



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/6/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00066 ENERLE – Proposed minor use permit to allow the use of an existing single family residence as a vacation rental. Site location is 363 Mitchell Dr, Los Osos. APN: 074-082-018.

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 TO ALLOW THE USE OF AN EXISTING SINGLE FAMILY RESIDENCE AS A VACATION EST/LSOS

AS CA CAZ LCP RSF SRA WET

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 Shelene Enerle Daytime Phone 805-228-2220
 Mailing Address 363 Mitchell Drive Zip Code 93402
 Email Address: info@Indie.music.for.film.com

Applicant Name Christopher Enerle Daytime Phone 805 228 2222
 Mailing Address SAME AS ABOVE Zip Code _____
 Email Address: _____

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

PROPERTY INFORMATION

Total Size of Site: 1,725.5 Assessor Parcel Number(s): 074-082-018

Legal Description: _____
 Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 363 Mitchell Dr - Los Osos Valley Rd to Pine, Left on Mitchell, all the way down to the end. last house on the left

Describe current uses, existing structures, and other improvements and vegetation on the property: Single family residence. Big lot, beautiful views want to share

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Vacation Rental, 1,725.5 sq. Ft.

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 Shelene Enerle Date 1-15-14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

X

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: _____

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? parcel 19-25x100 is a garden

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

North: For sale empty South: Quester Inlet
East: Single family residence West: Single family residence
- Empty lots (3 empty lots then a single family res.)

For all projects, answer the following:

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 New Septic (5 yrs old)

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 then new Sewer when final

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)

laterals for all buildings were set up by sewer recently.

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: _____ sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: 1,725.5 Sq. Ft.

Total of area of the lot(s) minus building footprint and parking spaces: 10,767.5

lot size 12,493.

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: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Quetta Inlet on South side of property
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. Single family residence since 1959
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: Vacation Rental Single Family Residence Seen from 363 Mitchell Dr.
Seen from Mitchell Dr.

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): land use permit

(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.)

SUBJECT PHOTO ADDENDUM

Borrower **Enerle, Christopher & Shelene**

Property Address **363 Mitchell Drive**

City **Los Osos**

County

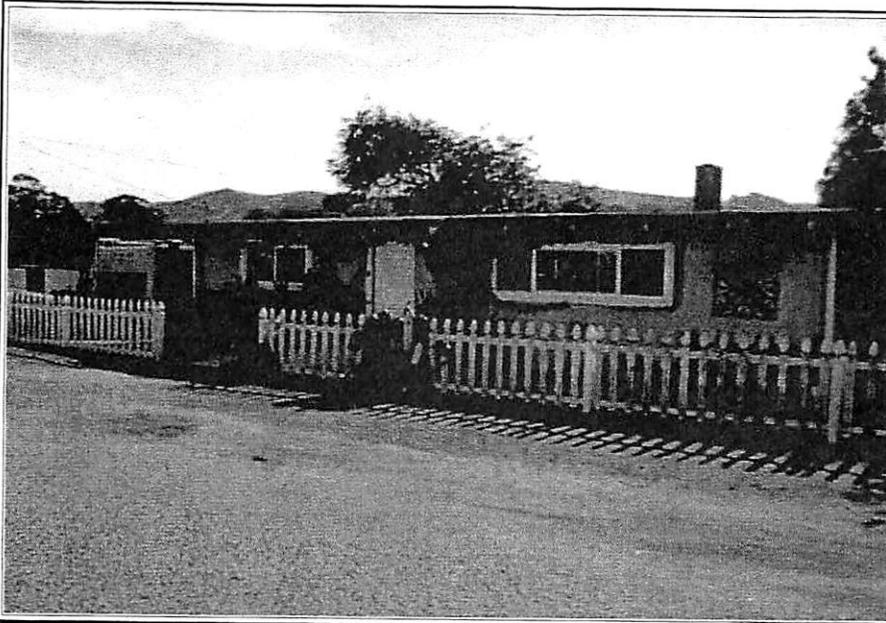
San Luis Obispo

State

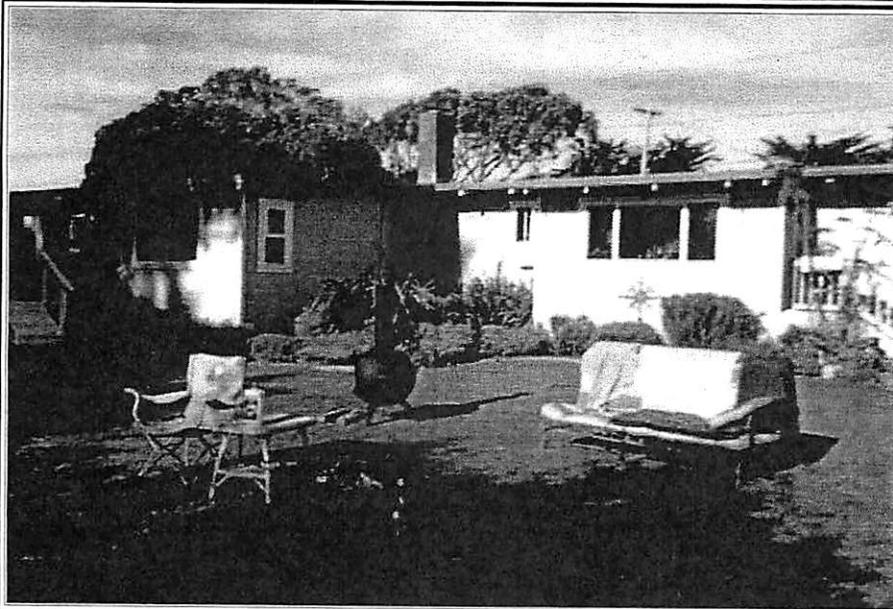
CA

Zip Code

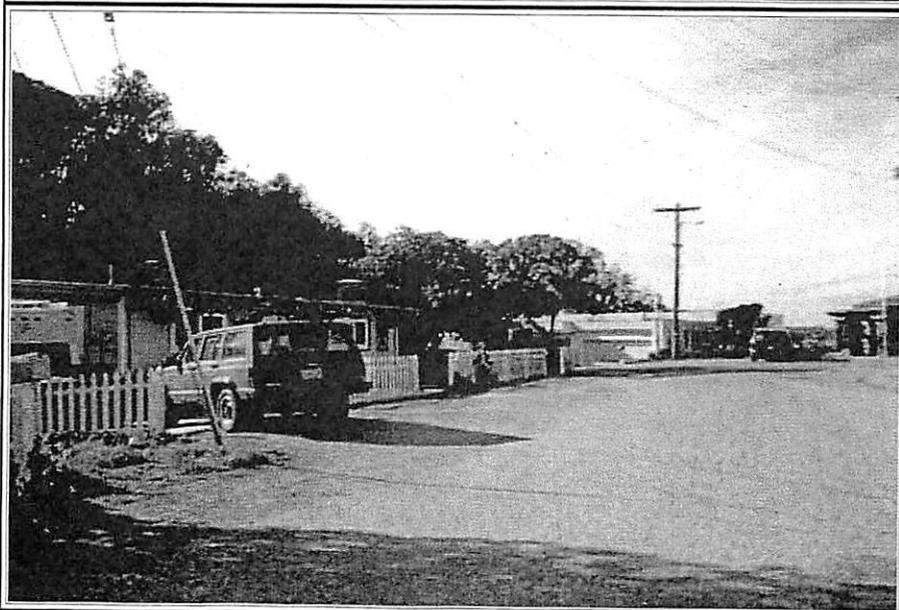
93402



**FRONT OF
SUBJECT PROPERTY
363 Mitchell Drive
Los Osos, CA 93402**



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower Enerle, Christopher & Shelene

Property Address 363 Mitchell Drive

City Los Osos

County

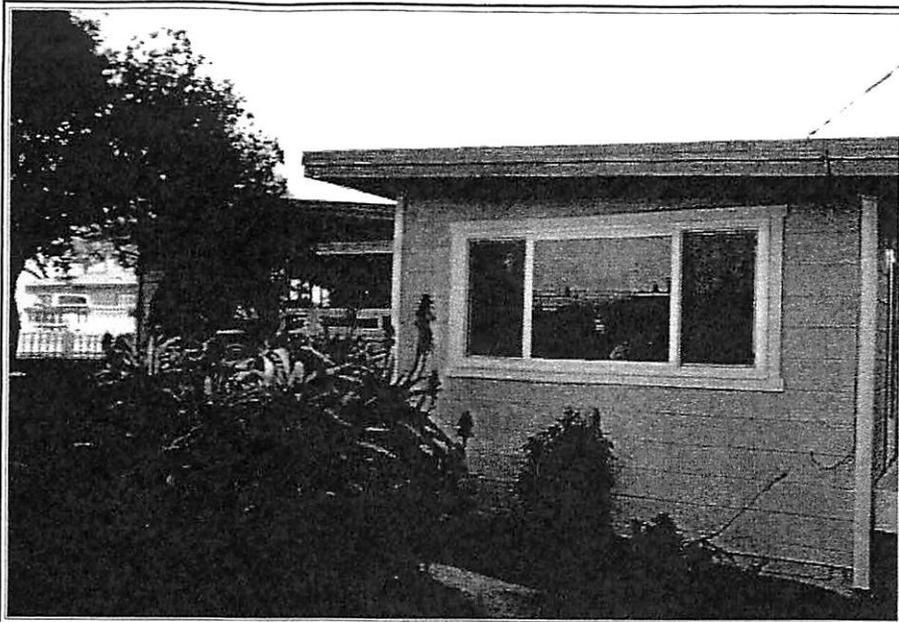
San Luis Obispo

State

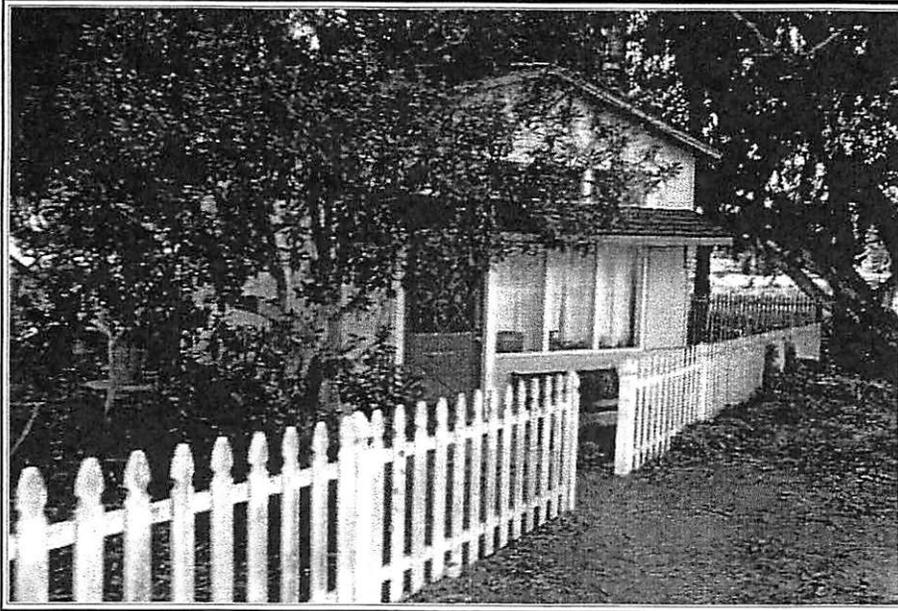
CA

Zip Code

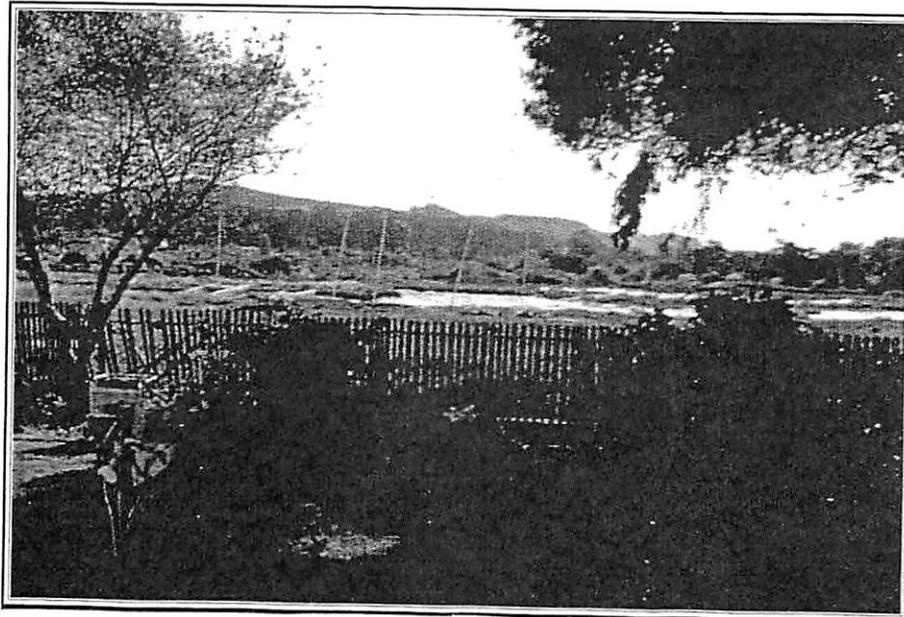
93402



Side View



Guest Room

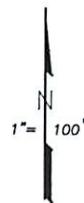
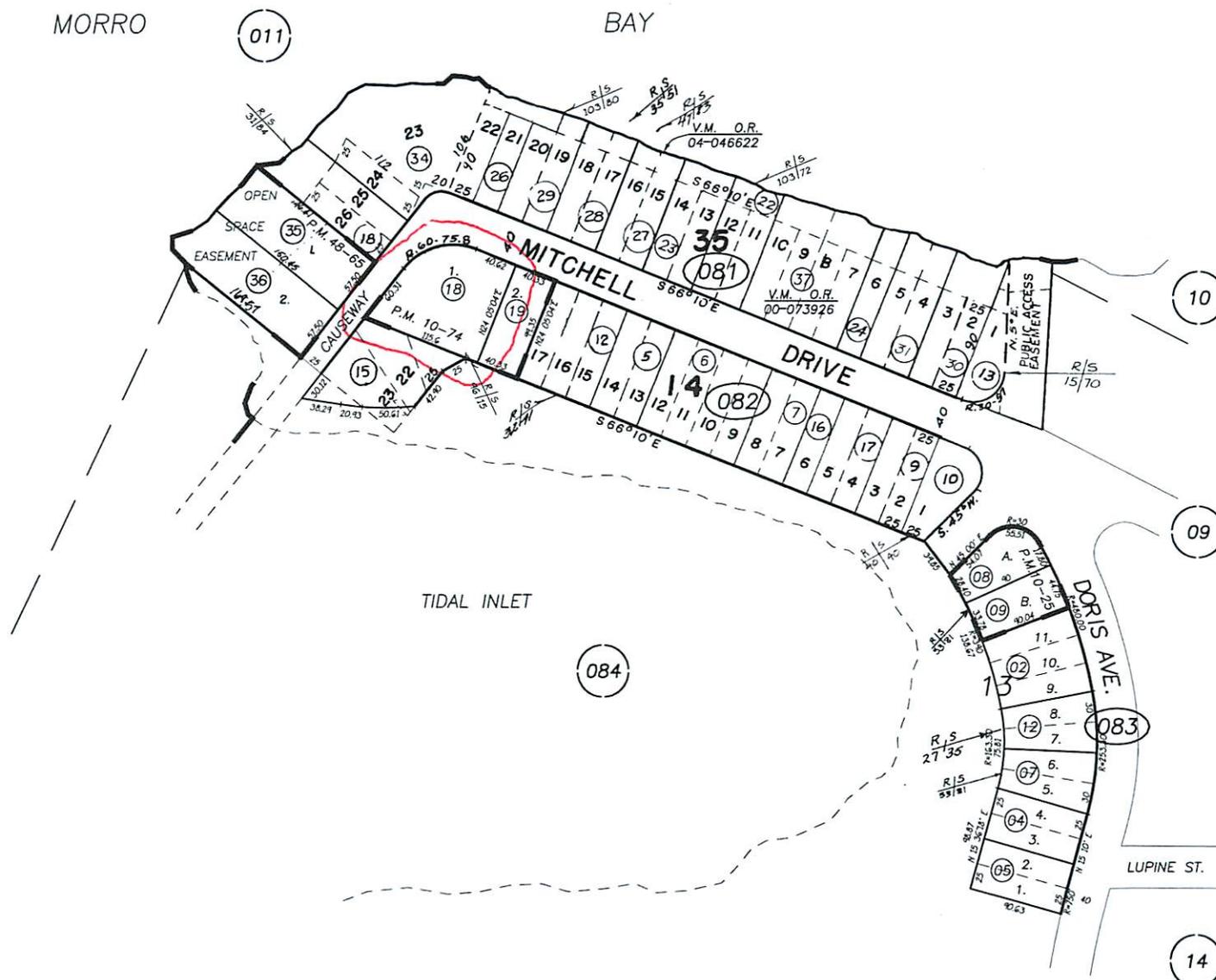


View toward rear

MORRO

BAY

074-08



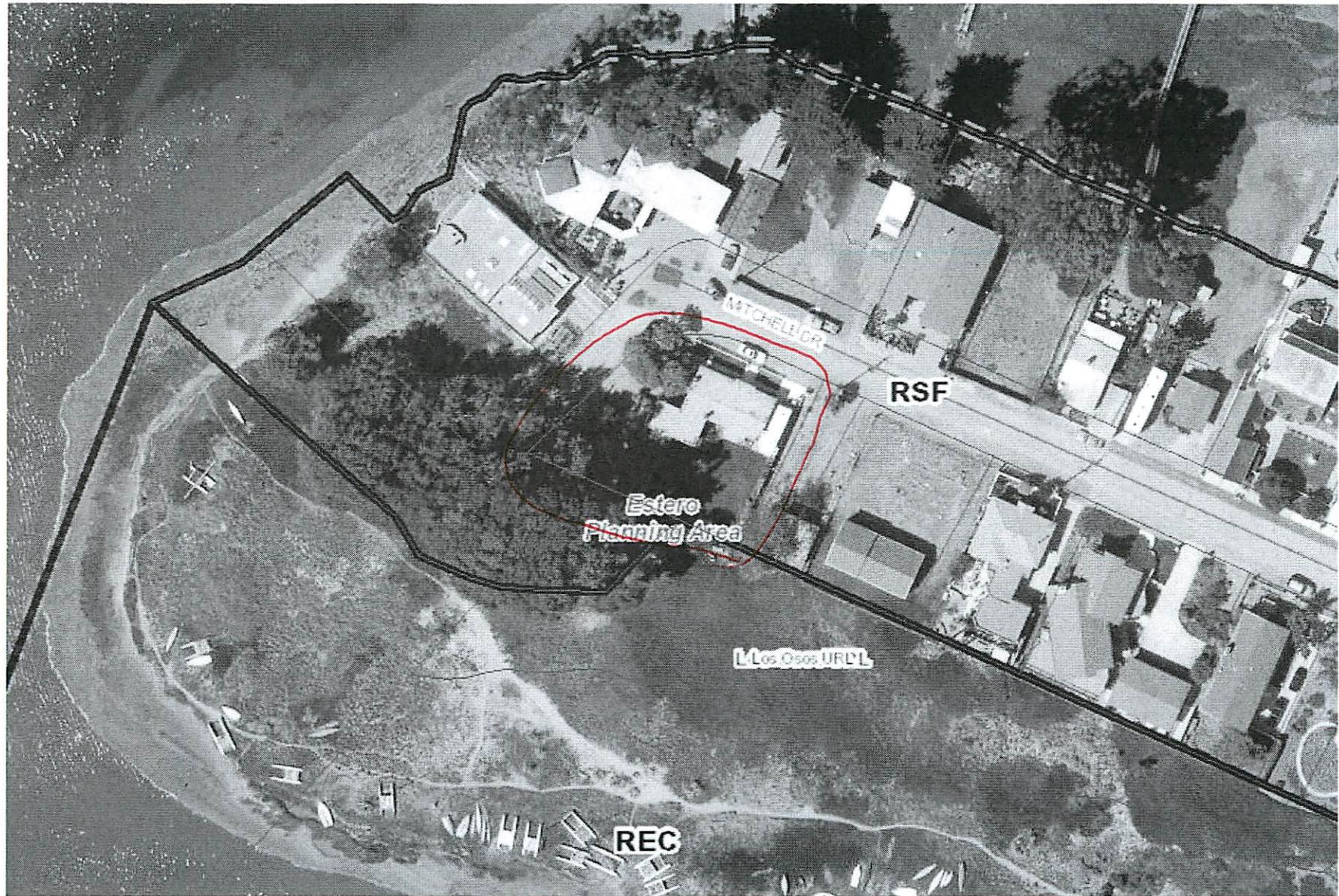
REVISIONS	
I.S.	DATE
NA	10-05-04
07-143	08-28-06
NA	01-31-08
NA	05-23-08
NA	11-20-08



LZ 01-13-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CUESTA BY THE SEA, R.M. Bk. 3, Pg. 48.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 074 PAGE 08



MITCHELL CR

RSF

Estero
Planning Area

Los Cocos JRD

REC



Parcel Summary Report For Parcel # 074-082-018

1/31/2014
11:55:02AM

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 ENERLE CHRISTOPHER
 363 MITCHELL DR LOS OSOS CA 93402-2021
OWN ENERLE SHELENE

Address Information

Status Address
P 00363 MITCHELL DR LSOS

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>
COAL73-	021	0001	Los Osos	Estero	RSF	LCP	SRA	Y		
074082	018	0001	Los Osos	Estero	AS	CAZ	WET	N		
074082	018	0002	Los Osos	Estero	CA			N		

Parcel Information

Status Description
Active PM 10/74 PAR 1

Notes
SEE PARCEL SCREEN NOTES FOR PARENT APN 074-082-014.

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



Parcel Summary Report For Parcel # 074-082-018

1/31/2014
11:55:02AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

DRC2013-00066

REC

Primary Parcel

Description:

MINOR USE PERMIT FOR VACATION RENTAL, 1,725.5 SQ FT

PMT2006-00244

FNL

Primary Parcel

Description:

SEPTIC TANK (1,000 GALLON) AND LEACH LINE REPLACEMENT

ZON2009-00388

APV

Primary Parcel

Description:

LOCAL PERMISSION BASED E-MARKETING-COUPONS

ZON2010-00646

APV

Primary Parcel

Description:

PORTRAIT & WEDDING PHOTOGRAPHY