



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/10/2013

TO: _____

FROM: Megan Martin - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00020 SANSONE - Proposed minor use permit for mini-storage development in three phases with existing 1164 sf manager's residence. Phase One to be 8,295 sf building total. Phase Two to be 15,256 sf total. Phase Three to be 29,269 sf total. Location site is 9270 Avonne Ave (cross street Otter Way) in San Simeon. APN: 013-071-023 and -025.

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

MINOR USE PERMIT

MINI-STORAGE DEVELOPMENT IN THREE PHASES WITH EXISTING 1,164 SQ FT NC/ SSIM

CSC LCP RMF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Plot Plan
- Zoning Clearance
- Variance
- Other
- Surface Mining/Reclamation Plan
- Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name David Sansone Co. Inc. Daytime Phone 805/549-0667
 Mailing Address P.O. Box 1429 San Luis Obispo, CA Zip Code 93406
 Email Address: _____

Applicant Name David Sansone Co. Inc. Daytime Phone 805/549-0667
 Mailing Address P.O. Box 1429 San Luis Obispo, CA Zip Code 93406
 Email Address: _____

Agent Name Gary Swauger Daytime Phone 805/927-3987
 Mailing Address 2155 Orme Place Cambria, CA Zip Code 93428
 Email Address: garyswauger@sbcglobal.net

PROPERTY INFORMATION

Total Size of Site: 60,949 ± Assessor Parcel Number(s): 013-071-023 & 025
 Legal Description: Portion of Lot A of the Van Gordon partition of Rancho San Jimeon
 Address of the project (if known): 9270 Avonne Ave.
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway One to Castillo Drive, NE onto Otter Way, then right onto Avonne Ave.
 Describe current uses, existing structures, and other improvements and vegetation on the property: SFR with gravel driveway, pine & ornamental trees

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Mini-Storage development in three phases with existing 1164 sq. ft. manager's residence. Phase One to be 8295 sq. ft. total, Phase Two = 15,250 sq. ft. total, Phase Three = 29,269 sq. ft. total.

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 Sept. 30, 2013

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): None

Describe existing and future access to the proposed project site: No Changes

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? 83,606 sf.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North east: RMF - Vacant South east: RMF - MF Condos
North west: RMF - MF Condos South west: CR - Motel

For all projects, answer the following: (See attached Project Description)

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %

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

Total area of all paving and structures: 50,044 sq. feet acres

Total area of grading or removal of ground cover: 59,768 sq. feet acres

Number of parking spaces proposed: 4 Height of tallest structure: 18'-0"

Number of trees to be removed: 1 Type: 18" Monterey Pine

Setbacks: Front 25' Right 10' Left 10' Back 10'

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: SSA CSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: SSA 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: Cal-Fire

For commercial/industrial projects answer the following:

Total outdoor use area: Phase One = 51,490 sf. sq. feet acres Phase Two = 44,529 sf.

Total floor area of all structures including upper stories: _____ sq. feet Phase Three = 30,516 sf.
Phase One = 9,459 sf. Phase Two = 16,420 sf. Phase Three = 30,433 sf.

For residential projects, answer the following:

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

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

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

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: 1.43 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: SFR
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: Avonne Avenue

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? 50 gpd
- 4. How many service connections will be required? None
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing SFR
- 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: property line Location of connection: property line
- 2. What is the amount of proposed flow? 50 gpd 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? NE corner of the site
- 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 Unified School District
- 2. Location of nearest police station: SLO County Sheriff's Dept. 310
- 3. Location of nearest fire station: Cambria Fire Dept. 5500 Heath Lane
- 4. Location of nearest public transit stop: Castillo Dr. & Otter Way
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/4 mile feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
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. Attached

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: Sun-Sat. Hours of Operation: 7:00 am - 7:00 pm
- 2. How many people will this project employ? One
- 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: None
- 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. 10 Between 4:00 to 6:00 p.m. 10 @ Phase Three
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): None
2. Will the development occur in phases? Yes No See attached description:
If yes describe: Phase One = 53 units, Phase Two = 111 units, Phase Three = 214 units
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 *: None

*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

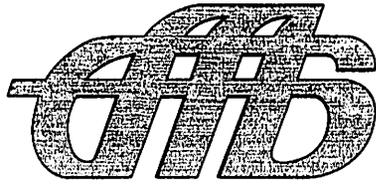
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Tree replacement.

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): Lot Line Adjustment, MUP & Construction Permits

(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.)



gary michael swauger architect

Sansone – Minor Use Permit

Mini-Storage

APN's: 013-071-023 & 013-071-025

9270 Avonne Ave. San Simeon, CA

Project Phasing

Phase One Project

The addition of 53 storage units of various sizes in two buildings (Bldg A = 2520 sqft, Bldg B = 5775 sqft) totaling 8295 sqft, and paved RV & boat parking areas to the existing 1181 sqft residence (1164 sqft SFR & 17 sqft walk) to be utilized as on-site Manager's unit.

Buildings 8,295 sqft = 14% of the site

Paving 40,568 sqft = 66% of the site

Landscaping 10,905 sqft = 18% of the site

Existing SFR & Walk 1,181sqft = 02% of the site

Phase Two Project

Convert portion of RV/boat parking to 58 additional storage units of various sizes in Bldg C = 6960 sqft.

Buildings 15,256 sqft = 25% of the site

Paving 33,607 sqft = 66% of the site

Landscaping 10,905 sqft = 18% of the site

Existing SFR & Walk 1,181sqft = 02% of the site

Phase Three Project

Convert balance of RV/boat parking to 103 storage units of various sizes in Bldg D = 14,013 sqft.

Buildings 29,268 sqft = 48% of the site

Paving 19,595 sqft = 32% of the site

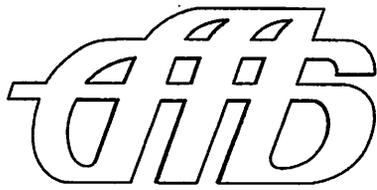
Landscaping 10,905 sqft = 18% of the site

Existing SFR & Walk 1,181sqft = 02% of the site

**2155 orme place
805 927 3987**

**cambria california 93428
fax 805 927 4165**

garyswauger@sbcglobal.net



gary michael swauger architect

Sansone – Minor Use Permit

Mini-Storage

APN's: 013-071-023 & 013-071-025

9270 Avonne Ave. San Simeon, CA

Water Usage

The proposed mini-storage project does not require public restrooms and there will be no additional water required for any phase of this project. Potable water usage will actually be reduced through the implementation of the proposed measures.

The project site currently has water service for the existing residence and landscaping. This structure will become the on-site manager's unit and the old plumbing fixtures will be replaced with new ultra-low flow models. The existing potable irrigation system will be removed.

All landscaping on the site will be connected to a non-potable drip irrigation system. Roof run-off water will be collected and stored in two 1500 gallon on-site storage tanks. Additional non-potable water will be trucked in and stored in these tanks as needed to keep the irrigational system operational.

**2155 orme place
805 927 3987**

**cambria california 93428
fax 805 927 4165**

garyswauger@sbcglobal.net

VICINITY MAP

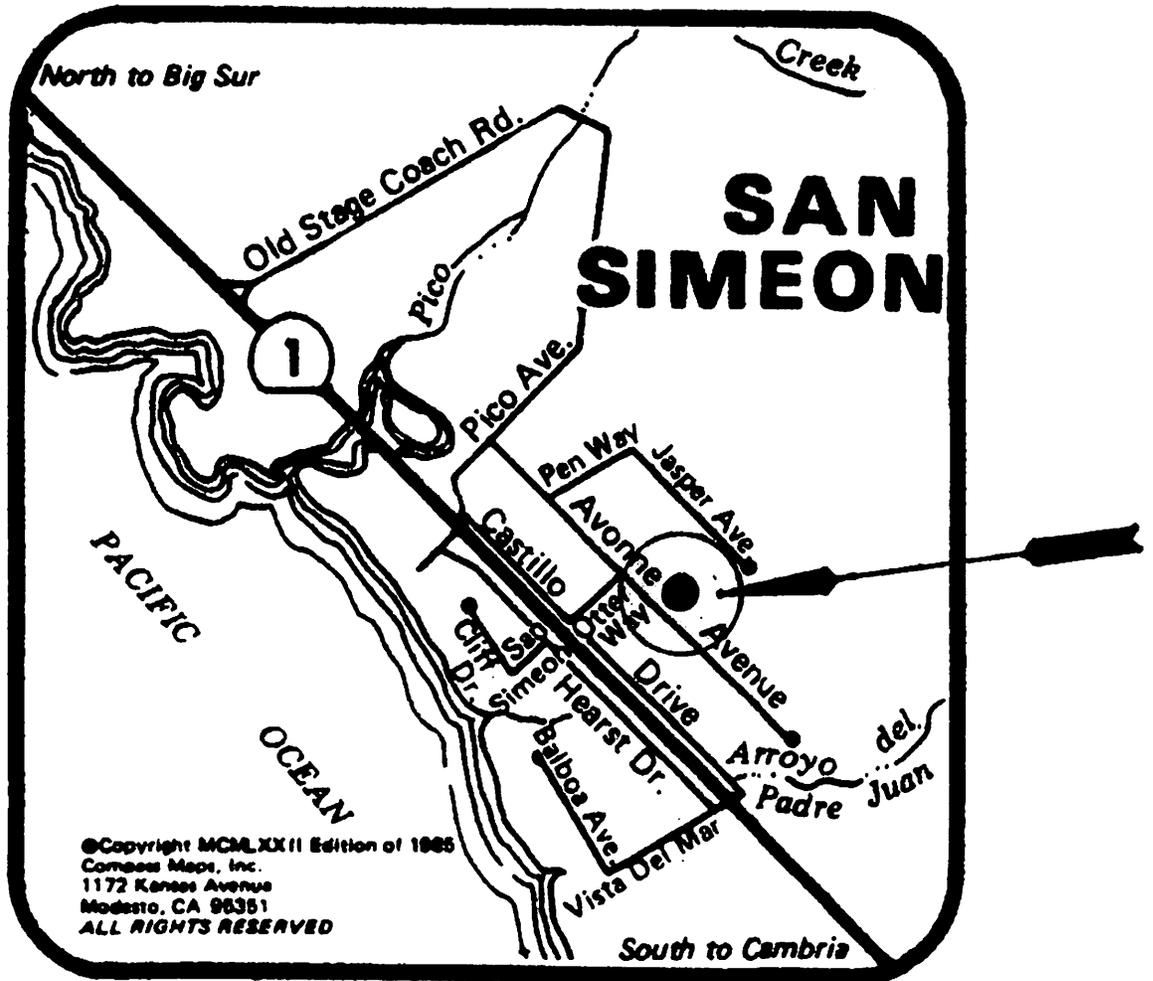
David Sansone, Owner & Applicant

Gary Swauger, Architect & Agent

Avonne Avenue, San Simeon

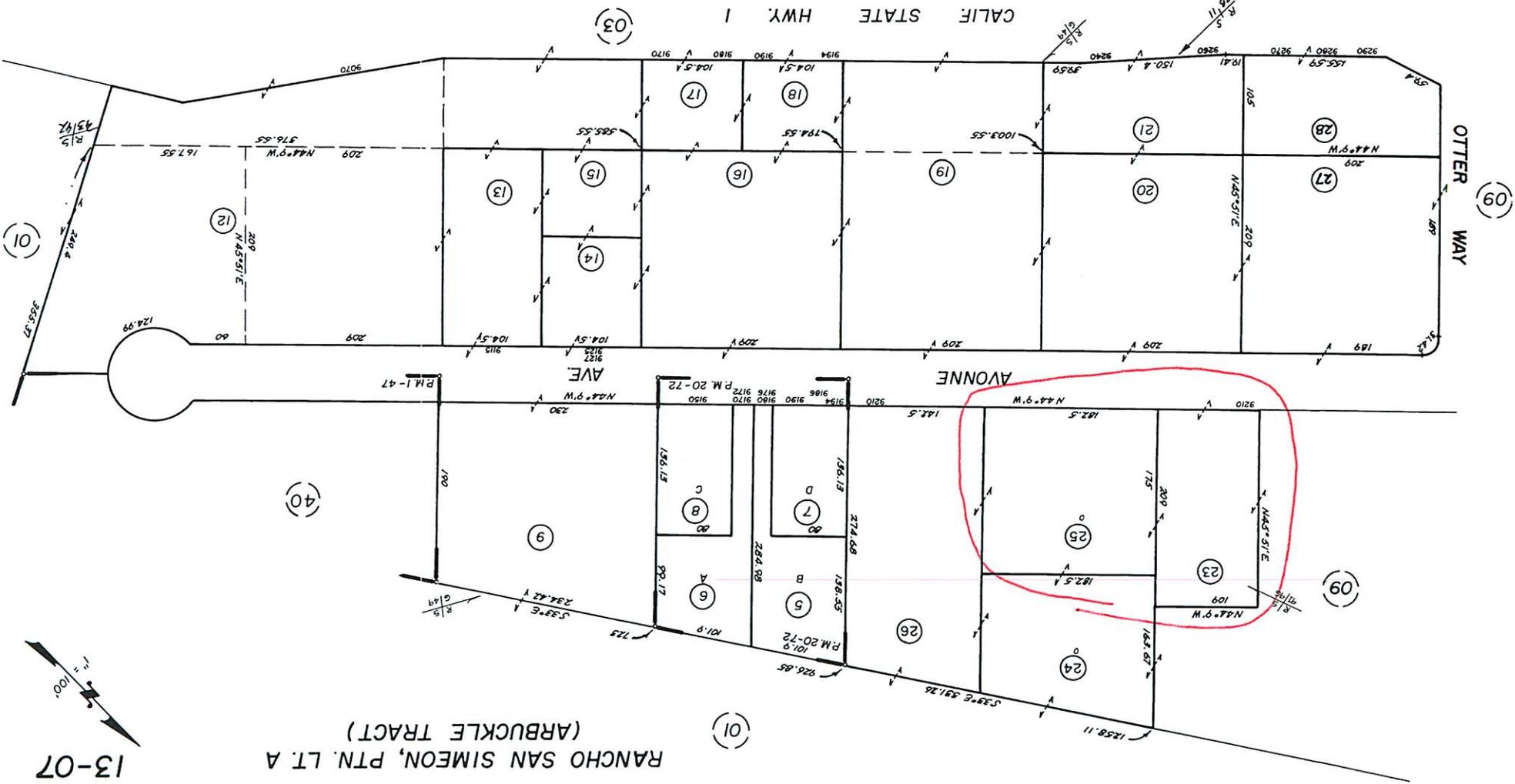
Lot Line Adjustment: APN's 013-071-024 & 013-071-025

Minor Use Permit: APN's 013-071-023 & 013-071-025



RANCHO SAN SIMEON, PTN. LT. A (ARBUCKLE TRACT)

(01)



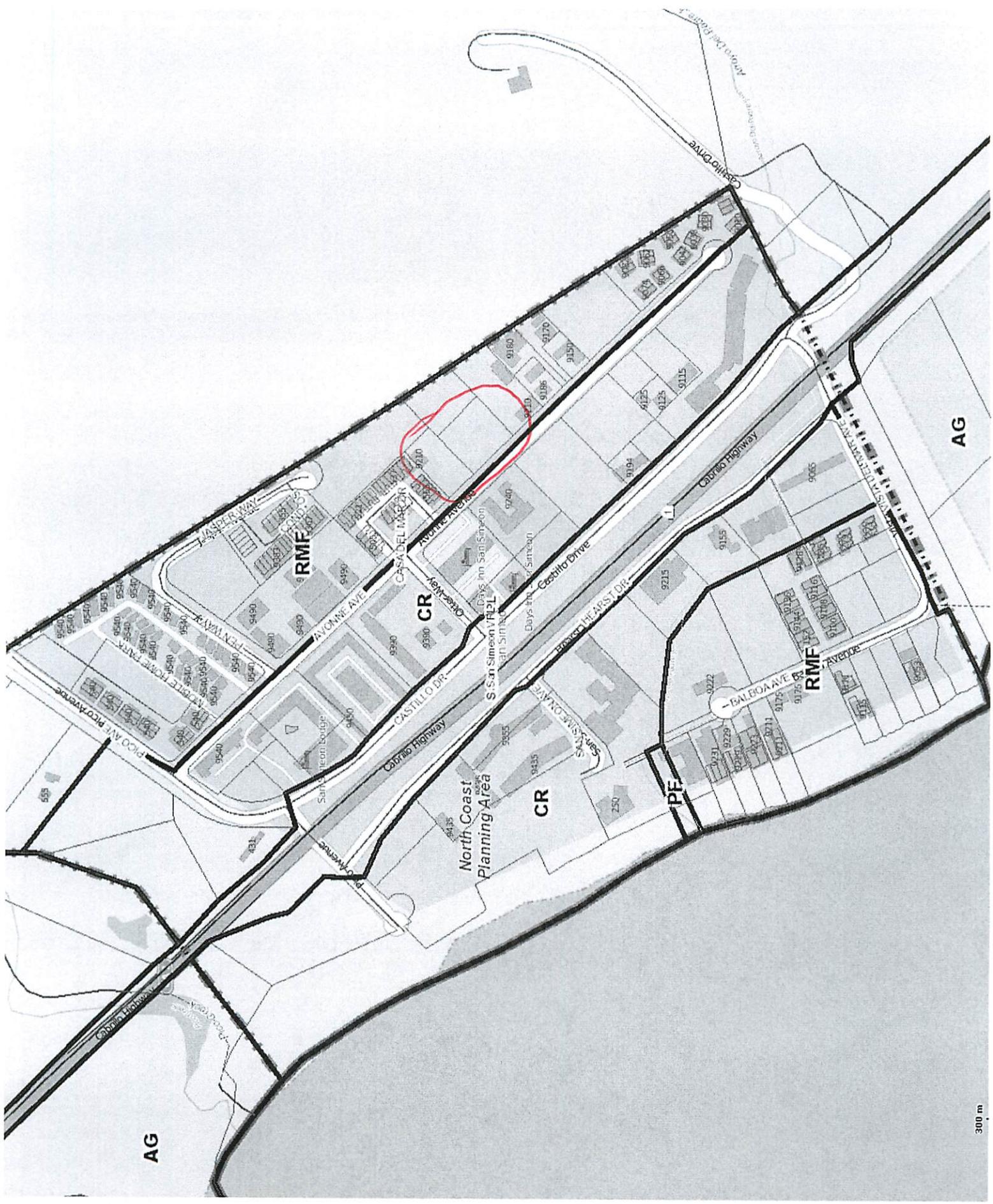
REVISIONS	
TECH	DATE
GB	11-07-02

50 100 200

11-07-02
 GB
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

Van Gordon Partition of part of Rancho San Simeon, R.M. Bk. B, Pg. 108
 Ar buckle Tr., Recorded Survey Bk. 6, Pg. 49

Assessor's Map Bk. 13 - Pg. 07
 County of San Luis Obispo, Calif.



AG

RMF

CR

CR

PF

RMF

AG

North Coast
Planning Area

300 m



Parcel Summary Report For Parcel # 013-071-023

10/4/2013
4:42:05PM

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 DAVID SANSONE CO INC A CA CORP
PO BOX 1429 SLO CA 93406-1429

OWN SANSONE DAVID

OWN SANSONE DAVID TRUST

OWN SANSONE VAN D

Address Information

Status Address
A 09210 AVONNE AV SSIM

Lot Information:

<u>Tract / Twnshp</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>
ARBKLTR	E	7P	San Simeon	North Coast	RMF	LCP	CSC	Y		

Parcel Information

Status Description
Active RHO SAN SIMEON PTN LT A

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY



Parcel Summary Report For Parcel # 013-071-023

10/4/2013
4:42:05PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02
SAN SIMEON ACRES
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)

Case Information

Case Number:

Case Status:

DRC2013-00020

REC

Primary Parcel

Description:

MINI-STORAGE DEVELOPMENT IN THREE PHASES WITH EXISTING 1,164 SQ FT MANAGERS RESIDENCE. PHASE ONE TO BE 8,295 SQ FT BLDG TOTAL, PHASE TWO 15,256 SQ FT TOTAL. PHASE THREE 2,9269 SQ FT TOTAL.

D890341D

WIT

Related Parcel

Description:

41 UNIT CONDO/ATTACHED GARAGE



Parcel Summary Report For Parcel # 013-071-025

10/4/2013
4:42:26PM

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 DAVID SANSONE CO INC
 PO BOX 1429 SLO CA 93406-1429
OWN DAVID SANSONE CO INC A CA CORP

Address Information

Status Address
A 00000 AVONNE AV SSIM

Lot Information:

<u>Tract / Twtnshp</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>
ARBKLTR	E	8P	San Simeon	North Coast	RMF	LCP	CSC	Y		

Parcel Information

Status Description
Active RHO SAN SIMEON PTN LT A

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
CAMBRIA COMMUNITY
NO. 02
SAN SIMEON ACRES
AREA NO. 21
COAST UNIFIED SCHOOL - IMP. NO. 1



Parcel Summary Report For Parcel # 013-071-025

10/4/2013
4:42:26PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA (SB1537 BLO)

Case Information

Case Number:

Case Status:

DRC2013-00020

REC

Related Parcel

Description:

MINI-STORAGE DEVELOPMENT IN THREE PHASES WITH EXISTING 1,164 SQ FT MANAGERS RESIDENCE. PHASE ONE TO BE 8,295 SQ FT BLDG TOTAL, PHASE TWO 15,256 SQ FT TOTAL. PHASE THREE 2,9269 SQ FT TOTAL.