



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/11/2013

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

FROM: Coastal Team, Development Review

PROJECT DESCRIPTION: DRC2012-00112 JOHNSON- Curb, gutter and sidewalk waiver for site located off Birch Ave. in Cayucos. APN: 064-095-017.

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

EST/ CAYU  
AS CBD LCP OP

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File NO \_\_\_\_\_

## 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 DALE JOHNSON Daytime Phone 805-801-0314  
 Mailing Address 211 BIRCH ST, CAYUCOS, CA Zip Code 93430  
 Email Address: \_\_\_\_\_

Applicant Name SAME AS LANDOWNER Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name GARTH KORNREICH Daytime Phone 543-6680  
 Mailing Address 846 HIGUERA ST SUITE 2, SLO Zip Code 93401  
 Email Address: GKORNREICH@CHARTER.NET

## PROPERTY INFORMATION

Total Size of Site: 3750 Assessor Parcel Number(s): 064-095-017  
 Legal Description: \_\_\_\_\_  
 Address of the project (if known): \_\_\_\_\_  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: \_\_\_\_\_

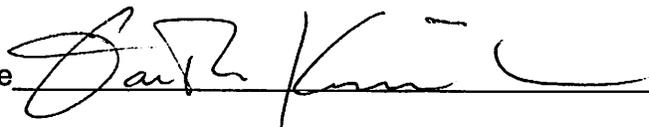
Describe current uses, existing structures, and other improvements and vegetation on the property: \_\_\_\_\_

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SIDEWALK WAIVER

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 6/4/13

### FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_



# CURB, GUTTER & SIDEWALK WAIVER APPLICATION

San Luis Obispo County Department of Planning and Building

## PROJECT INFORMATION

Type of land use permit associated with the request for curb, gutter and sidewalk waiver:

- Plot Plan   
 Site Plan   
 Minor Use Permit   
 Development Plan   
 Variance

File Number: PRC2012-00076

Date the above application was filed with the department: 3-11-13

Street(s) fronting the site: BIRCH AVE

Street(s) requesting waiver for: BIRCH AVE

Type of improvement to be waived:   
 Curb   
 Gutter   
 Sidewalk   
 All

## REASON FOR WAIVER REQUEST

- INCOMPATIBLE GRADE.** The topography of the site is not appropriate for the required curb, gutter and sidewalk.

Explain: THE 10' SIDEWALK WILL REQUIRE A DRIVEWAY TOO STEEP TO ACCESS THE EXISTING GARAGE - SEE ATTACHED SECTIONS & PHOTO

- INCOMPATIBLE DEVELOPMENT.** The curb, gutter and sidewalk are incompatible with the land uses in the vicinity as well as with existing and projected needs for drainage and traffic control.

Explain: \_\_\_\_\_

- PREMATURE DEVELOPMENT.** The rest of the area doesn't have curbs, gutters and sidewalks and because the project is an interim use of the site, the required improvements can be obtained with further or intensified development later.

Explain: \_\_\_\_\_

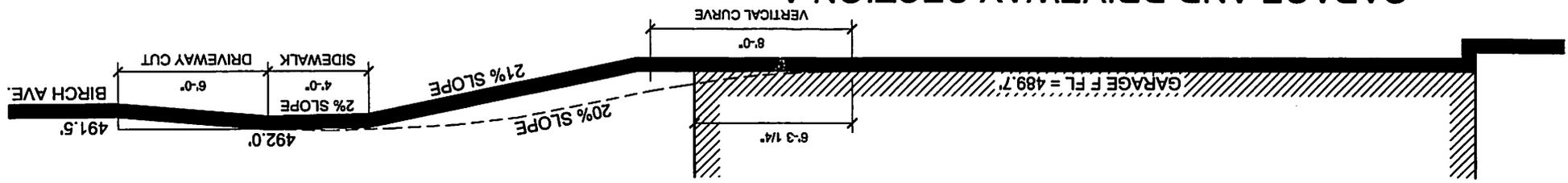
- OTHER.**

Explain: \_\_\_\_\_

|   |  |  |
|---|--|--|
| <b>OFFICE USE ONLY</b>                              |  |  |
| Date Received: _____                                | By: _____  | Receipt No: _____                              |
| Planning Approved/Denied Date: _____                | By: _____  |  |
| Co. Eng. Dept. Approved/Denied Date: _____          | By: _____  |  |
| Reason: <input type="checkbox"/> Incompatible Grade | <input checked="" type="checkbox"/> Incompatible Grade | <input type="checkbox"/> Premature Development |
| <input type="checkbox"/> Other                      |  |  |
| Comments from Engineering: _____                    | <input checked="" type="checkbox"/> Comments Attached  | <input type="checkbox"/>                       |
| Revised 4/1/01                                      |  |  |

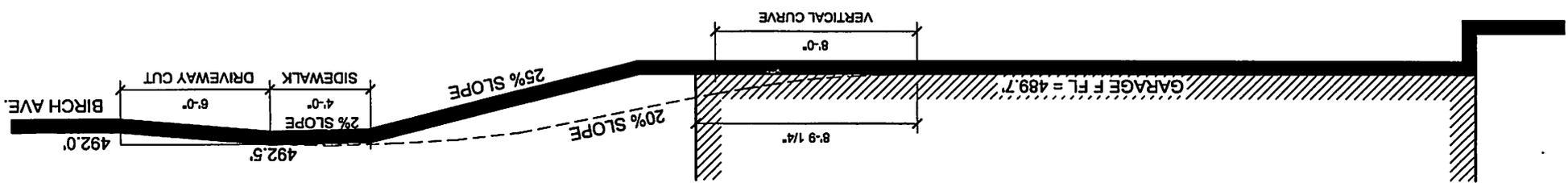
211 BIRCH AVENUE, CAYUCOS, CA  
SCALE 1/4"=1'-0"

### GARAGE AND DRIVEWAY SECTION A



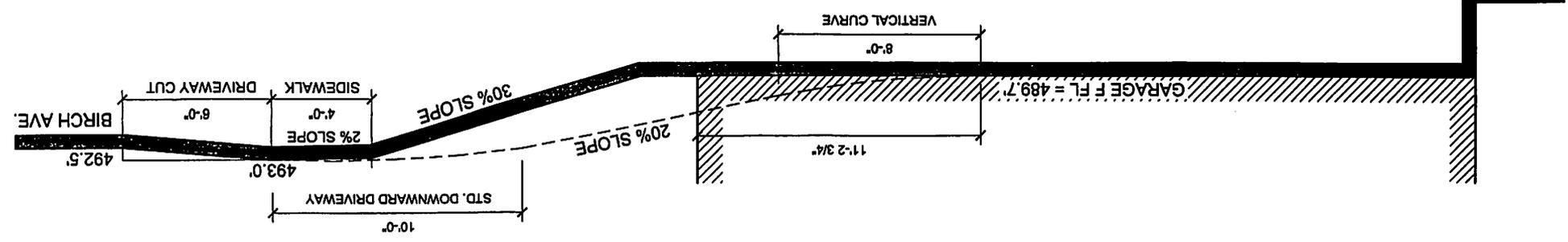
211 BIRCH AVENUE, CAYUCOS, CA  
SCALE 1/4"=1'-0"

### GARAGE AND DRIVEWAY SECTION B

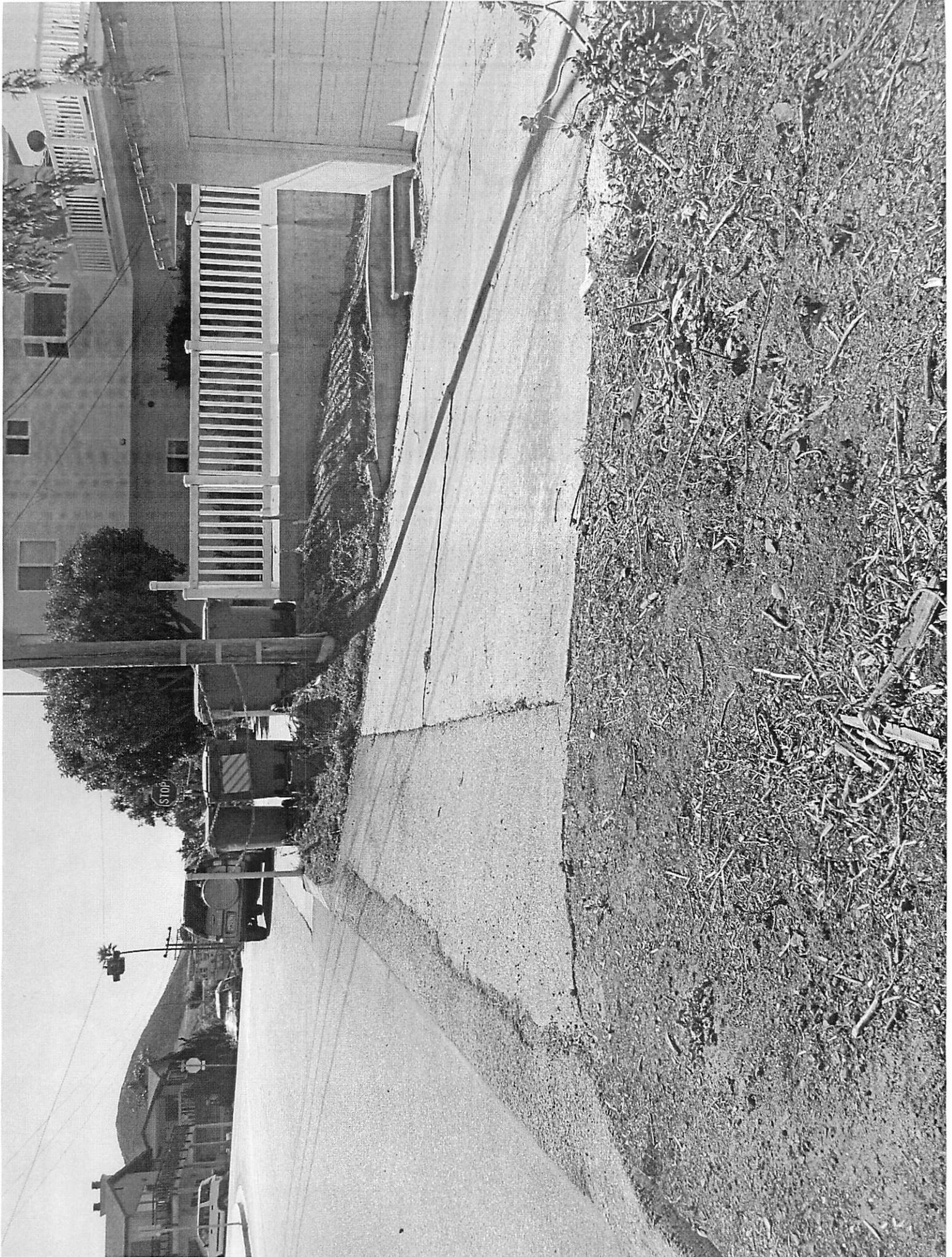


211 BIRCH AVENUE, CAYUCOS, CA  
SCALE 1/4"=1'-0"

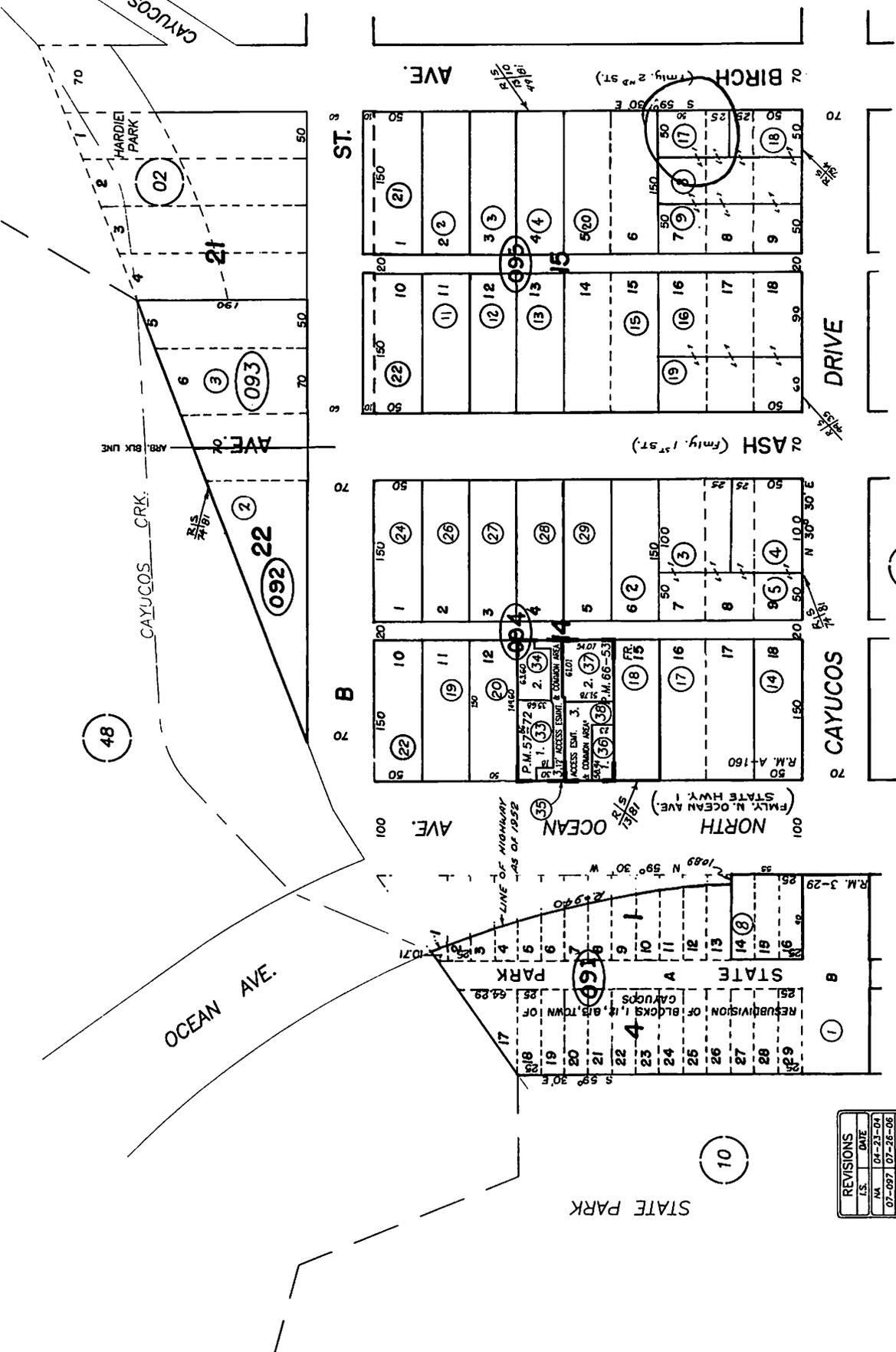
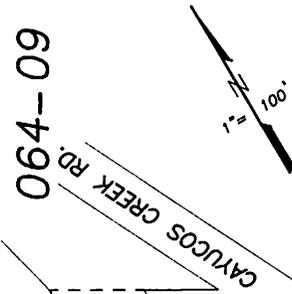
### GARAGE AND DRIVEWAY SECTION C







064-09



48

STATE PARK

10

| REVISIONS | DATE     |
|-----------|----------|
| 1         | 04-23-04 |
| 2         | 07-09-07 |
| 3         | 12-14-03 |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |
|           |          |

\*NOTE: EACH PARCEL INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA

0 100' 200'

THIS MAP IS PREPARED FOR  
11-16-99 ASSESSMENT PURPOSES ONLY.

RESUB. BL. 1-12-13: TOWN OF CAYUCOS, R.M. Bk. 3, Pg. 29  
TOWN OF CAYUCOS, R.M. Bk. A, Pg. 160

CAYUCOS  
ASSESSOR'S MAP, COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 084 PAGE 09



Latitude: 33.450659 Longitude: 120.904394





# Parcel Summary Report For Parcel # 064-095-017

6/11/2013  
10:31:34AM

## 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    JOHNSON DALE M  
         PO BOX 1325 MORRO BAY CA 93443-1325  
OWN    JOHNSON DALE M LIVING TRUST

### Address Information

Status            Address  
                         00211 BIRCH AV CAYU

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| TNCAY                     | 0015                     | 7P             | Cayucos           | Estero            | OP            | LCP           | AS            | Y           | L2            |             |
| TNCAY                     | 0015                     | 8P             | Cayucos           | Estero            | CBD           |               |               | Y           | L2            |             |

### Parcel Information

Status    Description  
Active    TN CAY BL 15 PTN LTS 7 & 8

Notes  
APN IS ONE LEGAL PARCEL PER DEED 1036 OR 482. JSM

Tax Districts  
COAST (SB1537)  
CAYUCOS  
SAN LUIS OBISPO JT(27,40)  
CAYUCOS-MORRO  
CAYUCOS COUNTY  
NO. 02  
CAYUCOS



## Parcel Summary Report For Parcel # 064-095-017

6/11/2013  
10:31:34AM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10

AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

DRC2012-00076

APV

Primary Parcel

**Description:**

MUP TO ADD 451 SQ FT TO EXISTING SFD.

DRC2012-00112

REC

Primary Parcel

**Description:**

CURB GUTTER & SIDEWALK WAIVER

PRE2012-00051

REC

Primary Parcel

**Description:**

.086 ACRES/ REQUESTING PW AND KERRY BROWN