



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:** DRC2013-00060 BERNARDI – Proposed minor use permit to allow the use of an existing single family residence as a vacation rental. Site location is 339 McCarthy Ave, Oceano. APN: 061-012-050.

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

559 f.c. (a+h.)

DRC2013-00060

LEON AND VIRGI  
BERNARDI

# 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 RESIDENCE  
SLB/ OCNO

AR AS CAZ FH 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 LEON + VIRGINIA BERNARDI Daytime Phone 559-760-0448

Mailing Address 42050 LONG HOLLOW DR. COARSEGOLD, CA Zip Code 93614

Email Address: LUE, BERNARDI @ HOTMAIL.COM

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 CALYPTUS LANE, ARROYO GRANDE, CA Zip Code 93420

Email Address: GAILKEMBLE @ BULLIUM.COM

## PROPERTY INFORMATION

Total Size of Site: .0634/3000

Assessor Parcel Number(s): 061-012-050

Legal Description: OCEANO BEACH, SUB 2 BL 42 LT 18

Address of the project (if known): 339 MCCARTHY AVE, 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.: HIGHWAY 1 TO PIER, RIGHT ON PIER TO STRAND, LEFT ON STRAND TO MCCARTHY, LEFT ON MCCARTHY

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

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1,900 SQ FT HOME. PROPOSED 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 Virginia Bernardi Date 1/13/14

**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? N/A

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

North: ALLEY South: STREET → SINGLE FAM. RESIDENCE  
East: SINGLE FAMILY RESIDENCE West: SINGLE FAM. RESIDENCE

### For all projects, answer the following:

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

Buildings: 1900 sq. feet 68 % Landscaping: 0 sq. feet 0 %

Paving: 900 sq. feet 32 % 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: DRIVEWAY Height of tallest structure: 25'

Number of trees to be removed: 0 Type: 2 DRIVEWAY - 2 GARAGE

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

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

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

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

Proposed sewage disposal:  Individual on-site system  Other \_\_\_\_\_

Community System - List the agency or company responsible for sewage disposal: OCS D

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

Fire Agency: List the agency responsible for fire protection: OCEANO FIRE DEPT.

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

Total outdoor use area: \_\_\_\_\_  sq. feet  acres N/A

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: 1,500 sq. ft.

Total of area of the lot(s) minus building footprint and parking spaces: 1,100 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:

- 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 acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 acres
- 2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: 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: MA
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.  
MA     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? MA 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: STREET    Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? MA 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? NA
4. Does your project design include an area for collecting recyclable materials and/or composting materials?  Yes  No TRASH CANS FOR TRASH & RECYCLE MATERIALS

**Community Service Information**

1. Name of School District: LUJAN MAR
2. Location of nearest police station: HIGHWAY 1 - OCEANO
3. Location of nearest fire station: HIGHWAY 1 - OCEANO
4. Location of nearest public transit stop: HIGHWAY 1 - 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:  
RENTAL, PERSONAL 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.*

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: N/A

**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: N/A

**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): N/A
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 \*: N/A
- \*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      4. NO ATVS ALLOWED ON SITE  
3. NO PETS

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, 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.)



UPPER LEVEL

SLIDER

DECK

LIVING ROOM

16' x 20'

DINING AREA  
11.5' x 10'

STAIRS

BAR

STOVE

KITCHEN  
9' x 10'

SINK

WINDOW

REFRIGERATOR

MASTER CLOSET

DRESSING AREA

SINK AREA

MASTER BEDROOM  
14' x 18'

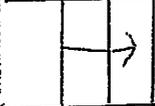
TOILET

SHOWER

MASTER BATH

SLIDER

MASTER DECK



STREET (FACING SOUTH) - 1

339 McCaughey

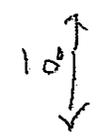
900 ft<sup>2</sup> CONCRETE  
32% OF LOT

STRUCTURE  
1900 ft<sup>2</sup>  
(INCLUDING GARAGE)  
68% STRUCTURE

GARAGE

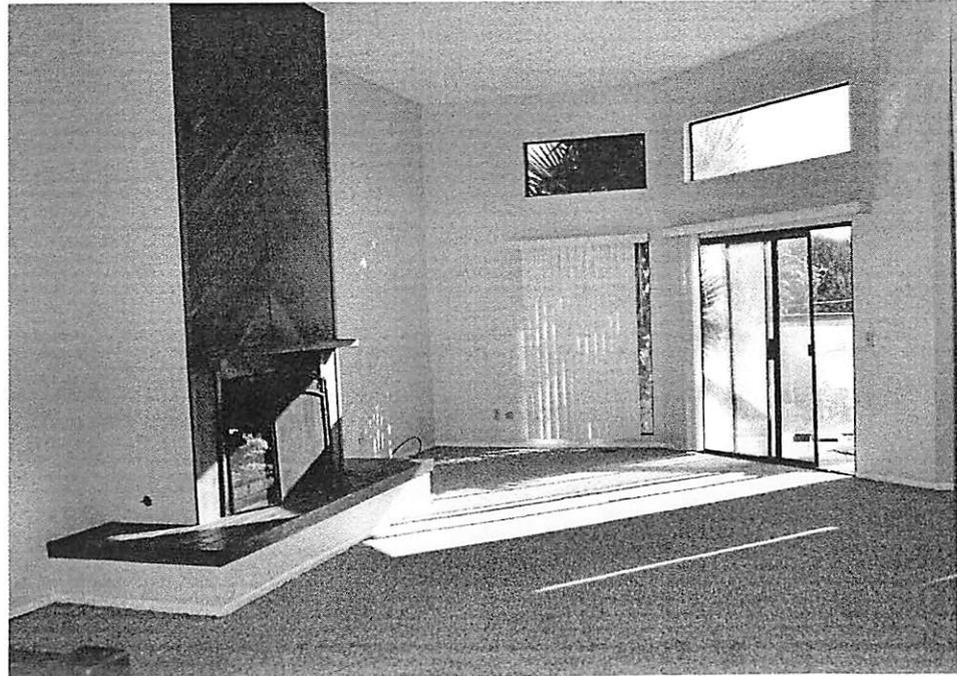
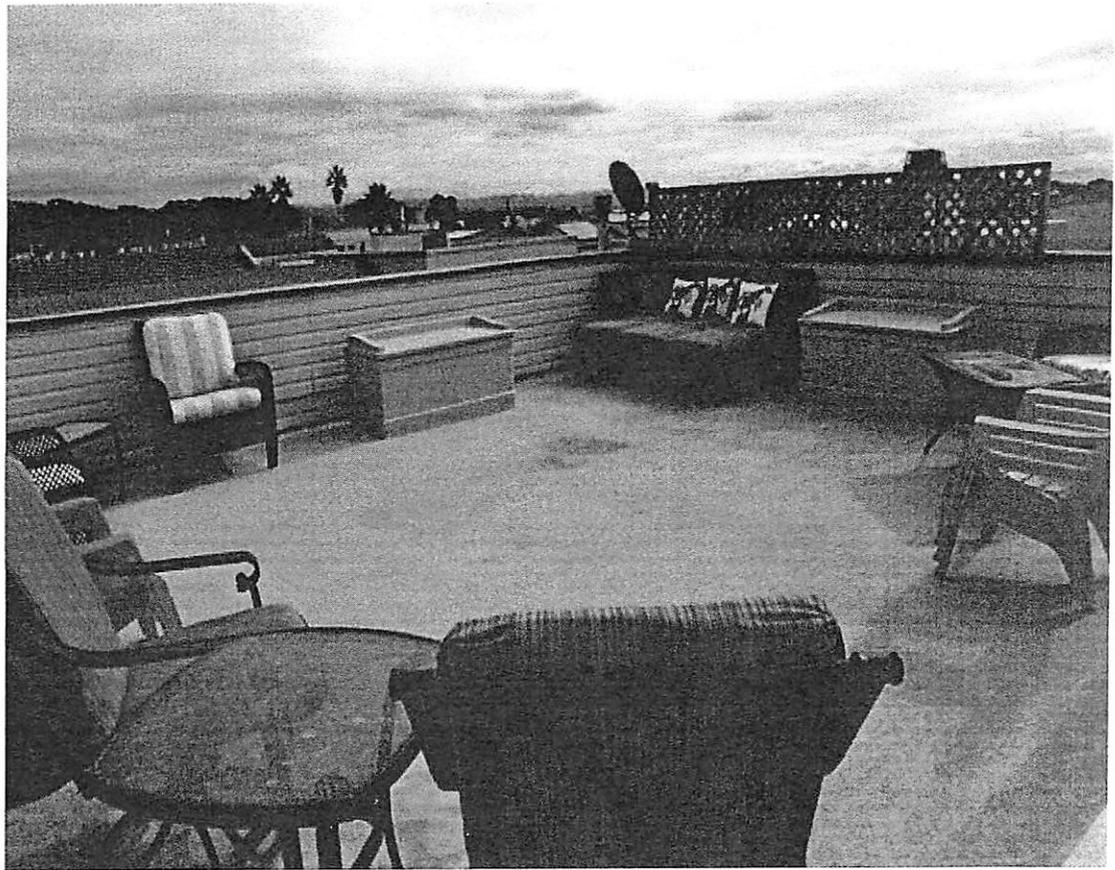
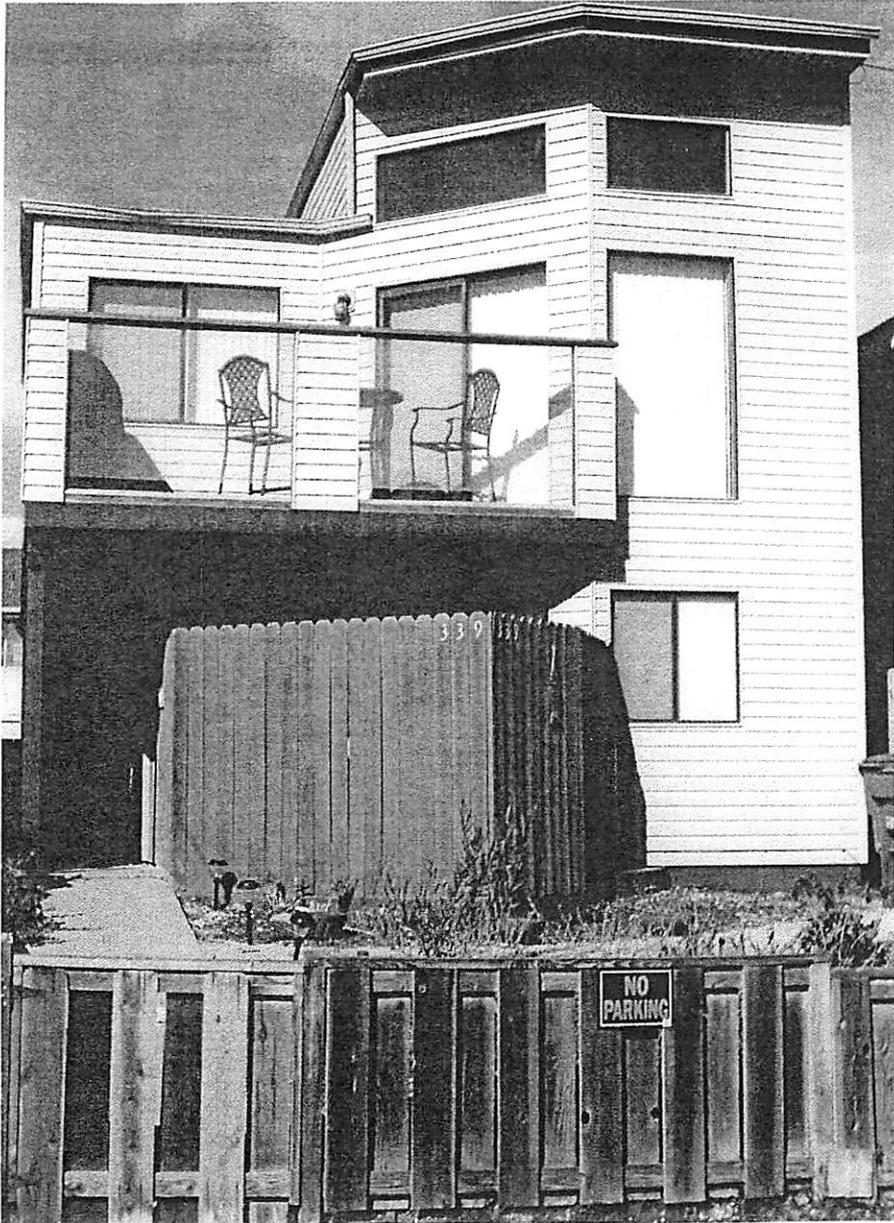
DRIVEWAY (FACING NORTH)

(300 FT<sup>2</sup>)

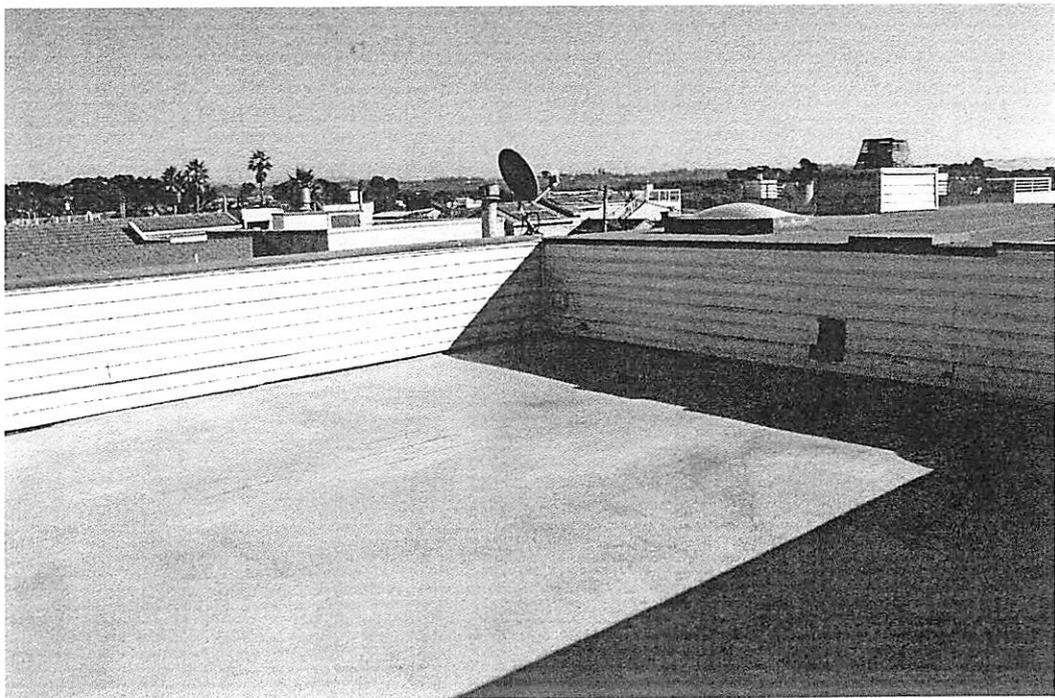
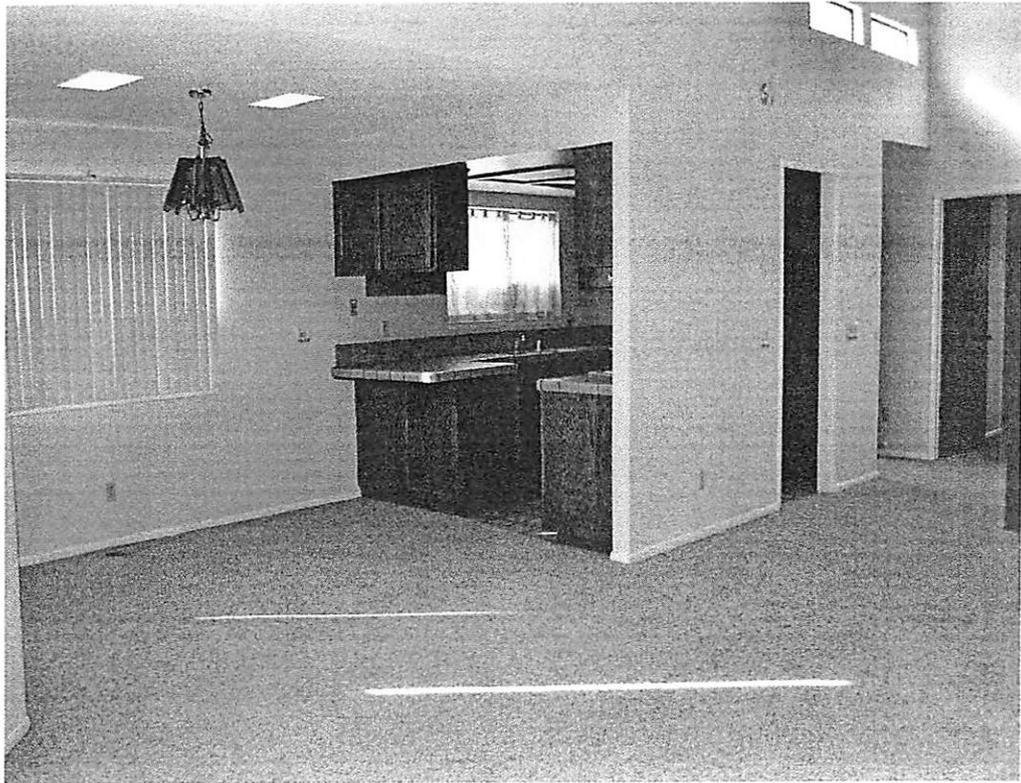


3°

339 McCarthy, Oceano



339 McCarthy Oceano



335 N. Cady  
Average water level  
to rear of house at  
the alley.





REC

San Luis Bay Coastal  
Planning Area

CR

PER AVE

Cocean ULLS

MCCARTHY AVE

RMF

QUINTA AVE

REC

50 m

PO



# Parcel Summary Report For Parcel # 061-012-050

1/21/2014  
10:52:14AM

## 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    BERNARD LEON  
         42650 LONG HOLLOW DR COARSEGOLD CA 93614-9148  
OWN    BERNARD VIRGINIA

### Address Information

Status            Address  
P                    00339 MCCARTHY AV 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>
061012	050	0001	Oceano	San Luis Bay	FH	AS	CAZ	N		
061012	050	0002	Oceano	San Luis Bay	SSN			N		
OCNOBCH2	0042	0015	Oceano	San Luis Bay	RMF	AR	LCP	Y	ZL	

### Parcel Information

Status    Description  
Active    OCEANO BCH SUB 2 BL 42    LT 15

### Notes

### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
ARROYO GRANDE  
COASTAL SAN LUIS  
COUNTY-ZONE NO. 01  
COUNTY-ZONE NO. 03



# Parcel Summary Report For Parcel # 061-012-050

1/21/2014  
10:52:14AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

### Case Information

**Case Number:**

**Case Status:**

DRC2013-00060

REC

Primary Parcel

**Description:**

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

ZON2003-00729

APV

Primary Parcel

**Description:**

CLEANING SERVICES