SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/5/2013

TO: _____

FROM: Airlin Singewald, Coastal Team/ Development Review

PROJECT DESCRIPTION: DRC2012-00110 CAYUCOS COWBOYS, LLC- Conditional Use Permit to propose allowing residential uses on the first floor of building "A", vacation rental approval, a new desk and stairway. Project site located off San Luis Street in Avila. APN: 076-222-001.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

DRC2012-00110 CAYUCOS COWB

CONDITIONAL USE PERMIT/

ALLOW RESIDENTIAL USES ON FIRST FLOOR OF BUILDING "A" VACATION RENTAL SLB/ AVLB

AS CAZ CR CSC LCP

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 CAYUCOS COWBOYS, LLC Daytime Phone (805) 544-4546
Mailing Address PO 14327 SAN LUIS OBISPO, CA Zip Code 93406-4327
Email Address: MARSHALL@SLOLEGAL.COM

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

☒ Agent Name MARSHALL OCHYLSKI Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: (SAME)

PROPERTY INFORMATION

Total Size of Site: 6,000 ft² Assessor Parcel Number(s): 076-222-001
Legal Description: (SEE ATTACHED)
Address of the project (if known): 90 SAN LUIS STREET
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: CORNER OF SAN LUIS STREET & 1ST STREET
Describe current uses, existing structures, and other improvements and vegetation on the property: SITE IS FULLY DEVELOPED WITH 2 STRUCTURES & A CONCRETE PARKING LOT

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ALLOW RESIDENTIAL USES ON FIRST FLOOR OF BUILDING 'A', VACATION RENTAL APPROVAL, NEW DECK, & NEW STAIRWAY

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 05/30/2013

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): _____

Describe existing and future access to the proposed project site: EXISTING PARKING LOT TO REMAIN

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: PUBLIC FACILITY South: RESIDENTIAL
East: RESIDENTIAL West: RESIDENTIAL / COMMERCIAL

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2,232 sq. feet 37.2 % Landscaping: 326 sq. feet 5.4 %
Paving: 3,442 sq. feet 57.4 % Other (specify) _____
Total area of all paving and structures: 5,674 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 0 ☐ sq. feet ☐ acres
Number of parking spaces proposed: 7 Height of tallest structure: 28
Number of trees to be removed: 0 Type: _____
Setbacks: Front 0 Right 0 Left 5' 8" Back 4' 6"

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other ~~[illegible]~~
☒ Community System - List the agency or company responsible for provision: AVILA BEACH CSD
Do you have a valid will-serve letter? ☒ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☐ Individual on-site system ☐ Other ~~[illegible]~~
☒ Community System - List the agency or company responsible for sewage disposal: AVILA BEACH CSD
Do you have a valid will-serve letter? ☒ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CALFIRE

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: 4 Number of bedrooms per unit: 1 - STUDIO (C) 1 - TWO BEDROOMS 2 - ONE BEDROOM (P)
Total floor area of all structures including upper stories, but not garages and carports: 3,368 ft
Total of area of the lot(s) minus building footprint and parking spaces: 1,945 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): 90 SAN LUIS STREET, identified as Assessor Parcel Number 076 - 222 - 001, 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: CHANGE IN USE, ETC. (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: MARSHALL OCHYLSKI
   Daytime Telephone Number: (805) 544-4546

4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property NONE KNOWN

PERSON OR ENTITY GRANTING CONSENT:

Print Name: CAYUCOS COWBOYS, LLC

Print Address: PO 14327, SAN LUIS OBISPO, CA 93406-4327

Daytime Telephone Number: (805) 544-4546

Signature of landowner: _____ Date: 05/30/2013

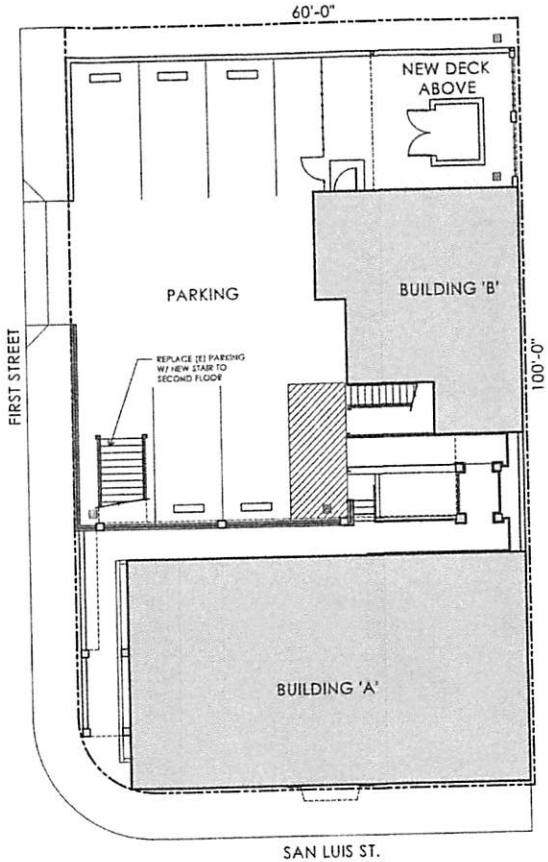
AUTHORIZED AGENT:

Print Name: _____

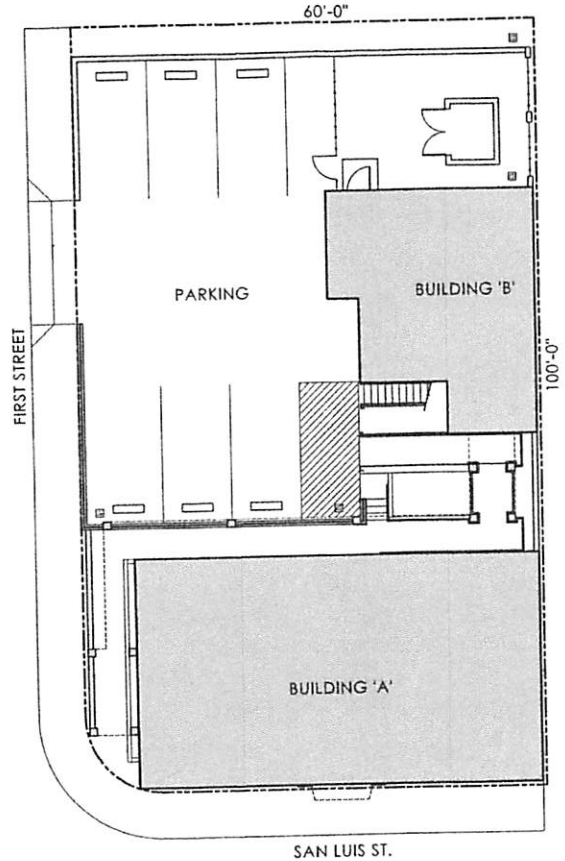
Print Address: _____

Daytime Telephone Number: _____

Signature of authorized agent: _____ Date: _____



PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"



EXISTING SITE PLAN
SCALE 1/16" = 1'-0"

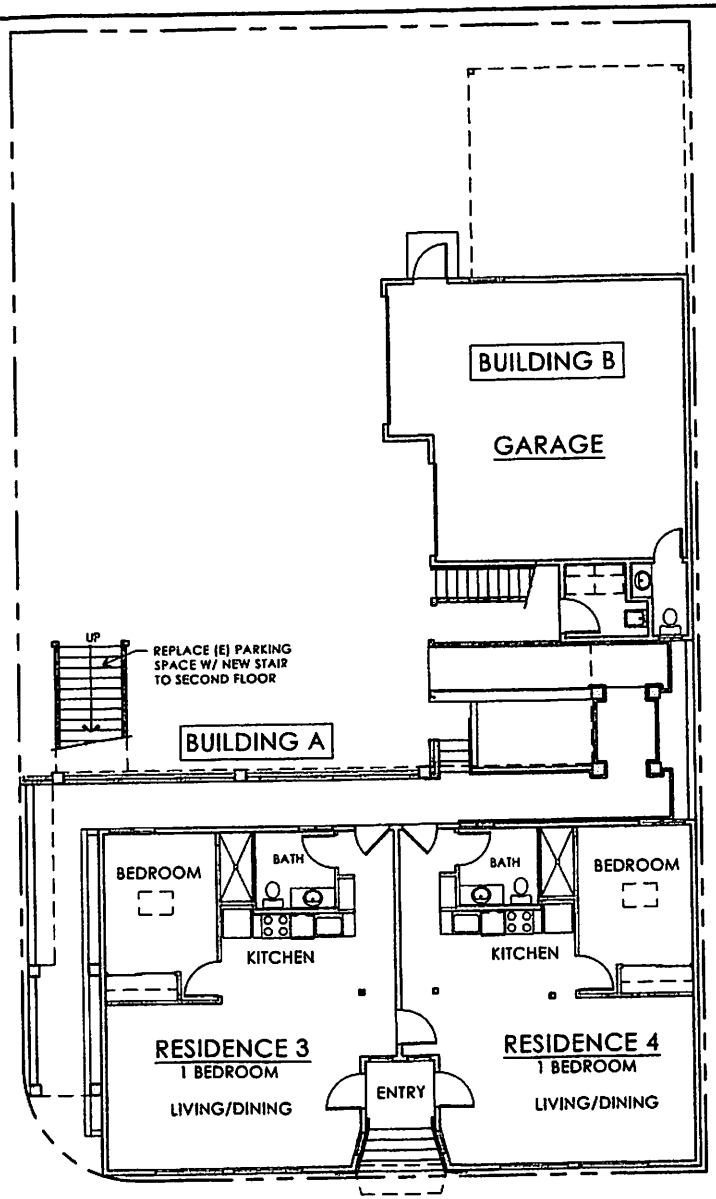
0 4 8 16 32

ARRIS STUDIO ARCHITECTS

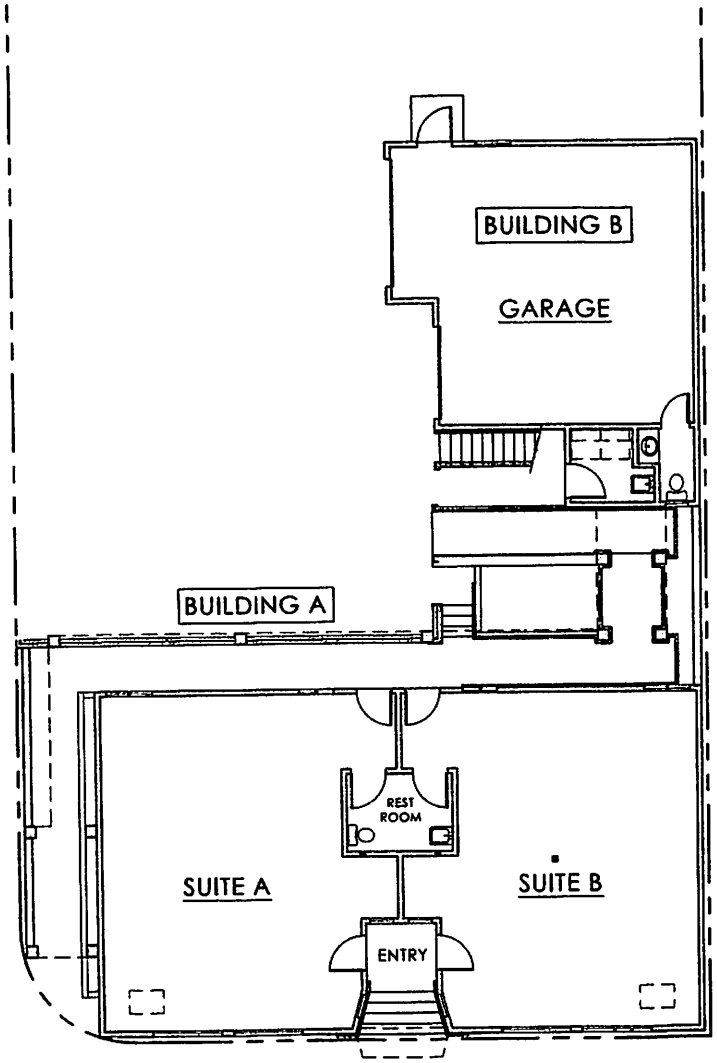
90 SAN LUIS ST.
AVILA BEACH, CA 93424

MAY 30, 2013
1/16" = 1'-0" @ 11x17
1/8" = 1'-0" @ 24x36

A-1



PROPOSED FIRST FLOOR PLAN



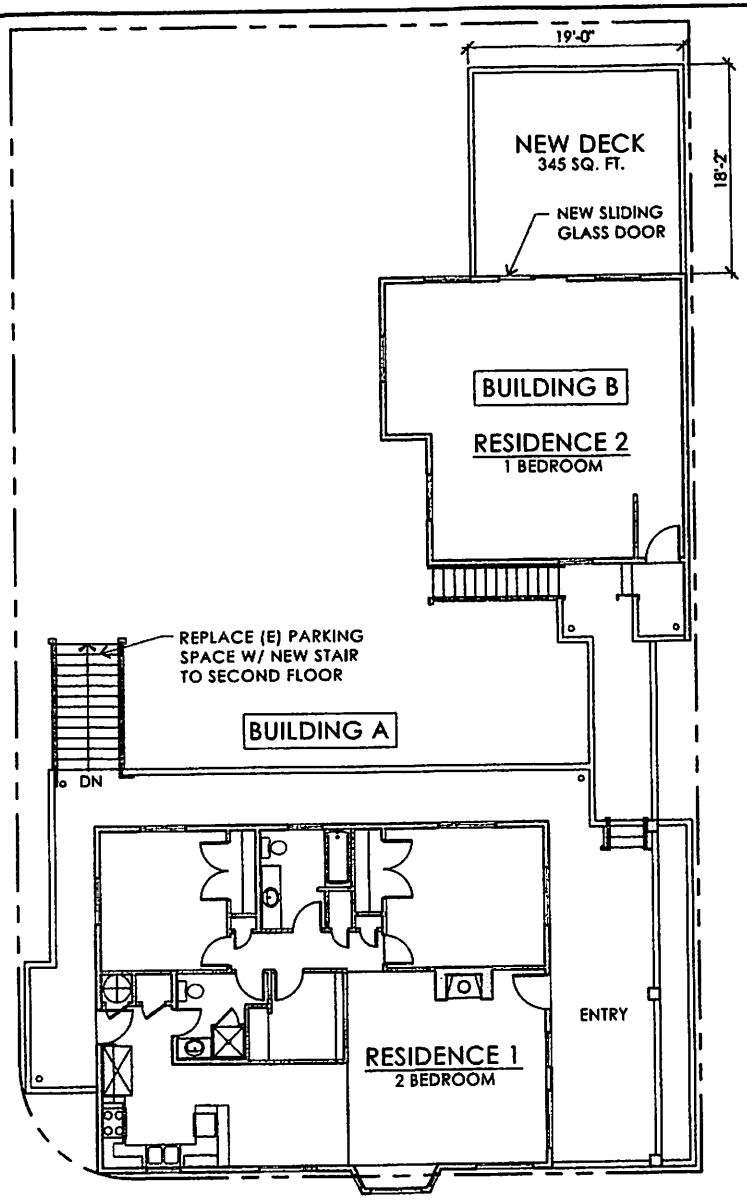
EXISTING FIRST FLOOR PLAN

ARRIS STUDIO ARCHITECTS

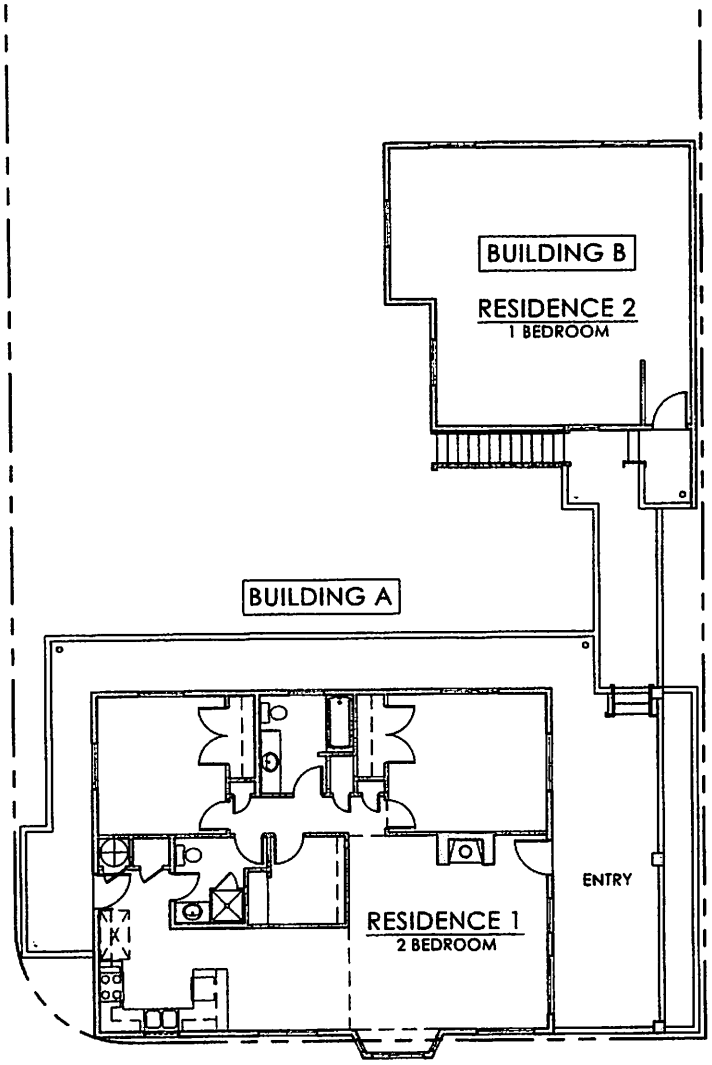
90 SAN LUIS ST.
AVILA BEACH, CA 93424

MAY 20, 2013

A-2



PROPOSED SECOND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

0 1 2 4 8

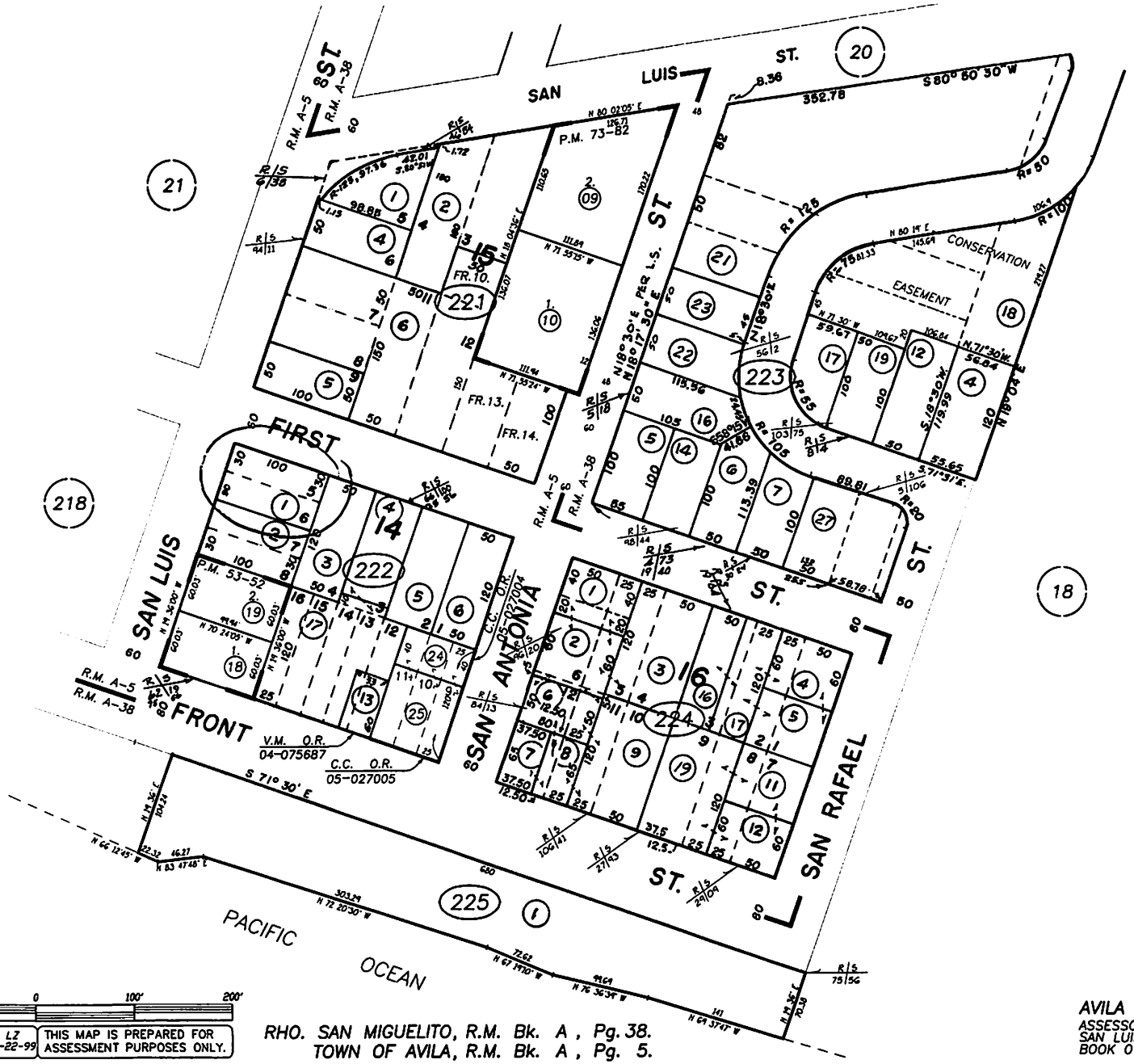
ABBIS STUDIO ARCHITECTS

90 SAN LUIS ST.
AVILA BEACH, CA 93424

MAY 30, 2012

A-3

076-22



REVISIONS	
L.S.	DATE
NA	03-22-05
06-215	12-30-05
06-215	12-31-05
NA	03-06-06
06-331	04-20-06
NA	05-29-08
11-042	09-08-10

50' 0 100' 200'

LZ 01-22-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RHO. SAN MIGUELITO, R.M. Bk. A, Pg. 38.
TOWN OF AVILA, R.M. Bk. A, Pg. 5.

AVILA BEACH
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 076 PAGE 22

PF
RSF
CR
RMF
San Luis Bay Coastal Planning Area
Avila Beach URL
Avila Beach URL
REC
50 m

Parcel Summary Report For Parcel # 076-222-001

6/5/2013
11:27:20AM

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	CAYUCOS COWBOYS LLC A CA LLC PO BOX 4809 SLO CA 93403-4809
OWN	RABOBANK NA 75 SANTA ROSA ST SLO CA 93405-1819

Address Information

Status	Address
P	00090 SAN LUIS ST AVLB
P	00292 1ST ST AVLB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
TNAVILA	0014	PTN	Avila Beach	San Luis Bay	CR	LCP	AS	Y	VP	E000285L
076222	001	0001	Avila Beach	San Luis Bay		CAZ	CSC	N		

Parcel Information

Status	Description
Active	TN AVILA LTS 5 & 6 BL 14

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 03
COUNTY-ZONE NO. 09
AVILA BEACH
SAN LUIS

Parcel Summary Report For Parcel # 076-222-001

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

NO. 03
AREA NO. 21
AVILA BEACH, IMP. NO. 01

Case Information

Case Number:	Case Status:	
A4865	FNL	Primary Parcel

Description:
TWO COMMERCIAL SPACES WITH RESIDENCE ABOVE

A4866	FNL	Primary Parcel

Description:
GRADING

A5849	FNL	Primary Parcel

Description:
FIRESPRINKLERS FOR RESIDENCE & COMMERCIAL 13SYSTEM PLAN CHECKED BY AVILA FIRE DEPT

C5845	FNL	Primary Parcel

Description:
CONVERT STOR.ABV GAR.TO SFD (AS BUILT)

D000270P	CMP	Primary Parcel

Description:
ADD/ALT SFD

D950223D	APP	Primary Parcel

Description:
COMMERCIAL BLDG/SINGLE FAMILY DWELLING

D960271W	CMP	Primary Parcel

Description:
CURB, GUTTER & SIDEWALK WAIVER

DRC2012-00110	REC	Primary Parcel

Description:
ALLOW RESIDENTIAL USES ON FIRST FLOOR OF BUILDING "A" VACATION RENTAL APPROVAL, NEW DECK & NEW STAIRWAY.

E000285	RES	Primary Parcel

Description:
RENTAL OVER GARAGE

PMT2002-25513	REC	Primary Parcel

Description:
REVISION/ADD HC LIFT & REVISE GRADES

Parcel Summary Report For Parcel # 076-222-001

6/5/2013
11:27:21AM

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

PMT2002-26084 WIT Primary Parcel

Description:
MIXED USE SFD & OFFICE