



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/23/2014

TO: _____

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00059 JACOBY – Proposed minor use permit to all the use of an existing single family residence as a vacation rental. Site location is 1612 Strand Way, Oceano. APN: 061-062-001.

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

1612 strand

DRC2013-00059

JACOBY MARY J

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

MINOR USE PERMIT

MINOR USE PERMIT TO ALLOW THE USE OF AN EXISTING SINGLE FAMILY AS A SLB/ OCNO

AR AS CAZ COJ LCP RMF SSN

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Mary Joanne Jacoby* Daytime Phone 831.254-0614
 Mailing Address P.O. Box 18, Freedom CA 9 Zip Code 95019
 Email Address: relb4@cruzio.com

Successor Trustee under the DONALD R. JACOBY and MARY JOANNE JACOBY Family Trust dated July 3, 1976

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

Agent Name GAIL KEMBLE RAINBOW VENTURES Daytime Phone 805-473-9210
 Mailing Address 825 BEAR CANYON ALLEY GRAND CA Zip Code 93420
 Email Address: GAIL KEMBLE @ AOL.COM

PROPERTY INFORMATION

Total Size of Site: 0.08 acres 3500 sq. ft Assessor Parcel Number(s): 061-062-001
 Legal Description: LOT 14, Block 38 of Oceano Beach Subdivision No. 2
 Address of the project (if known): 1612 Strand Way, Oceano CA 93445
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: PIER Rd to Strand Way

Describe current uses, existing structures, and other improvements and vegetation on the property:
Single family home used by extended family for vacation use. 2-story home with attached 2 car garage.

PROPOSED PROJECT
Describe the proposed project (inc. sq. ft. of all buildings): 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 Mary Joanne Jacoby Date 7-18-13

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): MINOR USE PERMIT

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

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: PUBLIC ACCESS TO BEACH
East: STRAND WAY

South: RENTAL
West: BEACH

For all projects, answer the following:

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

Buildings: 2,322 sq. feet 66 % Landscaping: N/A sq. feet 0 %
Paving: 1,178 sq. feet 33 % Other (specify) _____

Total area of all paving and structures: 3,500 sq. feet acres

Total area of grading or removal of ground cover: N/A sq. feet acres

Number of parking spaces proposed: 5 Height of tallest structure: 25'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 20' Right 3' Left 3' Back N/A

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

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

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: Oceano

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 - OCEANO FIRE DEPT

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: 4

Total floor area of all structures including upper stories, but not garages and carports: 2,322 gfk

Total of area of the lot(s) minus building footprint and parking spaces: 1,178 gfk

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: 0.08 acres
 Moderate slopes of 10-30%: N/A acres
 Steep slopes over 30%: N/A acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
 If yes, please describe: OCEANIC LAGOON OFF PIER OCEAN ON WEST
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: _____
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: Strand Way

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? VARIES DEPENDING ON
4. How many service connections will be required? TIME OF YEAR & # OF OCCUPANTS
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? N/A
 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.
N/A 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? N/A 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:

ALREADY CONNECTED TO SEWER.

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: SOUTH COUNTY SANITARY
- 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: LUCIA MAR
- 2. Location of nearest police station: 1/2 MILE - OCEANO
- 3. Location of nearest fire station: 1/2 MILE - OCEANO
- 4. Location of nearest public transit stop: 1/2 MILE - OCEANO
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 1/2 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.

Commercial/Industrial Project Information

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

- MA
- 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

N/A

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: _____

N/A

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

N/A

- 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:
 - 1. Limited # of guests for vacation rental.
 - 2. NO SMOKING
 - 3. NO PETS
 - 4. NO DUI'S ALLOWED ON SITE.

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

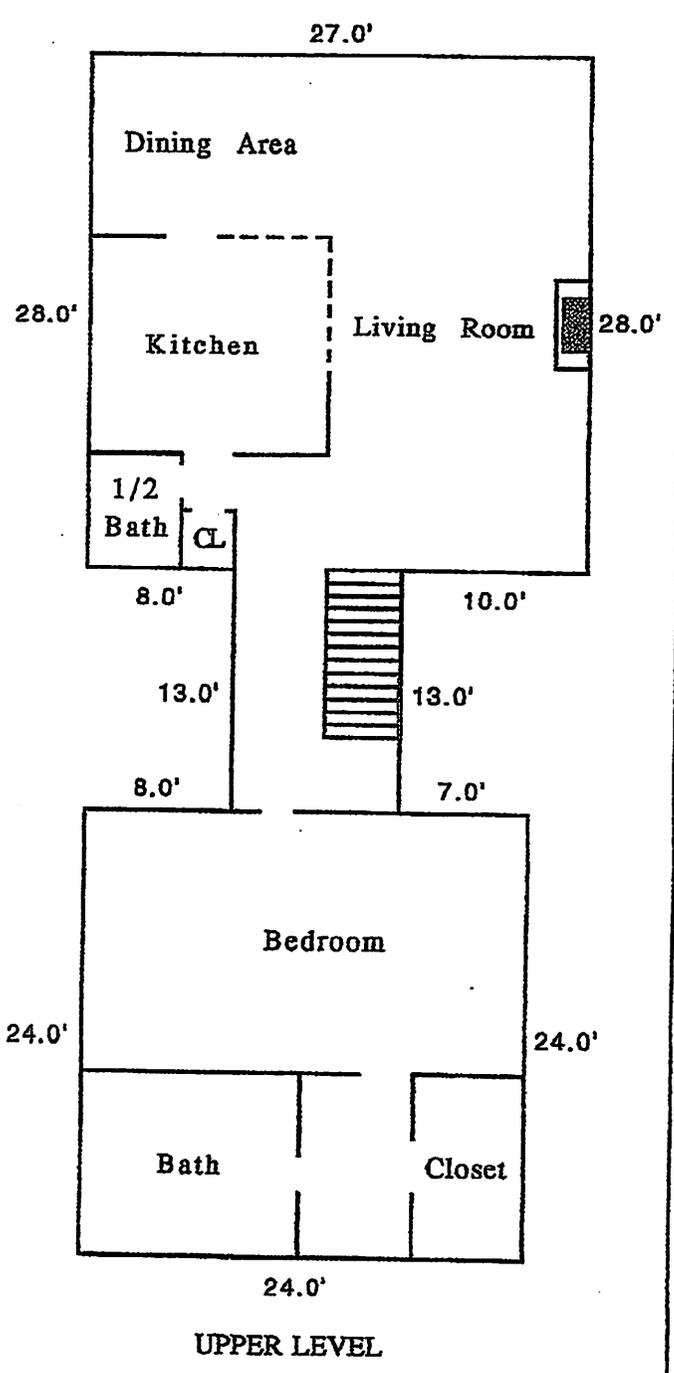
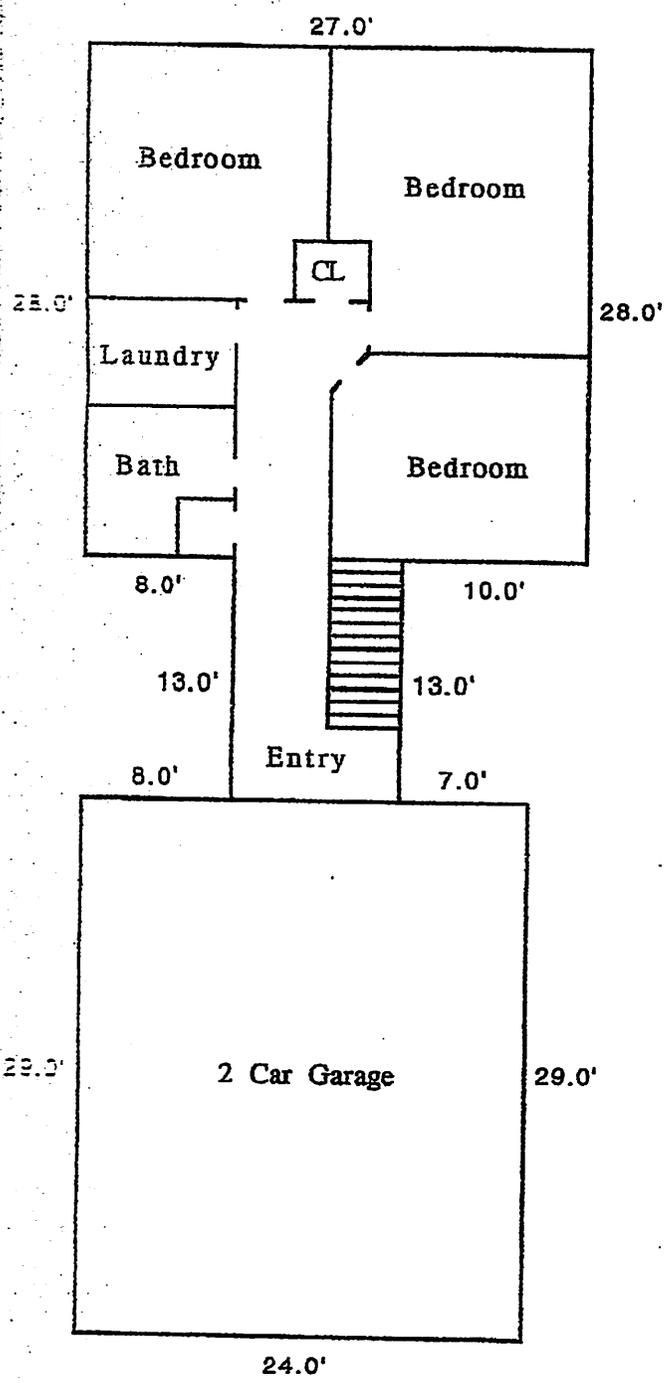
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MINOR USE PERMIT, COUNTY BUSINESS LICENSE

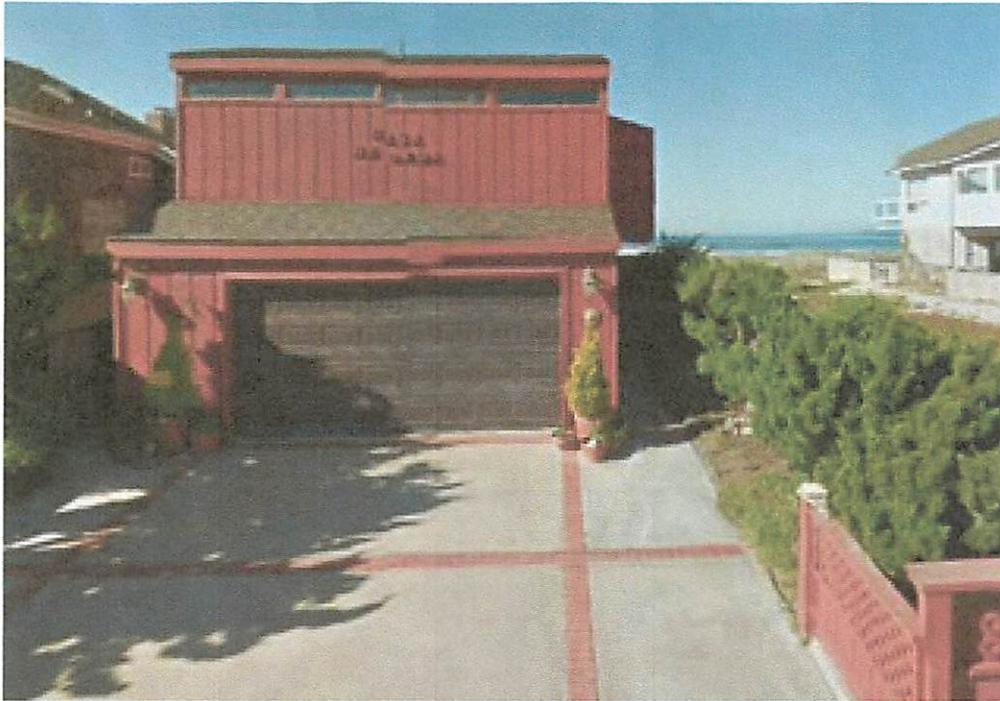
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

→ NORTH

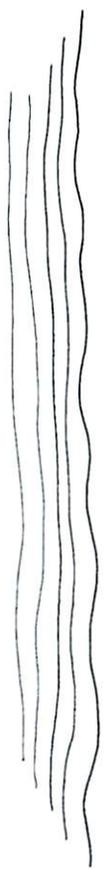


UPPER LEVEL

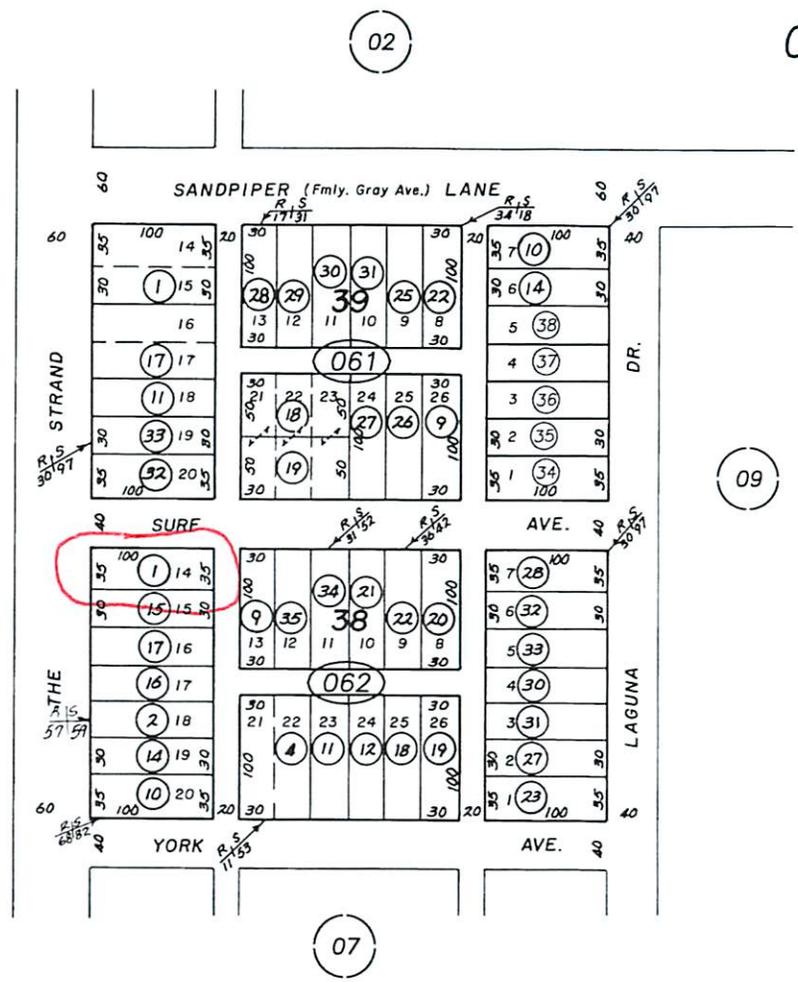
1612 Strand, Oceano



PACIFIC OCEAN

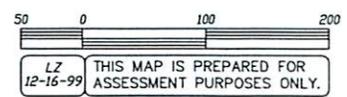


09



07

REVISIONS	
I.S.	DATE
09-070	06-03-08





Parcel Summary Report For Parcel # 061-062-001

1/21/2014
10:33:36AM

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 JACOBY MARY J
 PO BOX 18 FREEDOM CA 95019-
OWN JACOBY DONALD R & MARY J FAMILY TRU

Address Information

Status Address
P 01612 STRAND WY OCNO

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>
061062	001	0001	Oceano	San Luis Bay	AS			N		
061062	001	0002	Oceano	San Luis Bay	SSN	COJ	CAZ	N		
OCNOBCH2	0038	0014	Oceano	San Luis Bay	RMF	AR	LCP	Y	ZL	

Parcel Information

Status Description
Active OCNO BCH SB 2 BL 38 LT 14

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS



Parcel Summary Report For Parcel # 061-062-001

1/21/2014
10:33:36AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 04
SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2013-00059

REC

Primary Parcel

Description:

MINOR USE PERMIT TO ALLOW THE USE OF AN EXISTING SINGLE FAMILY AS A RESIDENTIAL VACATIONAL RENTAL

P980128E

APP

Primary Parcel

Description:

SAND REMOVAL ALONG STRAND WAY BETWEEN SURF YORK

PMT2002-26961

REC

Primary Parcel

Description:

GRADING FOR SAND REMOVAL

PMT2002-26965

EXP

Primary Parcel

Description:

SAND REMOVAL AT OCEANO

PMT2004-00749

FNL

Primary Parcel

Description:

REROOF & RESHEATH SFD, REMOVE WOOD SHAKE, REPLACE WITH COMPOSITION SHINGLE

PMT2007-00413

FNL

Primary Parcel

Description:

Electrical Panel Replacement REMOVE AND REPLACE EXISTING 200 AMP ELECTRICAL SERVICE PANEL WITH A NEW 200 AMP PANEL IN SAME LOCATION AS EXISTING. NO NEW CIRCUITS WILL BE ADDED.

PMT2013-00498

FNL

Primary Parcel

Description:

REPLACE 2ND STORY DECK IN KIND. NO STRUCTURAL ALTERATION.

A6634

FNL

Related Parcel

Description:

GRADING FOR SAND REMOVAL - PHASE 1 ONLY

P950893E

APP

Related Parcel

Description:

RELOCATE DRIFING SAND BETWEEN BROOK & SURF



Parcel Summary Report For Parcel # 061-062-001

1/21/2014
10:33:36AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2007-00869

FNL

Related Parcel

Description:

MINOR GRADING - MECHANICALLY GRADE SAND ALONG A 60' NON-MAINTAINED PUBLIC ROAD FOR SURF TO THE SOUTHERN END OF 1892 STRAND WAY - MUP0960166P