



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/21/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00015 BOYETT – Proposed minor use permit to add a second story of 370 sf with a master bedroom, bath, wet bar and stairwell. Site location is 2065 Pacific Ave, Cayucos. APN: 064-234-006

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

MINOR USE PERMIT

370 SF UPPER STORY ADDITION FOR
MASTER BED, BATH, WETBAR AND
EST/ CAYU

AS CAZ LCP RSF SSN

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 STEVEN & SUSIE BOYETT Daytime Phone 559-799-4881
 Mailing Address 1248 CHANDLER CT, TULARE, CA Zip Code 93274
 Email Address: s.boyett@comcast.net

Applicant Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name JOHN PRYOR ARCHITECT Daytime Phone 805-541-5130
 Mailing Address 230 LOMA BONITA DR, SLO, CA Zip Code 93401
 Email Address: jm.pryor@pacbell.net

PROPERTY INFORMATION

Total Size of Site: 37' x 70' (2670 SF) Assessor Parcel Number(s): 064-234-006
 Legal Description: LOT 11, BLOCK 13, PISO ROLES BEACH UNIT NO. 3 RM 31615
 Address of the project (if known): 2065 PACIFIC 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.: EAST SIDE OF PACIFIC AVENUE BETWEEN 20TH & 21ST STREETS IN CAYUCOS

Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING 1270 SF SINGLE STORY SINGLE FAMILY DWELLING w/ 1 CAR GARAGE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 370 SF UPPER STORY ADDITION FOR MASTER BED, BATH, WETBAR AND STAIRWELL

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 8-4-14
AGENT FOR STEVEN BOYETT

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 REQUIRED - MEETS THE ORDINANCE

Describe existing and future access to the proposed project site: STREET FRONTAGE / DRIVEWAY

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: RESIDENTIAL

For all projects, answer the following:

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

Buildings: 1230 sq. feet 41 % Landscaping: 1386 sq. feet 62 %
Paving: 200 sq. feet 7 % Other (specify) N/A
Total area of all paving and structures: 2670 SF ± sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: 24 FEET
Number of trees to be removed: 0 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: ASD ROBLEY BEACH WATER ASHOL

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

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)
THEY WANT PROJECT NUMBER TOO

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE DEPT.

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 EXISTING Number of bedrooms per unit: 2 EXISTING + 1 NEW = 3
Total floor area of all structures including upper stories, but not garages and carports: 1315 SF
Total of area of the lot(s) minus building footprint and parking spaces: 2670 - 1330 = 1340

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: 0.06 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 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: PACIFIC AVENUE LOOKING EAST

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? TYPICAL SED
4. How many service connections will be required? EXISTING SERVICE IS ADEQUATE
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 3/4" WATER METER
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach. N/A
7. Does water meet the Health Agency's quality requirements?
 Bacteriological? N/A Yes No
 Chemical? N/A 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.

WATER WILL SERVE LETTER IS IN PROCESSING

Sewage Disposal Information

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

- N/A
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: PROPERTY LINE Location of connection: 4 FT FROM NORTH R
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: MISAJON COUNTRY
- 3. Where is the waste disposal storage in relation to buildings? SIDE VARD BEHIND GATE
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No
WASTE WAREHOUSE

Community Service Information

- 1. Name of School District: LUCIA INA
- 2. Location of nearest police station: MARRO BAY
- 3. Location of nearest fire station: CAVUCOS
- 4. Location of nearest public transit stop: CAVUCOS
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 10 BLOCKS + feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
(E) RESIDENCE IN FULL DEVELOPMENT OF COMMUNITY OCCURED LONG AGO
- 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 *NOPE*
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 *: AS REQUIRED TO COMPLY WITH CALIF TITE 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:
NOPE

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, BUILDING PERMIT, FIRE PLAN

(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.)

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BOYETT RESIDENCE - 2065 PACIFIC AVENUE, CAYUCOS

VICINITY MAP



COUNTY OF SAN LUIS OBISPO DEVELOPMENT REVIEW

PROJECT ADDRESS:
2065 PACIFIC AVENUE
CAYUCOS

APN 064-234-006
Lot 11, Block 13
Paso Robles Beach Unit No 3
R.M. Bk. 3, Pg. 115
County of San Luis Obispo

RSF - RESIDENTIAL SINGLE FAMILY

PROPERTY OWNERS:

STEVEN & SUSIE BOYETT
1248 CHANDLER CT
TULARE, CA 93274

(559) 799-4881

SCOPE OF WORK:

**NEW STAIRWELL AND
SECOND STORY ADDITION**

COUNTY OF SAN LUIS OBISPO MINOR USE PERMIT

APPLICATION FOR:

**SECOND STORY ADDITION
TO AN EXISTING ONE STORY
SINGLE FAMILY RESIDENCE**

NEW SECOND STORY LIVING ADD'N	370 sf
NEW SECOND STORY VIEW DECK AREA	175 sf
EXISTING FIRST STORY LIVING AREA	945 sf
EXISTING GARAGE AREA	285 sf
EXISTING GROSS STRUCTURAL AREA	1230 sf
30% MAX UPPER AREA ADDITION	370 SF

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 SITE PLAN
- 3 LOWER FLOOR
- 4 UPPER FLOOR
- 5 ROOF PLAN
- 6 BUILDING SECTIONS
- 7 EXTERIOR ELEVATIONS



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**(559)
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GENERAL CONTRACTOR

**JRS CONST
JAMES R. STITT**
LICENSE No. 759387

**(805)
550-6131**

PLAN

DATES

AUGUST 4, 2014

SHEET

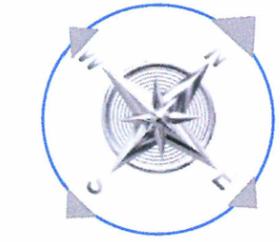


OF 7 SHEETS

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MINOR USE PERMIT - BOYETT ADD'N 2065 PACIFIC AVENUE CAYUCOS

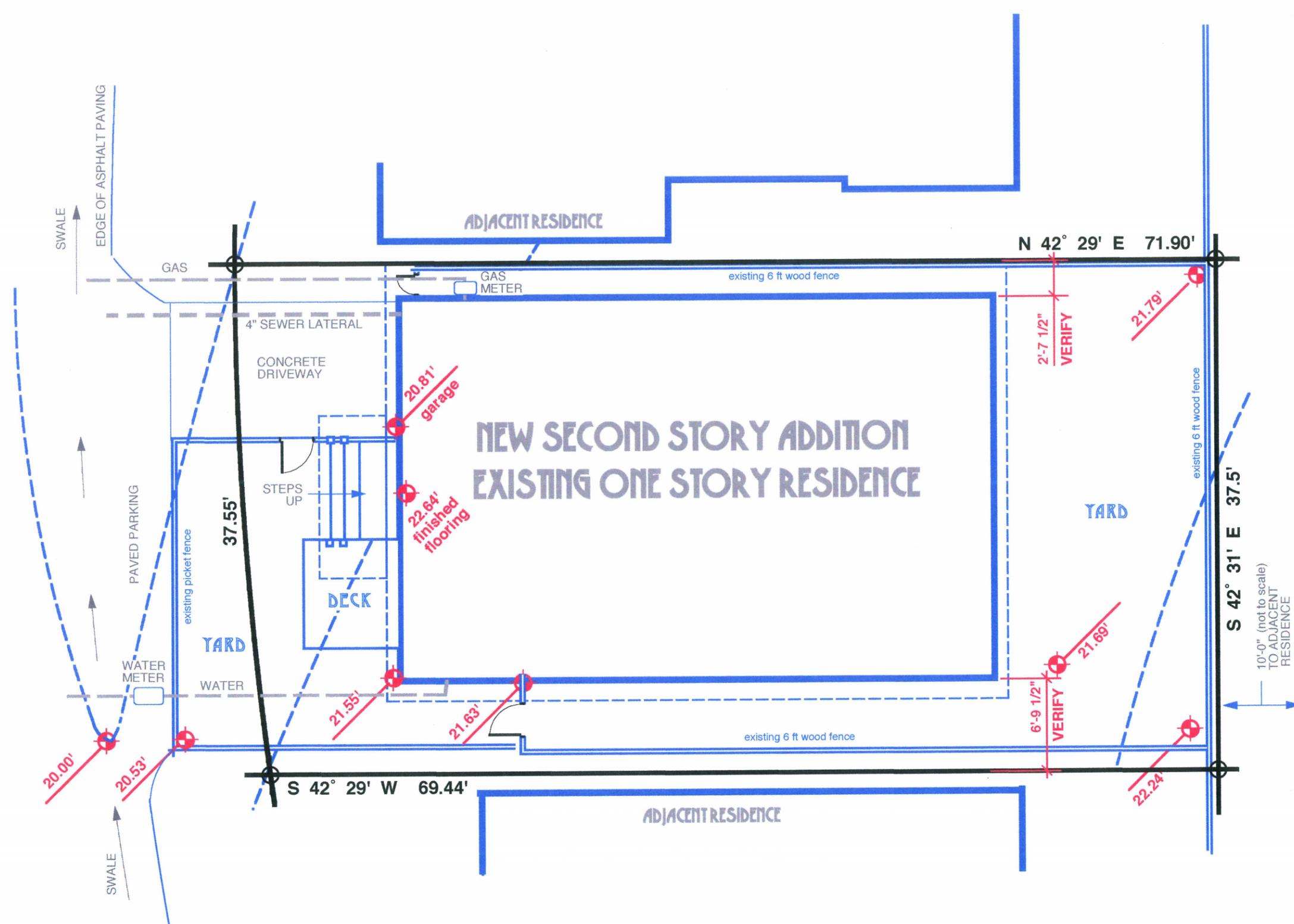
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street centerline elevation 20.48'

2065 PACIFIC AVENUE, CAYUCOS

80' WIDE STREET RIGHT-OF-WAY



NOTE: NO GRADING OR CHANGES TO DRAINAGE ARE BEING PROPOSED

SITE PLAN w/ relative topography

SCALE 1/8 INCH EQUALS ONE FOOT

APN 064-234-006
Lot 11, Block 13
Paso Robles Beach Unit No 3
R.M. Bk. 3, Pg. 115
County of San Luis Obispo



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PLAN
SITE PLAN

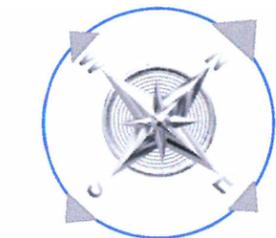
DATES
AUGUST 4, 2014

SHEET
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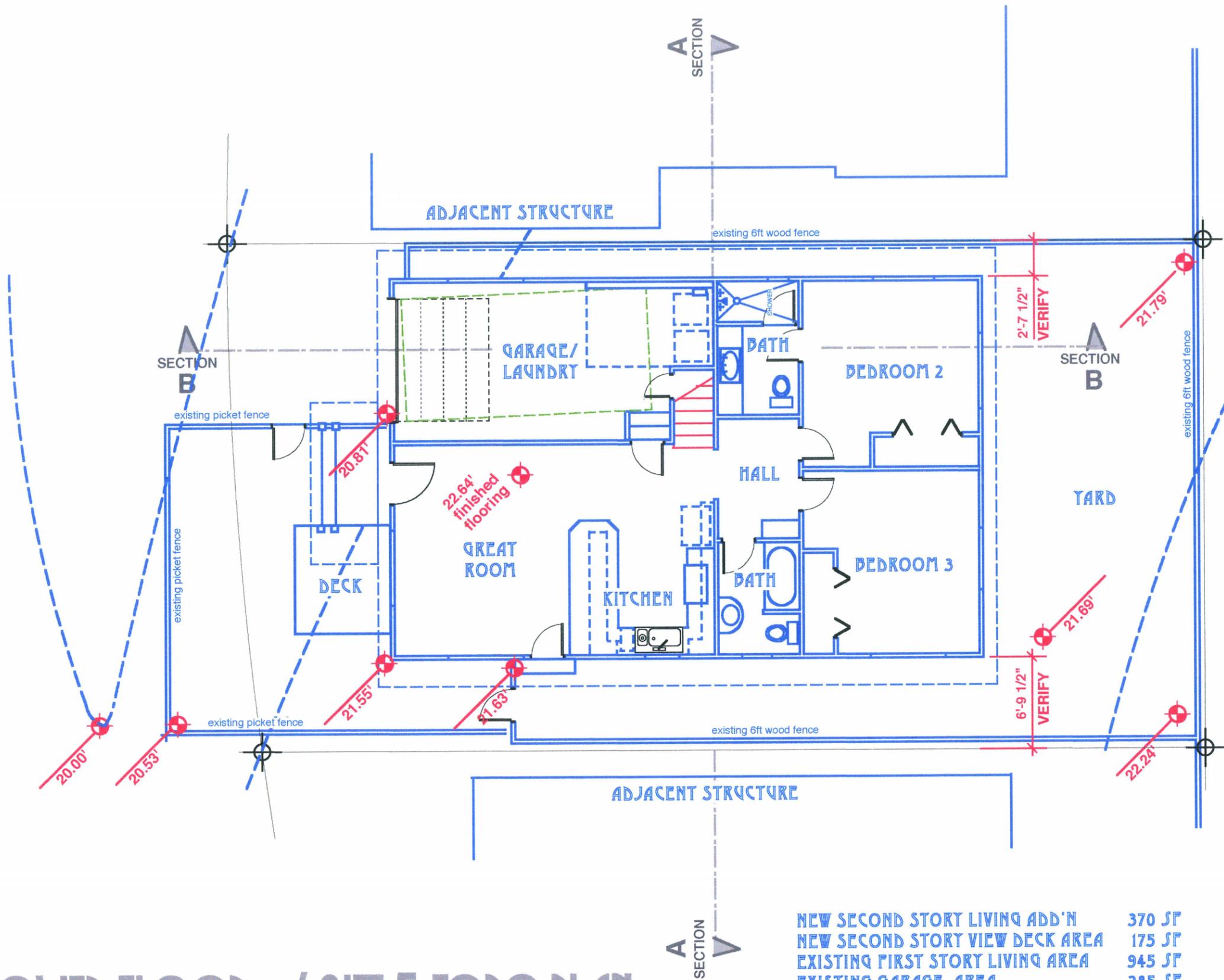
2065 PACIFIC AVENUE, CAYUCOS



street centerline elevation 20.48'

LOWER FLOOR w/ SITE & TOPO PLAN

SCALE: 1 INCH = 8 FEET



NEW SECOND STORY LIVING ADD'N	370 SF
NEW SECOND STORY VIEW DECK AREA	175 SF
EXISTING FIRST STORY LIVING AREA	945 SF
EXISTING GARAGE AREA	285 SF
EXISTING GROSS STRUCTURAL AREA	1230 SF



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PLAN
**LOWER
 FLOOR**

DATES
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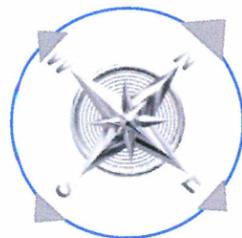
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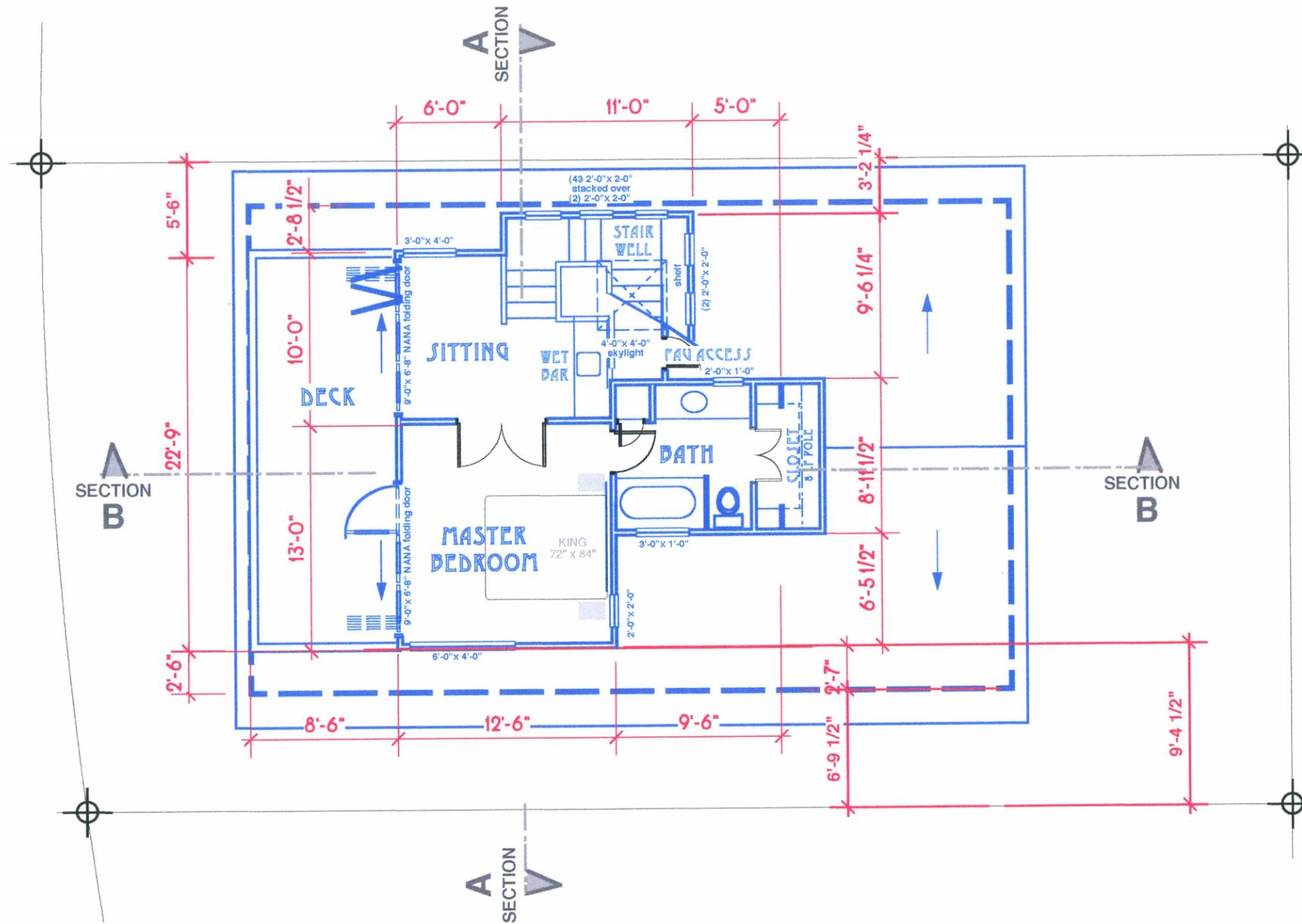
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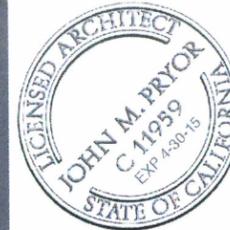


PROPOSED NEW UPPER FLOOR PLAN

SCALE: 1 INCH = 8 FEET



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NEW SECOND STORY VIEW DECK AREA	175 SF
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NEW
UPPER
FLOOR

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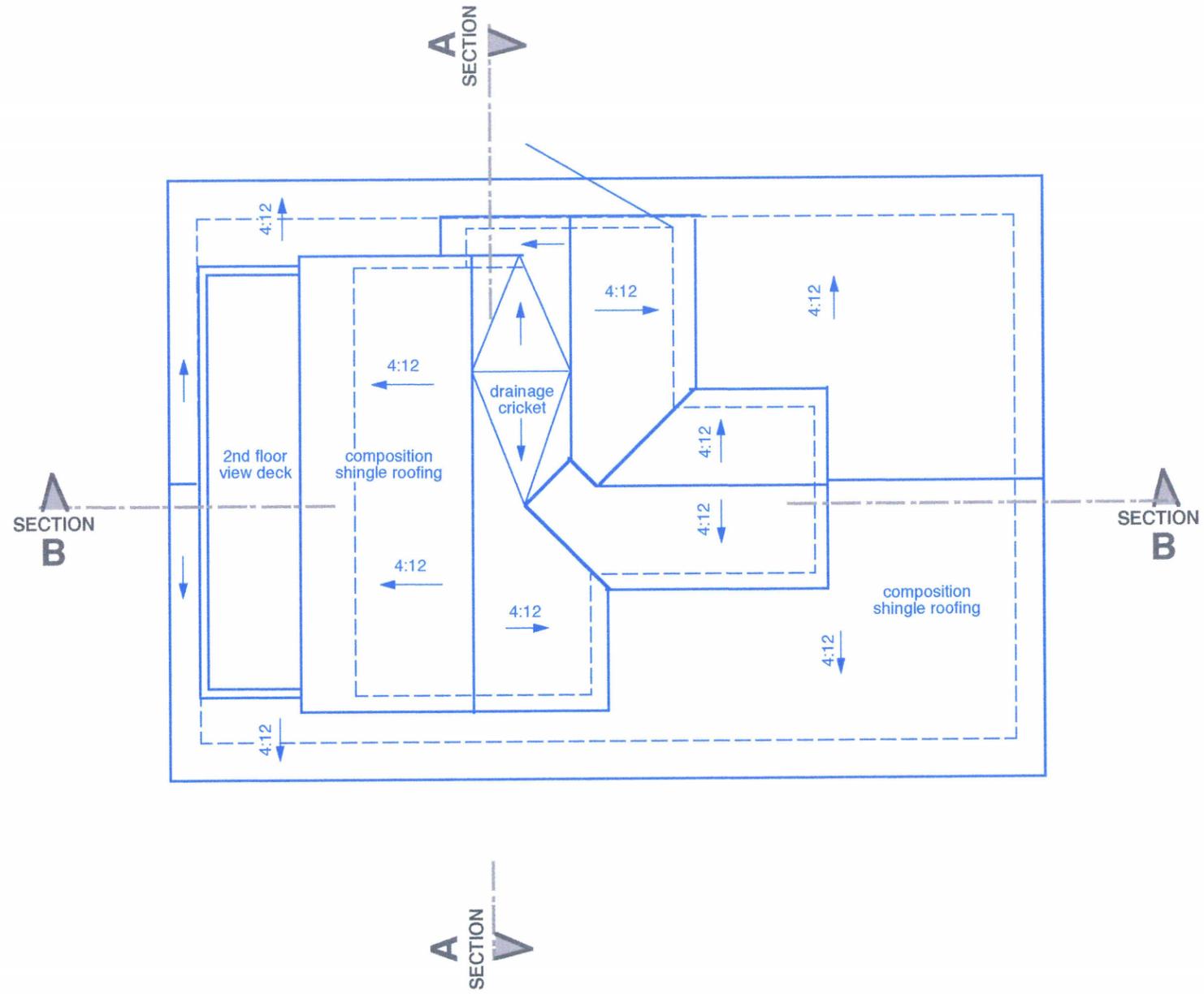
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MINOR LICENSE PERMIT - BOYETT ADD'N 2065 PACIFIC AVENUE CAYUCOS

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ROOF PLAN

SCALE: 1/8 INCH EQUALS ONE FOOT



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ROOF PLAN

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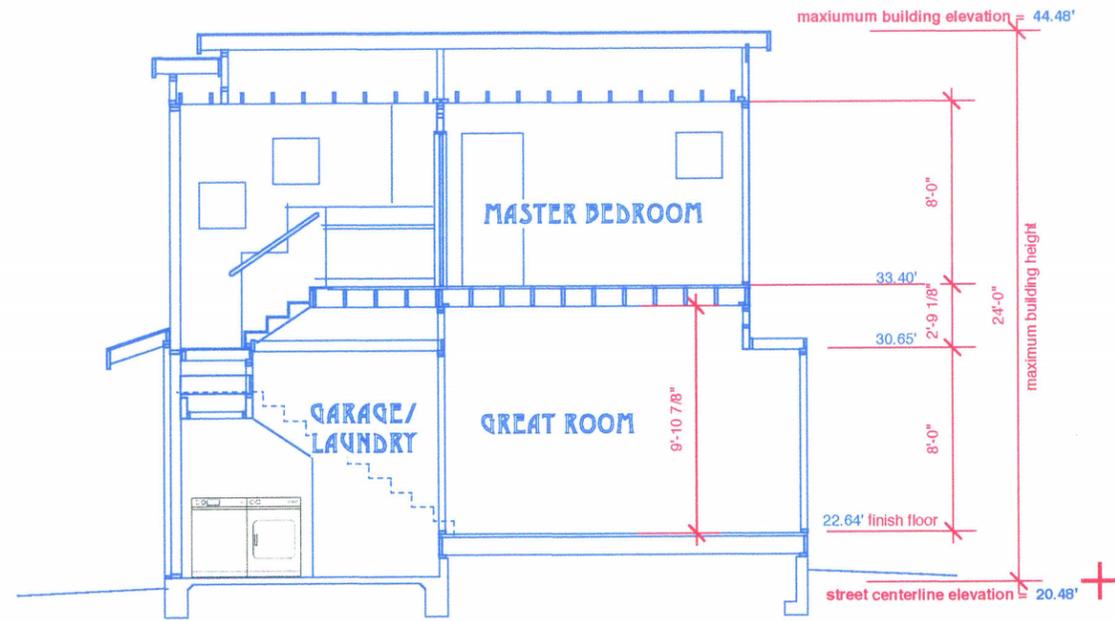
5

OF 7 SHEETS

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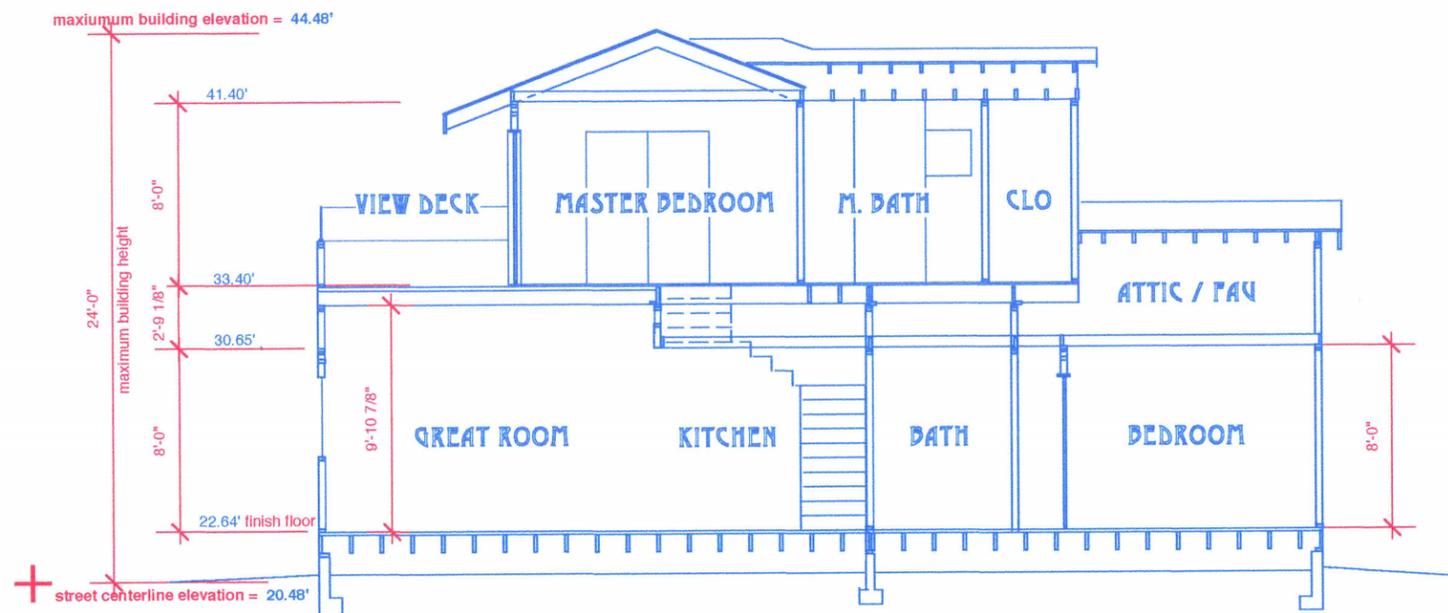
MINOR ICE PERMIT - BOYETT ADD'N 2065 PACIFIC AVENUE CAYUCOS

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SECTION A-A

SCALE: 1/8 INCH EQUALS ONE FOOT



SECTION B-B

SCALE: 1/8 INCH EQUALS ONE FOOT



ARCHITECT

JOHN PRYOR
P.O. BOX 746
SAN LUIS OBISPO
CA 93406

(805)
541-5130

OWNERS/
APPLICANT

STEVEN
& SUSAN BOYETT
1248 CHANDLER CT
TULARE, CA 93274

(559)
799-4881

GENERAL
CONTRACTOR

JRS CONST
JAMES R. STITT
LICENSE No. 759387

(805)
550-6131

PLAN

SECTIONS

DATES

AUGUST 4, 2014

SHEET



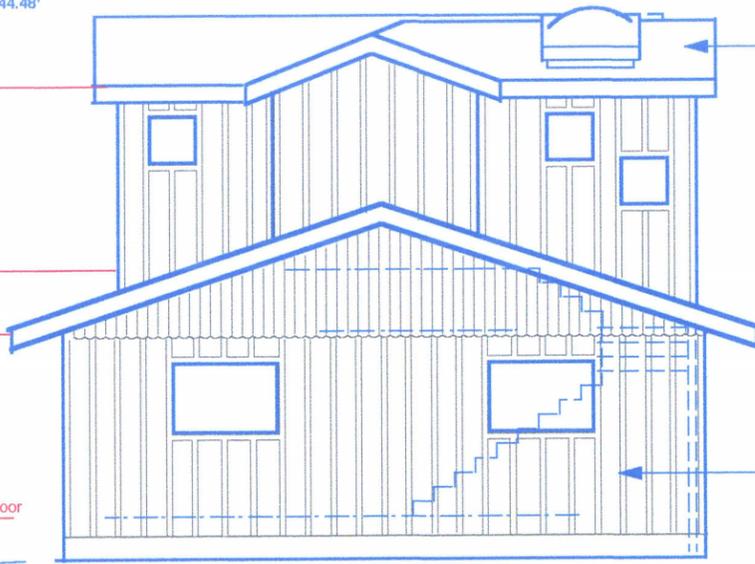
OF 7 SHEETS

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MINOR ICE PERMIT - BOYETT ADDN' 2065 PACIFIC AVENUE CAYUCOS

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maximum building elevation = 44.48'
 41.40'
 8'-0"
 24'-0" maximum building height
 33.40'
 2'-9 1/8"
 30.65'
 8'-0"
 22.64' finish floor
 street centerline elevation = 20.48'



REAR

composition shingle roofing @ 4:12 roof slopes

board & batt siding

skylight



LEFT SIDE

cable railing

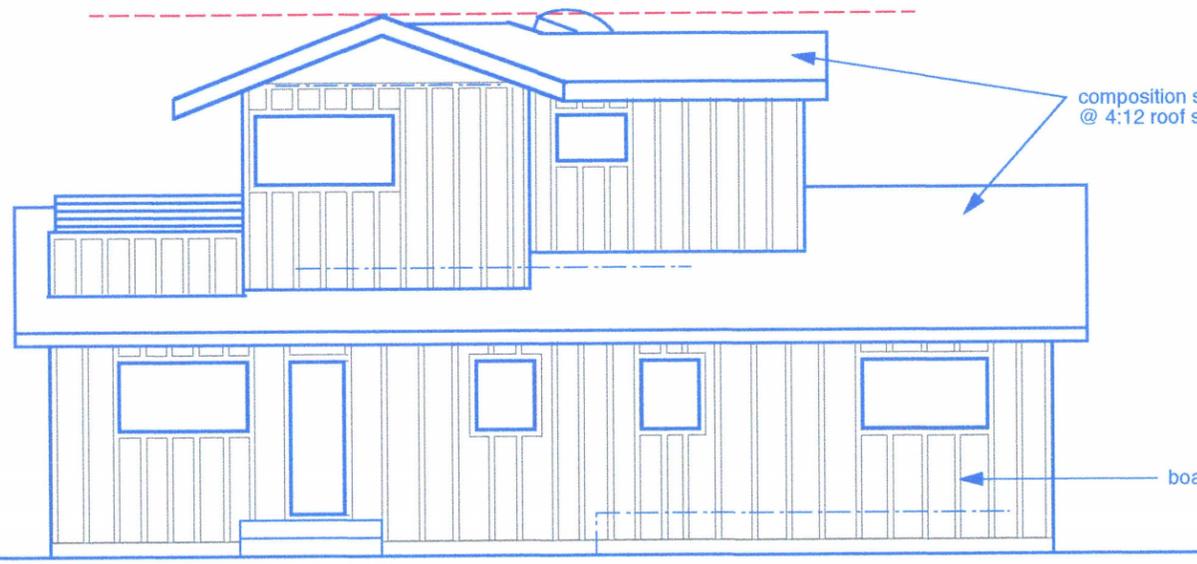
RIGHT SIDE VIEW

composition shingle roofing @ 4:12 roof slopes

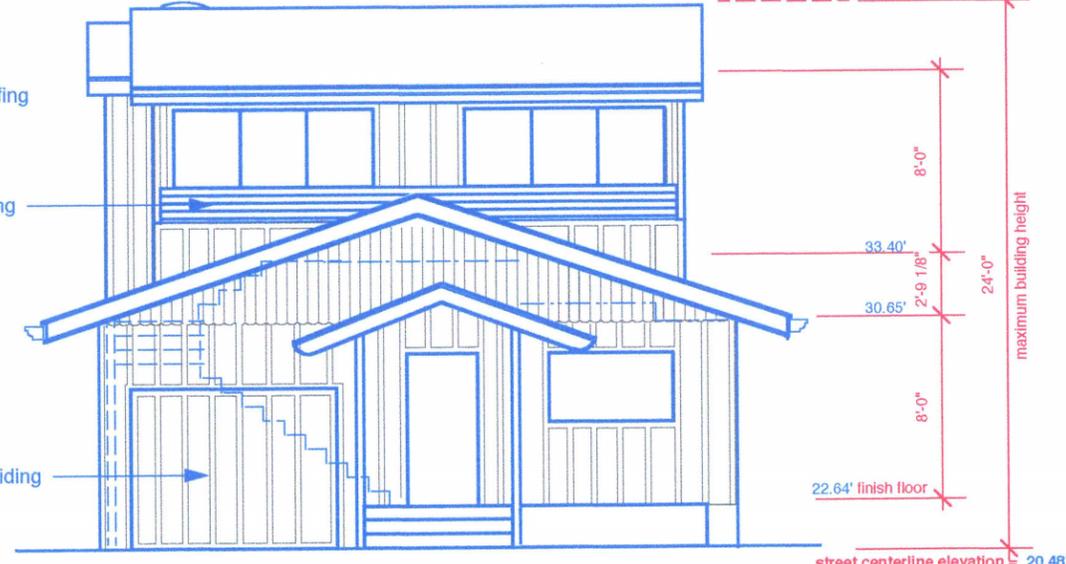
board & batt siding

cable railing

maximum building elevation = 44.48'
 8'-0"
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 2'-9 1/8"
 30.65'
 24'-0" maximum building height
 8'-0"
 22.64' finish floor
 street centerline elevation = 20.48'



RIGHT SIDE



FRONT



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 & SUSAN BOYETT**
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 799-4881

GENERAL
 CONTRACTOR
**JRS CONST
 JAMES R. STITT**
 LICENSE No. 759387
 (805)
 550-6131

PLAN
**EXTERIOR
 ELEVATIONS**

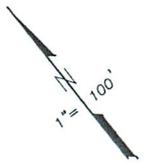
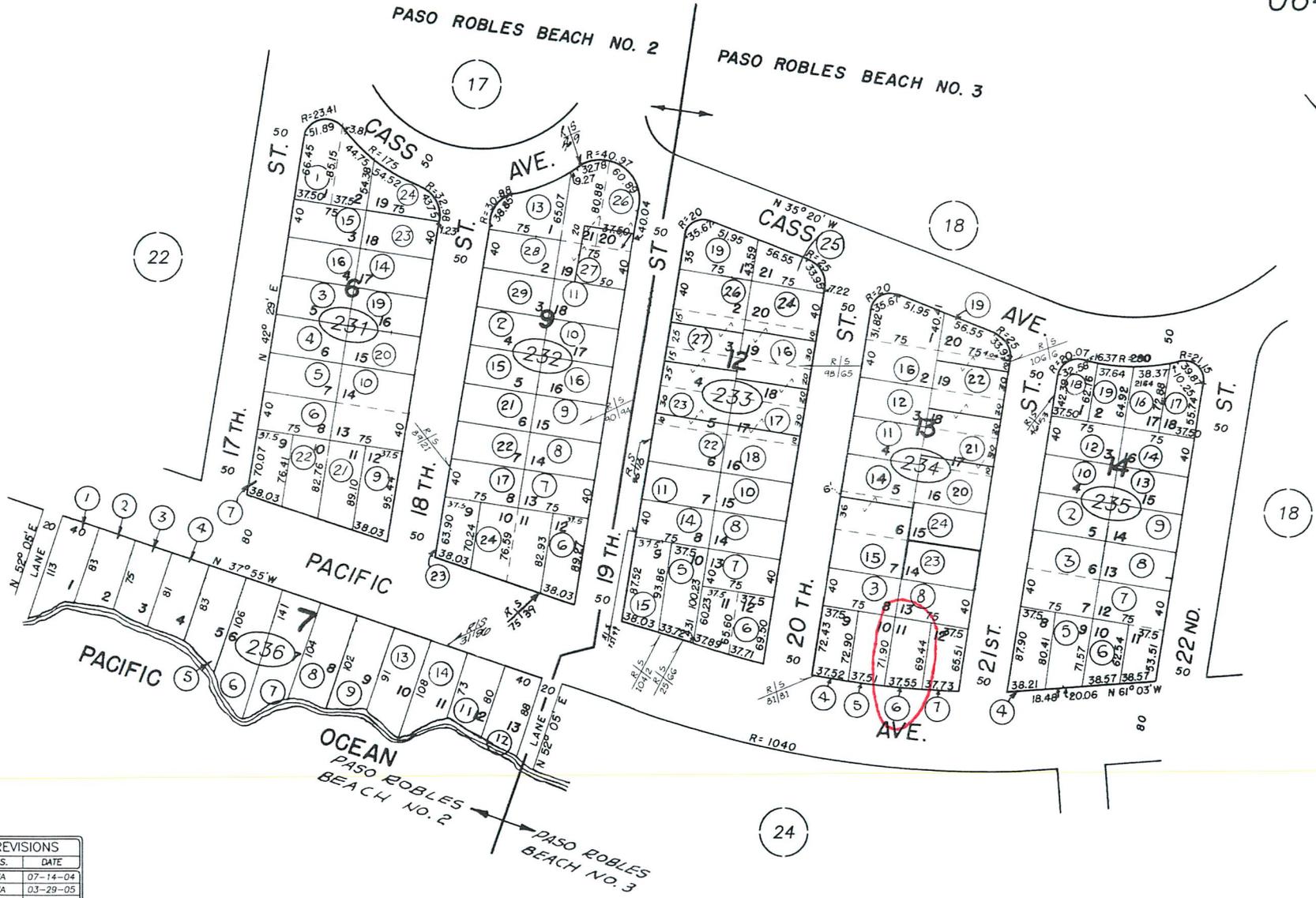
DATES
 AUGUST 4, 2014

SHEET
7
 OF 7 SHEETS

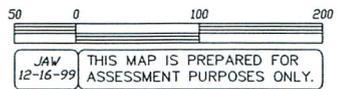
EXTERIOR ELEVATION VIEWS

SCALE: 1/8 INCH EQUALS ONE FOOT

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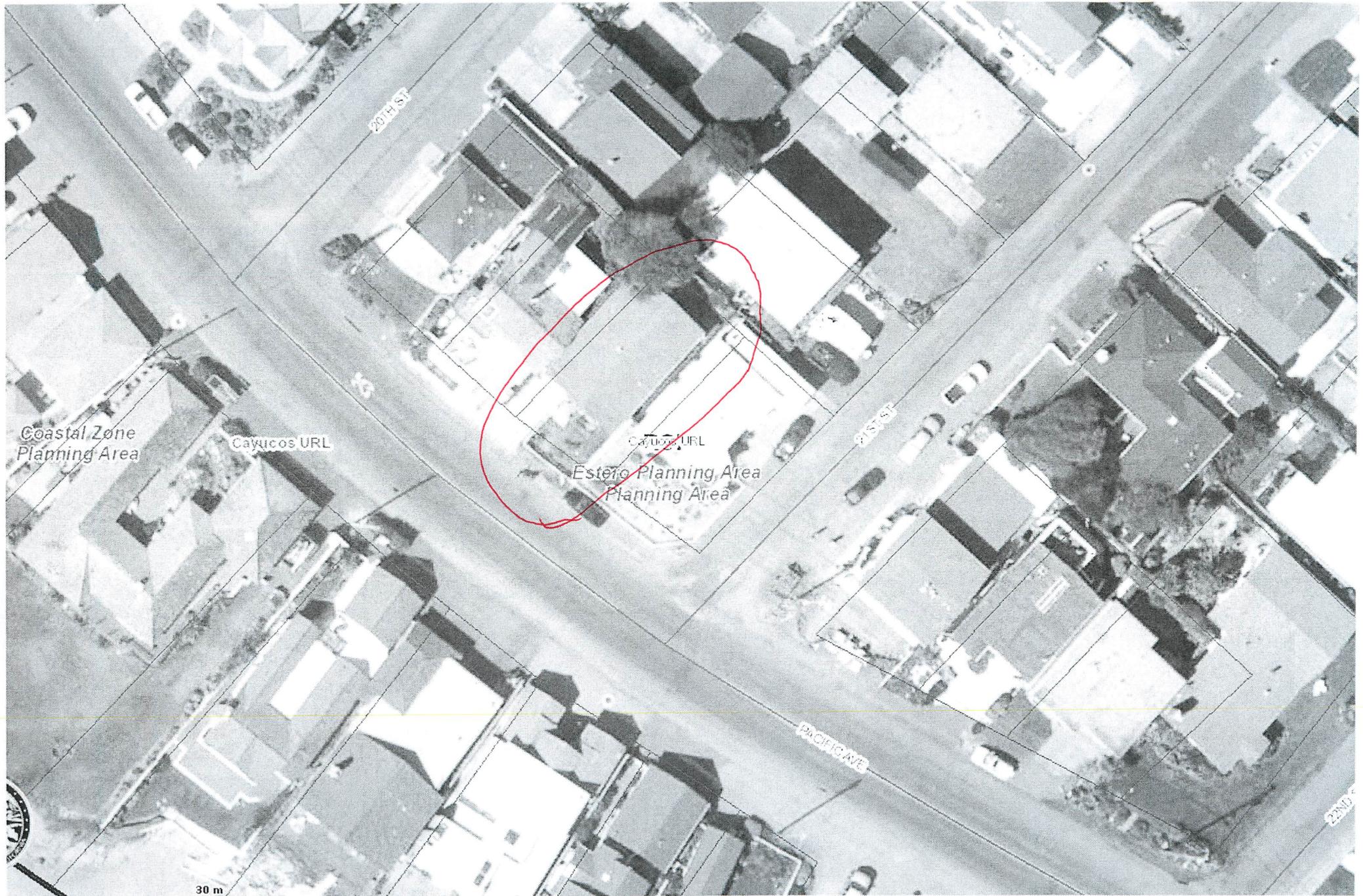


REVISIONS	
I.S.	DATE
NA	07-14-04
NA	03-29-05
09-169	09-30-08
NA	09-13-11



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



Coastal Zone
Planning Area

Cayicos URL

Cayicos URL

Estero Planning Area
Planning Area

30 m



Parcel Summary Report For Parcel # 064-234-006

8/15/2014
8:33:57AM

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 BOYETT B STEVEN
 1248 CHANDLER CT TULARE CA 93274-1960
OWN BOYETT SUSAN A

Address Information

Status Address
P 02065 PACIFIC AV CAYU

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>
064234	006	0001	Cayucos	Estero Plannin	SSN	CAZ		N		P910059P
PRBCH3	0013	0011	Cayucos	Estero Plannin	RSF	LCP	AS	Y		P83010401

Parcel Information

Status Description
Active PR BCH 3 BL 13 LT 11

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 064-234-006

8/15/2014
8:33:58AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10

AREA NO. 21

Case Information

Case Number:

Case Status:

92187 FNL Primary Parcel

Description:

RE-ROOF SFD

DRC2014-00015 REC Primary Parcel

Description:

370 SF UPPER STORY ADDITION FOR MASTER BED, BATH, WETBAR AND STAIRWELL

PMT2013-01830 ISS Primary Parcel

Description:

REPLACE SHOWER, WATER HEATER, ALL WINDOWS. REPLACE ALL PLUMBING FIXTURES IN BATHS, UPGRADE ELECTRICAL, REMOVE NON-LOAD BEARING STUD WALL, RELOCATE WASHER PLUMBING, REPAIR STAIRS, WIDEN HALFWALL FRAMING ABOVE LANDING TO 42"