



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/07/2013

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

FROM: Cody Scheel - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00036 BROWNELL – Proposed minor use permit to modify caretaker use to residential use for purposes of use for a vacation rental. Site location is 123 No Ocean Ave, Cayucos. APN: 064-115-025

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

MODIFY CARETAKER USE TO RESIDENTIAL FOR PURPOSES OF A VACATION RENTAL. EST/ CAYU

CAZ CBD CR CSC LCP VSA

# 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
- Modification to approved land use permit
- Curb, Gutter & Sidewalk Waiver

### APPLICANT INFORMATION

Check box for contact person assigned to this project  
 Landowner Name FRANK AND SUSAN BROWNELL Daytime Phone \_\_\_\_\_  
 Mailing Address 3080 MARSH RD. CAYUCOS, CA Zip Code 93430  
 Email Address: \_\_\_\_\_

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

Agent Name J.H. EDWARDS Daytime Phone (805) 235-0873  
 Mailing Address P.O. BOX 6070 LOS OSOS CA Zip Code 93412  
 Email Address: JHEDWARDSCOMPANY@GMAIL.COM

### PROPERTY INFORMATION

Total Size of Site: 2250 SQ. FT. Assessor Parcel Number(s): 064-115-025  
 Legal Description: LOT 14 BLK 2 MORRO ROCK VIEW #3  
 Address of the project (if known): 123 NO. OCEAN 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.: NO. OCEAN AVENUE

Describe current uses, existing structures, and other improvements and vegetation on the property:  
EXISTING 2-STORY BUILDING WITH NO PHYSICAL CHANGES PROPOSED

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): MODIFY CARETAKER USE TO RESIDENTIAL FOR PURPOSES OF USE FOR VACATION RENTAL

### 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 10/25/13  
JH EDWARDS (AGENT)

**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 CHANGE PROPOSED

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: CR South: PUBLIC  
East: CR West: CR

For all projects, answer the following: NO CHANGE TO EXISTING STRUCTURES

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: \_\_\_\_\_  sq. feet  acres

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

Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: \_\_\_\_\_ Type: \_\_\_\_\_

Setbacks: Front \_\_\_\_\_ Right \_\_\_\_\_ Left \_\_\_\_\_ Back \_\_\_\_\_

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

Community System - List the agency or company responsible for provision: PASO ROBLE BEACH

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: CAYUCOS SANITARY

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: \_\_\_\_\_  sq. feet  acres

Total floor area of all structures including upper stories: 2686 sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 2

Total floor area of all structures including upper stories, but not garages and carports: 2686 sq. FT.

Total of area of the lot(s) minus building footprint and parking spaces: 2,250 sq. FT.

# 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: 0.052 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: Existing Building
- 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: No. Ocean Ave.

**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 Mixed Use  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? No change
4. How many service connections will be required? N/A
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: N/A
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 <sup>is</sup> to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: N/A    Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? N/A 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? In 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: Cayucos Elem/Coast Union
- 2. Location of nearest police station: Los Osos substation (Co. Sheriff)
- 3. Location of nearest fire station: Cayucos Dr. and Ash Ave.
- 4. Location of nearest public transit stop: 200 Ocean Ave. @ Vets Hall
- 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:  
Existing building (newer)
- 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: N/A
- 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: N/A 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.

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.**

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): Adjacent to  
Cayucos Beach and Pier
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): Class 3 CE MUPDO20009P

**Other Related Permits**

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

(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.)

# INFORMATION DISCLOSURE FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

**TIME LIMITS FOR PROCESSING AND PUBLIC NOTICE DISTRIBUTION REQUIREMENTS** - California state law (California Government Code Section 65941.5) requires that the county provide the following information to applicants, when a permit application is filed:

Not later than 30 days after a land use or land division application is received, the county must notify the project applicant or designated representative in writing either that the application is complete, or that items are necessary to complete the application. If you are not notified in writing, the application is considered complete. Any land use or land division application must be approved or denied within three months of adoption of the Negative Declaration or determination that the project is exempt, or within six months of the certification of an Environmental Impact Report. The County of San Luis Obispo processes the land use application and the environmental review concurrently, so these decisions are made simultaneously. (Government Code Sections 65943 and 65950, et seq.)

A project applicant may make a written request to the county to receive notice of any proposal to adopt or amend the general plan and the land use, real property division, building and construction, road name and addressing, and growth management ordinances which might reasonably be expected to affect that applicant's project. The county offers a subscription service for notification of either: (1) all applications received by the county, or (2) Planning Commission agendas. The cost for each of these services is established by the county fee ordinance. (Government Code Sections 65945, 65945.3 and 65945.5)

When a property was created through recordation of a final or parcel map, and it is within five years of recordation, the county cannot withhold or condition the issuance of building permits for residential units based on conformance with conditions that could have been imposed as conditions of the tentative map, except where: (1) A failure to do so would place subdivision residents or residents in the immediate area in a condition perilous to health, safety or both; or (2) The condition is required in order to comply with state or federal law. (Government Code Section 65961)

Copies of Government Code Sections are available at the County of San Luis Obispo Law Library, County Government Center, San Luis Obispo, California.

**RIGHT TO FARM DISCLOSURE** - The County of San Luis Obispo recognizes the statewide policy to protect and encourage Agriculture. Sections 3482.5 and 3482.6 of the California Civil Code and Chapter 5.16. of the San Luis Obispo County Code protect certain, pre-existing agricultural production and processing operations ("agricultural operation") from nuisance claims. If your property is near a protected agricultural operation, you may be subject to certain inconveniences and/or discomforts which are protected by law. In order for the agricultural operation to be protected, the following requirements of Civil Code Sections 3482.5 and 3482.6 must be satisfied:

(1) The agricultural operation must be conducted or maintained for commercial purposes; (2) The agricultural operation must be conducted or maintained in a manner consistent with proper and accepted customs and standards as established and followed by similar agricultural operations in the same locality; (3) The agricultural operation predated the affected use(s) on your property; (4) The agricultural operation has been in existence for more than three years; and (5) The agricultural operation was not a nuisance at the time it began.





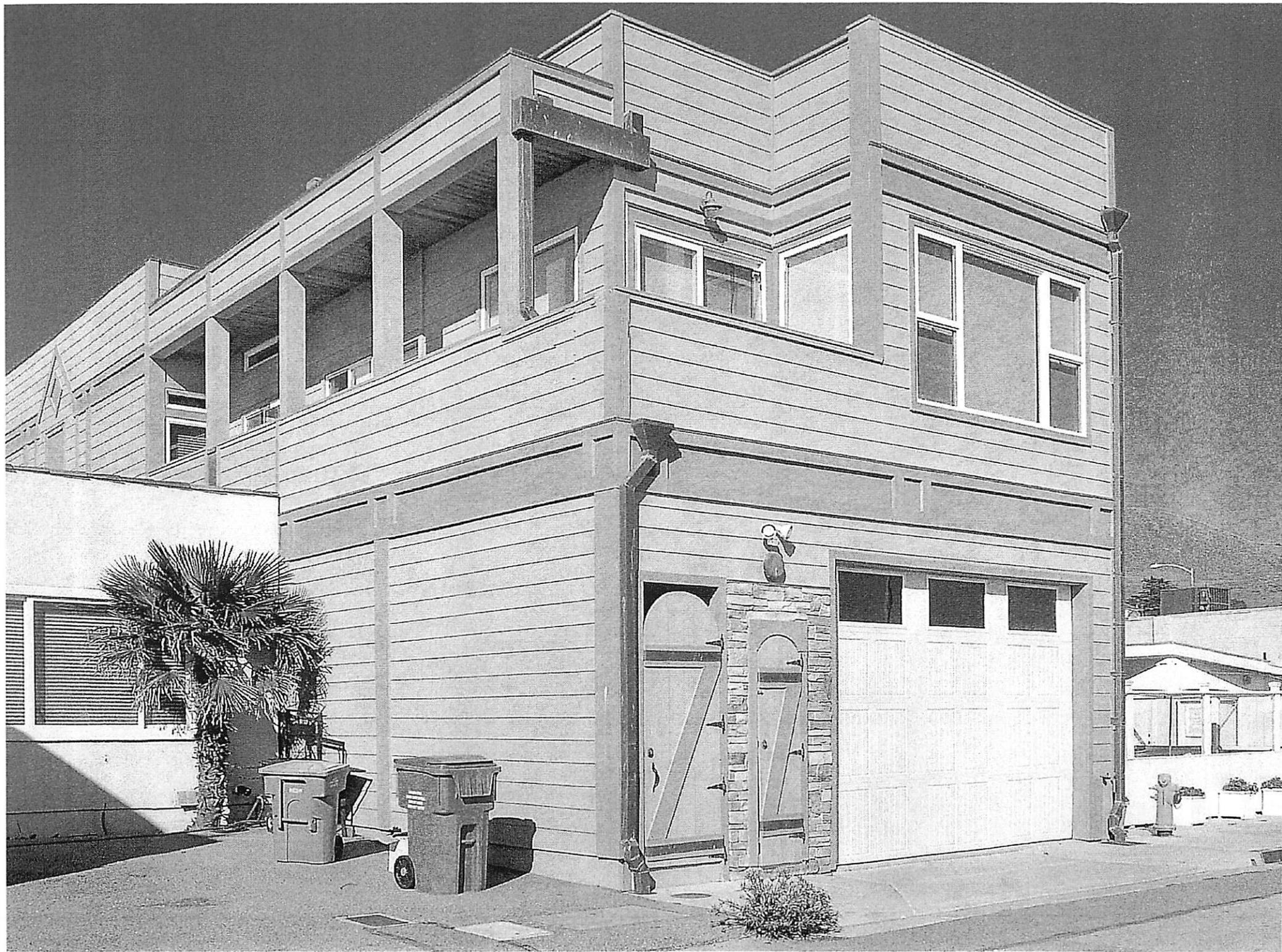


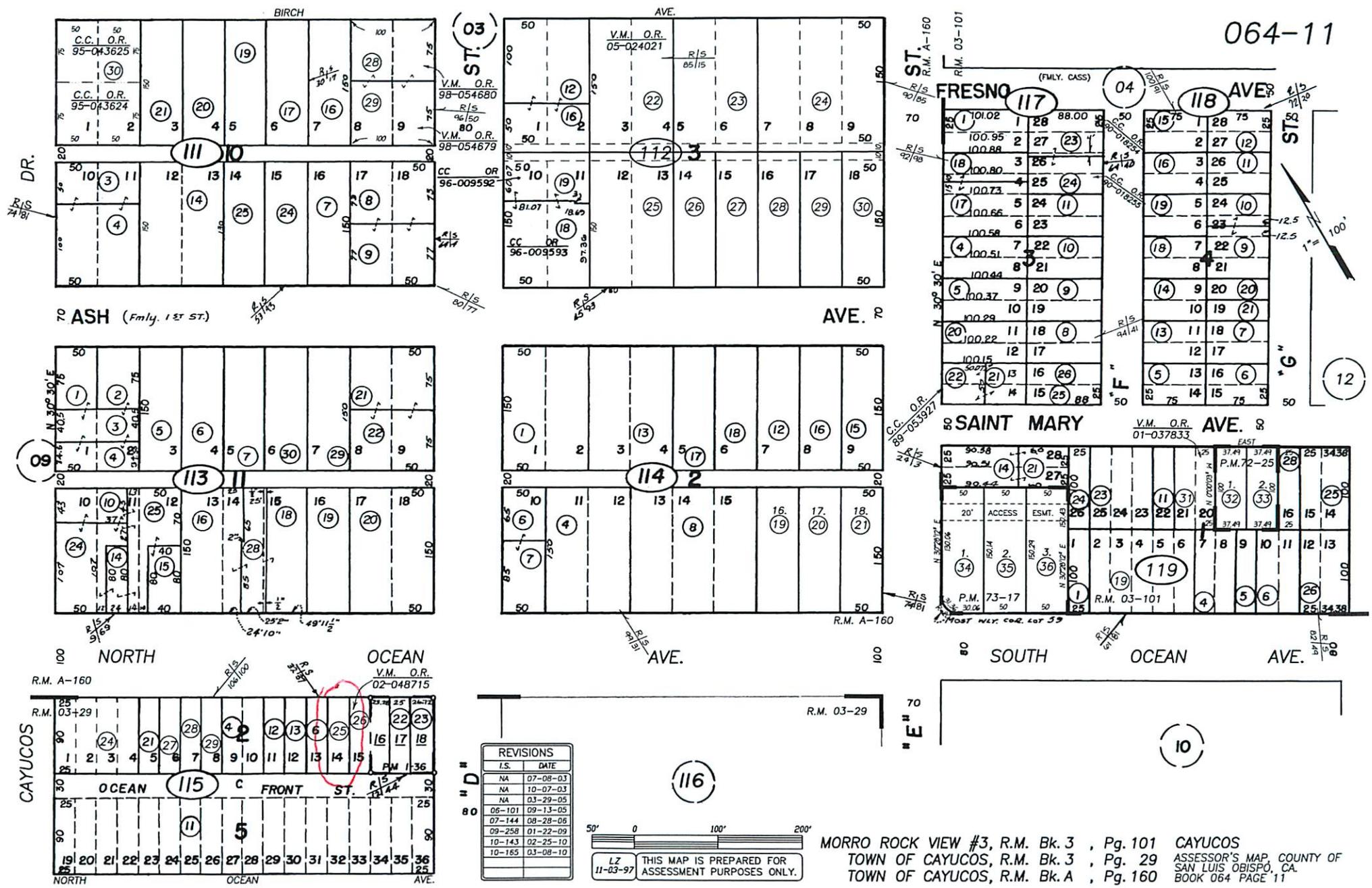
OLD  
CREEK  
ALE HOUSE  
For What Ales You

123

Family Restaurant

CAYUCOS  
CELLARS





REVISIONS	
I.S.	DATE
NA	07-08-03
NA	10-07-03
NA	03-29-05
06-101	09-13-05
07-144	08-28-06
09-258	01-22-09
10-143	02-25-10
10-185	03-08-10

50' 0 100' 200'

LZ 11-03-97

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

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





# Parcel Summary Report For Parcel # 064-115-025

10/31/2013  
4:01:51PM

## 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   BROWNELL FRANK I III  
3080 MARSH RD CAYUCOS CA 93430-1555  
OWN   BROWNELL SUSAN H

### Address Information

Status      Address  
P              00123 OCEAN AV CAYU

### Lot Information:

<u>Tract / Twncshp</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>
APV.C02-	142	0001	Cayucos	Estero				N		
TNCAYRES	0002	0014	Cayucos	Estero	CR	LCP	CBD	Y		
064115	025	0001	Cayucos	Estero	CSC	CAZ	VSA	N		

### Parcel Information

Status      Description  
Active      TN CAY BL 2 LT 14

#### Notes

THIS PROPERTY WAS APPROVED FOR A BUILDING WITH COMMERCIAL ON THE FIRST FLOOR AND A CARETAKER'S UNIT ON THE SECOND FLOOR. THE CARETAKER'S UNIT CANNOT BE USED AS A VACATION RENTAL.JZB/NEO 6/23/2011

#### Tax Districts

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



# Parcel Summary Report For Parcel # 064-115-025

10/31/2013  
4:01:52PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAYUCOS  
AREA NO. 10  
AREA NO. 21

### Case Information

**Case Number:**      **Case Status:**  
D020009P              EXP              Primary Parcel

**Description:**  
RETAIL, OFFICE AND CATETAKER'S

DRC2013-00036      REC              Primary Parcel

**Description:**  
MODIFY CARETAKER USE TO RESIDENTIAL FOR PURPOSES OF A VACATION RENTAL.

PMT2002-13787      FNL              Primary Parcel

**Description:**  
COMMERCIAL BLDG 1ST FLOOR PARKING STRUCTURE(S-3) & RETAIL (B), 2ND FLOOR CARETAKER UNIT (983 SF,R-3) & (3)OFFICES & A 3RD FLOOR ROOF DECK (400 SF,R-3) (B) /TEAM PLNCK'D /RUEL CZACH,AOR/BUENA GEO TECHNICAL"N.HALLIN,GE/ R.CZACH HAS PROPOSED A MODIFICATION (UBC104.2.7) FOR EXITING & EGRESS @ NORTH PROPERTY LINE, SEE BLDG OFFICIAL'S APPROVAL RESPONSE LETTER DATED ??????. DEFERRED SUBMITTAL REQUIRED FOR SPIRAL STAIRS ONLY. SEPARATE PERMIT REQ'D FOR FIRE SPRINKLERS.

PMT2005-01438      FNL              Primary Parcel

**Description:**  
FIRESPRINKLERS FOR PMT2002-13787/ MIXED USE BLG. OFFICE LT HAZARD, RETAIL ORD HAZARD 11, PARKING ORD. HAZARD 1 / RESIDENTIAL 13 NFPA 1999 EDITION

PMT2005-03344      FNL              Primary Parcel

**Description:**  
TENANT IMPROVEMENT FOR COFFEE SHOP - 768 SF WITH ELECTRICAL AND PLUMBING - SCOPE REDUCED TO EQUIP. AND SINKS ON BACK WALL ONLY

S010336C              RDD              Primary Parcel

**Description:**  
PROP ONE CERT OF COMP

ZON2006-00366      APV              Primary Parcel

**Description:**  
COFFEE SHOP

ZON2006-00367      APV              Primary Parcel

**Description:**  
GIFT SHOP



# Parcel Summary Report For Parcel # 064-115-025

10/31/2013  
4:01:52PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2009-00706

APV

Primary Parcel

**Description:**

DOG AND CAT RETAIL SUPPLIES

ZON2012-00207

APV

Primary Parcel

**Description:**

BEER & WINE