



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/24/2013

TO: _____

FROM: Schani Siong - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00027 FRANCIS - Proposed minor use permit for a single family residence and a premanufactured metal garage building. Site location is 1060 Bayview Heights Dr, Los Osos. APN: 074-323-031.

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

MUP FOR A SINGLE FAMILY RESIDENCE AND PRE MANUFACTURED METAL GARAGE EST/LSOS

CAZ LCP RSF

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 Ron & Catherine Francis Daytime Phone 805-528-0555
 Mailing Address 1380 14th Street Los Osos CA Zip Code 93402
 Email Address: rgfrancis34@yahoo.com

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

Agent Name Criter Design Co, Inc. Daytime Phone 805-528-4812
 Mailing Address PO Box 6952, Los Osos Zip Code 93412
 Email Address: criterdesign@sbcglobal.net

PROPERTY INFORMATION

Total Size of Site: .5477 acre / 23,857^{sq} ft Assessor Parcel Number(s): 074-323-031
 Legal Description: PM 5/70 PAR A
 Address of the project (if known): 1060 Bay View Heights
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOVR to Bay View Heights Drive

Describe current uses, existing structures, and other improvements and vegetation on the property:
vacant lot w/ shrub oak grove on north-east corner

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SFR + premanufactured metal garage building

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 10/12/13

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): _____

Describe existing and future access to the proposed project site: Bay View Heights Drive

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: SFR South: VACANT
East: SFR West: SFR

For all projects, answer the following:

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

Buildings: $\frac{314+1708}{2570}$ sq. feet 10.7 % Landscaping: ~1800 sq. feet 7.5 %
Paving: (2570) sq. feet _____ % Other (specify) decomp. granite driveway/walk
Total area of all paving and structures: 2570 ft² sq. feet acres 860 ft²
Total area of grading or removal of ground cover: ~1700 sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: 16'-11" from ave. nat. grade
Number of trees to be removed: 0 Type: _____
Setbacks: Front 25' Right side 5' Left 10' Back 10'
CORNER SIDE

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

Community System - List the agency or company responsible for provision: Golden State Water
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: _____
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:

N/A Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

N/A 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:

- 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: 0.5477 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? SFR
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. N/A 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: _____ 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? 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: San Luis Coastal Unified
- 2. Location of nearest police station: .7 mile
- 3. Location of nearest fire station: 1/2 mile
- 4. Location of nearest public transit stop: .6 mile
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? .7 feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
vacant lot
- 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.

N/A

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: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

N/A

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

N/A

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): _____
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 *: _____

*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?

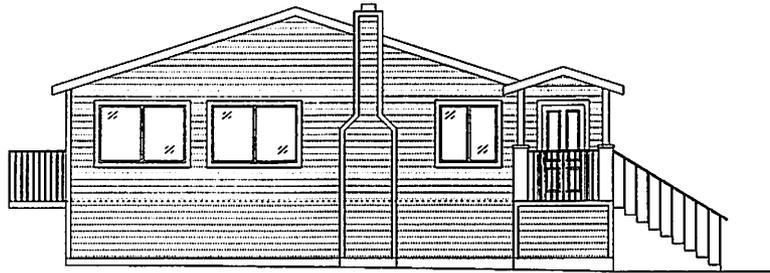
Yes No

If yes, please describe and provide "ED" number(s): _____

Other Related Permits

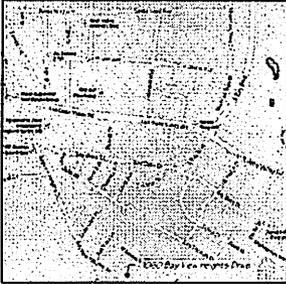
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(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.)



Francis Residence-Minor Use Permit

Los Osos, CA

<p style="text-align: center;">Vicinity Map</p> 	<p style="text-align: center;">Project Data</p> <p>AREA PROPOSED: Residence: 1706 Sq. Ft. Pre-Manufactured Garage: 864 Sq. Ft.</p> <p>Site Size: 23,857.00 Sq. Ft.</p> <p>OCCUPANCY: Single Family Dwelling: R-3</p> <p>CONSTRUCTION TYPE: V</p>	<p style="text-align: center;">Sheet Index</p> <p>T-1 Title Sheet C-1 Site Plan A-1 Proposed Floor Plan A-2 Proposed Elevations</p>	<p style="text-align: center;">Consultants</p> <p>Owner: Ron and Catherine Francis 1060 Bay View Heights Drive Los Osos, CA 93402</p> <p>Designer: Crizer Design Company, Inc. P.O. Box 6952 Los Osos, CA 93412 (805) 528-4812 (805) 528-2325 (Fax)</p>
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Last Description:
 APR 10/24/2021
 Sheet No. 1 of 1
 City of Los Osos, CA

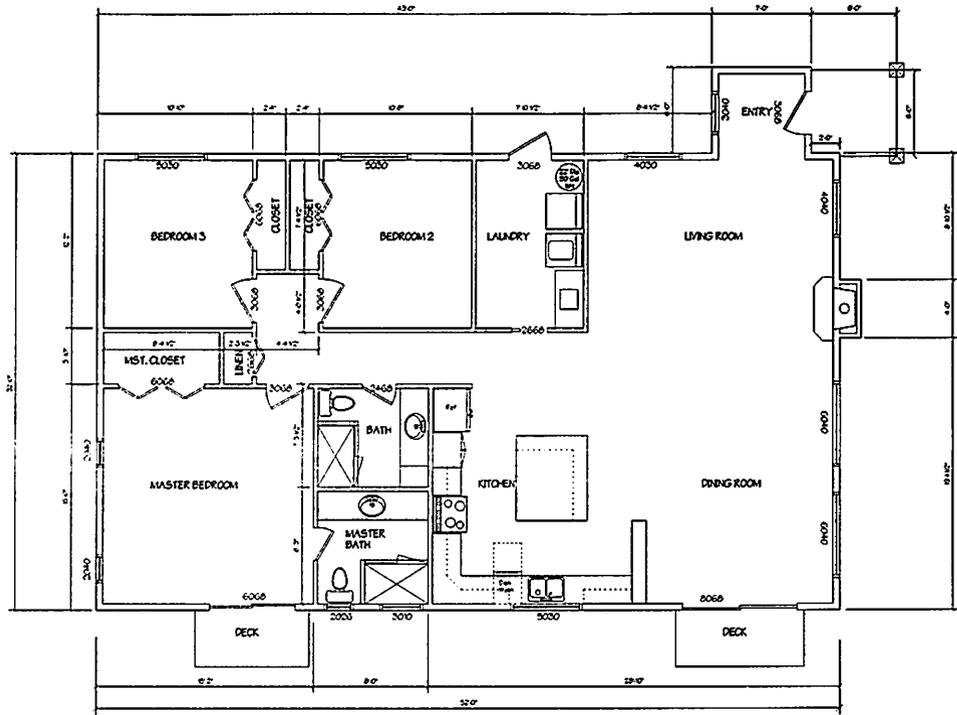
The Francis Residence
 L0130936

Owner/Title Address:
 1060 Bay View Heights Drive
 Los Osos, CA 93402

Crizer Design Company, Inc.
 P.O. Box 6952 Los Osos, CA 93412
 Ph: (805) 528-4812 Fax: 528-2325

Date: 04/10/21
 Scale: 1/4" = 1'-0"
 Drawn By: JGO
 Check: JGO
 Title: T-1

TITLE PAGE



The Francis Residence
 L0130936

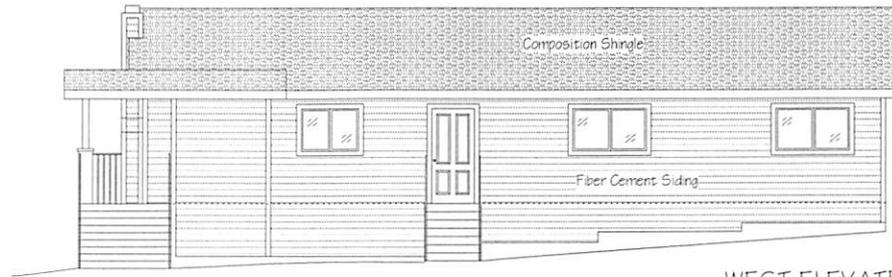
Owner's Address:
 1000 Blue Oaks Way
 San Diego, CA 92121

Legal Description:
 Parcel 1013031
 City of San Luis Obispo

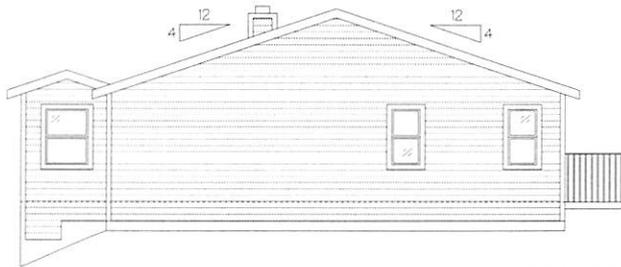
**Crizer Design
 Company, Inc.**
 P.O. Box 6952 Los Osos, CA 93412
 Ph. (805)522-4812 Fax 522-2325

Date:	09/10
Scale:	1/4" = 1'-0"
Drawn:	LD
Chk:	LD
Shl:	A-1

FLOOR PLAN PROPOSED
 SCALE: 1/4" = 1'-0"



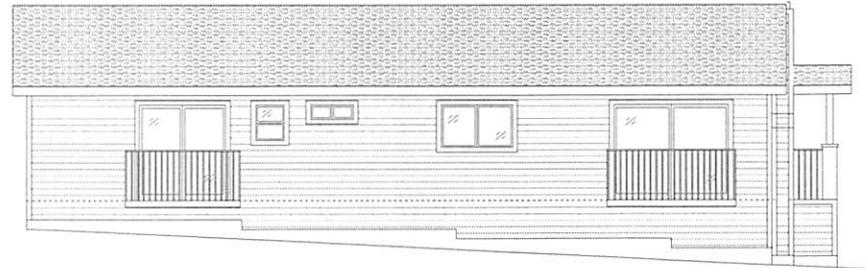
WEST ELEVATION



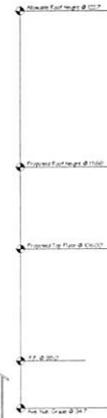
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



Revisions	
A	ISSUED
B	
C	
D	

Legend Description:
 A/S/N: (07/23/2011)
 City of San Luis Obispo

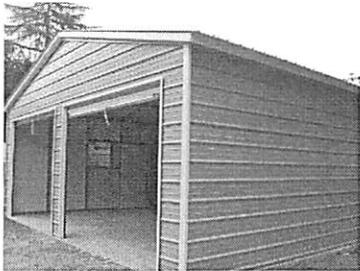
The Francis Residence
 L01309336

Owner/Client Address:
 1000 Bay View Highway Drive
 Los Osos, CA 93052

Crizer Design
 Company, Inc.
 P.O. Box 6952 Los Osos, CA 93042
 Ph: (805) 528-4812 Fax: 528-2125

Date:	10/1/15
Scale:	1/4" = 1'-0"
Drawn By:	UNO
Shr:	ECB
A-2	

PRE-MANUFACTURED METAL GARAGE



United Carports, Style #37
 24' x 36' x 9' Vertical Style Metal Building
 2- 10' x 8' Roll Up Garage Doors
 1- Man Door
 1- Window
 Exterior Color- Dark Grey
 Trim Color- White
 Roof Color- Black

ELEVATIONS PROPOSED
 SCALE: 1/4" = 1'-0"



SITE PLAN PROPOSED
SCALE: 1/8" = 1'-0"

Revision
A
B
C
D

Project Description:
APN: 071212101
Block: Lot
City of San Jose, CA

Owener's Address:
1000 Bay View Heights Drive
Los Osos, CA 95052

**Crizer Design
Company, Inc.**
P.O. Box 6952, Los Osos, CA 93412
Ph: (805) 528-4812 Fax: 528-2325

Date: 10/1/13
Scale: 1/8" = 1'-0"
Drawn By: EJO
Shd: C-1

The Francis Residence
101309336



PF

OP

RS

PF

RSF

Los Osos REC

Estero
Planning Area

RS

OS

REC

AG

400 m



Estero
ning Area

Los Osos URL

Los Osos URL

RSF

RS

UTILITY RD

BAYVIEW HEIGHTS DR

VIA VISTA DR

AL SERENO LN

DAYVISTA LN

PRIVATE DRIVEWAY

CHUNASHI LN

AL SERENO LN

OAK RIDGE
LAS EN



Parcel Summary Report For Parcel # 074-323-031

10/22/2013
4:26:15PM

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 FRANCIS RON L
 1380 14TH ST LOS OSOS CA 93402-1412
OWN FRANCIS CATHERINE M

Address Information

Status Address
P BAYVIEW HEIGHTS DR

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>
C070-	038	A	Los Osos	Estero	RSF	LCP	CAZ	Y		

Parcel Information

Status Description
Active PM 5/70 PAR A

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
NO. 02
LOS OSOS, ZONE B
AREA NO. 21
LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS



Parcel Summary Report For Parcel # 074-323-031

10/22/2013
4:26:15PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2006-00217

WIT

Primary Parcel

Description:

MUP FOR NEW SFR (2016 SF) WITH DETACHED GARAGE (720 SF)

DRC2013-00027

REC

Primary Parcel

Description:

MUP FOR A SINGLE FAMILY RESIDENCE AND PRE MANUFACTURED METAL GARAGE BUILDING.