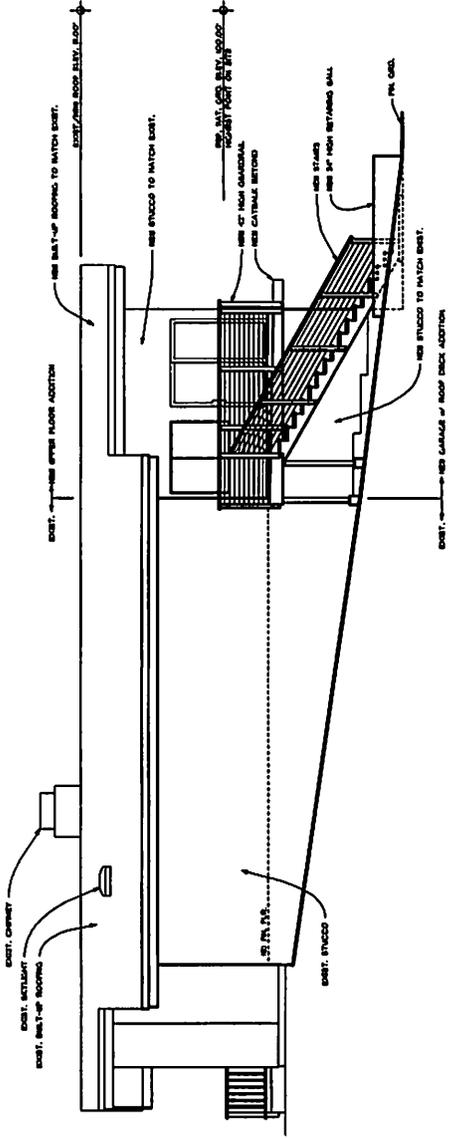
DATE: APRIL 24, 2012  
 SCALE: AS SHOWN  
 DRAWN BY: JOHN GIBBS  
 CHECKED BY:

**A-7**



**NORTH ELEVATION**

1/4" = 1'-0"



**EAST ELEVATION**

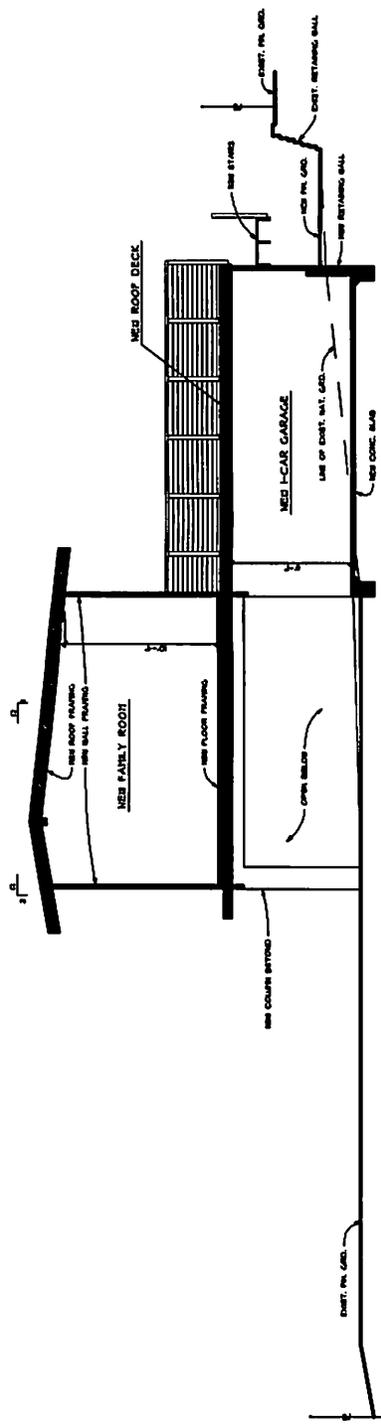
1/4" = 1'-0"

NO.	
DATE	
BY	
CHECKED	
APPROVED	

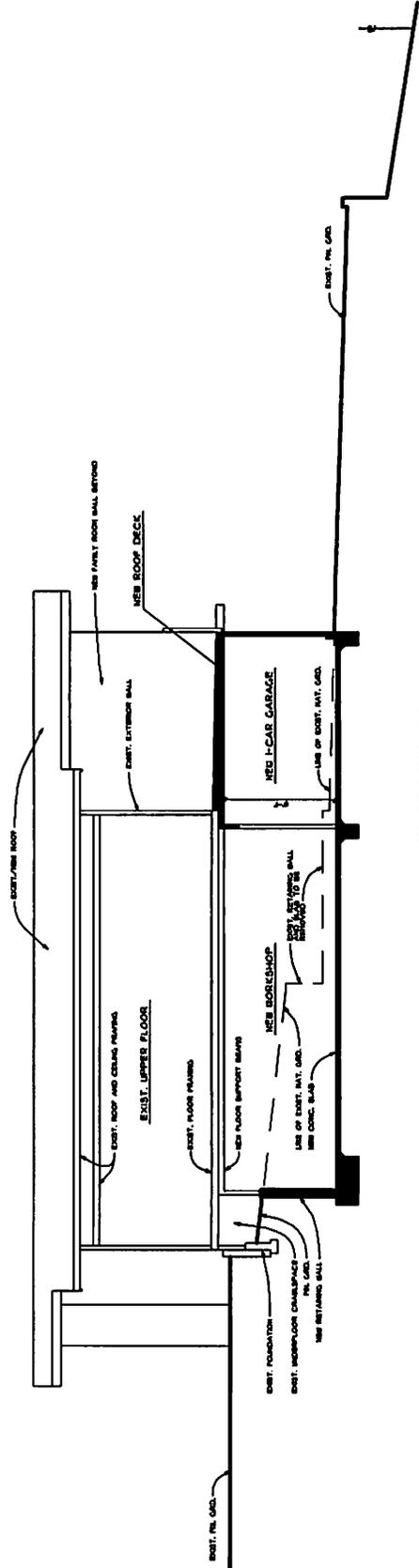
**Drafting Services Unlimited**  
 2625 18th St.  
 Los Angeles, CA 90008  
 (805) 338-8288  
 RESIDENTIAL & COMMERCIAL

PROPOSED ADDITION FOR  
**JOHN AND ANDREA GIBBS**  
 248 TRAVIS DR  
 LOS OSOS CA  
 (805) 338-8288

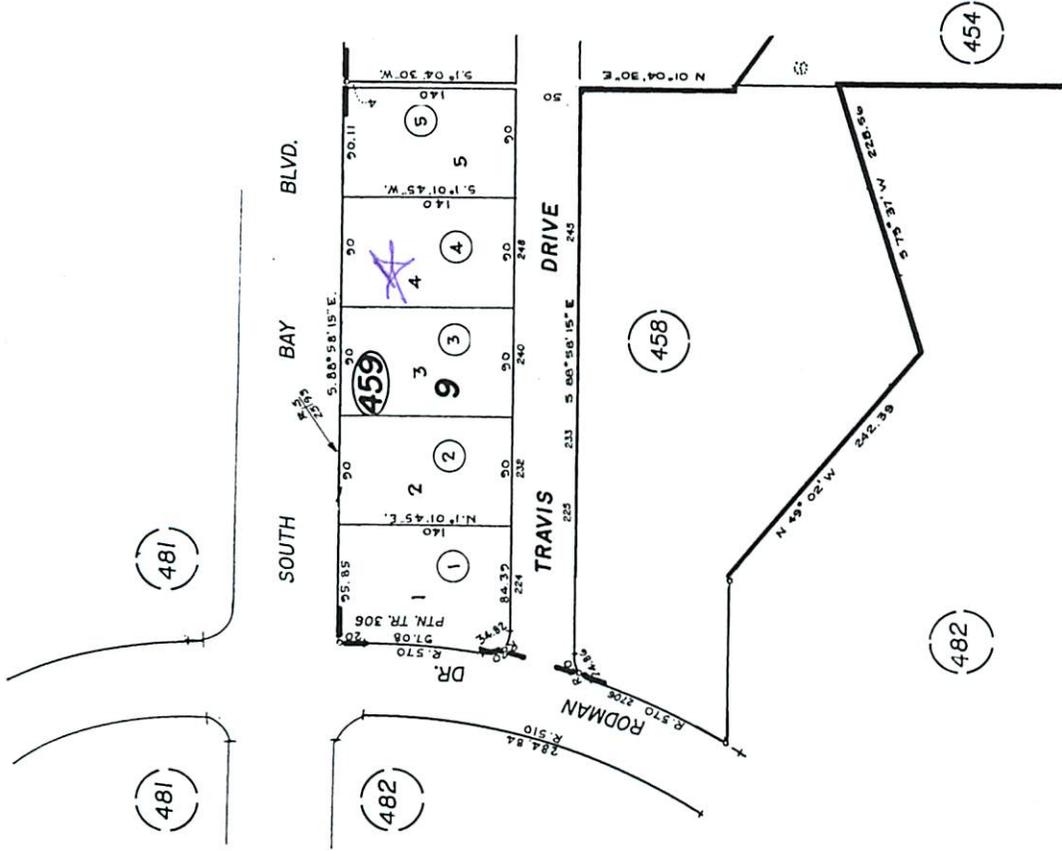
DATE: APRIL 26, 2002  
 SCALE: AS SHOWN  
 DRAWN BY: GIBBS/PC  
 CHECKED BY: GIBBS/PC  
 PROJECT: A-8



**SITE SECTION A**  
 1/4" = 1'-0"



**SITE SECTION B**  
 1/4" = 1'-0"



(481)

(481)

(482)

(458)

(482)

(454)

REVISIONS	
U.S.	DATE
MA	02-03-04

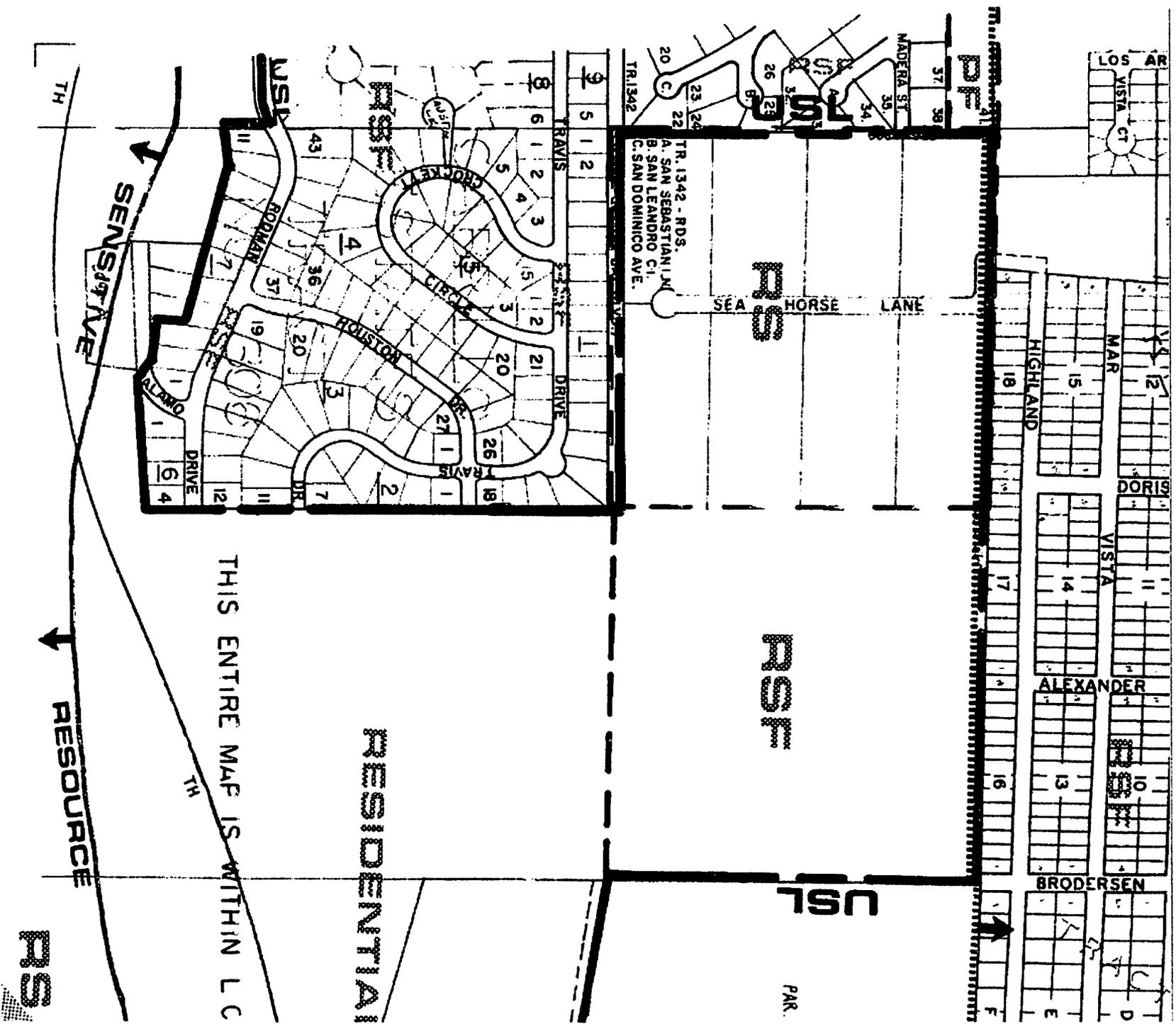
50 0 100 200

GB  
02-03-04

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

TRACT 306, R.M. BK. 7, PG. 8.





THIS ENTIRE MAP IS WITHIN L.C.

RESIDENTIAL

RSF

USL

PAR.

RS





# Parcel Summary Report For Parcel # 074-459-004

5/8/2013  
1:44:33PM

## 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    GIBBS JOHN I  
           248 TRAVIS DR LOS OSOS CA 93402-4316

OWN    GIBBS ANDREA L

OWN    GIBBS TRUST

### Address Information

<u>Status</u>	<u>Address</u>
P	00248 TRAVIS DR LSOS

### Lot Information:

<u>Tract / Twncshp</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>
306	0009	0004	Los Osos	Estero	RSF	LCP	CAZ	Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 306 BL 9 LT 4      LESS MIN RTS

### Notes

#### Tax Districts

SAN LUIS COASTAL  
 SAN LUIS OBISPO JT(27,40)  
 AREA NO. 21  
 LOS OSOS, ZONE J  
 LOS OSOS, ZONE K  
 LOS OSOS



# Parcel Summary Report For Parcel # 074-459-004

5/8/2013  
1:44:33PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02

LOS OSOS, ZONE B

LOS OSOS, ZONE D

### Case Information

**Case Number:**

**Case Status:**

DRC2012-00094

REC

Primary Parcel

**Description:**

ADD A 290 SQ FT (1) CAR GARAGE W-ROOF DECK TO REAR OF DWELLING, EXCAVATE 475 SQ FT OF 679SQ FT CRAWL SPACE TO CREAT A 473 SQ FT WORKSHOP. ADD 380SQ ST FAMILY RM ON UPPER FLOOR TO NEW GARAGE

PMT2004-00718

FNL

Primary Parcel

**Description:**

GRID TIE SOLAR PHOTOVOLTAIC SYSTEM (ROOF MOUNTED MODULES)

PMT2004-02041

FNL

Primary Parcel

**Description:**

ELECTRIC UPGRADE FROM 100 AMP TO 200 AMP PANEL FOR HOUSE

PMT2007-01795

FNL

Primary Parcel

**Description:**

LEACH PIT REPAIR

PMT2012-00287

ISS

Primary Parcel

**Description:**

ADD LIGHTS, SWITCHES & RECEPTACLES TO ATTACHED GARAGE

ZON2007-00320

APV

Primary Parcel

**Description:**

CONSULTING / COACHING INTERNET SALES