



SAN LUIS OBISPO COUNTY

## DEPARTMENT OF PLANNING AND BUILDING

### THIS IS A NEW PROJECT REFERRAL

DATE: 11/21/2013

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

FROM: Schani Siong, [ssiong@co.slo.ca.us](mailto:ssiong@co.slo.ca.us) (805) 781-4374 - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00042 LAMPE – Proposed minor use permit for a replacement residence. Site location is 19 19<sup>th</sup> St, Cayucos. APN: 064-232-007.

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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.

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\_\_\_\_\_

Date

\_\_\_\_\_

Name

\_\_\_\_\_

Phone

MINOR USE PERMIT

MUP FOR A REPLACEMENT RESIDENCE.

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

EST/ CAYU

AS CAZ LCP RSF SSN

### 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 DEBBIE & DAVID LAMPE Daytime Phone 559.434.9650  
 Mailing Address 346 E. WALNUT HILL AVE. FRESNO Zip Code 93720  
 Email Address: d2lampe@aol.com

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

Agent Name LOUISA ANNE SMITH Daytime Phone 805.544.6615  
 Mailing Address 979 OSOS ST. STE. A-2 SLO Zip Code 93401  
 Email Address: LOUISASMITH@SBCGLOBAL.NET

### PROPERTY INFORMATION

Total Size of Site: 3000 S.F. Assessor Parcel Number(s): 064-232.007  
 Legal Description: LOT 7 IN BLOCK 9 OF PASO ROBLES BEACH NO. 2, TOWN OF CAYUCOS  
 Address of the project (if known): 19-19TH ST. 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.: HWY 1 NORTH TO 24TH ST. TO PACIFIC ST. TO 19TH ST.

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

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): REPLACEMENT RESIDENCE

### 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 11.17.13

**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): NONE

Describe existing and future access to the proposed project site: RESIDENTIAL

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: RESIDENTIAL South: RESIDENTIAL  
East: RESIDENTIAL West: RESIDENTIAL

### For all projects, answer the following:

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

Buildings: 1370 sq. feet 46 % Landscaping: 1422 sq. feet 47 %  
Paving: 208 sq. feet 7 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 1578  sq. feet  acres

Total area of grading or removal of ground cover: 3000  sq. feet  acres

Number of parking spaces proposed: 2 Height of tallest structure: 23'-9"

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 15/20 Right 4 Left 4 Back 10

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

Community System - List the agency or company responsible for provision: \_\_\_\_\_

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

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)  
EXISTING SERVICE

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

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

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

### For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 3

Total floor area of all structures including upper stories, but not garages and carports: 1433 S.F.

Total of area of the lot(s) minus building footprint and parking spaces: 1422 S.F.

# 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: 3000 S.F. acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 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? SINGLE-FAMILY USE
4. How many service connections will be required? 1 - EXISTING
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?  
N/A     Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
N/A  
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: AT SITE    Location of connection: AT SITE
2. What is the amount of proposed flow? SINGLE FAMILY RESIDENTIAL G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?  
EXISTING     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? SIDE YARD
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
N/A    Yes    No

**Community Service Information**

- 1. Name of School District: COAST UNIFIED / CAYUCOS
- 2. Location of nearest police station: LOS OSOS
- 3. Location of nearest fire station: 1.5 MILES
- 4. Location of nearest public transit stop: .5 MILES
- 5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
If yes, what is the distance? .5 MILE feet/miles

**Historic and Archeological Information**

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

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): \_\_\_\_\_
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 \*: RESIDENTIAL ENERGY MEASURES

\*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:  
REPLACING EXISTING SUB-STANDARD STRUCTURE

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): MUP

(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.)

# LAMPE REPLACEMENT RESIDENCE

19 - 19<sup>TH</sup> STREET, CAYUCOS

	<p>A. P. NUMBER: 064 - 232 - 007          ADDRESS: 19 - 19<sup>TH</sup> STREET, Cayucos          LEGAL DESCRIPTION: Lot 7 in Block 9 of Paso Robles Beach No. 2, Town of Cayucos          CURRENT ZONING: Residential Single Family          CURRENT USE: Residential          TYPE OF CONSTRUCTION: VB          OCCUPANCY TYPE: R3          EXISTING STRUCTURE TO BE REMOVED: 749 s.f.          BUILDING AREA: LOWER FLOOR - 1270 S.F.            Living area - 1053 S.F.            Garage - 217 S.F.          UPPER FLOOR - 380 S.F.          GROSS STRUCTURAL AREA: 1650 S.F. - 55 %          HEIGHT: 23' - 9"          SITE AREA: 3000 s.f.          PARKING: 2 spaces - tandem            1 - enclosed            1 - open</p>	<p>DEMOLITION OF AN EXISTING 749 S.F. RESIDENCE AND REPLACE WITH A NEW, TWO STORY, 1650 S.F. RESIDENCE</p> <p><b>PROJECT DESCRIPTION</b></p> 
	<p><b>PROJECT DATA</b></p> <p>OWNER: Debbie and David Lampe          346 E. Walnut Hill Ave.          Fresno, CA 93720          550-434-9050          david.p.lampe@gmail.com          d2lampe@aol.com</p> <p>ARCHITECT: Louisa Anne Smith          279 Osos Street, Suite A-2          San Luis Obispo, CA 93401          805.544.6615 - phone &amp; FAX          louisa@smithglobalinc.net</p> <p>SURVEYOR: Lane Engineers Inc.          979 N. Blackstone St.          Fresno, CA 93274          550.688.9261          Ben@laneengineers.com</p> <p>ARCHAEOLOGIST: Heritage Discoveries          836 Mission St.          San Luis Obispo, CA 93401          805.545.0724          thorcomway@gmail.com</p> <p>SOILS ENGINEER: GeoSolutions, Inc.          220 High Street          San Luis Obispo, CA 93401          805.543.8539 - Fax          805.543.2171          info@geosolutions.net</p> <p>TITLE &amp; ENGINEER: John Ewan          Pacific Energy Company          2121 Santa Barbara Street          San Luis Obispo, CA 93401          805.544.4700 - phone          805.544.3411 - fax          john@alleryourenergy.com</p>	<p><b>VICINITY MAP</b></p> <p>T.1 TITLE SHEET</p> <p>C.1 SITE/DRAINAGE PLAN</p> <p>A.1 LOWER FLOOR PLAN</p> <p>A.2 UPPER FLOOR PLAN</p> <p>A.3 EXTERIOR ELEVATIONS</p>
<p>GENERAL NOTES</p>	<p>PROJECT DIRECTORY</p>	<p>SHEET INDEX</p>

Louisa Anne Smith  
 architect  
 279 Osos Street, Suite A-2  
 San Luis Obispo, California 93401  
 805.544.6615

**C**

Debbie and David Lampe  
 346 E. Walnut Hill Ave.  
 Fresno California  
 93720

**Project**

**REBUILD RESIDENCE**  
 19 - 19<sup>TH</sup> STREET  
 CAYUCOS

The use of these plans and specifications shall be subject to the original date for which they were prepared and publication or any method, in whole or in part, is prohibited. This is to be done and specifications comply with the building official jurisdiction. Your contract with these plans and specifications and conditions shall have precedence over the conditions of these numbers.

Date

Job Number

**Sheet Title**

TITLE SHEET

Sheet Number **T.1**



Levitt  
Anne  
Smith

architect

800 544 6515



Debbie and David Lampe  
346 E. Walnut Hill Ave.  
Fresno  
California  
93720

**Project**

**REBUILD RESIDENCE**  
19 - 19<sup>th</sup> STREET  
CAYUCOS

The user of these plans for construction and is responsible for the  
compliance with all applicable codes and regulations in the  
jurisdiction in which they are to be used. The user is advised that the  
plans are provided as a guide only and are not intended to be used  
for construction without the supervision of a licensed professional.  
The user is advised that the user is responsible for obtaining all  
necessary permits and approvals from the appropriate authorities.  
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necessary permits and approvals from the appropriate authorities.

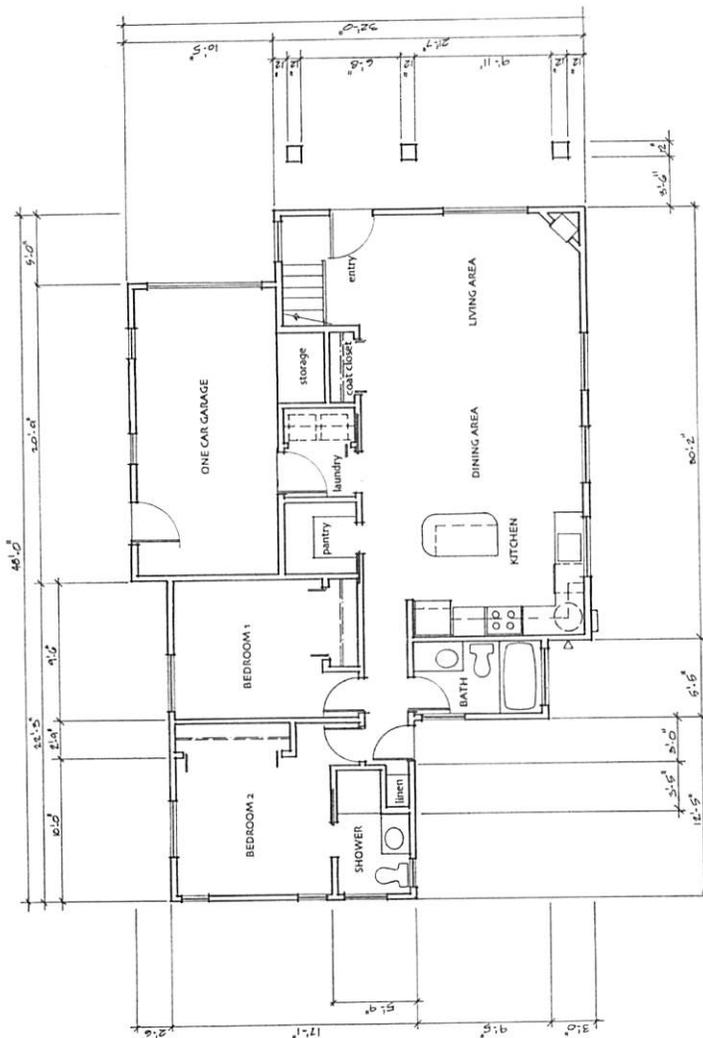
Date

Job Number

Sheet Title

LOWER  
FLOOR PLAN

Sheet Number  
A.1



**LOWER FLOOR PLAN**

1/4" = 1'-0"

11.14.13

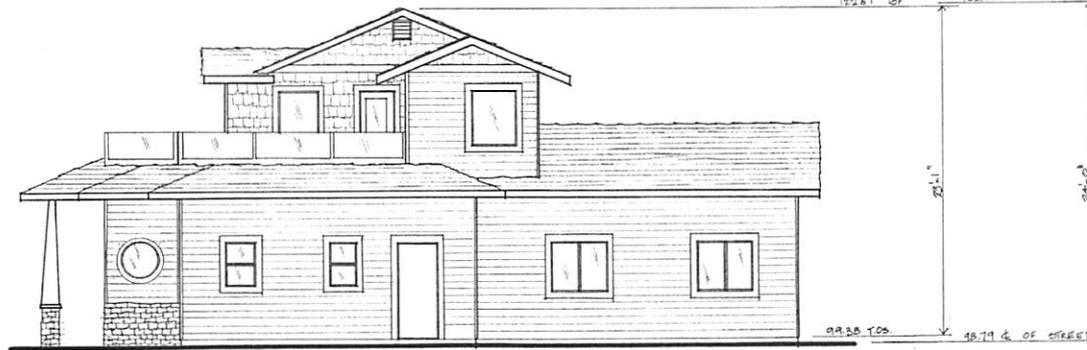




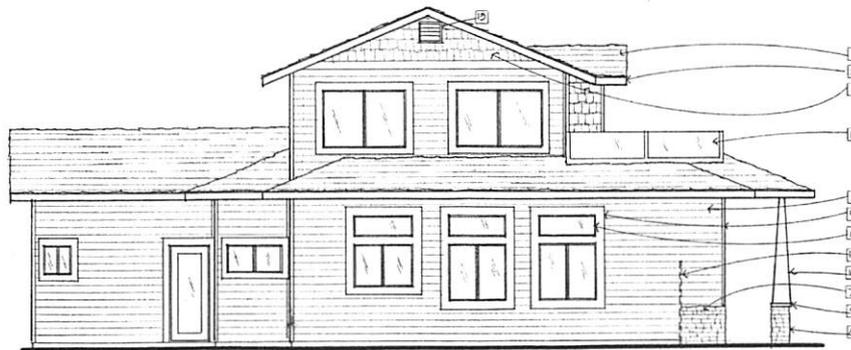
NORTH



SOUTH



EAST



WEST

**EXTERIOR ELEVATION KEYNOTES**

1. Composition shingle roofing
2. Wood Fascia
3. Cement fiberboard siding
4. Cement fiber board shingles
5. Wood trim
6. Vinyl windows
7. Stone veneer wainscoat
8. Stone veneer column base
9. Wood willed top sill
10. Taper wood column
11. Glass deck guardrail
12. Custom wood garage door
13. Attic vent
14. Location of site gate

**EXTERIOR ELEVATIONS**

1/4" = 1'-0"

**Louisa Anne Smith**  
architect

**C**  
Debbie and David Lampe  
346 E. Walnut Hill Ave.  
Fresno  
California  
93720

**Project**  
REBUILD RESIDENCE  
19 - 19<sup>TH</sup> STREET  
CAYUCOS

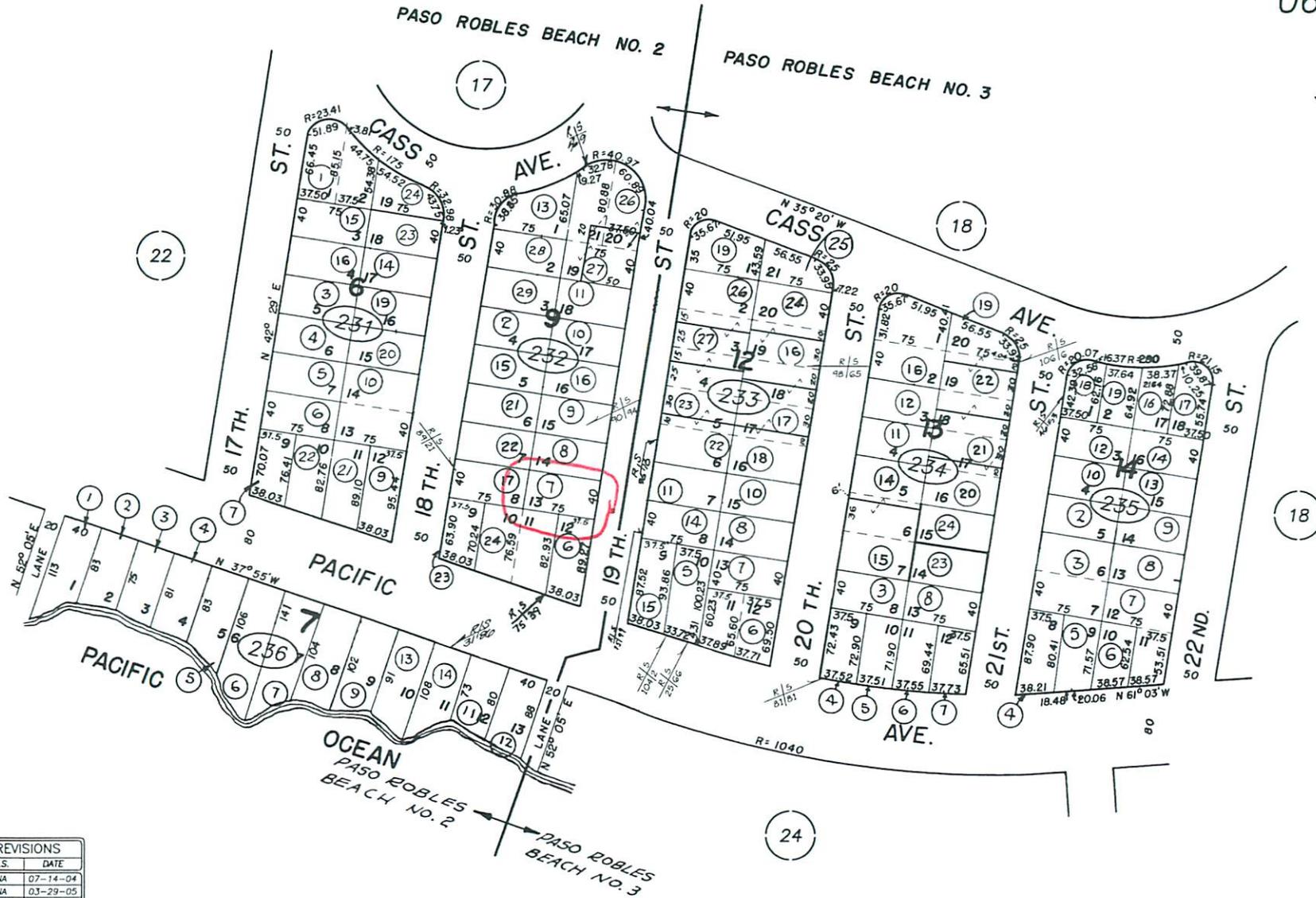
The use of these plans and specifications shall be confined to the original site for which they were prepared and intended or to any similar site, unless in writing it shall be granted. These plans and specifications conform with the present zoning ordinance. These plans and specifications shall constitute the entire contract between the architect and the client. No verbal agreement shall be binding on the architect or the client.

Date  
Job Number  
Sheet Title

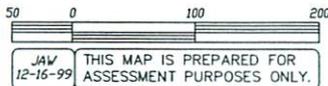
EXTERIOR ELEVATIONS

Sheet Number **A.3**

11.14.17



REVISIONS	
I.S.	DATE
NA	07-14-04
NA	03-29-05
09-169	09-30-08
NA	09-13-11



PASO ROBLES BEACH SUB. NO. 2, R.M. Bk. 3, Pg. 108.  
 PASO ROBLES BEACH SUB. NO. 3, R.M. Bk. 3, Pg. 115.

CAYUCOS  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 064 PAGE 23





# Parcel Summary Report For Parcel # 064-232-007

11/15/2013  
4:35:32PM

## 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    LAMPE DAVID P  
          346 E WALNUT HILL AVE FRESNO CA 93720-0652  
OWN    LAMPE DEBRA S

### Address Information

Status            Address  
P                    00019 19TH ST 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>
064232	007	0001	Cayucos	Estero	SSN	CAZ		N		
PRBCH2	0009	0013	Cayucos	Estero	RSF	LCP	AS	Y		

### Parcel Information

Status    Description  
Active    PR BCH 2 BL 9 LT 13

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 064-232-007

11/15/2013  
4:35:32PM

## 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:**

96954

**Case Status:**

FNL

Primary Parcel

**Description:**

CONSTR SFD ADD/ALT REMODEL 2 BATHS ADD BEDRM

DRC2013-00042

REC

Primary Parcel

**Description:**

MUP FOR A REPLACEMENT RESIDENCE.