



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/10/2013

TO: _____

FROM: Megan Martin - Coastal Team/ Development Review

PROJECT DESCRIPTION: DRC2013-00017 VOLNY- Minor user permit for proposed mixed used commercial retail space (2,381 sf) with residence (1,196 sf) and garage (483 sf). Project site located off South Ocean Ave. in Cayucos. APN: 064-119-034.

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 _____

DRC2013-00017

VOLNY INVESTME

APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

MIXED-USE COMMERCIAL/RETAIL (2381 SQ FT) W/RESIDENCE (1196 SQ FT), W/GARAGE

CBD CR CSC LCP VSA

APPLICANT INFORMATION

Landowner Name RALPH D. OLSON Daytime Phone (805)543-3767
 Mailing Address PO BOX 12709 SLO, CA Zip Code 93406
 Email Address: ralph@volnyenterprises.com

Applicant Name ROBIN MARTELLA Daytime Phone (559)905-2000
 Mailing Address PO BOX 7687 VISALIA, CA Zip Code 93290
 Email Address: _____

Agent Name JON MCALPIN, OMNI DESIGN Daytime Phone (805)544-9700
 Mailing Address 711 TANK FARM #100, SLO, CA Zip Code 93401
 Email Address: jmcalpin@odgslo.com

PROPERTY INFORMATION

Total Size of Site: 7419 SF Assessor Parcel Number(s): 064-119-034
 Legal Description: PM 73/17-20 PARCEL 1
 Address of the project (if known): 1 SOUTH OCEAN AVE., CAYUCOS
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SOUTH OCEAN AVE @ E STREET,

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

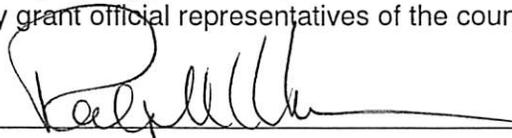
-VACANT-

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): MIXED-USE COMMERCIAL/RETAIL (2381 SF) W/ RESIDENCE (1196 SF) W/ GARAGE (483) 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.

X Property owner signature 

X Date 8/27/13

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): (2) OF 7 PARKING SPACES COMPACT TO MEET LANDSCAPE REGIMENT'S

Describe existing and future access to the proposed project site: SOUTH OCEAN AVE.
E STREET

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: COMM / RETAIL
East: R-MF

South: COMM / RETAIL
West: COMM / RETAIL

For all projects, answer the following:

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

Buildings: 2896 sq. feet 39.2% Landscaping: 645 sq. feet 8.6%

Paving: 3878 sq. feet 52.2% Other (specify) _____

Total area of all paving and structures: 6,774 sq. feet acres

Total area of grading or removal of ground cover: 7500 sq. feet acres

Number of parking spaces proposed: 9 Height of tallest structure: 28'-0"

Number of trees to be removed: _____ Type: _____

Setbacks: Front 0 Right 0 Left 0 Back 5'

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: MORRO ROCK MUTUAL
Do you have a valid will-serve letter? Yes No (If yes, please submit copy) WATER CO.

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: CAYUCOS SANITARY
Do you have a valid will-serve letter? Yes No (If yes, please submit copy) DISTRICT

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE PROTECTION
DISTRICT

For commercial/industrial projects answer the following:

Total outdoor use area: - 0 - sq. feet acres

Total floor area of all structures including upper stories: 4,060 sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 1

Total floor area of all structures including upper stories, but not garages and carports: 1196 SF

Total of area of the lot(s) minus building footprint and parking spaces: 3787 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:

- 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: 0.2 ✓ acres
Moderate slopes of 10-30%: _____ 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: _____
- 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: _____

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? 132 GPD (Approx.)
4. How many service connections will be required? _____
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? _____ 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: 22' Location of connection: 7' FROM SE CORNER ^{PROP.}
2. What is the amount of proposed flow? 66.6 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? SIDEYARD / GARAGE
- 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: COAST UNION H.S. DISTRICT
- 2. Location of nearest police station: 107E ST. LOS OSOS SHERIFF SUBSTATION
- 3. Location of nearest fire station: ASH AVE. & CAYUCOS DR.
- 4. Location of nearest public transit stop: CAYUCOS PIER / CAYUCOS DRIVE
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 100 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
CATHOLIC CHURCH ca. 1910 / (BURNED DOWN)
VACANT PARCEL
- 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.

SEE E.D. N° 97-211 FOR D960036P, CE = CLASS 15, FOR SUBDIVISION 2006-00119

Commercial/Industrial Project Information
Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 0 Hours of Operation: 10 AM - 6 PM
- 2. How many people will this project employ? 1
- 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: N/A
- 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. 0 Between 4:00 to 6:00 p.m. 2
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

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): N/A
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 *: N/A

*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:
N/A

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):

Nº 97-211

(SUBDIVISION 2006-00119) FOR MUP: D960036P

"CE" = CLASS 15

Other Related Permits

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



OWNER:
MARIELLA BUILDING
1300 R OCEAN BLVD
CAYUCOS
CALIFORNIA 93303

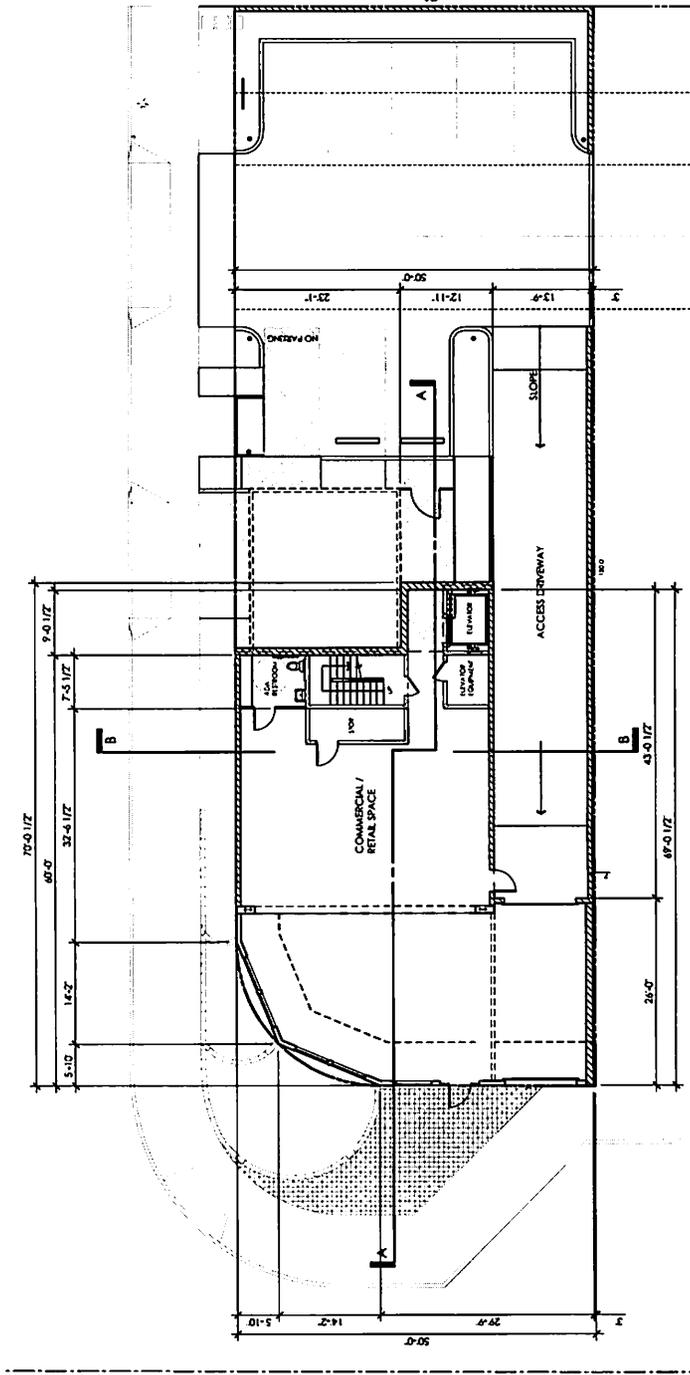
DESIGNER:
ROBIN MARIELLA
P.O. BOX 7487
SAN FRANCISCO, CA 94120

MINOR USE PERMIT

All dimensions are shown unless otherwise noted. Dimensions are shown in feet and inches. All dimensions are to the centerline of the building unless otherwise noted. All dimensions are to the centerline of the building unless otherwise noted. All dimensions are to the centerline of the building unless otherwise noted.

PROJECT NUMBER: 10701A
DATE: AUGUST 2010
SHEET NO.:
SITE / LOWER PLAN

SHEET NUMBER:



SITE / LOWER FLOOR PLAN



omni
DESIGN GROUP
ARCHITECTURE
CORPORATION
111 MARINA DRIVE, SUITE 100
SAN MARINO, CALIFORNIA 91766
TEL: 626-261-1100
WWW.OMNIDSG.COM
PROJECT: 160111-0000
DATE: 08/27/13

PROJECT:
MARIELLA BUILDING
14001 OCEAN AVE
CANYON
CALIFORNIA 91403

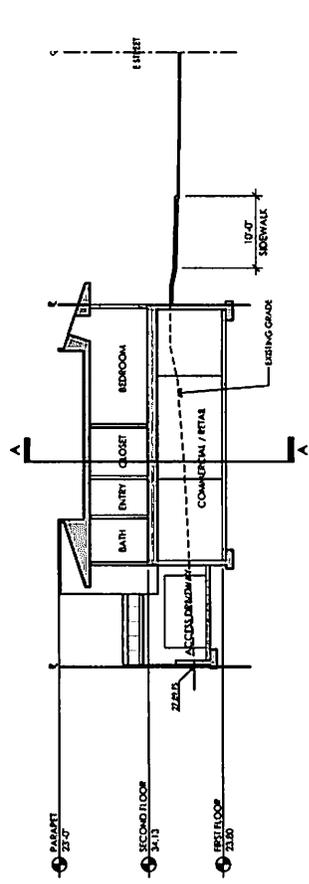
CLIENT:
ROBIN MARIELLA
PO BOX 7187
CANYON
CALIFORNIA 91403

MINOR USE PERMIT

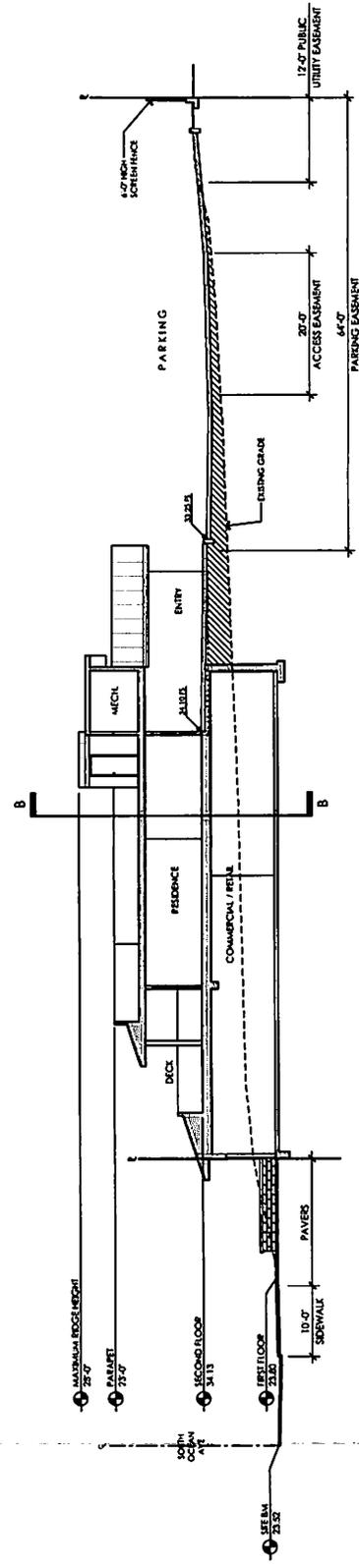
All drawings are the property of Omni Design Group Architecture Corporation. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Omni Design Group Architecture Corporation.

PROJECT NUMBER: 160111-0000
DATE: AUGUST 28, 2013
SHEET NO.:
SECTIONS
SHEET NUMBER:

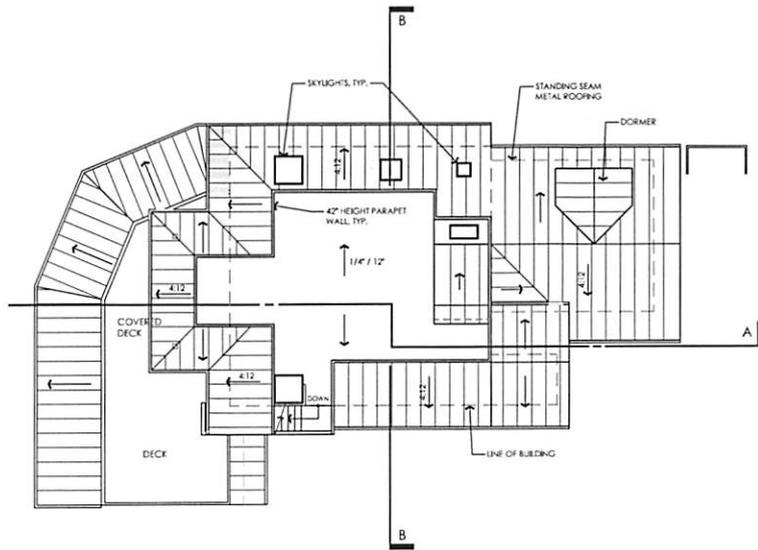
A1.3



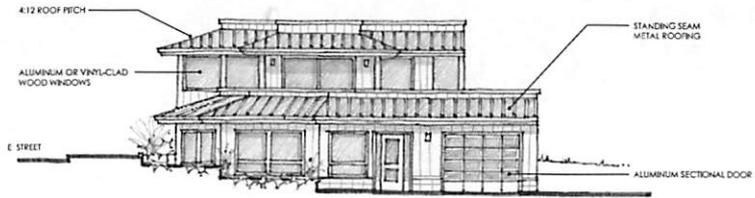
SITE SECTION B



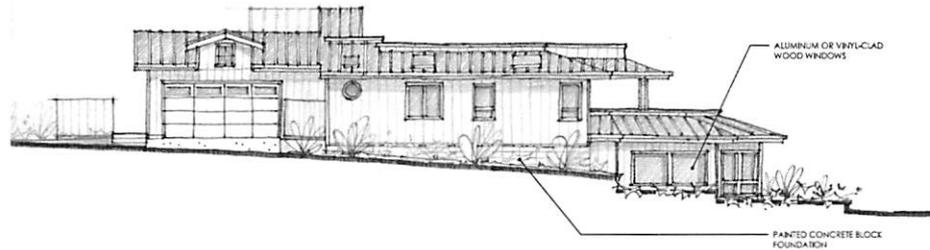
SITE SECTION A



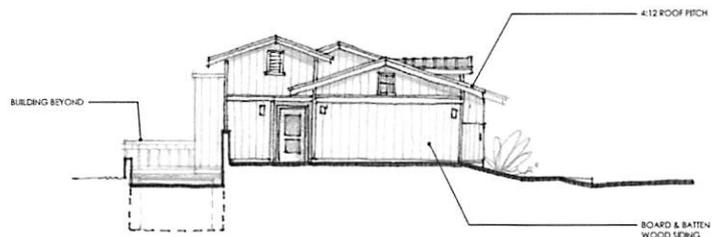
ROOF PLAN
SCALE: 1/8" = 1'-0"



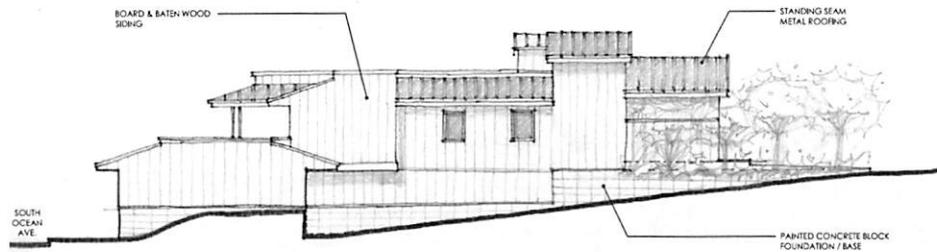
WEST ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



ARCHITECTURE
CITY ENGINEERING
LAND SUPPLY INC.
711 BANE PARK ROAD, SUITE 100
SAN LUIS OBISPO
CALIFORNIA, 93401
PHONE: (805) 844-7700
WWW.OMNIDSG.COM

PROJECT
MARTELLA BUILDING
1 SOUTH OCEAN AVE
CAYUCOS
CALIFORNIA 93430

CLIENT
ROBIN MARTELLA
P O BOX 7687
VESALEA
CALIFORNIA 93290

MINOR USE PERMIT

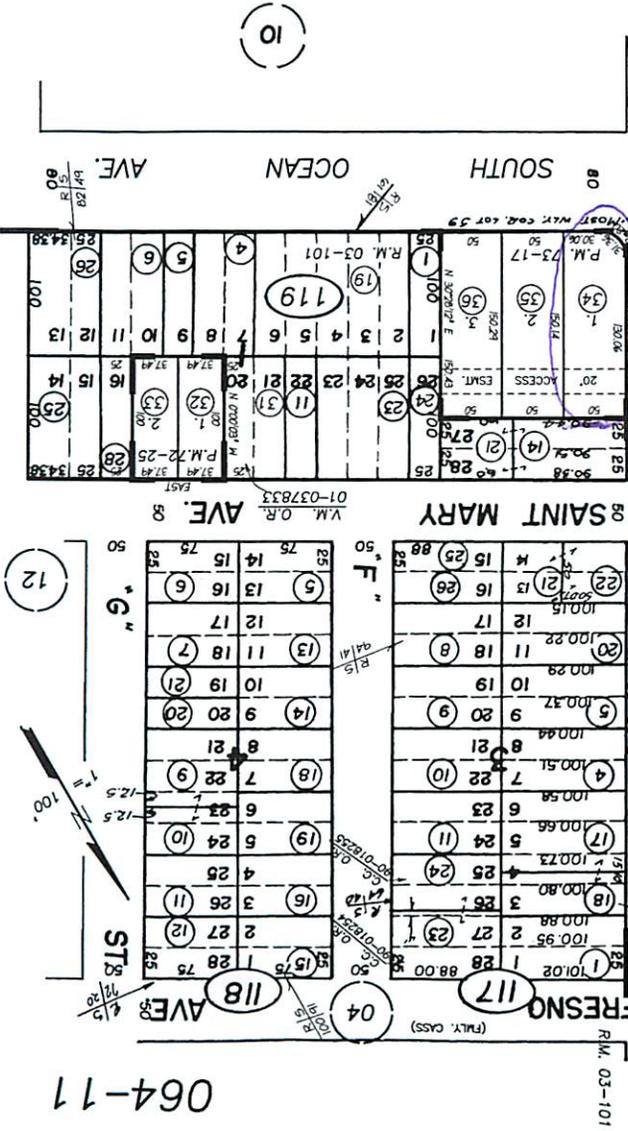
All designs and other information on these drawings are for use on the specific project and shall not be used, copied, altered, or reproduced without the express written permission of OmniDesign Group, Inc.
All other information on these drawings, including possible use, shall be obtained from the architect. Contractors shall verify and be responsible for all dimensions and conditions on the job and shall be held liable for any errors or omissions from the drawings or conditions on the job.

PROJECT NUMBER: 107341A
DATE: AUGUST 30, 2013
SHEET TITLE:
ELEVATIONS & ROOF PLAN

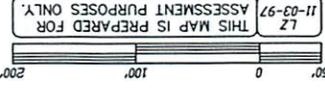
SHEET NUMBER:

A1.4

064-11

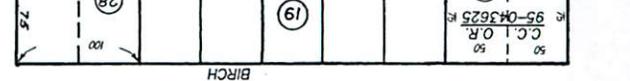
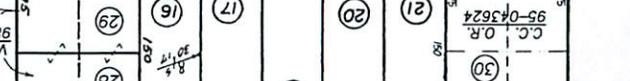
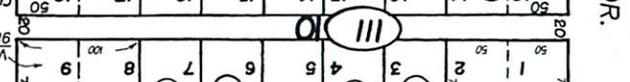
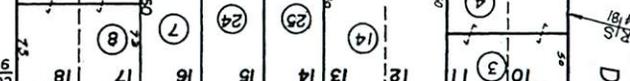
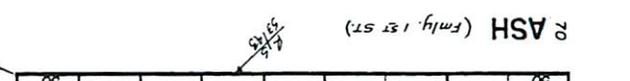
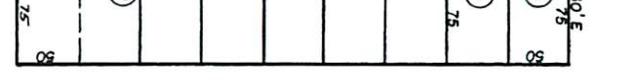
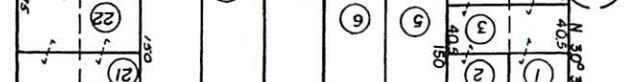
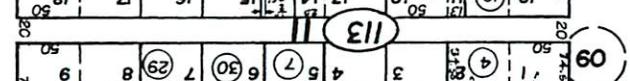
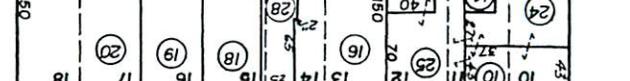
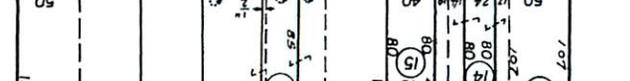
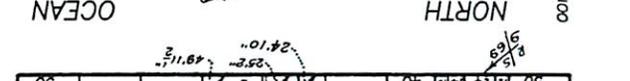
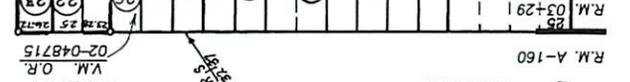
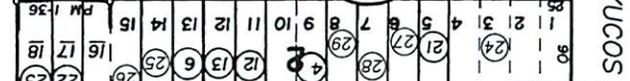
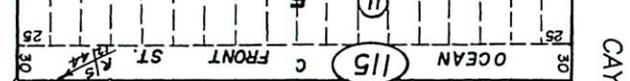
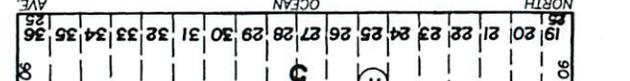
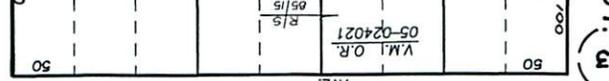
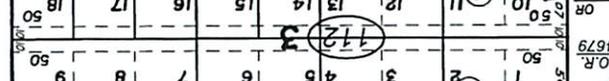
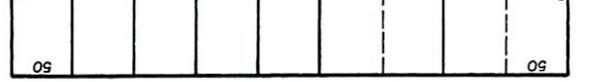
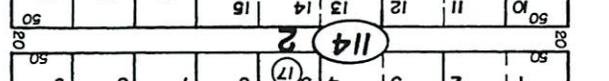
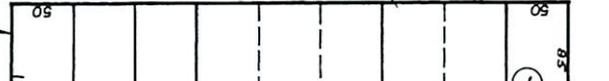
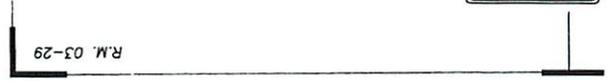


MORRO ROCK VIEW #3, R.M. Bk. 3, Pg. 101
 TOWN OF CAYUCOS, R.M. Bk. 3, Pg. 29
 TOWN OF CAYUCOS, R.M. Bk. A, Pg. 160
 ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 064 PAGE 11



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY. L2 11-03-97

L.S.	DATE	REVISIONS
NA	07-08-03	
NA	10-07-03	
NA	03-29-05	
NA	09-13-05	
07-144	08-28-06	
09-258	01-22-09	
10-143	02-25-10	
10-165	03-08-10	



CAYUCOS

DR.

09

116

113

110

103

10

12





Parcel Summary Report For Parcel # 064-119-034

9/10/2013
11:03:37AM

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 VOLNY INVESTMENT CO

PO BOX 12709 SLO CA 93406-2709

OWN VOLONY INVESTMENT COMPANY A CA LP

Address Information

Status **Address**

P 00000 OCEAN AV CAYU

Lot Information:

<u>Tract / Townshp</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>
CO06-	274	0001			CR	LCP	CBD	Y	SC	
064119	034	0001			CSC	VSA		N		

Parcel Information

Status **Description**

Active PM 73/17-20 PAR 1

Notes

Tax Districts

COAST (SB1537)

CAYUCOS

SAN LUIS OBISPO JT(27,40)

CAYUCOS-MORRO

CAYUCOS COUNTY

NO. 02

CAYUCOS



Parcel Summary Report For Parcel # 064-119-034

9/10/2013
11:03:37AM

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:

C9746 EXP Primary Parcel

Description:

ROUGH GRADG W/11FT MAX CUT,FENCG,DRAINAGE,SEDIMENT R.LOW,ARCH/CUT MAX:11FT/NO SHOR'G SEE D.JENSEN LTR

D960038P CMP Primary Parcel

Description:

CONST 30 UNIT HOTEL

DRC2013-00017 REC Primary Parcel

Description:

MIXED-USE COMMERCIAL/RETAIL (2381 SQ FT) W/RESIDENCE (1196 SQ FT), W/GARAGE (483 SQ FT.).

G950016X REC Primary Parcel

Description:

LUE/LCP TEXT AMEND W/UPDATE CONDO HOTEL

PMT2002-12519 EXP Primary Parcel

Description:

MOTEL 30 UNITS AS OF 6-4-03 THE FILE IS WITH MATT J.

PMT2002-25247 WIT Primary Parcel

Description:

CONST 30 UNIT HOTEL W/MANAGER UNIT

SUB2006-00119 RDD Primary Parcel

Description:

3 LOT PARCEL MAP