



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/10/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00001 EDMONDS – Proposed minor use permit to convert a single family residence to a vacation rental with a single parking stall. Site location is 131 N Ocean Ave, Cayucos. APN: 064-115-006

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

SFD TO BE CONVERTED TO A VACATION RENTAL WITH PARKING MODIFICATION EST/ CAYU

CAZ CBD CR CSC LCP VSA

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Gordon Edmonds Daytime Phone 805.781.2000
 Mailing Address 535 Islay Street Zip Code 93401
 Email Address: gedmonds@gateworks.com

Applicant Name studio2G Architects, LLP Daytime Phone 805.594.0771
 Mailing Address 355 Pacific Street, Suite A Zip Code 93401
 Email Address: design@studio-2g.com

Agent Name Heidi Gibson Daytime Phone 805.594.0771x115
 Mailing Address 355 Pacific Street, Suite A Zip Code 93401
 Email Address: heidi@studio-2g.com

PROPERTY INFORMATION

Total Size of Site: 2,250 SF (0.0517 Acre) Assessor Parcel Number(s): 064-115-006
 Legal Description: Lot 18 of Block 2 of the Town of Cayucos
 Address of the project (if known): 131 N. Ocean Avenue, Cayucos CA 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.: Primary access to SFD is on Ocean Front Ave. in downtown Cayucos next to the pier.
 Describe current uses, existing structures, and other improvements and vegetation on the property: SFD and retail wine tasting bar. Mixed-use property is paved with small flower beds.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): No New Work proposed for retail use. SFD to be converted to a vacation rental with a single parking stall.

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  (Authorized Agent) Date July 3, 2014

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): Convert a SFD to a vacation rental and remove a parking stall

Describe existing and future access to the proposed project site: Existing access includes (2) on-site parking stalls. Future access will have a single on-site parking stall.

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: _____

South: _____

East: Retail with Vacation Rental

West: Retail with Vacation Rental

For all projects, answer the following:

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

Buildings: 1066 sq. feet 47 %

Landscaping: Ø sq. feet _____ %

Paving: 1184 sq. feet 53 %

Other (specify) _____

Total area of all paving and structures: 2,250 sq. feet acres

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

Number of parking spaces proposed: _____ Height of tallest structure: 14'-6" Firewall

Number of trees to be removed: _____ Type: _____

Setbacks: Front 0 Right 0 Left 0 Back 0

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

Community System - List the agency or company responsible for provision: Paso Robles Beach

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Cayucos Sanitation

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

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: 1 Number of bedrooms per unit: 1

Total floor area of all structures including upper stories, but not garages and carports: 621 SF

Total of area of the lot(s) minus building footprint and parking spaces: 1056 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: 0.0517 acres
Moderate slopes of 10-30%: 0.0 acres
Steep slopes over 30%: 0.0 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: Ocean Front Avenue

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? 126 gallons
4. How many service connections will be required? Already connected
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: _____ Location of connection: _____
2. What is the amount of proposed flow? 126 _____ 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: SLO County Integrated Waste Management
3. Where is the waste disposal storage in relation to buildings? Northwest corner of property
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: Cayucos Elementary School District
2. Location of nearest police station: 1585 Kansas Avenue
3. Location of nearest fire station: Station 11 2250 Chaney Avenue, Cayucos
4. Location of nearest public transit stop: Ocean Blvd.
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 240 **(feet)** miles

Historic and Archeological Information

1. Please describe the historic use of the property:
Mixed-use SFD and Retail
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: _____ 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

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): _____
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 *: Associated remodel will meet or exceed minimum T-24 and County Cal Green Tier Requirements for lighting fixtures and bldg envelop.

*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:
Associated remodel will meet or exceed minimum T-24 and County Cal Green Tier Requirements with replacement low flow plumbing fixtures.

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): _____

(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.)

Cayucos Beach Vacation Rental

MUP: DRC2014-

PROJECT DATA	
SITE SUMMARY	
ADDRESS	131 NORTH OCEAN AVENUE CAYUCOS, CA 93430
APN	064-115-006
PERMIT NUMBER	TBD
LEGAL DESCRIPTION	LOT 18 OF BLOCK 2 OF THE TOWN OF CAYUCOS
ZONE	COMMERCIAL/RETAIL
SITE SIZE	2,250 SF
USE / OCCUPANCY	R-3 SINGLE FAMILY RESIDENCE/VACATION RENTAL
CONSTRUCTION TYPE	TYPE VB, UNSPRINKLERED
AREAS:	
EXISTING STRUCTURES	
RESIDENCE	535 SQ. FT.
RETAIL (NO NEW WORK)	445 SQ. FT.
ADDITION TO RESIDENCE	
OUTDOOR ROOM	86 SQ. FT.

SHEET INDEX	
T1.0	TITLE SHEET AND OVERALL SITE PLAN
A1.0	DIMENSIONAL PLAN & EXTERIOR ELEVATION
TOTAL 2 SHEETS THIS SET	

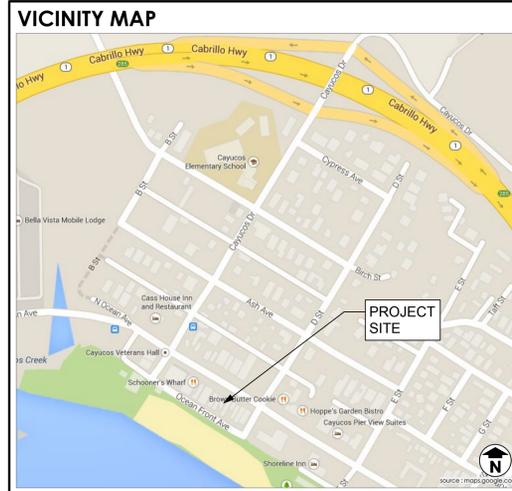
studio
2G
Architects, LLP
gibson • gough

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San Luis Obispo, Ca. 93401
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P 805.594.0771
F 805.540.5137

These drawings are instruments of service and shall not be used for any other project without the written permission of Studio2G Architects, LLP.

LICENSED ARCHITECT
TRUDI K. GIBSON
No. C 27830
Exp. 03-31-15
STATE OF CALIFORNIA

ABBREVIATIONS		
A	AIR CONDITIONING	N
A/C	ABOVE FINISH FLOOR	(N)
A.F.F.	ALTERNATE	N.G.
AMT.	AMOUNT	N.I.C.
APPROX.	APPROXIMATE	NTS
AVG.	AVERAGE	O
B	BOARD	O/C
BD.	BETWEEN	O.D.
BTWN.	BUILDING	OPNG.
BLDG.	BLOCK / BLOCKING	ORIG.
BLK. / BLKG.		OZ.
C		P
C.F.M.	CUBIC FEET PER MINUTE	PERP.
CHG.	CHANGE	PL
C.I.	CAST IRON	P. LAM.
CLR.	CLEAR/CLEARANCE	PLY. WD.
CLG.	CEILING	PR
	CENTERLINE	PROJ.
C.M.U.	CONCRETE MASONRY UNIT	P.S.F.
COL.	COLUMN	P.S.I.
CONC.	CONCRETE	P.V.M.T.
CONSTR.	CONSTRUCTION	P.T.D.F.
C.O.T.G.	CLEAN OUT TO GRADE	FIR
CTR.	CENTER	Q
CU. FT.	CUBIC FOOT	QT.
CU. IN.	CUBIC INCH	QTY.
CU. YD.	CUBIC YARD	R
D		R.
DBL.	DOUBLE	RAD.
DEG.	DEGREE	RD.
DEPT.	DEPARTMENT	REF.
DIAG.	DIAGONAL	REF.
DIA.	DIAMETER	REINFOR.
DIM.	DIMENSION	REQ.
DIV.	DIVISION	RM.
D.S.	DOWNSPOUT	R.O.
DW.	DUMBWATER / DOWNSPOUT	R.T.S.
E		S
(E)	EXISTING	SCHED.
E.A.	EACH	S.C.
ELEC.	ELECTRIC	SECT.
ELEV.	ELEVATION / ELEVATOR	SECT.
ENCL.	ENCLOSURE	SHWR.
EQ.	EQUAL	SHT.
EQUIP.	EQUIPMENT	SIMM.
EXIST.	EXISTING	SPEC(S).
EXT.	EXTERIOR	SQ.
F		SQ. FT.
F.D.	FLOOR DRAIN	S.S.
F.G.	FINISH GRADE	ST.
F.H.	FIRE HYDRANT	STD.
FIN.	FINISH	STL.
FLR.	FLOOR	STOR.
FLUOR.	FLUORESCENT	STRUCT.
F.O.C.	FACE OF CONCRETE	SYM.
F.O.F.	FACE OF FINISH	T
F.O.M.	FACE OF MASONRY	T.
F.O.S.	FACE OF STUD	T.O.C.
FS.	FINISH SURFACE	T.O.C.B.
FT.	FOOT	TEL.
FTG.	FOOTING	TELEPHONE
G		TEMPERATURE
G.A.	GAUGE	T&G
GAL.	GALLON	T&G
GALV.	GALVANIZED	THK.
GYP.	GYPSONUM	TOILET
H		T.O.P.
H.B.	HOSE BIBB	T.O.SLAB
HDR.	HEADER	T.O.W.
HRDW.	HARDWARE	TV
HORIZ.	HORIZONTAL	TYP.
HP.	HORSE POWER	U
HT.	HEIGHT	UNFIN.
I		U.N.O.
I.D.	INSIDE DIAMETER	UR.
IN.	INCH	V
INFO.	INFORMATION	V.
INSUL.	INSULATION	V.C.T.
INT.	INTERIOR	VENT.
J		VERT.
JAN.	JANITOR	V.T.R.
JCT.	JUNCTION	W
JOINT.	JOINT	W.C.
K		WD.
KIT.	KITCHEN	W.H.
L		W.I.
LAV.	LAVATORY	WOM.
LB.	POUND	W.P.
L.F.	LINEAL FOOT	WSCT.
LIN.	LINEAR	W/O
LT.	LIGHT	ACRONYMS
LT.WT.	LIGHT WEIGHT	A.N.S.I.
M		A.S.T.M.
MAX.	MAXIMUM	C.B.C.
M.B.	MACHINE BOLT	I.C.B.O.
M.C.	MEDICINE CABINET	N.F.P.A.
MECH.	MECHANICAL	ASSOCIATION
MED.	MEDIUM	O.S.H.P.D.
MEZZ.	MEZZANINE	U.F.C.
MFR. / MFRG.	MANUFACTURER	W.I.C.
MIN.	MINIMUM	AMERICAN NATIONAL STANDARDS INSTITUTE
MISC.	MISCELLANEOUS	AMERICAN SOCIETY FOR TESTING AND MATERIALS
MTL.	METAL	CALIFORNIA BUILDING CODE
		INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
		NATIONAL FIRE PROTECTION ASSOCIATION
		OCCUPATIONAL SAFETY AND HEALTH ACT
		UNIFORM FIRE CODE
		WOODWORK INSTITUTE OF CALIFORNIA



GENERAL NOTES

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
 2013 CALIFORNIA BUILDING CODE (2009 IBC)
 2013 CALIFORNIA ELECTRICAL CODE (2008 NEC)
 2013 CALIFORNIA MECHANICAL CODE (2009 UMC)
 2013 CALIFORNIA PLUMBING CODE (2009 UPC)
 2010 CALIFORNIA ENERGY CODE
 2013 CALIFORNIA FIRE CODE (2009 IFC)
 2010 GREEN BUILDING STANDARDS CODE

STANDARDS IN THESE PLANS ARE COMPLETED ACCORDING TO THE CODES. OTHER CODES AND ORDINANCES ADOPTED BY THE AGENCIES HAVING JURISDICTION OVER THIS PROJECT SHALL BE MET

ALL WORK SHALL COMPLY WITH CURRENT COUNTY AND STATE WATER CONSERVATION REGULATIONS

DUST AND EROSION CONTROL SHALL BE IN CONFORMANCE WITH STANDARDS AND REGULATIONS OF THE COUNTY OF SAN LUIS OBISPO.

ANY WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE CITY UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATIONS.

AGENCIES & UTILITIES

COUNTY BUILDING COUNTY GOVERNMENT CTR. SAN LUIS OBISPO, CA 93401 805.781.5600	COUNTY SHERIFF'S DEPT. 1585 KANSAS AVE. SAN LUIS OBISPO, CA 93401 805.781.4550	SBC / AT&T SERVICE CENTER 1.800.310.2355 (RESIDENTIAL) 1.800.750.2355 (BUSINESS)
COUNTY PLANNING COUNTY GOVERNMENT CTR. SAN LUIS OBISPO, CA 93401 805.781.5600	CDF / SLO COUNTY FIRE 635 N. SANTA ROSA ST. SAN LUIS OBISPO, CA 93401 805.543.4248	PG&E 404 HIGUERA STREET SAN LUIS OBISPO, CA 93401 805.743.5000
COUNTY HEALTH 2191 JOHNSON AVE. SAN LUIS OBISPO, CA 93401 805.781.5500	SOUTHERN CALIFORNIA GAS COMPANY 9400 OAKDALE AVE. CHATSWORTH, CA 91313	UNDERGROUND SERVICES/ DIG ALERT 1.800.227.2600

FIRE SYSTEM NOTES

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PROJECT DESCRIPTION

THE PROPOSED MINOR USE PERMIT IS TO CONVERT A SINGLE FAMILY RESIDENCE TO A VACATION RENTAL AND REDUCE PARKING TO A SINGLE STALL.

PROJECT TEAM

OWNER
GORDON & STACY EDMONDS
535 18th Street
San Luis Obispo, CA 93401
805.781.2000

ARCHITECT
STUDIO2G ARCHITECTS, LLP
Architect: Laura Gough, AIA
355 Pacific Street, Suite A
San Luis Obispo, CA 93401
P : 805.594.0771
F : 805.540.5137

PARKING CALCULATION

OCCUPANT LOADS ARE BASED ON THE OCCUPANT LOAD FACTORS AS OUTLINED IN TABLE 1004.1.1 "MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT" PER §1004 THE 2013CBC.

PARKING CALCULATIONS ARE BASED ON CHAPTER 4 §166.C OF THE SLO COUNTY TITLE 23 COASTAL ZONE LAND USE ORDINANCE.

SPACE DESCRIPTION	OCCUPANCY REQUIREMENTS		PARKING REQUIREMENTS	
	AREA SQ.FT.	USE	LOAD FACTOR	LOAD
RETAIL SPACE	407.00	BUSINESS AREA	B 100	4.07
RESTROOMS/BREAK ROOM	38.00	RESTROOMS	-	-
SINGLE FAMILY DWELLING	621	VACATION RENTAL	B	-
TOTALS	1066		N/A	4.07

PERMIT HISTORY

PMT2006-01315 AS-BUILT FREE STANDING 8'-9" WALLS WITH HANDICAP RAMP IN OFF-SITE TASTING ROOM.

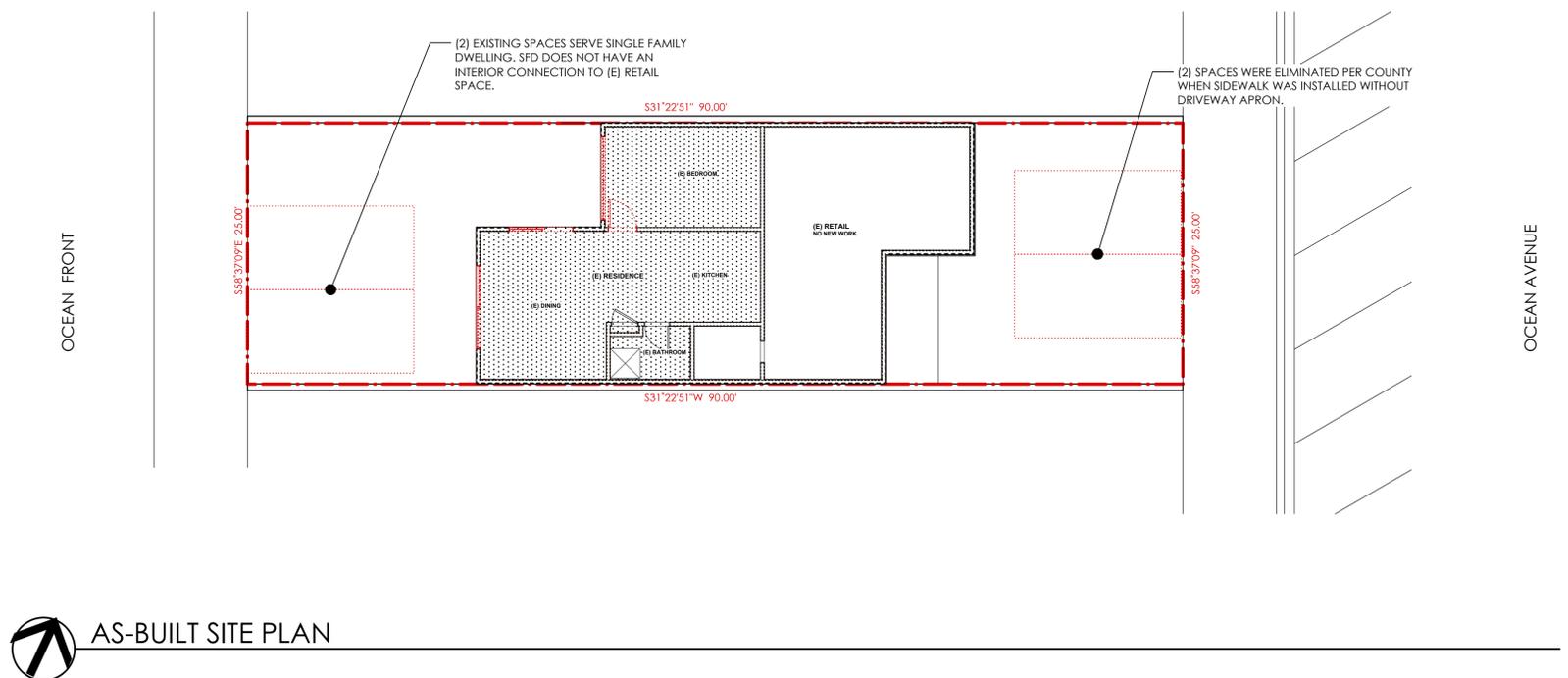
95499 ADDITION/ALTERATION TO SINGLE FAMILY DWELLING FOR CONSTRUCTION RE-ROOF FOR COMMERCIAL BUILDING.

DEFERRED SUBMITTALS

NOTE: SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SCHEDULE OF CHANGES

1
2
3
4



CAYUCOS BEACH HOUSE
131 NORTH OCEAN AVENUE
CAYUCOS, CA 93430

DATE: 03 JULY 14 MUP SUBMITTAL

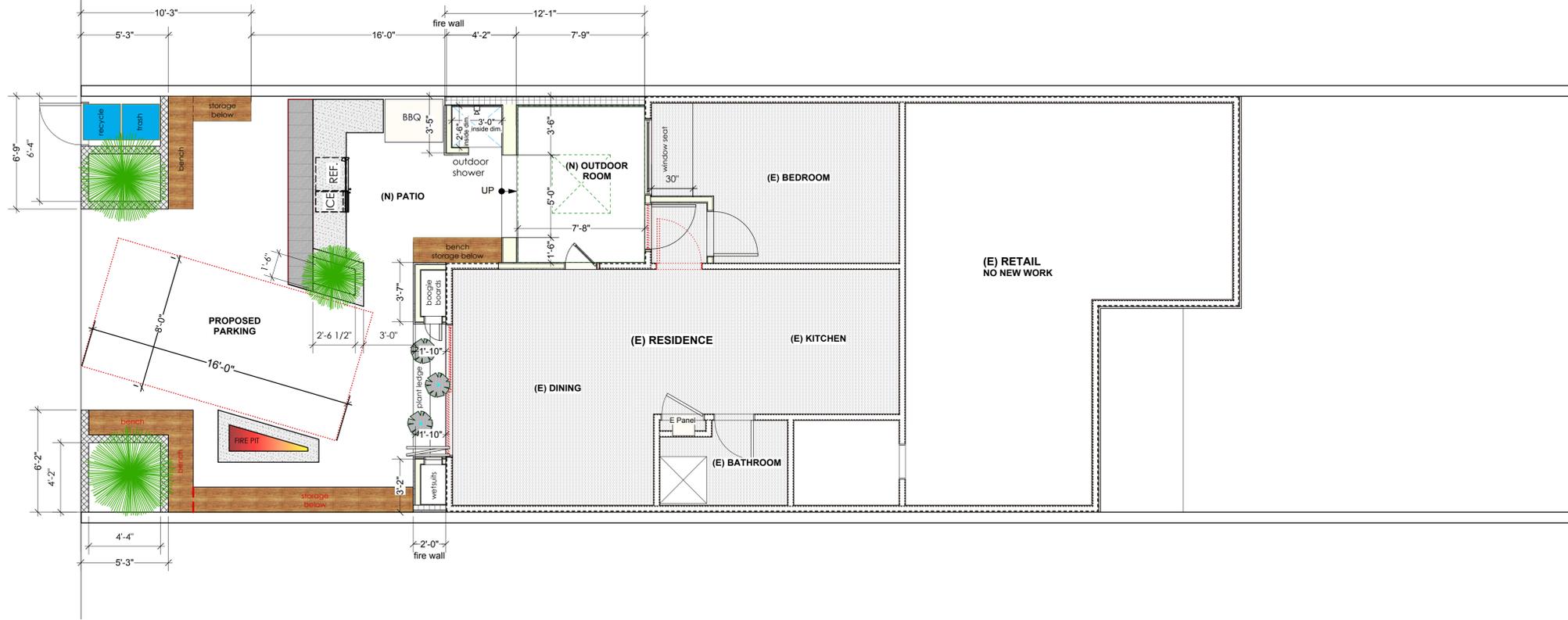
ISSUE:

JOB NUMBER: 1406

TITLE SHEET

SHEET NUMBER: T1.0

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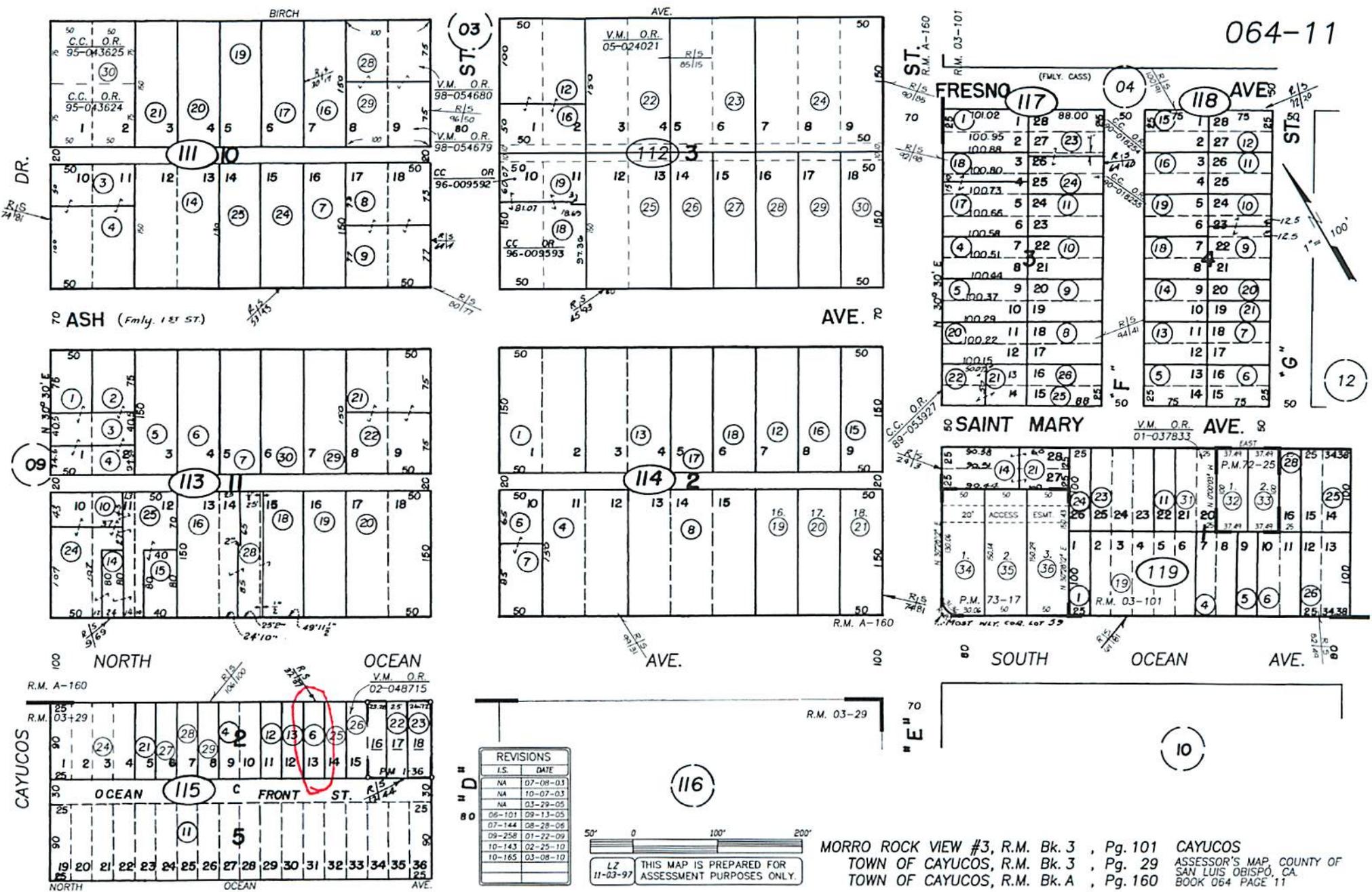


DIMENSIONAL FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND	
	(N) 2X6 FRAMING @ 16" O.C. W/ 5/8 GYPSUM BOARD AND PLYWOODSHEAR (WHERE REQ'D) & STUCCO PROVIDE INSULATION AT ALL EXTERIOR WALLS.
	(N) 2X6 FIRE WALL
	(E) 2X FRAMING @ 14" O.C. W/ LATH AND PLASTER INTERIOR. PLASTER AND WAINSCOT SIDING EXTERIOR
	6" CMU WALL - STACK BOND
	(N) 2X FRAMING (MATCH EXISTING) @ 16" O.C. W/ 5/8 GYPSUM BOARD PROVIDE R-21 INSULATION BETWEEN GARAGE AND RESIDENCE
	(N) 2X4 FIRE WALL
	2X4 FRAMING @ 16" O.C. W/ 5/8 GYPSUM BOARD
	COLUMN PER STRUCTURAL
INSULATION NOTES	
# EXTERIOR ELEVATION KEYNOTES	
<ol style="list-style-type: none"> Parcel 064-115-013 Recent 2nd Story Expansion for use as a vacation rental and was approved with a single standard parking stall. Business entrance is located on N. Ocean Avenue. Parcel 064-115-025 Recently processed a Minor Use Permit (DRC2013-00036) to Modify Caretaker Use to Residential for Purpose of a Vacation Rental. Approved with a single standard parking stall. Business entrance located on N. Ocean Avenue. 	



EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

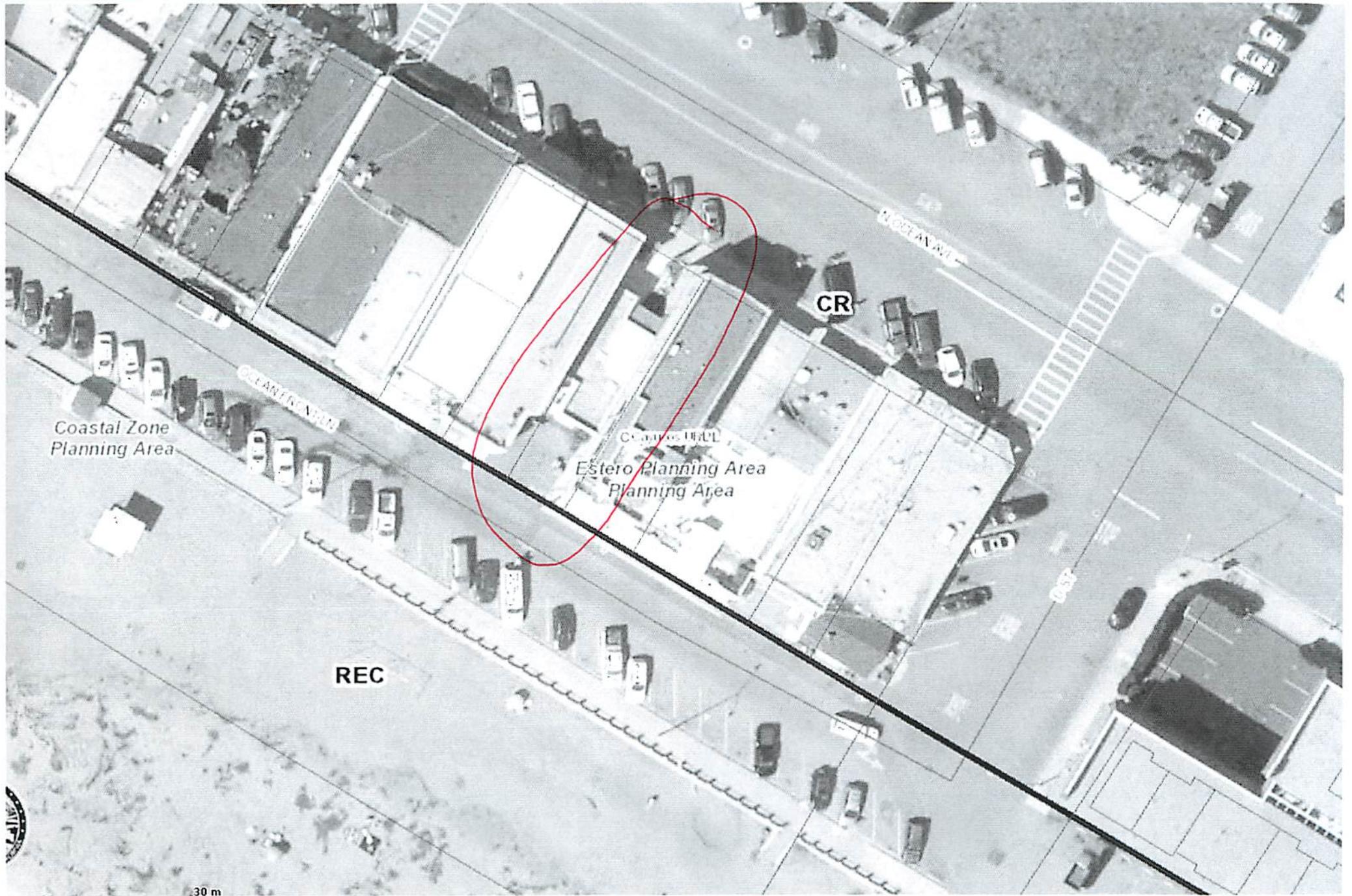


REVISIONS	
I.S.	DATE
NA	07-08-03
NA	10-07-03
NA	03-29-05
06-101	09-13-05
07-144	08-28-06
09-258	01-22-09
10-143	02-25-10
10-165	03-08-10



MORRO ROCK VIEW #3, R.M. Bk. 3 , Pg. 101
 TOWN OF CAYUCOS, R.M. Bk. 3 , Pg. 29
 TOWN OF CAYUCOS, R.M. Bk. A , Pg. 160

CAYUCOS
 ASSessor's MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 064 PAGE 11



Coastal Zone
Planning Area

Estero Planning Area
Planning Area

CR

REC

30 m



Parcel Summary Report For Parcel # 064-115-006

7/7/2014
8:30:29AM

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 EDMONDS GORDON
 535 ISLAY ST SLO CA 93401-4343
OWN EDMONDS STACY

Address Information

Status **Address**
 00131 NO OCEAN AV CAYU

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>
064115	006	0001	Cayucos	Estero Plannin	CSC	CAZ	VSA	N		
TNCAYRES	0002	0013	Cayucos	Estero Plannin	CR	LCP	CBD	Y		V79040501

Parcel Information

Status **Description**
Active TN CAY BL 2 LT 13

Notes

TASTING ROOM ALLOWED (P-USE) --- FOOD AND BEVERAGE RETAIL SALES---. NO MUP REQUIRED, SWITCHING FROM LOCATION 2 DOORS DOWN.

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS



Parcel Summary Report For Parcel # 064-115-006

7/7/2014
8:30:30AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

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AREA NO. 10

AREA NO. 21

Case Information

Case Number:

Case Status:

95499 FNL Primary Parcel

Description:

CONST RE-ROOF FOR COMMERCIAL BUILDING

D970164P WIT Primary Parcel

Description:

ADDING LIVING SPACE

DRC2014-00001 REC Primary Parcel

Description:

SFD TO BE CONVERTED TO A VACATION RENTAL WITH PARKING MODIFICATION

P940047Z APP Primary Parcel

Description:

BALLOONS, GIFTS & FLOWERS

P950342Z APP Primary Parcel

Description:

CAPUCINO BAR/RETAIL ITEMS GEN MERCHANDISE

PMT2006-01315 FNL Primary Parcel

Description:

AS BUILT FREE STANDING 8'-9" WALLS W/HANDICAP RAMP IN OFF-SITE TASTING ROOM

PRE2006-00156 REC Primary Parcel

Description:

REMODEL OR EXPAND EXISTING USE