



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2014

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

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

**PROJECT DESCRIPTION:** DRC2013-00109 WOODARD – Proposed minor use permit to demolish an existing 1,283 sf single family residence and construct a new 2,195 sf residence with an attached garage. Site location is 1698 Pacific Ave, Cayucos. APN: 064-236-004

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DEMOLISH (E) 1,283 SF RES.,, CONSTRUCT  
NEW 2195 SF RESIDENCE W/ATTACHED  
EST/ CAYU

~~AS~~ ~~CA~~ ~~CAZ~~ ~~GS~~ ~~LCP~~ ~~RSF~~  
SSN

### APPLICATION TYPE - CHECK ALL THAT APPLY

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

### APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name STEVE WOODARD Daytime Phone (209) 482-2481  
 Mailing Address 1420 EDGEWOOD DR., LODI, CA Zip Code 95240  
 Email Address: \_\_\_\_\_

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

Agent Name JONATHAN MALPIN, ARCHITECT Daytime Phone (805) 544-9700  
 Mailing Address 711 TANK FARM RD., SLO, CA Zip Code 93401  
 Email Address: jmalpin@cdgslo.com

### PROPERTY INFORMATION

Total Size of Site: 3200 SF Assessor Parcel Number(s): 064-236-004  
 Legal Description: LOT 4, BLOCK 7, PASO ROBLES BEACH NO. 2  
 Address of the project (if known): 1698 PACIFIC AVE., CAYUCOS 93430  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: PACIFIC AVE. & 17<sup>TH</sup> ST.

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

EXISTING 1,283 SF SINGLE-FAMILY RESIDENCE

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEMOLISH (E) 1,283 SF RES., CONSTRUCT NEW 2195 SF RESIDENCE W/ ATTACHED 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 [Signature] Date 6/4/14

**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): N/A

Describe existing and future access to the proposed project site: PACIFIC AVE. & 17th STREET, CAYUCOS

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: BEACH

### For all projects, answer the following:

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

Buildings: 1372 sq. feet 42 % Landscaping: 852 sq. feet 26 %

Paving: 1040 sq. feet 32 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 2,412  sq. feet  acres

Total area of grading or removal of ground cover: 3280  sq. feet  acres

Number of parking spaces proposed: 2 Height of tallest structure: 15'-0"

Number of trees to be removed: 1 Type: N/A

Setbacks: Front 0' Right 4' Left 5' Back 25'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: PASO ROBLES BEACH WATER CO.  
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: CAYUCOS SANITARY DISTRICT  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

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

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

Total outdoor use area: N/A  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: 1,754 SF  
Total of area of the lot(s) minus building footprint and parking spaces: 1,908 SF

# 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:  >.25  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: \_\_\_\_\_
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:  PACIFIC STREET

**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? 66 G.P.D.
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?  
 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.**

**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: 20'    Location of connection: NE CORNER OF SITE.
2. What is the amount of proposed flow? 122 GPD 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 COUNTRY DISPOSAL
- 3. Where is the waste disposal storage in relation to buildings? SIDEYARD
- 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: COAST UNIFIED SCHOOL DIST.
- 2. Location of nearest police station: 10TH ST. LOS OSOS SHERIFF SUBSTATION
- 3. Location of nearest fire station: 201 CAYUCOS DRIVE
- 4. Location of nearest public transit stop: S. OCEAN AVE @ 12 1/2 ST.
- 5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
 If yes, what is the distance? 0.5 feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
SINGLE FAMILY RESIDENCE CONSTRUCTED CIRCA LATE 1950'S.
- 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.

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.

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: \_\_\_\_\_

**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, MEET OR EXCEED T.24

\*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**

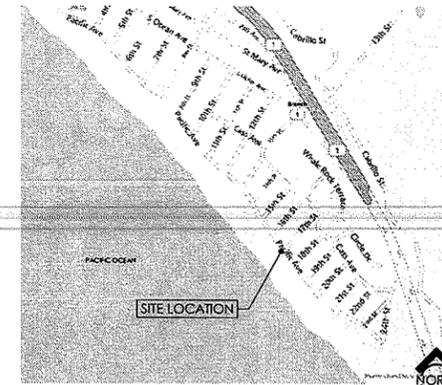
1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
\_\_\_\_\_  
N/A  
\_\_\_\_\_

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 (COASTAL), CONSTRUCTION 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.)

# WOODARD RESIDENCE



VICINITY MAP

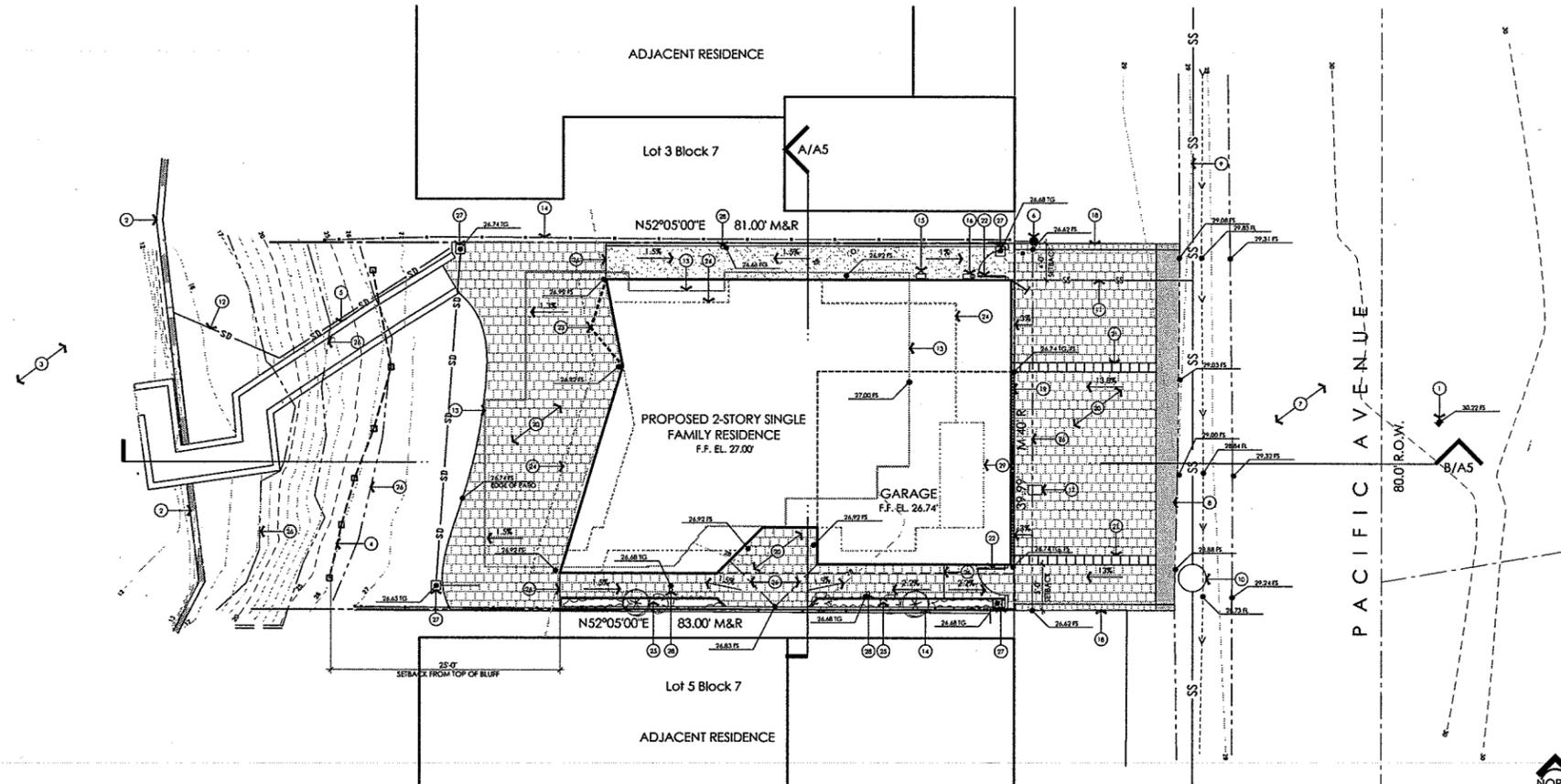


**omni**  
DESIGN GROUP

ARCHITECTURE  
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711 TANK FARM ROAD, SUITE 100  
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CALIFORNIA, 93401  
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email: omni@odgpo.com

PROJECT:  
**WOODARD RESIDENCE**  
1698 PACIFIC STREET  
CAYUCOS, CA 93430

OWNER:  
**STEVE WOODARD**  
1420 EDGEWOOD DRIVE  
LODI, CA 95240-0532



SITE PLAN / PRELIMINARY DRAINAGE PLAN

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

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED BUILDING CODES AND THE REGULATIONS AND CODES OF THE COUNTY OF SAN LUIS OBISPO. CURRENT APPLICABLE CODES INCLUDE THE FOLLOWING:

- 2013 CALIFORNIA BUILDING CODE [2012 UNIFORM BUILDING CODE WITH AMENDMENTS]
- SAN LUIS OBISPO COUNTY COASTAL ZONE LAND USE ORDINANCE (TITLE 23)
- COUNTY BUILDING AND CONSTRUCTION ORDINANCE (TITLE 19)
- CALIFORNIA STATE ENERGY CONSERVATION STANDARDS (TITLE 24)

DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED WITHIN THIS SET OF DOCUMENTS ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

## GENERAL NOTES

- EXISTING DRAINAGE OUTLETS THROUGH THE SEAWALL ARE TO REMAIN. NO NEW DRAINAGE OUTLETS ARE ALLOWED.
- ROOF DOWNSPOUTS TO BE CONNECTED TO SUBDRAINS AND SHALL BE TIED TO EXISTING DRAINAGES THROUGH SEAWALL.
- NO STOCKPILING OF DIRT OR CONSTRUCTION MATERIALS WILL OCCUR ON THE BEACH. EROSION, RUNOFF AND SEDIMENTATION MEASURES TO BE IMPLEMENTED AT THE END OF EACH DAY'S WORK. ALL CONSTRUCTION DEBRIS WILL BE REMOVED FROM THE BEACH DAILY AND AT THE END OF THE COMPLETION OF DEVELOPMENT AND NO MACHINERY WILL BE ALLOWED IN THE INTERTIDAL ZONE. IF THERE IS NO FEASIBLE WAY TO KEEP MACHINERY OUT OF THE INTERTIDAL ZONE, AUTHORIZATION FROM THE COASTAL COMMISSION IS REQUIRED.
- THE PROJECT WILL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PHASE 1 AND / OR PHASE 2 STORM WATER PROGRAM AND THE COUNTY'S STORM WATER POLLUTION CONTROL AND DISCHARGE ORDINANCE.

## DRAINAGE NOTES

**SHRUBS**  
CEANOTHUS YANKEE POINT / WILD LILAC  
FREMONT ODONDRION / RANUNCULUS  
POLYSTECHUM MUNITZII / PACIFIC COAST YINS  
LAVANDULA STOECHAS / LAVENDER  
SALVIA LUECANTHA / MEXICAN BUSH SAGE  
LINQUUM PEREII / PERE'S SEA LAVENDER  
GERANIUM GRANDIFOLIUM

**GROUND COVER**  
FRAGARIA CHILOENSIS / SAND STRAWBERRY  
ESCHSCHOLIA CALIFORNICA / CALIFORNIA POPPY

- PLANTING NOTES:**
- ALL PLANTING AREAS TO RECEIVE AUTOMATICALLY IRRIGATED SPRAY OR DRIP IRRIGATION.
  - ALL PLANTING AREAS TO HAVE BARK MULCH.
  - ALL PLANTS TO BE DROUGHT TOLERANT SPECIES

## LANDSCAPE PALETTE

LAND USE DATA	
PLANNING AND BUILDING DEPARTMENT:	COUNTY OF SAN LUIS OBISPO
PLANNING AREA:	ESTERO
ZONING:	R-5F
APN:	064-236-004
LEGAL DESCRIPTION:	LOT 4 BLOCK 7 PASO ROBLES BEACH NO. 2 COUNTY OF SAN LUIS OBISPO
EXISTING SETBACKS:	
FRONT:	11'-4"
RIGHT SIDE:	3'-3"
LEFT SIDE:	4'-7"
REAR:	EXISTING / 11'-3"
REQUIRED SETBACKS:	
FRONT:	0
RIGHT SIDE:	4 FEET
LEFT SIDE:	4 FEET
REAR:	25 FEET
CONSTRUCTION TYPE:	VB
OCCUPANCY GROUP:	R3, U1

## PROJECT DATA

EXISTING BUILDING DATA	
EXISTING RESIDENCE / TO BE DEMOLISHED	1,283 SF
EXISTING LIVING AREA:	
GROSS STRUCTURAL AREA:	
TOTAL UPPER FLOOR LIVING AREA: =	823 SQUARE FEET
GARAGE AREA =	441 SQUARE FEET
LOWER FLOOR LIVING AREA =	931 SQUARE FEET
TOTAL LOWER FLOOR AREA =	1372 SQUARE FEET
TOTAL GROSS STRUCTURAL AREA =	2195 SQUARE FEET
RATIO OF UPPER TO LOWER FLOOR AREA: =	823 SF / 1372 SF = 60%

SITE DATA	
TOTAL SITE AREA:	3280 SF
LOT COVERAGE:	1372 SF / 3280 SF = 41.8% COVERAGE
MAXIMUM PROPOSED BUILDING HEIGHT:	14'-10" / 12'
MAXIMUM ALLOWABLE BUILDING HEIGHT:	15' ABOVE ELEVATION AT CROWN OF ROADWAY AT MIDPOINT OF LOT = 30.22' + 15.0'

- ELEVATION AT CROWN OF ROADWAY AT MIDPOINT OF LOT, ELEV. 30.22'
- EXISTING CONCRETE SEAWALL
- BEACH
- EXISTING TOP OF BLUFF
- EXISTING CONCRETE STAIRS TO BEACH
- EXISTING POWER POLE
- EXISTING A/C PAVING AT STREET
- NEW A/C PAVING TRANSITION
- EXISTING SANITARY SEWER MAIN
- NEAREST DOWNSTREAM MANHOLE
- SANITARY SEWER LATERAL - INSTALL CLEANOUT WITH BACKFLOW PREVENTION DEVICE AT PROPERTY LINE IN ACCESSIBLE ENCLOSURE AS PER CAYUCOS SANITARY DISTRICT STANDARDS
- STORM DRAIN / CONNECT TO EXISTING SEAWALL OUTLETS
- EXISTING 1,283 SF RESIDENCE TO BE REMOVED
- EXISTING WOOD FENCE TO BE REPLACED
- ELECTRIC METER
- RECESSED GAS METER
- EXISTING WATER METER
- 8" MORTARLESS DECORATIVE BLOCK WALL BORDER AT GRADE TRANSITION, MAXIMUM HEIGHT 1'-9"
- STRIP DRAIN, CONNECT TO EXISTING SEAWALL OUTLETS
- INTERLOCKING PAVERS SET ON SAND BASE
- PAVING BORDER TO DEFINE DRIVEWAY APPROACH - MAXIMUM WIDTH 20'-0"
- ENTRY COURT GATES WITH OBTUSCURED TEMPERED GLASS
- DRINKING WATER ARCHITECTURAL PROJECTION / MAXIMUM 30" INTO SETBACK, MINIMUM 18" ABOVE FINISH GRADE AS PER C23.0 (23.0A, 118, 118.C1)
- LINE OF FLOOR ABOVE
- PLANTER
- GRADE BREAK
- 12" SQUARE CATCH BASIN
- 4" CATCH BASIN
- COVERED DECK ABOVE

## REFERENCE NOTES

MINOR USE PERMIT

DOCUMENT PHASE  
SCHEMATIC DESIGN

All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this job and this office shall not be held in writing of any variations from the dimensions or conditions shown in these drawings.

PROJECT NUMBER: 1082-01A

DATE: JUNE 09, 2014

SHEET TITLE:  
SITE PLAN / PROJECT DATA  
PRELIMINARY DRAINAGE PLAN  
SHEET NUMBER:

## SHEET INDEX

A1



**omni**  
DESIGN GROUP

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PROJECT:  
**WOODARD  
RESIDENCE**  
1698 PACIFIC STREET  
CATUCOS, CA 93430

OWNER:  
**STEVE WOODARD**  
1420 EDGEWOOD DRIVE  
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MINOR USE  
PERMIT

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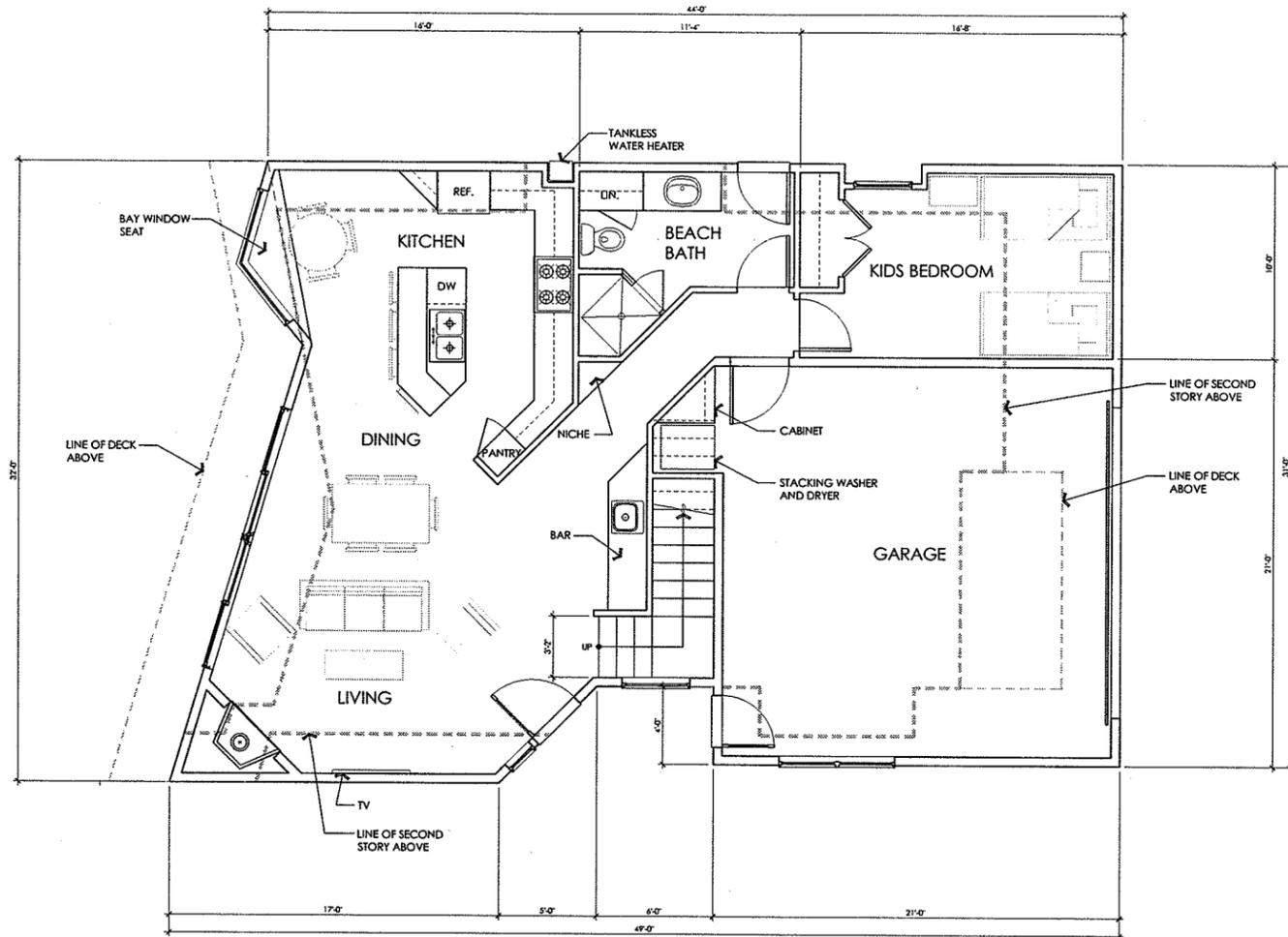
PROJECT NUMBER: 1082-01A

DATE: JUNE 09, 2014

SHEET TITLE:  
**LOWER FLOOR  
PLAN**

SHEET NUMBER:

**A2**



**LOWER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



1372 SF



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DESIGN GROUP

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PROJECT:  
**WOODARD RESIDENCE**  
1498 PACIFIC STREET  
CAYUCOS, CA 93430

OWNER:  
**STEVE WOODARD**  
1420 EDGEWOOD DRIVE  
LODI, CA 95240-0532

MINOR USE  
PERMIT

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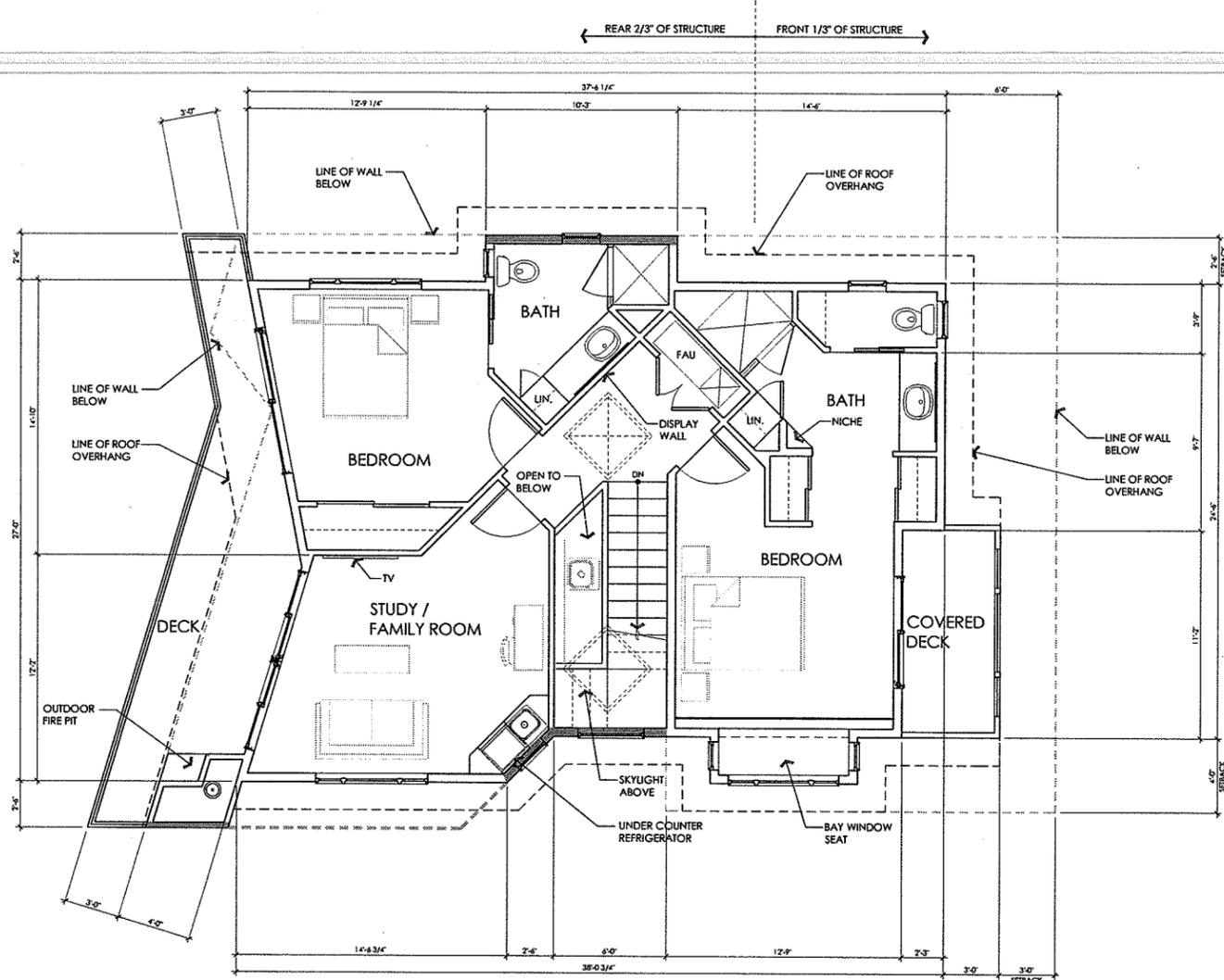
DATE: JUNE 09, 2014

SHEET TITLE:

**UPPER FLOOR PLAN**

SHEET NUMBER:

**A3**

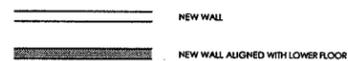


**UPPER FLOOR PLAN**

SCALE: 1/4" = 1'-0"



823 SF



**WALL LEGEND**

**UPPER FLOOR WALL ALIGNMENT CALCULATION:**

<b>NORTH WALL:</b>	
TOTAL UPPER FLOOR WALL LENGTH: =	42.5'
TOTAL ALLOWABLE WALL ALIGNMENT: =	42.5' (.30) = 12.75'
TOTAL PROPOSED WALL ALIGNMENT: =	10.25'
<b>SOUTH WALL:</b>	
TOTAL UPPER FLOOR WALL LENGTH: =	48.7'
TOTAL ALLOWABLE WALL ALIGNMENT: =	48.7' (.30) = 14.6'
TOTAL PROPOSED WALL ALIGNMENT: =	13.6'

**CALCULATIONS**



**omni**  
DESIGN GROUP

ARCHITECTURE  
CIVIL ENGINEERING  
LAND SURVEYING  
711 TANK FARM ROAD, SUITE 100  
SAN LUIS OBISPO  
CALIFORNIA, 93401  
PHONE: (805) 544-9700  
email: omni@odg.com

PROJECT:  
**WOODARD RESIDENCE**  
1698 PACIFIC STREET  
CAYUCOS, CA 93430

OWNER:  
**STEVE WOODARD**  
1420 EDGEWOOD DRIVE  
LODI, CA 95240-0532

MINOR USE PERMIT

DOCUMENT PHASE  
SCHEMATIC DESIGN

All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of Omni Design Group, Inc.

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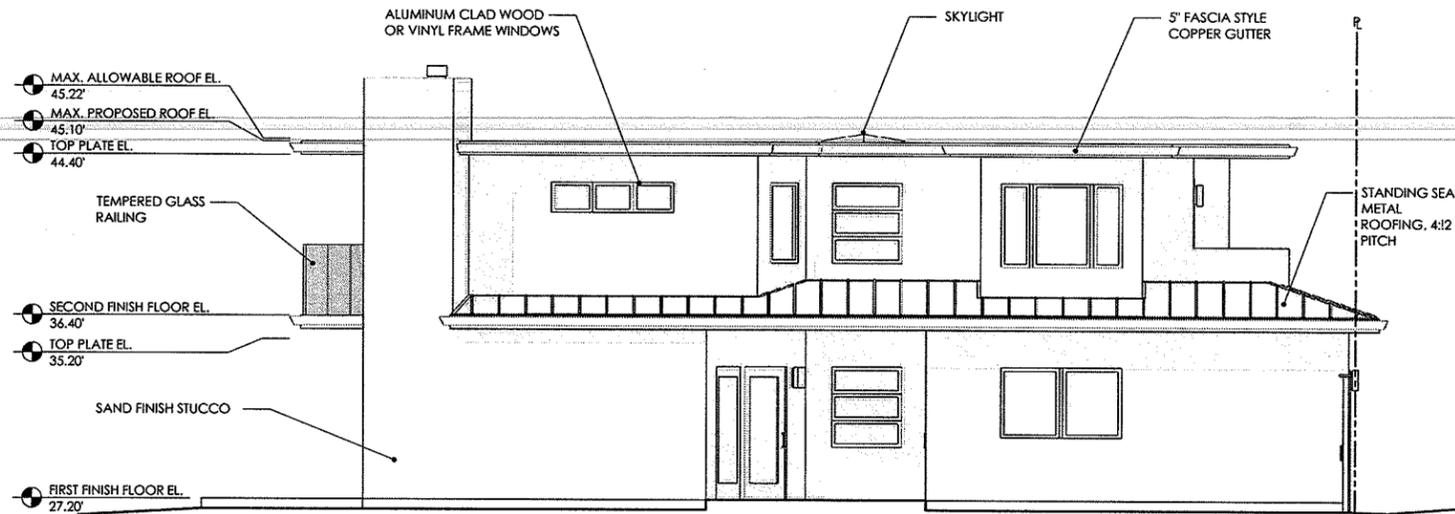
PROJECT NUMBER: 1082-01A

DATE: JUNE 09, 2014

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

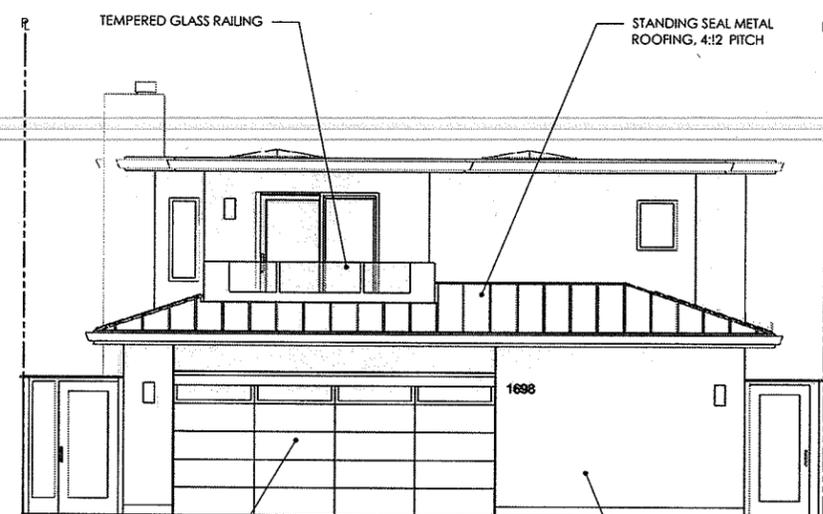
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**A4**



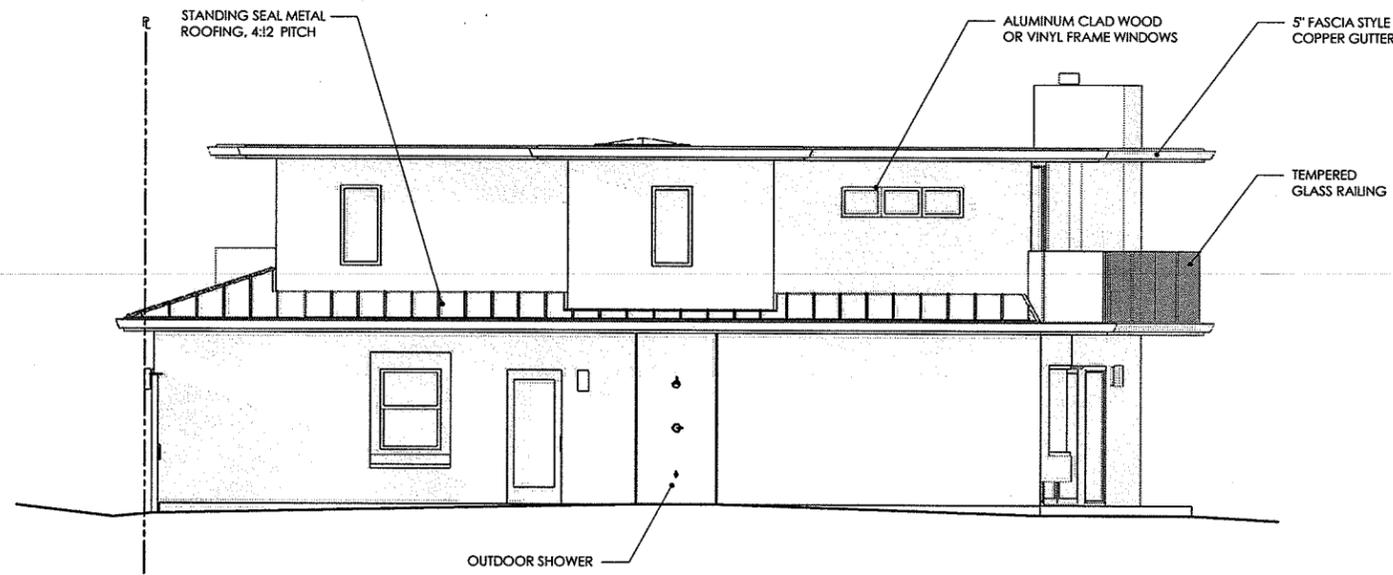
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



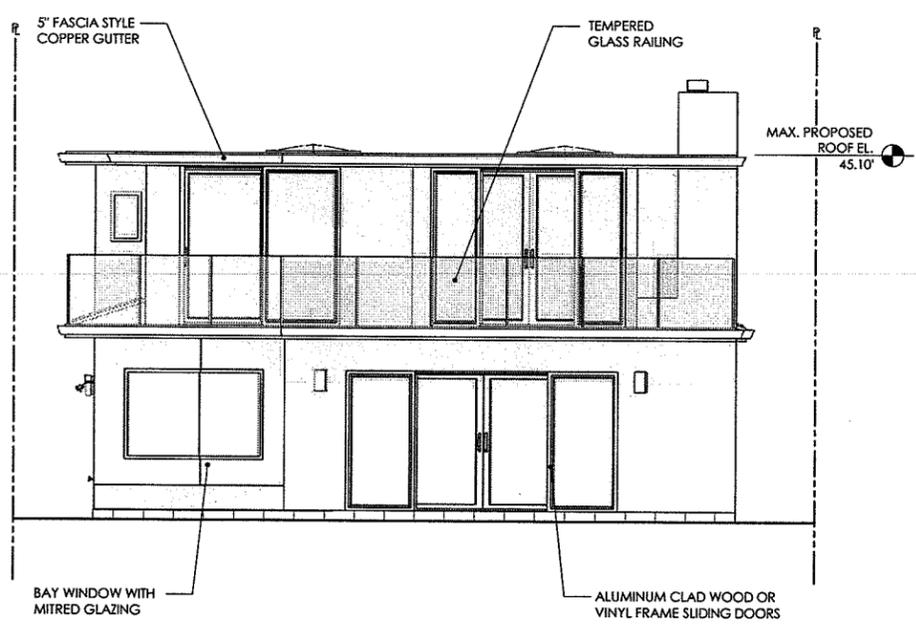
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



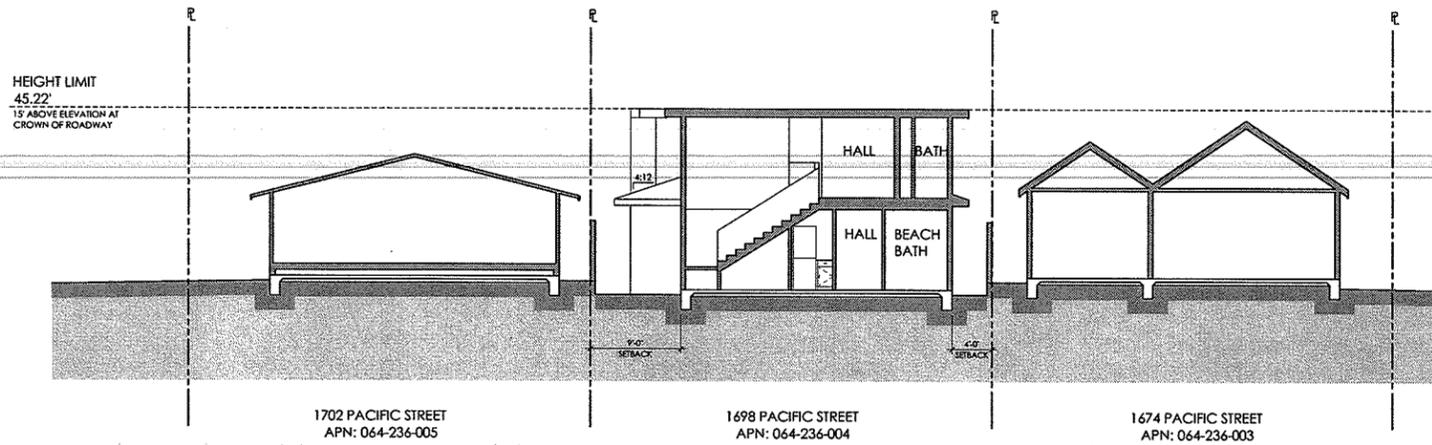
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

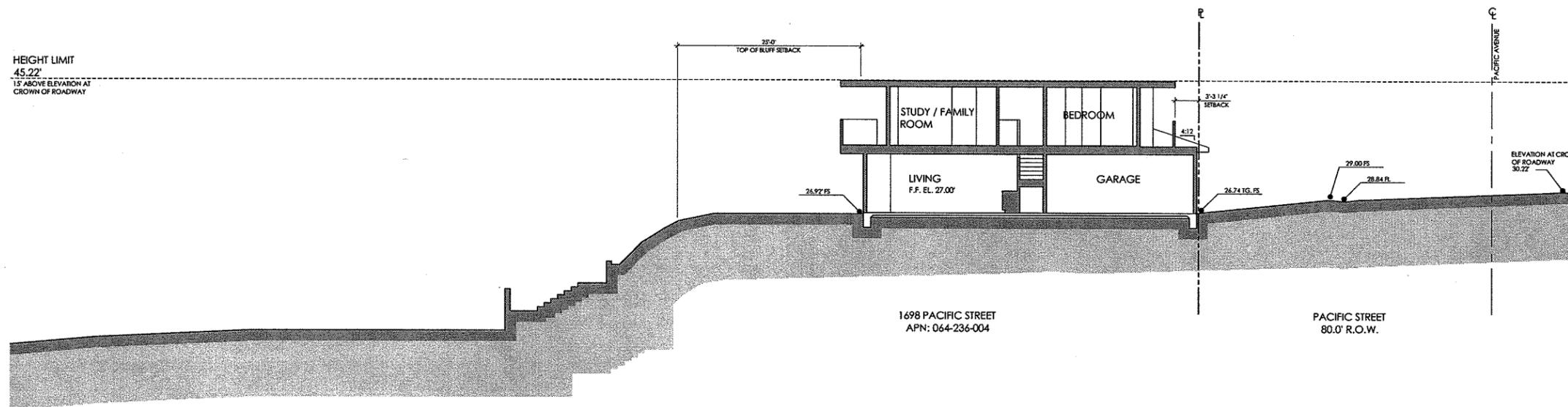


**WEST ELEVATION**

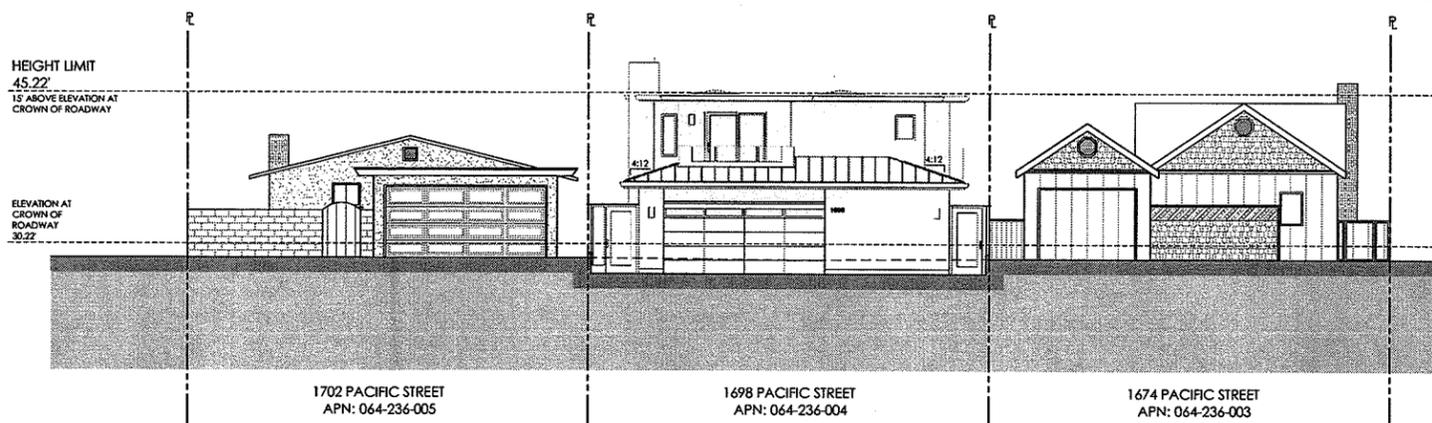
SCALE: 1/4" = 1'-0"



SITE SECTION A  
SCALE: 1/8" = 1'-0"



SITE SECTION B  
SCALE: 1/8" = 1'-0"



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

**omni**  
DESIGN GROUP

ARCHITECTURE  
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LAND SURVEYING

711 TANK FARM ROAD, SUITE 100  
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PROJECT  
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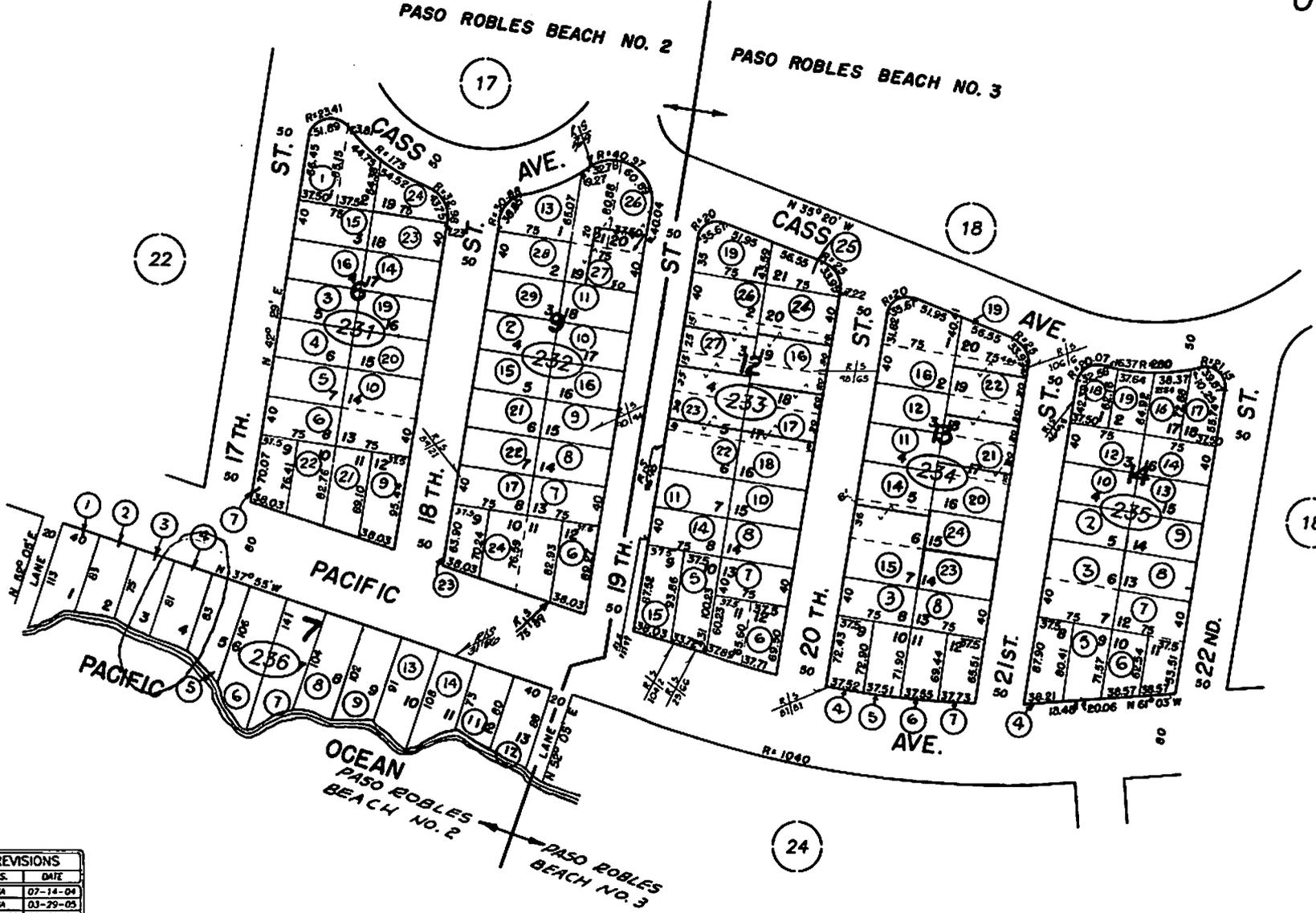
PROJECT NUMBER: 1082-01A

DATE: JUNE 09, 2014

SHEET TITLE:  
**STREETSCAPE  
ELEVATION / SITE  
CROSS SECTIONS**

SHEET NUMBER:

**A5**



REVISIONS	
LS.	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

Hero Planning Area  
Planning Area

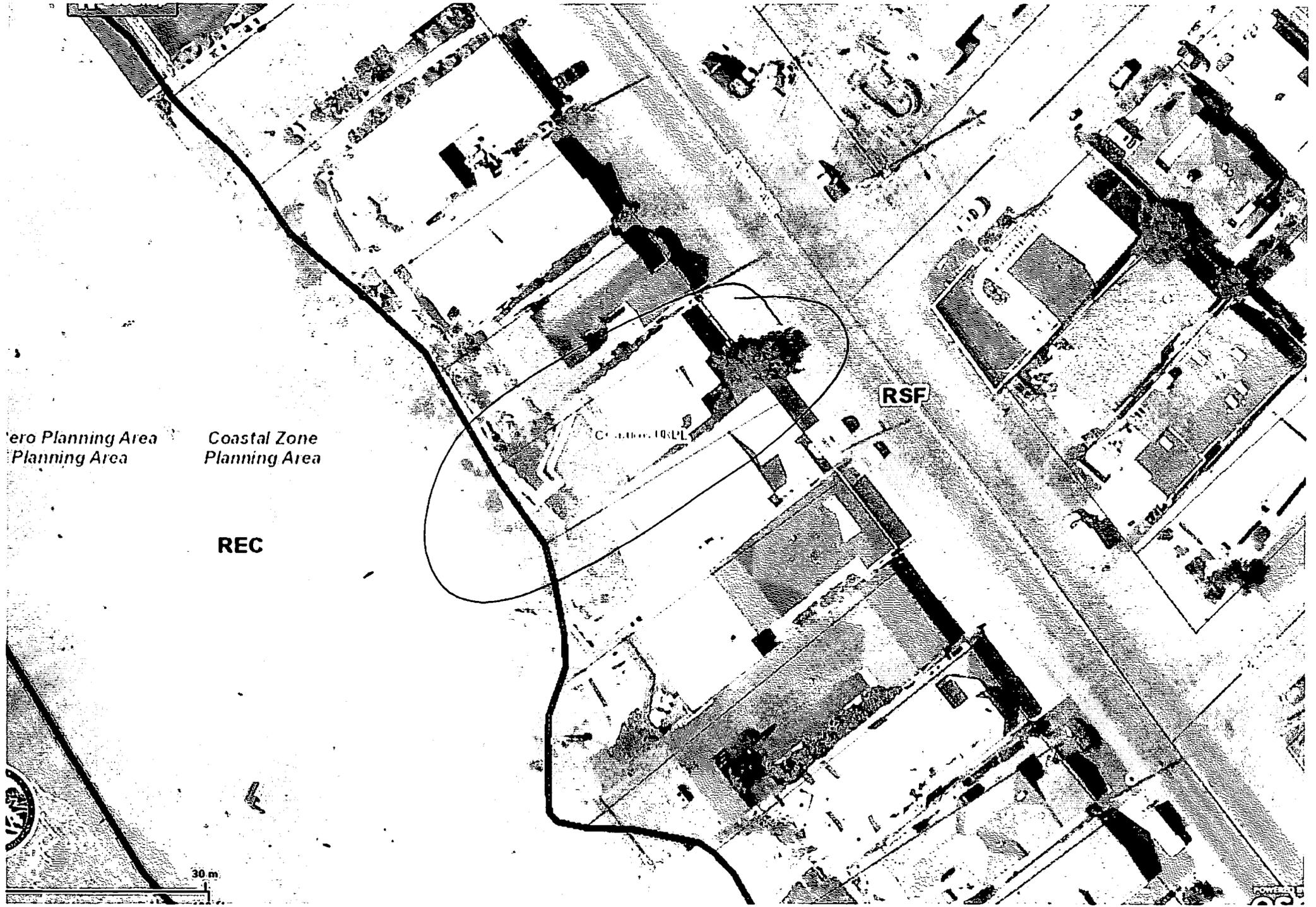
Coastal Zone  
Planning Area

REC

RSF

Coastal Zone

30 m





# Parcel Summary Report For Parcel # 064-236-004

6/10/2014  
11:15:01AM

## 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    1698 PACIFIC AVE INC  
         1420 EDGEWOOD DR LODI CA 95240-  
OWN    1698 PACIFIC AVE INC A CA CORP

### Address Information

Status            Address  
P                    01698 PACIFIC AV CAYU

### Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Luc 1:</u>	<u>Luc 2:</u>	<u>Luc 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
064236	004	0001	Cayucos	Estero	SSN	CAZ		N		
064236	004	0002	Cayucos	Estero	AS	GS		N		
PRBCH2	0007	0004	Cayucos	Estero	RSF	LCP	CA	Y		

### Parcel Information

#### Status    Description

Active    PR BCH 2 BL 7 LT 4

### Notes

#### Tax Districts

COAST (SB1537)

CAYUCOS

SAN LUIS OBISPO JT(27,40)

CAYUCOS-MORRO

CAYUCOS COUNTY

NO. 02



# Parcel Summary Report For Parcel # 064-236-004

6/10/2014  
11:15:02AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAYUCOS  
AREA NO. 10  
AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

92532 FNL Primary Parcel

**Description:**

UPGRADE ELECTRICAL SERVICE METER

DRC2013-00109 REC Primary Parcel

**Description:**

DEMOLISH (E) 1,283 SF RES.,, CONSTRUCT NEW 2195 SF RESIDENCE W/ATTACHED GARAGE

ZON2003-00406 APV Primary Parcel

**Description:**

VACATION RENTAL