



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/8/2014

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

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

**PROJECT DESCRIPTION:** DRC2014-00009 KING SISTERS - Proposed minor use permit to allow the use of an existing single family residence as a vacation rental. Site location is 1720 Laguna Dr, Oceano. APN: 061-071-036

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

1720 LAGUNA

DRC2014-00009

KING SISTERS PR

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

MINOR USE PERMIT

VACATION RENTAL

SOCST/ OCNO

AR AS CAZ FH LCP RMF  
SSN

### 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 KING SISTERS PROPERTIES Daytime Phone 805-674-0165  
 Mailing Address 640 RIVER WALKS DRIVE PASO ROBLES, CA 93446 Zip Code 93446  
 Email Address: PRICE 805 2 174100.com 'CA. 93446

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

Agent Name RAINBOW VENTURES Daytime Phone 805-473-9210  
 Mailing Address 225 BEAR CANYON LANE, ALOPOLO GLENDALE, CA 93420 Zip Code 93420  
 Email Address MAIL@RAVENS.2.COM

### PROPERTY INFORMATION

Total Size of Site: 3000 sq ft Assessor Parcel Number(s): 061-071-036  
 Legal Description: OCEANO BCH SOB 2 BL 37 LT6  
 Address of the project (if known): 1720 LAGUNA DRIVE OCEANO, CA 93425  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HIGHWAY 1 TO PIER WEST ON PIER TO STRAND. LEFT ON STRAND TO YORK LEFT ON YORK TO LAGUNA RIGHT ON LAGUNA  
 Describe current uses, existing structures, and other improvements and vegetation on the property: SINGLE FAMILY HOME.

### 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 Price Date 6/1/14

### 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): MINOR USE PERMIT

Describe existing and future access to the proposed project site: VACATION RENTAL

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: SINGLE FAMILY RESIDENCE South: SINGLE FAMILY RESIDENCE  
East: WETLANDS, LAGOON West: ALLEY

For all projects, answer the following:  
Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 2046 sq. feet 71.1 % Landscaping: 88 sq. feet 2.9 %  
Paving: 500 sq. feet 16 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 2912  sq. feet  acres  
Total area of grading or removal of ground cover: 2000  sq. feet  acres  
Number of parking spaces proposed: 4 Height of tallest structure: 25'  
Number of trees to be removed: - Type: \_\_\_\_\_  
Setbacks: Front 22' Right 3 Left 3 Back 8'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
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: OCSD  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy) MA

Fire Agency: List the agency responsible for fire protection OCEANO FIRE Dept.

For commercial/industrial projects answer the following:  
Total outdoor use area: \_\_\_\_\_  sq. feet  acres N/A  
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: 2046  
Total of area of the lot(s) minus building footprint and parking spaces: ?

1720 LAGOONA

# 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: 0.0689 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: OCEANO LAGOON OFF PIER, OCEAN to WEST
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: STRAUD WAY

**Water Supply Information**

- What type of water supply is proposed?  
 Individual well     Shared well     Community water system
- What is the proposed use of the water?  
 Residential     Agricultural - Explain \_\_\_\_\_  
 Commercial/Office - Explain \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
- What is the expected daily water demand associated with the project? VARIES DEPENDING ON # OF
- How many service connections will be required? OCCUPANTS & TIME OF YEAR
- Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: MA
- Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach. MA
- Does water meet the Health Agency's quality requirements?  
 Bacteriological?     Yes     No  
 Chemical?     Yes     No  
 Physical     Yes     No  
 Water analysis report submitted?     Yes     No
- 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:

- Has an engineered percolation test been accomplished?  
 Yes     No    If yes, please attach a copy.
- What is the distance from proposed leach field to any neighboring water wells? MA feet
- 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
- Has a piezometer test been completed?  
 Yes     No
- 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: ALREADY CONNECTED TO SEWER

- Is this project to be connected to an existing sewer line?     Yes     No  
 Distance to nearest sewer line: SHORT    Location of connection: \_\_\_\_\_
- What is the amount of proposed flow? MA G.P.D.
- Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

1720 LAGUNA

**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: SOUTH COUNTY SANITARY
- 3. Where is the waste disposal storage in relation to buildings? N/A
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?  
 Yes     No TRASH CANS FOR TRASH & RECYCLE MATERIALS

**Community Service Information**

- 1. Name of School District: LUCIA MAR
- 2. Location of nearest police station: HIGHWAY 1 - OCEANO
- 3. Location of nearest fire station: HIGHWAY 1 - OCEANO
- 4. Location of nearest public transit stop: \_\_\_\_\_
- 5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
 If yes, what is the distance? 2 MILE feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
RENTAL, SINGLE FAMILY RESIDENCE
- 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.

1720 UHAWOOD

- 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: MA

**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 \*: \_\_\_\_\_

\*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:  
1) LIMITED # OF GUESTS FOR VACATION RENTALS, 2) NO SMOKING  
3) NO PETS 4) NO DRUGS ALLOWED ON SITE

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, BUSINESS LICENSE

(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.)

1720 Laguna Dr  
Oceanside, CA 92045 - approximate address

Street View - Nov 2011

1720 LAGUNA  
↓

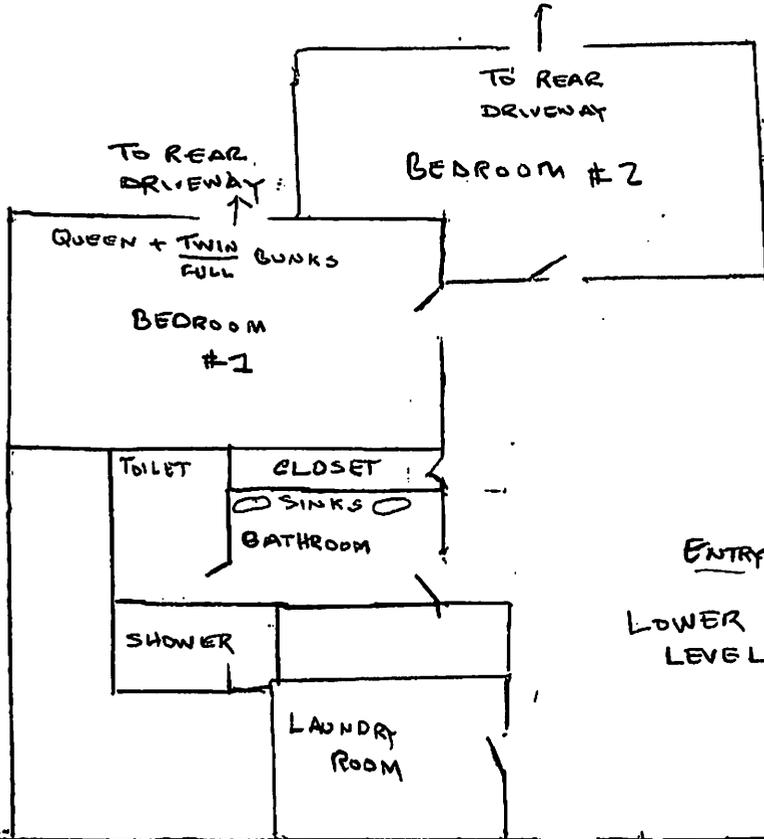


Image capture: Nov 2011 Laguna Dr © 2014 Google 1 km

↑  
W

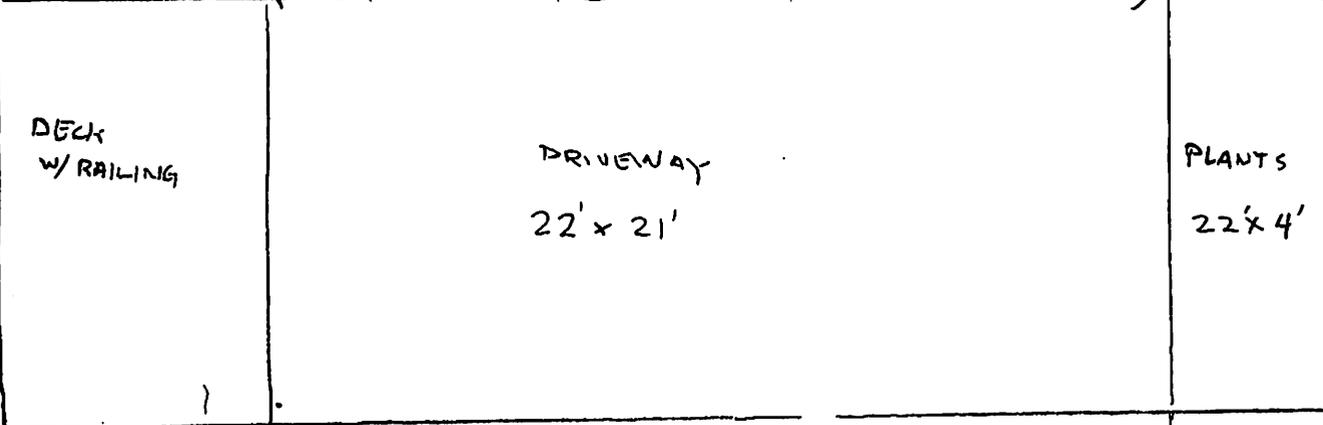
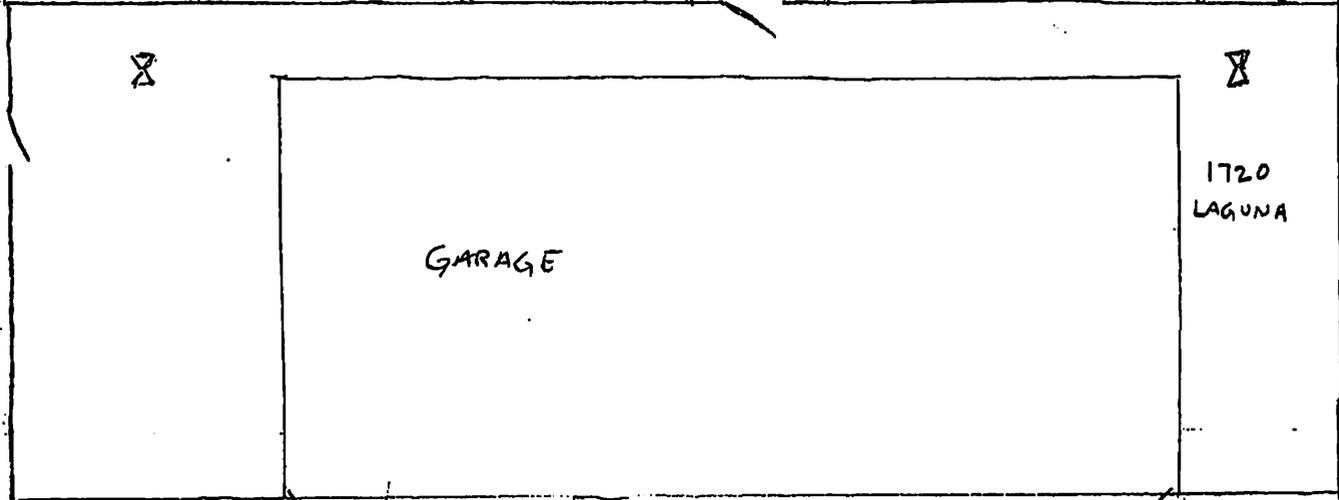
REAR DRIVEWAY

1720 Laguna Drive



FRONT DOOR  
WALKWAY

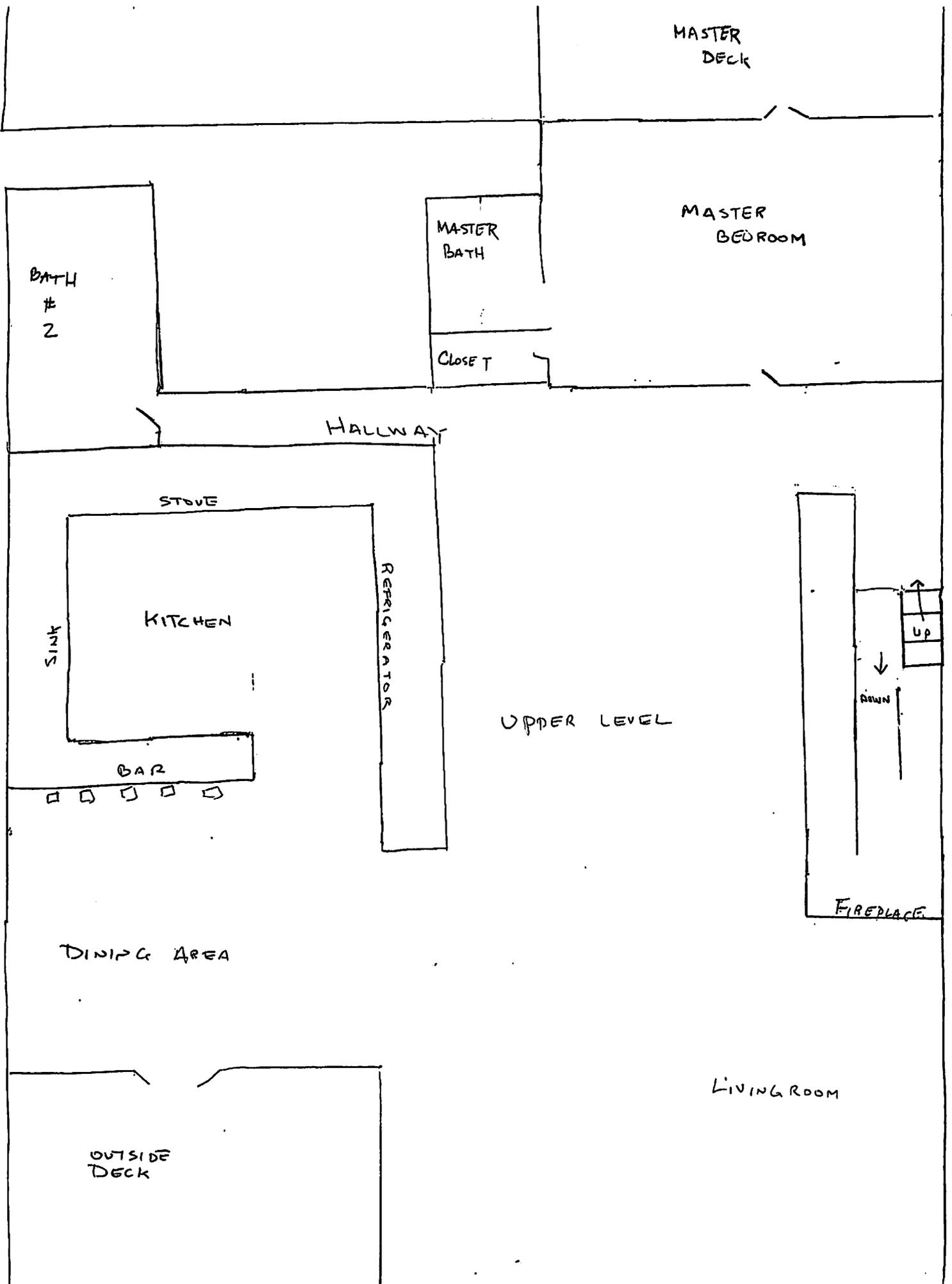
WALKWAY



SIDEWALK

EAST ↓

↑  
N



MASTER DECK

MASTER BEDROOM

MASTER BATH

CLOSET

BATH # 2

HALLWAY

STOVE

KITCHEN

REFRIGERATOR

SINK

BAR

UPPER LEVEL

DOWN

Up

FIREPLACE

DINING AREA

LIVING ROOM

OUTSIDE DECK

8' REAR DRIVEWAY

1720 LAGUNA, OCEANO

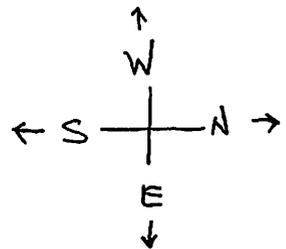
STRUCTURE: 2,046  $\phi$

3'

3'

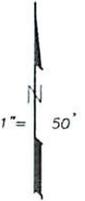


DRIVEWAY SETBACK: 22'



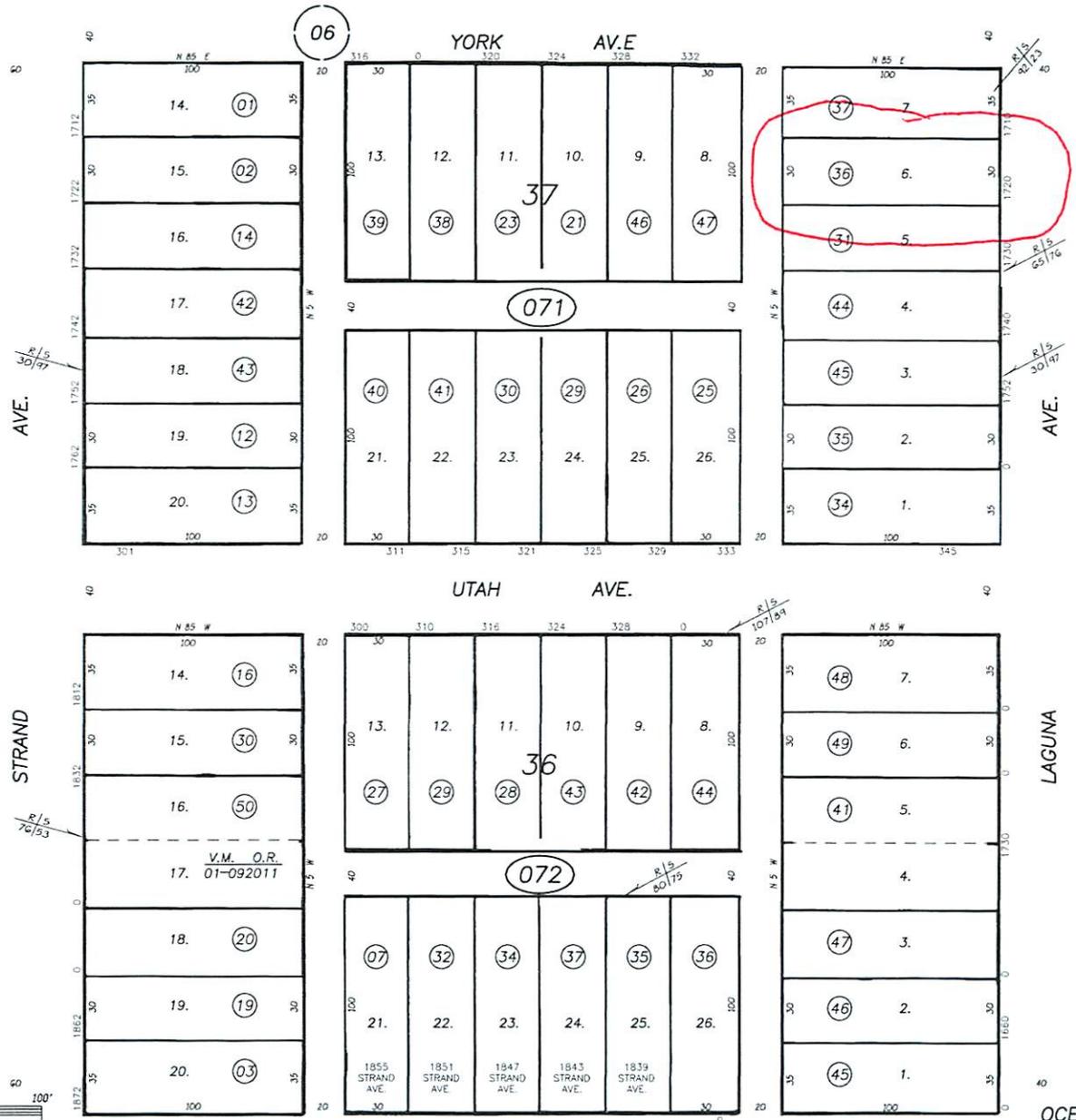
PRIOR

061-07



09

09



REVISIONS	
TECH	DATE
JAW	09-12-00
GW	10-22-01
GB	12-19-01

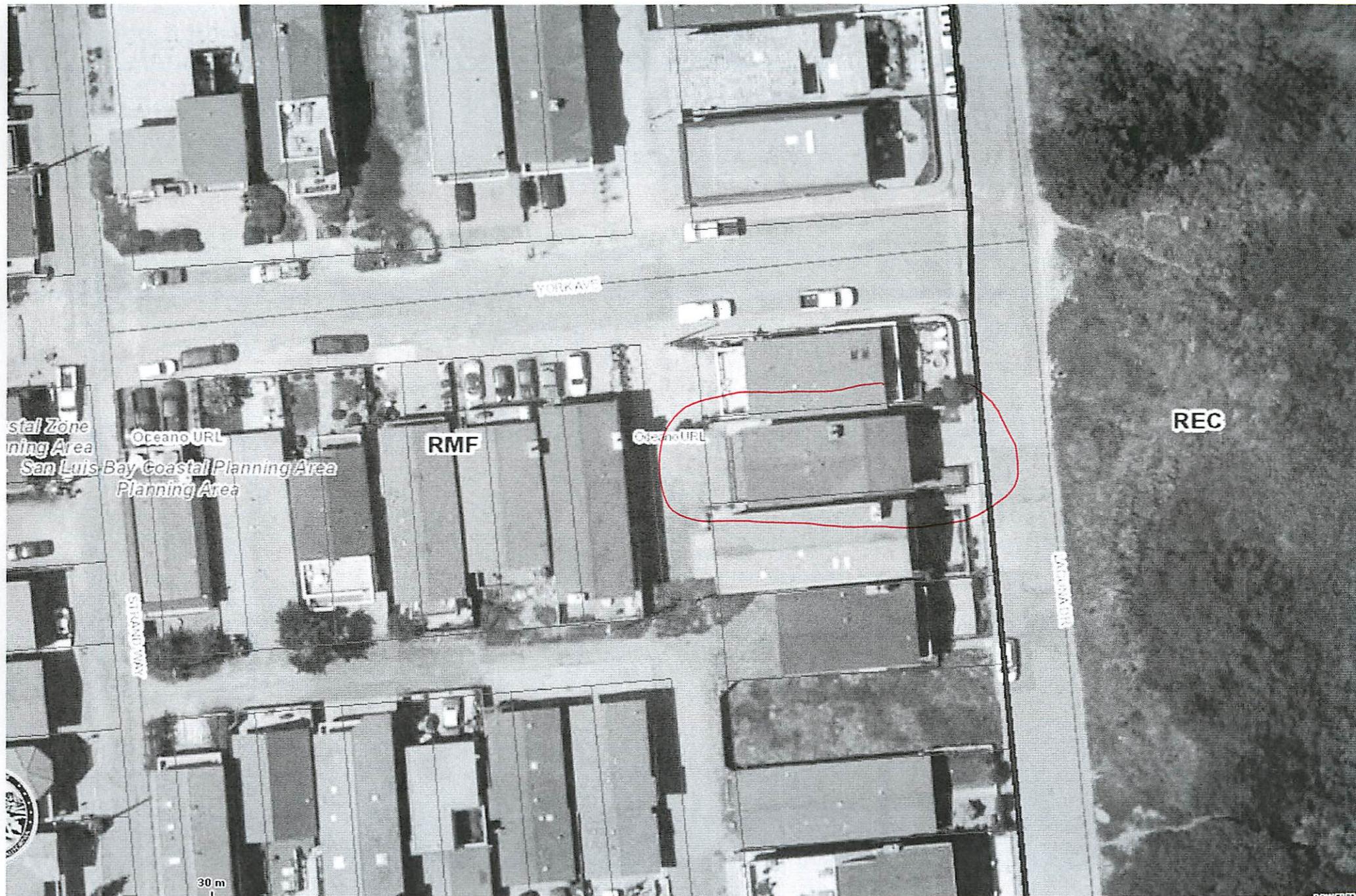


JAW 09-12-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

BROOK OCEANO BEACH SUB. NO. 2, R.M. Bk. A, Pg. 150. AVE.

09

OCEANO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 061 PAGE 07



YORK AVE

Coastal Zone  
Planning Area  
San Luis Bay Coastal Planning Area

Oceano URL

RMF

Oceano URL

REC

SHERBORN ST

SHERBORN ST

30 m





# Parcel Summary Report For Parcel # 061-071-036

8/8/2014  
10:47:47AM

## 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   KING SISTERS PROPERTIES LP  
640 RIVER OAKS DR PASO ROBLES CA 93446-6337  
OWN   KING SISTERS PROPERTIES LP A CA LP

### Address Information

**Status   Address**  
P   01720 LAGUNA DR OCNO

### Lot Information:

<u>Tract / Twnshp</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>
061071	036	0001	Oceano	South County ( SSN	CAZ	AS	N			
061071	036	0002	Oceano	South County ( FH				U		
OCNOBCH2	0037	0006	Oceano	South County ( RMF	AR	LCP	Y		ZL	

### Parcel Information

**Status   Description**  
Active   OCEANO BCH SUB 2 BL 37 LT 6

### Notes

### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
ARROYO GRANDE  
COASTAL SAN LUIS  
COUNTY-ZONE NO. 01  
COUNTY-ZONE NO. 03



# Parcel Summary Report For Parcel # 061-071-036

8/8/2014  
10:47:47AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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

### Case Information

**Case Number:**

**Case Status:**

A9650                      FNL                      Primary Parcel

**Description:**

REPLACE ELECTRIC METER/100 AMP

DRC2014-00009              REC                      Primary Parcel

**Description:**

VACATION RENTAL