



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/31/2014

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

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

**PROJECT DESCRIPTION:** DRC2014-00007 HAUSER – Proposed minor use permit to allow use of an existing single family residence as a vacation rental. Site location is 1538 Strand Way, Oceano. APN: 061-061-017

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

DRC2014-00007  
MINOR USE PERMIT  
VACATION RENTAL

HAUSER GEORGE

SOCST/ OCNO

AR AS CAZ COJ LCP RMF  
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
- 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 George Hauser Daytime Phone 805474-2241  
 Mailing Address 222 So. Elm Apt 125 Zip Code 93420  
 Email Address: \_\_\_\_\_

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

Agent Name Guiton Realty / Linda Austin Daytime Phone 805489-5446  
 Mailing Address P.O. Box 535 Oceano 93475 Zip Code 93445  
 Email Address: lguiton@aol.com

## PROPERTY INFORMATION

Total Size of Site: 6000 sq ft Assessor Parcel Number(s): 061-061-017  
 Legal Description: Lot 16 & 17 - Block 39 - Oceano Beach Subdivision #2  
 Address of the project (if known): 1538 Strand Way Oceano  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Strand Way - Pier Ave to Strand  
Cross Sandpiper

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Residential - vegetation on one lot

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Vacation rental

## LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date 7/18/14

## 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: Strand Way

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? 0.0005 sq ft

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

North: House South: Housing  
East: Housing West: Ocean

**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: N/A  sq. feet  acres

Number of parking spaces proposed: 3 Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: None Type: \_\_\_\_\_

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

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

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

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: SLOSTD

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

Fire Agency: List the agency responsible for fire protection: Five Cities Fire Authority

**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: one Number of bedrooms per unit: 2

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

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

30'

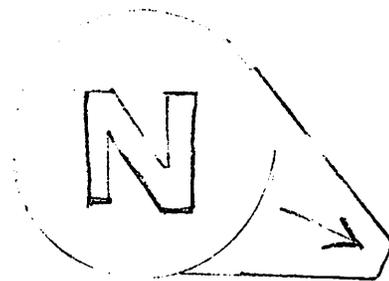
30'

VACANT  
LOT

DECK

RESIDENCE  
912 SQ FT

PATIO



100'

APN #

061-061-017

GARAGE  
450 SQ FT

DRIVE

27W x 25D

SCALE  $\frac{3}{32} = 1 \text{ FOOT}$

30'

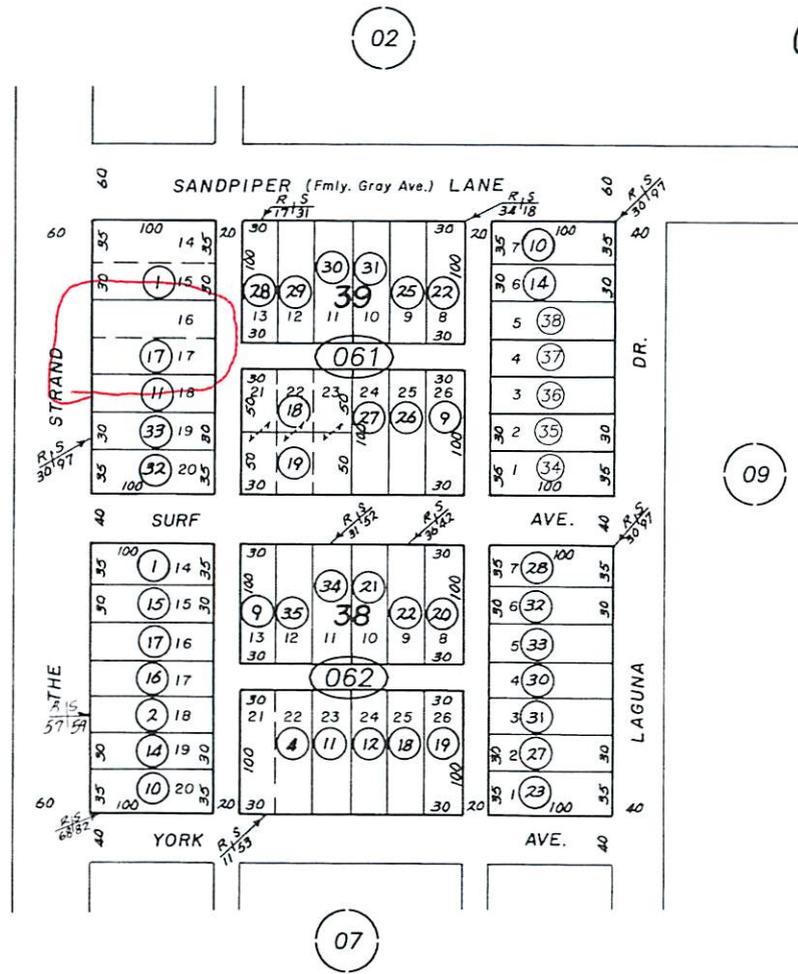
30'

← STRAND WAY →

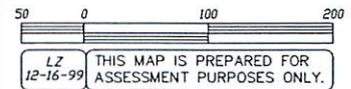
PACIFIC OCEAN



09



REVISIONS	
I.S.	DATE
09-070	06-03-08





San Luis Bay Coastal Planning Area  
Planning Area

Coastal Zone  
Planning Area

**REC**

Oceanic URL

**RMF**

Oceanic URL

**REC**

SANDPIPER LN

OCEANIC URL

SURF AVE

OCEANIC URL

50 m



# Parcel Summary Report For Parcel # 061-061-017

7/25/2014  
2:37:32PM

## 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    HAUSER GEORGE H  
         222 SOUTH ELM #125 ARROYO GRANDE CA 93420-6013  
OWN    HAUSER TRUST

### Address Information

Status            Address  
                         01538 STRAND WY OCNO

### 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>
061061	017	0001	Oceano	South County ( AS	COJ	CAZ	N			
OCNOBCH2	0039	0016	Oceano	South County ( RMF	LCP	AR	Y		L2 / ZL	
OCNOBCH2	0039	0017	Oceano	South County ( SSN			Y		L2	

### Parcel Information

Status    Description  
Active    OCEANO BCH TR            BL 39 LTS 16 & 17

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 061-061-017

7/25/2014  
2:37:33PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

### Case Information

**Case Number:**

**Case Status:**

DRC2014-00007

REC

Primary Parcel

**Description:**

VACATION RENTAL