



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/202014

TO: _____

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

PROJECT DESCRIPTION: DRC2013-00072 RAU – Proposed minor use permit to add a 432 sf art studio over existing garage. Site location is 392 Woodland Dr, Los Osos. APN: 074-171-026

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 ADD 432 SQ FT ART STUDIO OVER EXISTING GARAGE.

EST/LSOS

AS CAZ LCP RSF

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 John & Mary Rau ~~of Chris Parker~~ Daytime Phone (760) 401-4033
 Mailing Address 392 Woodland Dr. Los Osos, CA Zip Code 93402
 Email Address: _____

Applicant Name John & Mary Rau Daytime Phone (760) 401-4033
 Mailing Address 392 Woodland Dr. Los Osos, CA Zip Code 93402
 Email Address: _____

Agent Name Chris Parker DBA: C.P. Parker, Architect Daytime Phone (805) 772-5700
 Mailing Address 630 Quintana Rd. # 330 Morro Bay, CA Zip Code 93442
 Email Address: cparkerarchitect@yahoo.com

PROPERTY INFORMATION

Total Size of Site: 5,502 sq ft Assessor Parcel Number(s): 074-171-026

Legal Description: _____
 Address of the project (if known): 392 Woodland Dr., Los Osos, CA 93402

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: WEST ON LORR to Los Osos, LEFT ON DORIS, CORNER OF DORIS & WOODLAND

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING SINGLE STORY, SINGLE FAMILY RESIDENCE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EXIST'G HOUSE IS 1,685 sq ft, EXIST'G GARAGE IS 480 sq ft, PROPOSE TO ADD 432 sq ft ART STUDIO OVER EXIST'G GARAGE

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 John A. Rau Date 1/15/13

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: EXIST'G SFR TO REMAIN, PROPOSED ART STUDIO TO BE USED FOR HOMEOWNER'S HOBBY

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: SFR South: SFR
East: SFR West: SFR

For all projects, answer the following:

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

Buildings: 2285 sq. feet 42 % Landscaping: 2317 sq. feet 42 %
Paving: 900 sq. feet 16 % Other (specify) _____

Total area of all paving and structures: 3185 sq. feet acres
Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 2 EXIST'G Height of tallest structure: 21.82'

Number of trees to be removed: 0 Type: _____

Setbacks: Front 23'-5 1/2" Right 6'-7 1/2" ex. Left 10'-4 1/2" ex. Back 15'-0 1/2" EXIST'G
20'-9 1/2" TO EX. GAR. 23'-4 1/2" @ PROPOSED

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

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 _____

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)

Fire Agency: List the agency responsible for fire protection: CAL FIRE - LOS OSOS

For commercial/industrial projects answer the following:

N/A 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: 2

Total floor area of all structures including upper stories, but not garages and carports: 217 sq. ft

Total of area of the lot(s) minus building footprint and parking spaces: 3337 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: 0.126 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: _____
- 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: CAN BE SEEN FROM WOODLAND, DORS + PARTIALLY LOUR

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? Ø No WATER TO ART STUDIO
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: EXISTING WATER SERVICE TO DR. SPR.
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.

NO WATER NEEDED, OR ALLOWED FOR ART STUDIO ADDITION

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

NO CHANGE IN USE TO EXISTING SYSTEM, NO SEWER PROPOSED IN ADDITION

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? OVER 1000 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:

- N/A
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: MISSION
- 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?
 Yes No

Community Service Information

- 1. Name of School District: SAN LUIS UNIFIED
- 2. Location of nearest police station: 2099 10TH STREET (SHERIFF)
- 3. Location of nearest fire station: 2315 BAYVIEW HTS DR. (CAL FIRE)
- 4. Location of nearest public transit stop: LOS OSES VALLEY RD.
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
EXISTING SINGLE FAMILY RESIDENCE. PROPOSED CONSTRUCTION TO OCCUR ABOVE EXISTING GARAGE
- 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. ALL WORK TO BE ABOVE EXISTING GARAGE

Commercial/Industrial Project Information

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

N/A

- 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.

N/A

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.

N/A

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 *: LOW E GLASS, CLERESTORY WINDOWS FOR NATURAL LIGHT, INSULATION

*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:

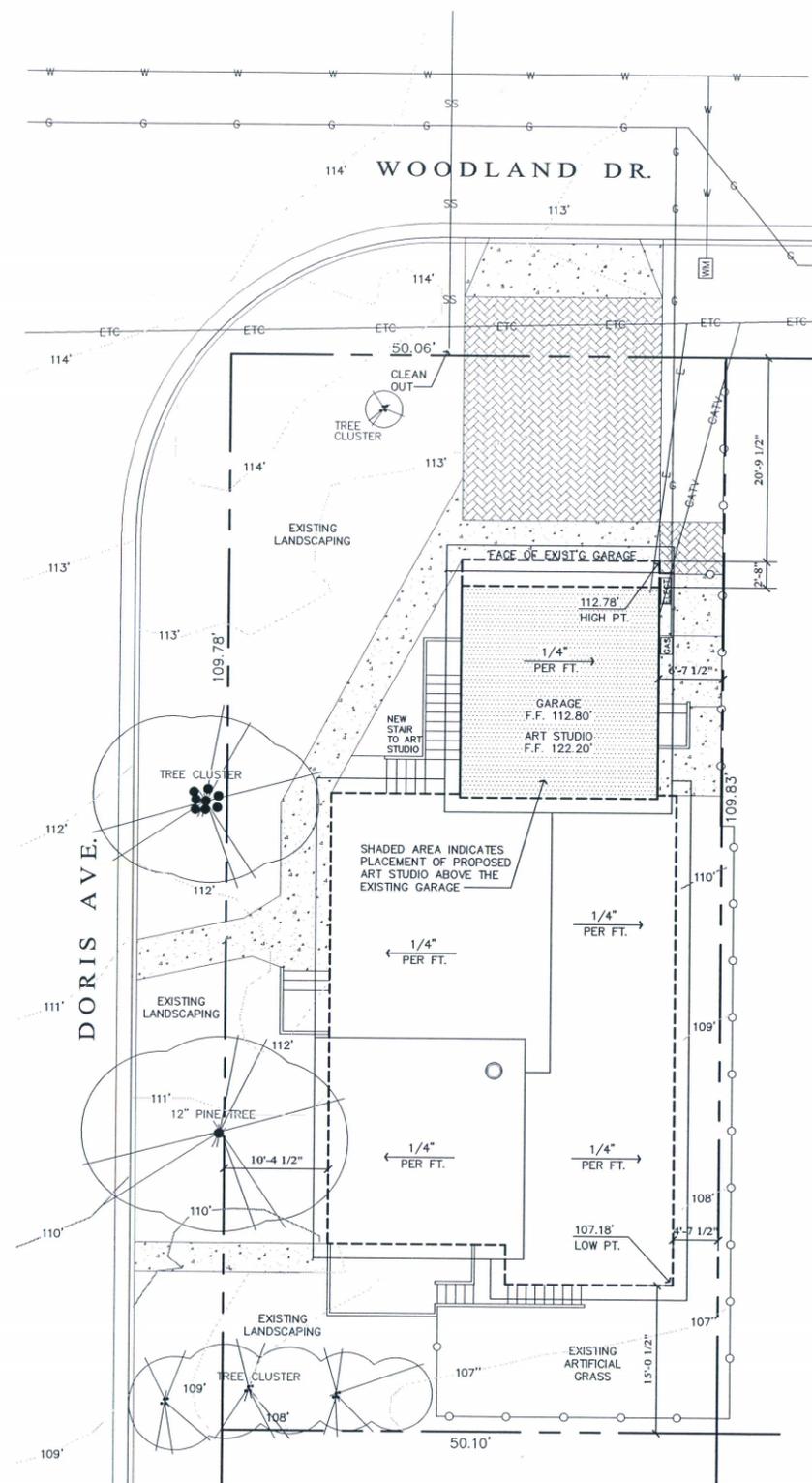
ALL PROPOSED STRUCTURE TO BE BUILT ON TOP OF EXISTING GARAGE

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): MOP, BUILDING 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.)



SITE / ROOF PLAN

SCALE: 1/8" = 1'-0"

PROJECT INFO.

APN:	074-171-026
PROPOSED ART STUDIO AREA:	432 SQ. FT.
EXISTING RESIDENCE AREA:	1,685 SQ. FT.
EXISTING GARAGE AREA:	480 SQ. FT.
EXISTING DECK AREA:	120 SQ. FT.
LOT SIZE:	5,502 SQ. FT.
LOT COVERAGE: NO CHANGE	2,285 SQ. FT. 42%
AVERAGE NATURAL GRADE:	109.98'
MAX. ALLOWABLE HEIGHT:	(28'-0") 137.98'

APPLICABLE CODES

- 2010 CALIFORNIA BUILDING CODE (2009 IBC)
- 2010 CALIFORNIA RESIDENTIAL CODE (2009 IRC)
- 2010 CALIFORNIA PLUMBING CODE (2009 UPC)
- 2010 CALIFORNIA MECHANICAL CODE (2009 UMC)
- 2010 CALIFORNIA ELECTRIC CODE (2008 NEC)
- 2008 CALIFORNIA ENERGY CODE (v.2008)
- CALIFORNIA GREEN BUILDING CODE
- 2010 CALIFORNIA FIRE CODE (2009 IFC)
- CALIFORNIA REFERENCE STANDARDS CODE

STORMWATER

ART STUDIO ADDITION IS ATOP EXISTING ROOF AREA. NO INCREASE IN RUN-OFF AREA.



VICINITY MAP

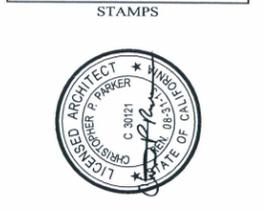
PROJECT DESCRIPTION

THE PROPOSED PROJECT WOULD ADD AN ART STUDIO ABOVE THE EXISTING GARAGE OF A SINGLE FAMILY RESIDENCE.

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C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT
 630 QUINTANA RD. #330
 NORRO, CA 93442-1962
 (805) 772-5700



VICINITY MAP

PROJECT

PROPOSED ART STUDIO

FOR
JOHN & MARJY RAU

392 WOODLAND DR.
 LOS OSOS, CALIF. 93402

DRAWING PHASE
MINOR USE PERMIT

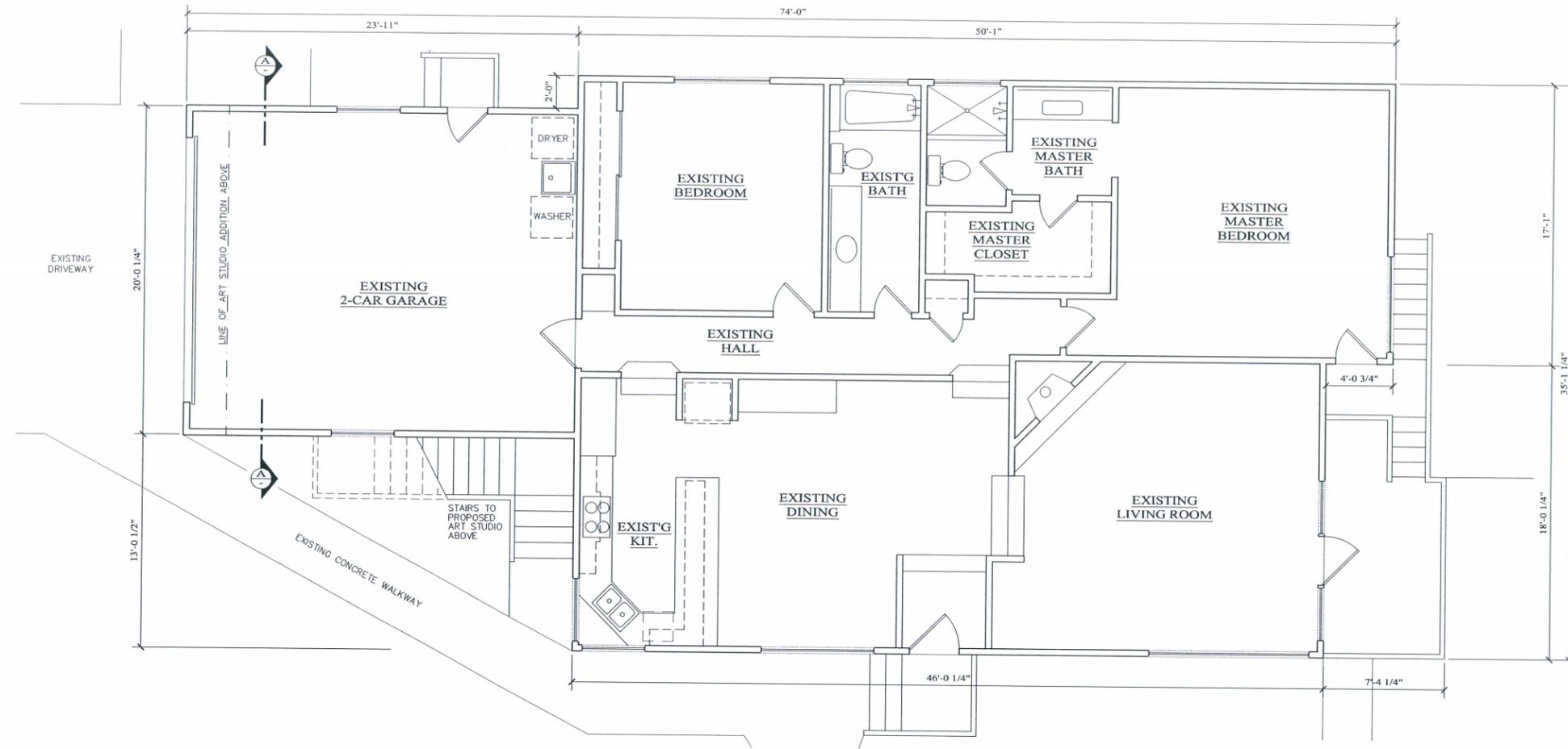
Project No.	13-121
Drawn By	CPP
Dwg. Date	10/11/13
Updated	-
Scale	AS NOTED

REVISIONS

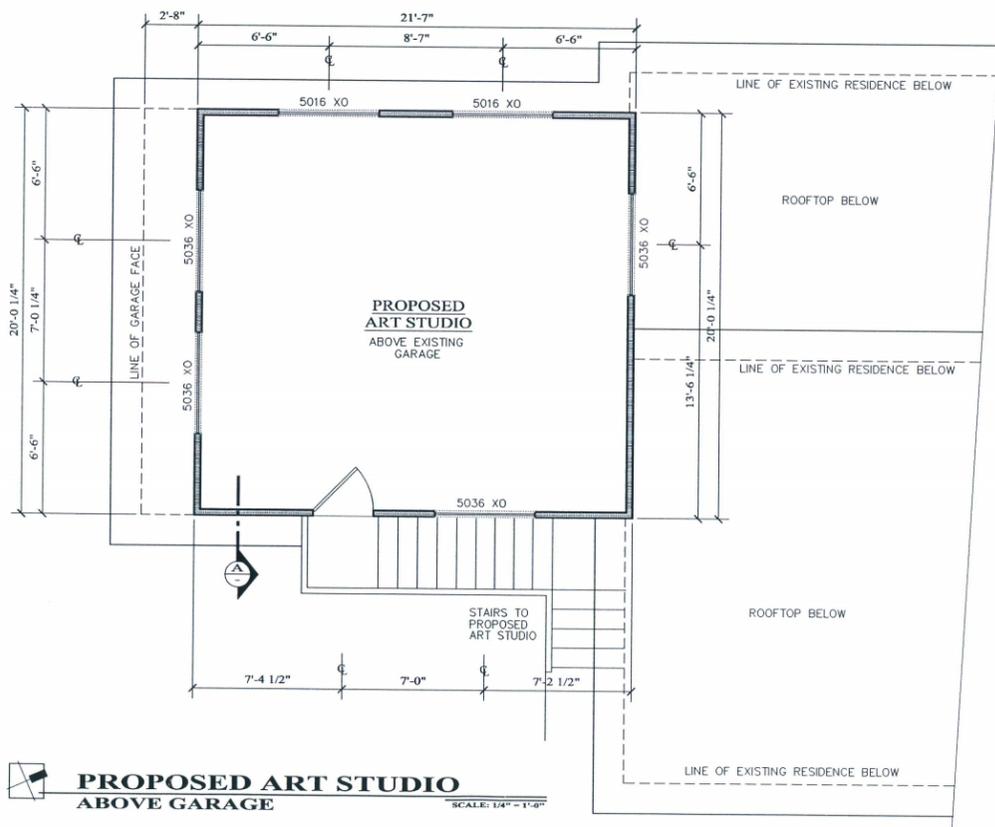
SHEET TITLE
PROJECT INFO. SITE / ROOF PLAN

SHEET NO.

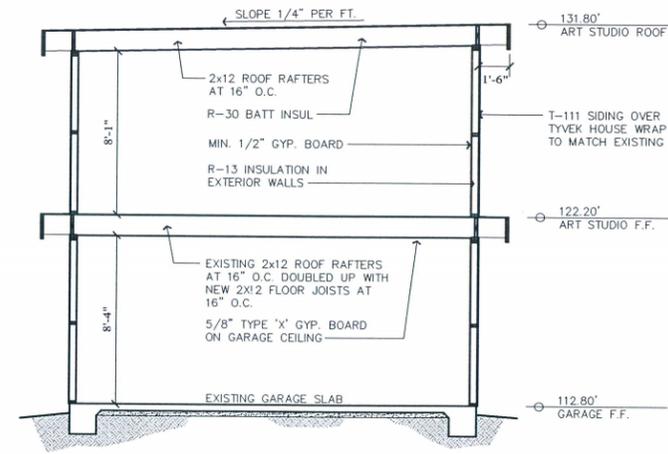
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EXISTING MAIN FLOOR PLAN



PROPOSED ART STUDIO ABOVE GARAGE



BUILDING SECTION

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C. P. PARKER
 ARCHITECT

CHRISTOPHER P. PARKER
 ARCHITECT
 630 QUINTANA RD. #330
 MORRO BAY, CA.
 93442 - 1942
 (805) 772-5700



VICINITY MAP

PROJECT

PROPOSED ART STUDIO

FOR
JOHN & MARJY RAU

392 WOODLAND DR.
 LOS OSOS, CALIF.
 93402

DRAWING PHASE
MINOR USE PERMIT

Project No.	13-121
Drawn By	CPP
Dwg. Date	10/11/13
Updated	-
Scale	AS NOTED
REVISIONS	

SHEET TITLE
FLOOR PLANS & SECTION

SHEET NO.

A2.1

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C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT
 630 QUINTANA RD. #330
 MORRO BAY, CA 93442-1982
 (805) 772-5700

STAMPS



VICINITY MAP

PROJECT

PROPOSED ART STUDIO

FOR
JOHN & MARJY RAU

392 WOODLAND DR.
 LOS OSOS, CALIF. 93402

DRAWING PHASE

MINOR USE PERMIT

Project No.	13-121
Drawn By	CPP
Dwg. Date	10/11/13
Updated	-
Scale	AS NOTED

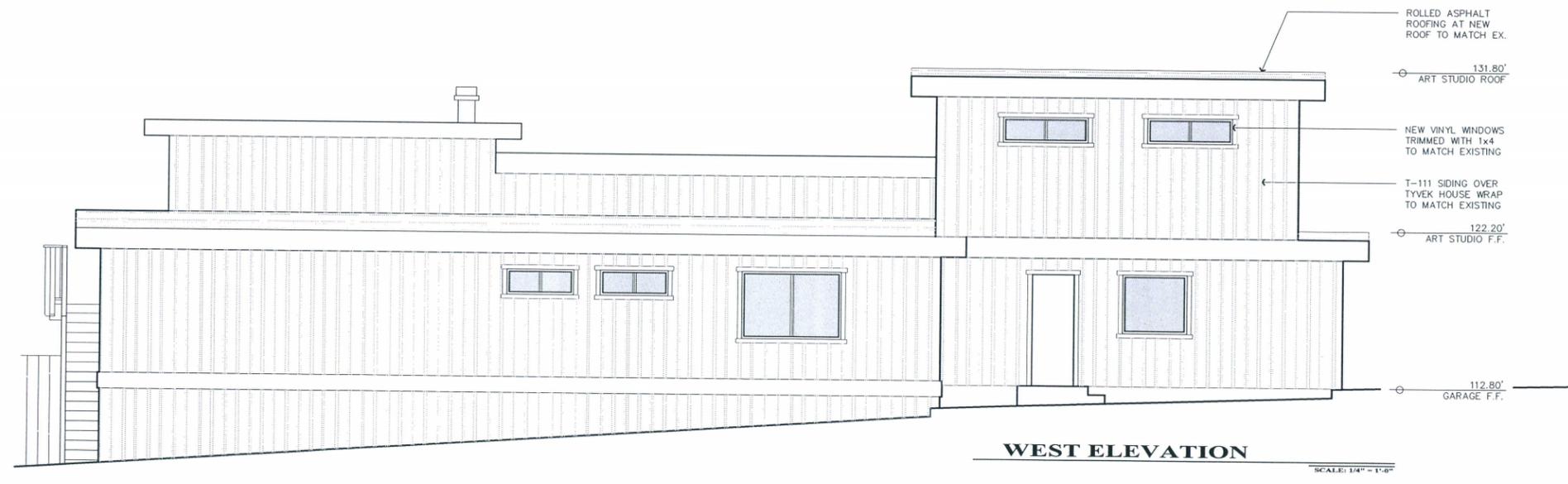
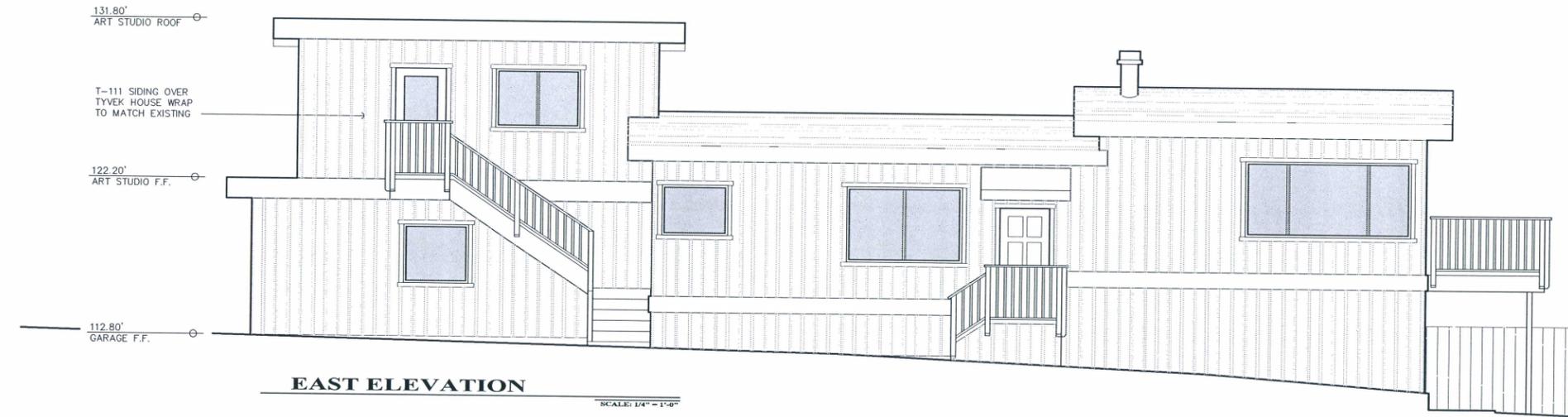
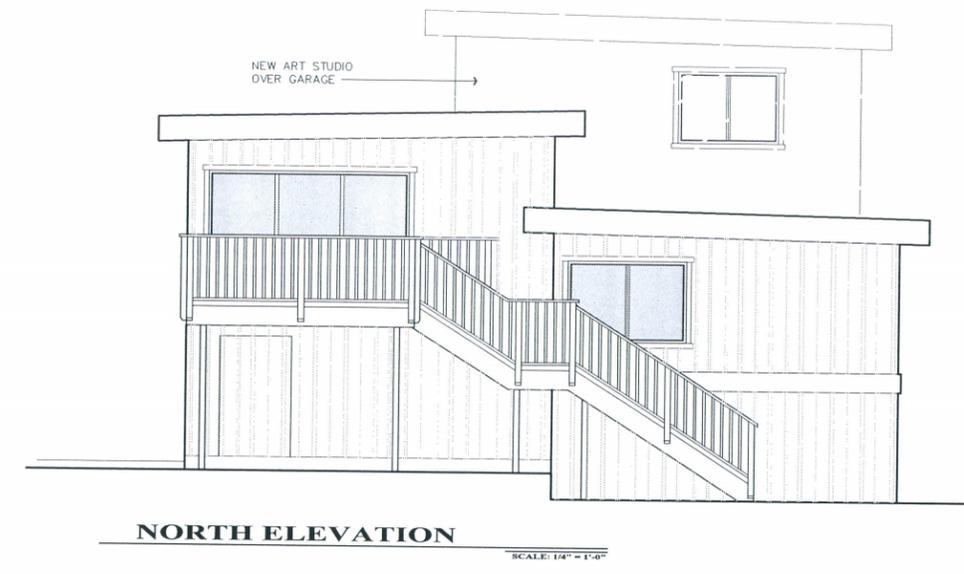
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SHEET TITLE

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SHEET NO.

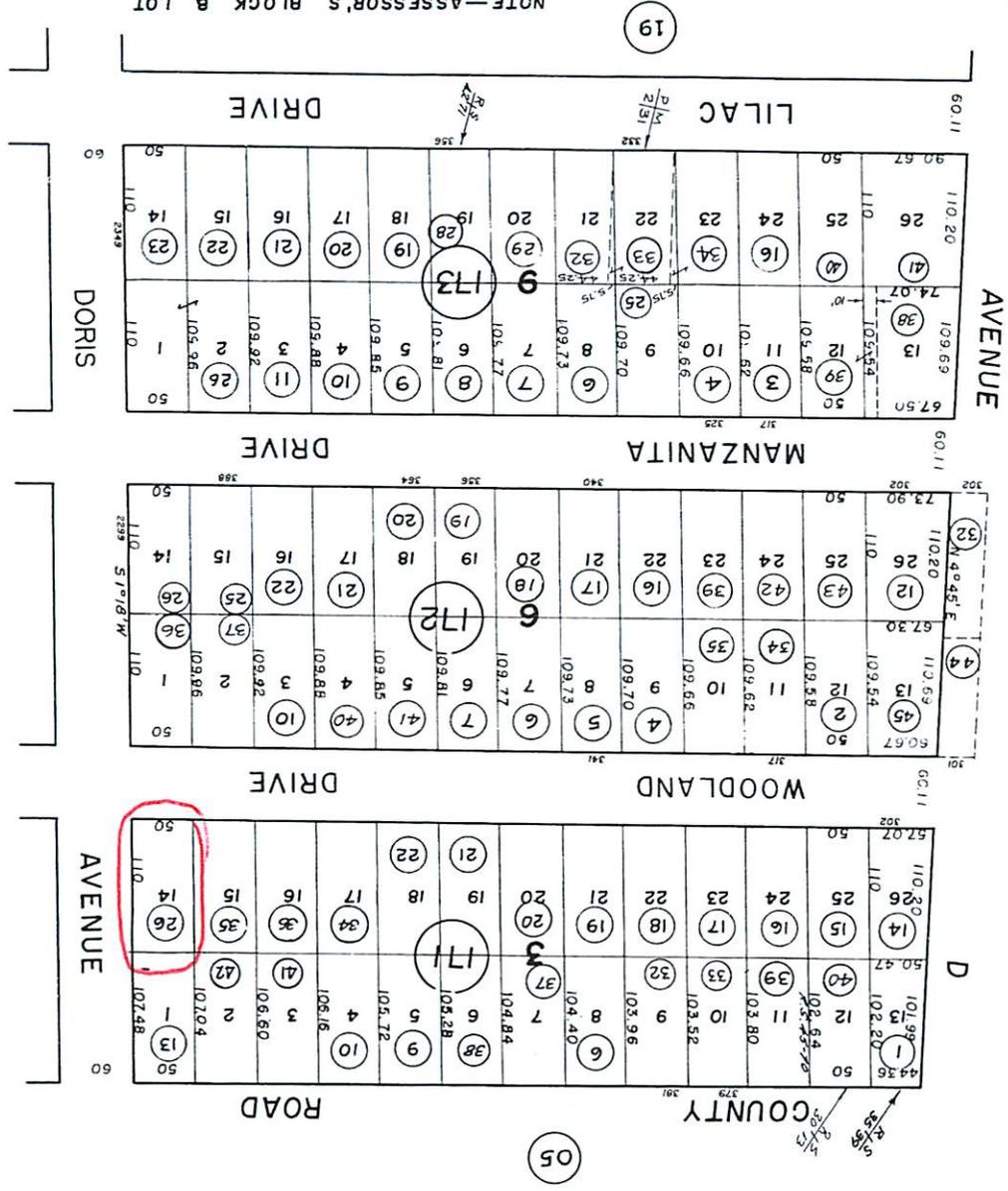
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REV. 8/4/76
6/17/97

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

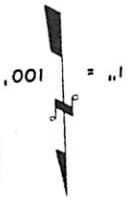
REDFIELD WOODS
SAN LUIS OBISPO COUNTY
CALIFORNIA



18

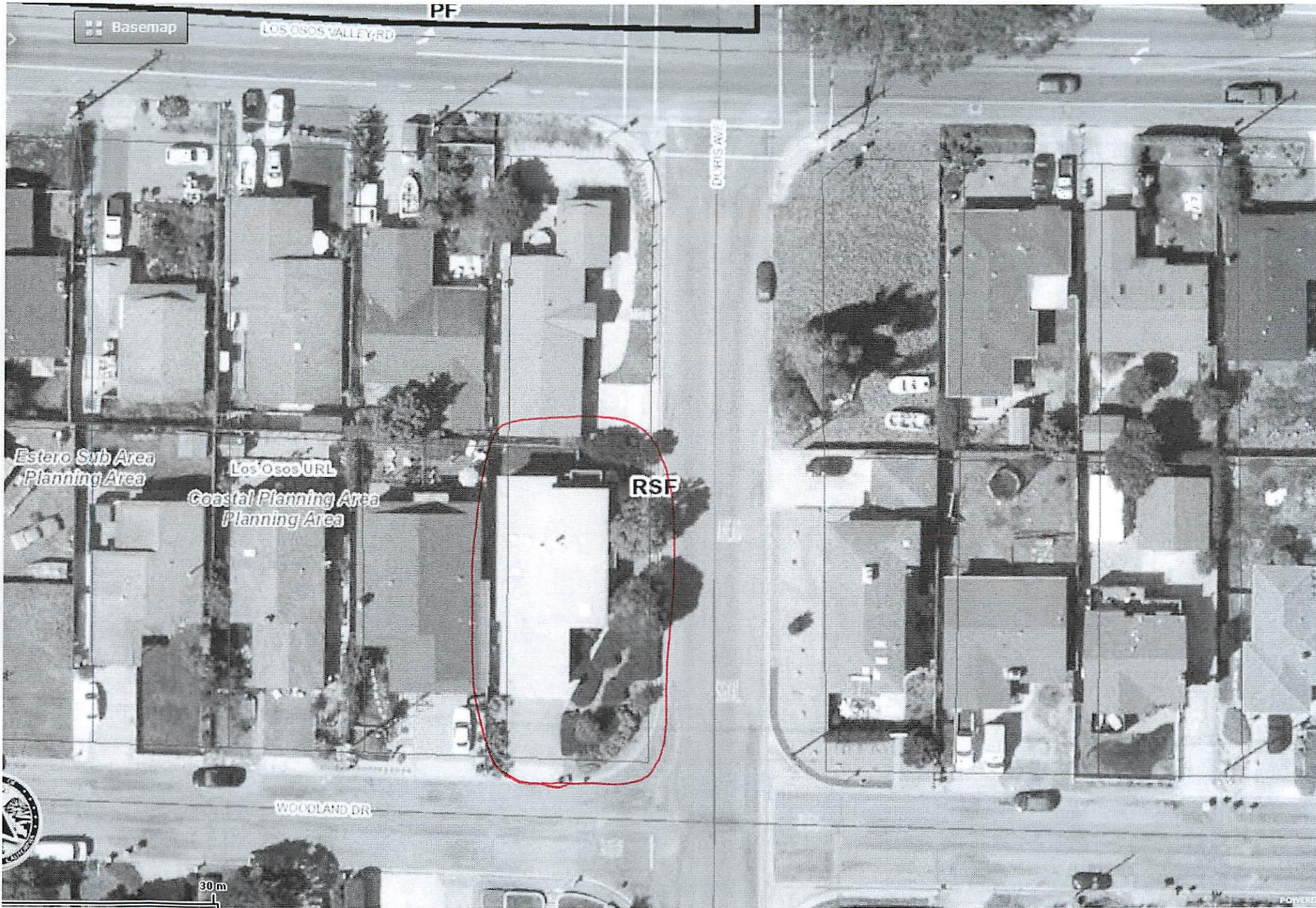
04

05



THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY

74-17



Basemap

LOS OSOS VALLEY RD

PF

DORIS AVE

Estero Sub Area
Planning Area

Los Osos URL
Coastal Planning Area
Planning Area

RSF

WOODLAND DR

30m

POWERED



Parcel Summary Report For Parcel # 074-171-026

2/18/2014
3:08:00PM

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 RAU JOHN A
 392 WOODLAND DR LOS OSOS CA 93402-3610

OWN RAU JOHN A FAMILY TRUST

OWN RAU MARJORY L

Address Information

Status Address
 00392 WOODLAND DR LSOS

Lot Information:

<u>Tract / Twtnshp</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>
074171	026	0001	Los Osos	Estero	CAZ			N		
REDFIELD	0003	0014	Los Osos	Estero	RSF	LCP	AS	Y	SS	

Parcel Information

Status Description

Active REDFIELD WD BL 3 LT 14 LESS 1/2 MIN RTS

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 074-171-026

2/18/2014
3:08:00PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

95102

Case Status:

FNL

Primary Parcel

Description:

CONST RE-ROOF FOR SINGLE FAMILY DWELLING

DRC2013-00072

REC

Primary Parcel

Description:

MUP TO ADD 432 SQ FT ART STUDIO OVER EXISTING GARAGE.