



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/19/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00017 DUTRA – Proposed variance to reduce front and streetside setbacks for workshop, landscape on site and within public access easement, and remodel existing deck. Site location is 398 Mitchell Dr, Los Osos. APN: 074-081-013

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

REPLACES
012000.3 - 00077

DRC2014-00017
VARIANCE
DUTRA JOHN A
VARIANCE TO REDUCE FRONT AND
STREETSIDE SETBACKS FOR WORKSHOP
EST/LSOS SLS
AS CA COJ FH LCP RSF
SRA WET

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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 JOHN DUTRA Daytime Phone (805) 801-7270
 Mailing Address 398 MITCHELL DR. LOS OSOS, CA. Zip Code 93402
 Email Address: _____

Applicant Name JOHN DUTRA Daytime Phone (805) 801-7270
 Mailing Address 398 MITCHELL DR. LOS OSOS, CA. Zip Code 93402
 Email Address: _____

Agent Name JOHN CLONINGER Daytime Phone (805) 528-6506
 Mailing Address 1883 BTH ST. LOS OSOS, CA. Zip Code 93402
 Email Address: DSU@FIX.NET

PROPERTY INFORMATION

Total Size of Site: 10,000 SQ.FT. Assessor Parcel Number(s): 074-081-013
 Legal Description: LT. 1 OF BLOCK 35, OF CUEST-BY-THE-SEA
 Address of the project (if known): 398 MITCHELL DR. LOS OSOS, CA.
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: WEST ON LOS OSOS VALLEY RD., NORTH ON PINE AVE., LEFT ON MITCHELL DR. TO SITE.

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING SINGLE FAMILY RESIDENCE W/ DOMESTIC LANDSCAPING, AND A 40' WIDE PUBLIC ACCESS EASEMENT FROM MITCHELL DR. TO EDGE OF MORRO BAY.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): (158 SQ.FT.) OF REMOVE (35 SQ.FT.), REPLACE (116 SQ.FT.), REMODEL (49 SQ.FT.) AND ENLARGE EXISTING UPPER FLOOR DECK ATTACHED TO RESIDENCE. ADD NEW 495 SQ.FT. WORKSHOP TO RESIDENCE, AND ADD LANDSCAPING / PAVERS ON SITE AND WITHIN PUBLIC ACCESS EASEMENT

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 

Date 7/16/14

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): REQUESTING A VARIANCE TO REDUCE BUILDING'S FRONT SETBACK FROM 15 FT. TO 10 FT. AND THE STREET SIDE SETBACK FROM 10 FT. TO 3 FT. DUE TO THE PROPERTY'S UNUSUAL SHAPE AND LIMITED AREA SUITABLE FOR BUILDING.
Describe existing and future access to the proposed project site: EXISTING DRIVEWAY TO RESIDENCE VIA PUBLIC ACCESS EASEMENT OFF MITCHELL DR. - NO CHANGE PROPOSED

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: RECREATION - MORRO BAY South: SINGLE FAMILY RESIDENCE
East: SINGLE FAMILY RESIDENCE West: SINGLE FAMILY RESIDENCE

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2515 sq. feet 25 % Landscaping: 6877 sq. feet 69 %
Paving: 285 sq. feet 3 % Other (specify) DECKING, REBUILD AND ENLARGEMENT 323 sq. ft. 3%
Total area of all paving and structures: 2491 sq. feet sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet sq. feet acres
Number of parking spaces proposed: (2) EXISTING Height of tallest structure: 15' (NEW WORKSHOP)
Number of trees to be removed: 0 Type: _____
Setbacks: Front 10' Right 3' Left 3' Back 50'
(REQUESTED) (REQUESTED)

~~EXIST.~~ Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: GOLDEN STATE WATER
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

~~EXIST.~~ 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)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet 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: 3 EXISTING - NO CHANGE
Total floor area of all structures including upper stories, but not garages and carports: 2238 sq. ft.
Total of area of the lot(s) minus building footprint and parking spaces: 7762 sq. ft.

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: MORRO BAY ON NORTHERN EDGE OF SITE
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: BUILDING PAD FOR EXISTING GARAGE
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: _____

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system (EXISTING SERVICE)
- 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? 0
- 4. How many service connections will be required? (1) EXISTING SERVICE - NO CHANGE
- 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?
N/A Yes No If yes, please attach.
- 7. Does water meet the Health Agency's quality requirements?
N/A 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.
N/A 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:

EXISTING RESIDENCE - NO CHANGE PROPOSED

- 1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
- N/A 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: N/A

- 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? _____ 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: _____
- 3. Where is the waste disposal storage in relation to buildings? BELOW RAISED COVERED PORCH
- 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: SAN LUIS COASTAL UNIFIED
- 2. Location of nearest police station: 2099 10TH ST. LOS OSOS
- 3. Location of nearest fire station: 2315 BAYVIEW HEIGHTS RD. LOS OSOS
- 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? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
EXISTING 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.

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: BUILDING PERMIT FOR DECK FIRST THEN FOR WORKSHOP
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 *: NEW SPACED DECKING WILL BE A PLASTIC COMPOSITE MATERIAL

*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. WITH THE NEIGHBOR'S (ON WEST SIDE) INPUT, THE DECK WAS DESIGNED TO NOT OBSTRUCT THEIR VIEW OF A NEARBY MOUNTAIN PEAK.
 2. THE DECK'S GUARDRAIL SYSTEM WILL HAVE TEMP. GLASS PANEL INSERTS TO LESSEN VIEW BLOCKAGE.
 3. 4' OF THE EASTERN SIDE OF THE DECK IS CANTILEVERED FROM THE HOUSE WALL AND NEW POST. THE UNDERSIDE OF THE CANTILEVERED FRAMING WILL BE AT LEAST 8' ABOVE THE FINISH GRADE WHICH WILL ALLOW UNOBSTRUCTED ACCESS ACROSS THE SITE AND EASEMENT, AND HELP MINIMIZE VIEW OBSTRUCTION.

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): SLO COUNTY BUILDING 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.)

REVISIONS	BY

Drafting Services Unlimited

1883 8th St.
Los Osos, Ca. 93402
(805) 528-6508
RESIDENTIAL • COMMERCIAL

PROPOSED DECK REPLACEMENT/EXPANSION FOR:
JOHN AND SUZANNE DUTRA
398 MITCHELL DR.
LOS OSOS, CA.
(805) 801-7270

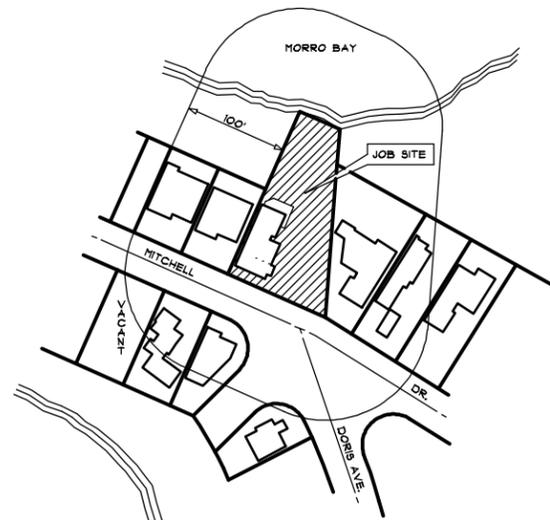
DATE JULY 24, 2014

SCALE AS SHOWN

DRAWN BY JOHN CLONINGER

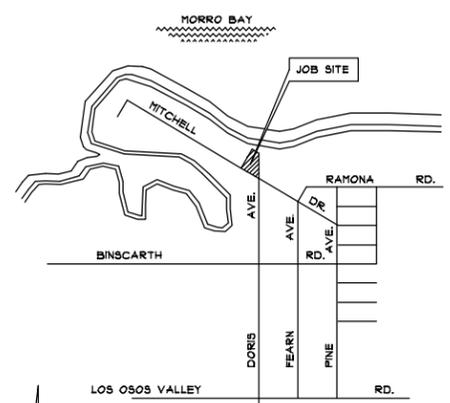
SHEET

A-1



VICINITY SITE MAP

1"=40' 00"
STRUCTURES WITHIN 100' OF PROJECT SITE
NOTE: STRUCTURES ARE RESIDENCES.



VICINITY MAP

NO SCALE

PROJECT INFORMATION

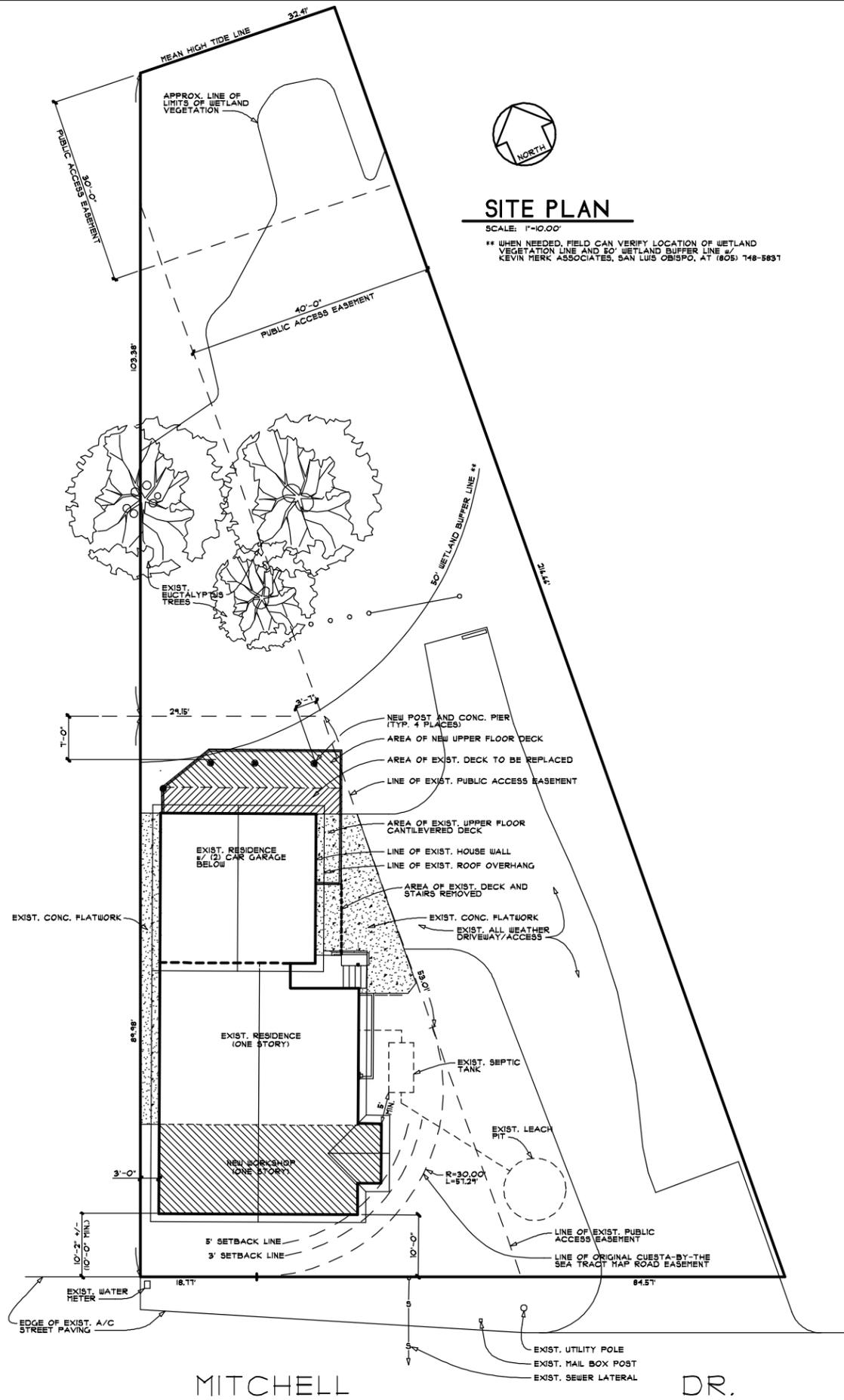
OWNER:	JOHN AND SUZANNE DUTRA 398 MITCHELL DR. LOS OSOS, CA 93402 (805) 801-7270
LEGAL DESCRIPTION:	LOT #1, BLOCK 35 OF CUESTA BY THE SEA, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.
A.P.N.:	074-081-013
ZONE:	SINGLE FAMILY RESIDENTIAL

OCCUPANCY:	R3/U
BUILDING TYPE:	V
SPRINKLERED:	NO
NO. OF STORIES:	2
MAX BUILDING HEIGHT:	14' ABOVE AVERAGE NATURAL GRADE
PROPOSED HEIGHT TO TOP OF UPPER FLOOR DECK RAILING:	17' ABOVE AVERAGE NATURAL GRADE
NO. OF PARKING SPACES:	2

APPROXIMATE SITE AREA:	13503 SQ.FT.
LIVING AREAS:	
EXIST. LOWER FLOOR	188 SQ.FT.
EXIST. UPPER FLOOR	400 SQ.FT.
TOTAL	1388 SQ.FT.
EXIST. GARAGE AREA:	400 SQ.FT.
EXIST. COVERED PORCH AREA:	40 SQ.FT.
ORIGINAL UPPER FLOOR DECK AREA:	200 SQ.FT.
ORIGINAL UPPER FLOOR DECK AREA TO BE REPLACED:	14 SQ.FT.
ORIGINAL UPPER FLOOR DECK AREA REMOVED:	-35 SQ.FT.
ORIGINAL UPPER FLOOR DECK AREA TO BE REMODELED:	41 SQ.FT.
NEW UPPER FLOOR DECK AREA:	158 SQ.FT.
TOTAL PROPOSED UPPER FLOOR DECK AREA:	323 SQ.FT.
NEW WORKSHOP AREA:	415 SQ.FT.

EXIST. STRUCTURAL FOOTPRINT:	1488 SQ.FT.
EXIST. CONC. FLATWORK AREA:	442 SQ.FT.
TOTAL EXIST. IMPERVIOUS SURFACE AREA (STRUCTURES AND CONC. FLATWORK):	1890 SQ.FT.
EXIST. SPACED FLAGSTONE PAVING AREA TO BE REMOVED:	-340 SQ.FT.
NEW IMPERVIOUS SURFACE AREA (WORKSHOP STRUCTURE):	415 SQ.FT.
NEW SPACED FLAGSTONE OR CONC. PAVES AREA (1/2" 3'-4" GROUND COVER VEGETATION BETWEEN PAVES) AS SHOWN ON LANDSCAPE/PAVER PLAN:	587 SQ.FT.
TOTAL SITE IMPERVIOUS SURFACE AREA (STRUCTURES AND CONC. FLATWORK):	2385 SQ.FT.

- NOTES:
- PROJECT SHALL COMPLY WITH TITLE 24 AND THE 2013 CALIFORNIA RESIDENTIAL CODE (CRR), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), THE CALIFORNIA ENERGY CODE (CEC), AND LOCAL CODES OR ORDINANCES IN EFFECT.
 - PROVIDE MIN. 5% DRAINAGE AWAY FROM STRUCTURE FOR MIN. 10% DISTANCE OR AS PER THE EXCEPTION TO CRC R4013 ALLOWING A 2% SLOPE.
 - FIELD SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND LOCATION OF UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 - PLANS MEET E.C.R. OF TITLE 24, PART 2 CHAP. 2-53 C.A.C.



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1883 8th St.
Los Osos, Ca. 93402
(805) 528-6508
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PROPOSED DECK REPLACEMENT/EXPANSION FOR:
JOHN AND SUZANNE DUTRA
398 MITCHELL DR.
LOS OSOS, CA.
(805) 801-7270

DATE JULY 24, 2014

SCALE AS SHOWN

DRAWN BY: JOHN CLONINGER

SHEET

A-1.1



LANDSCAPE/PAVER PLAN

SCALE: 1"=10.00'

** WHEN NEEDED, FIELD CAN VERIFY LOCATION OF WETLAND VEGETATION LINE AND 50' WETLAND BUFFER LINE w/ KEVIN RIEK ASSOCIATES, SAN LUIS OBISPO, AT (805) 748-5637

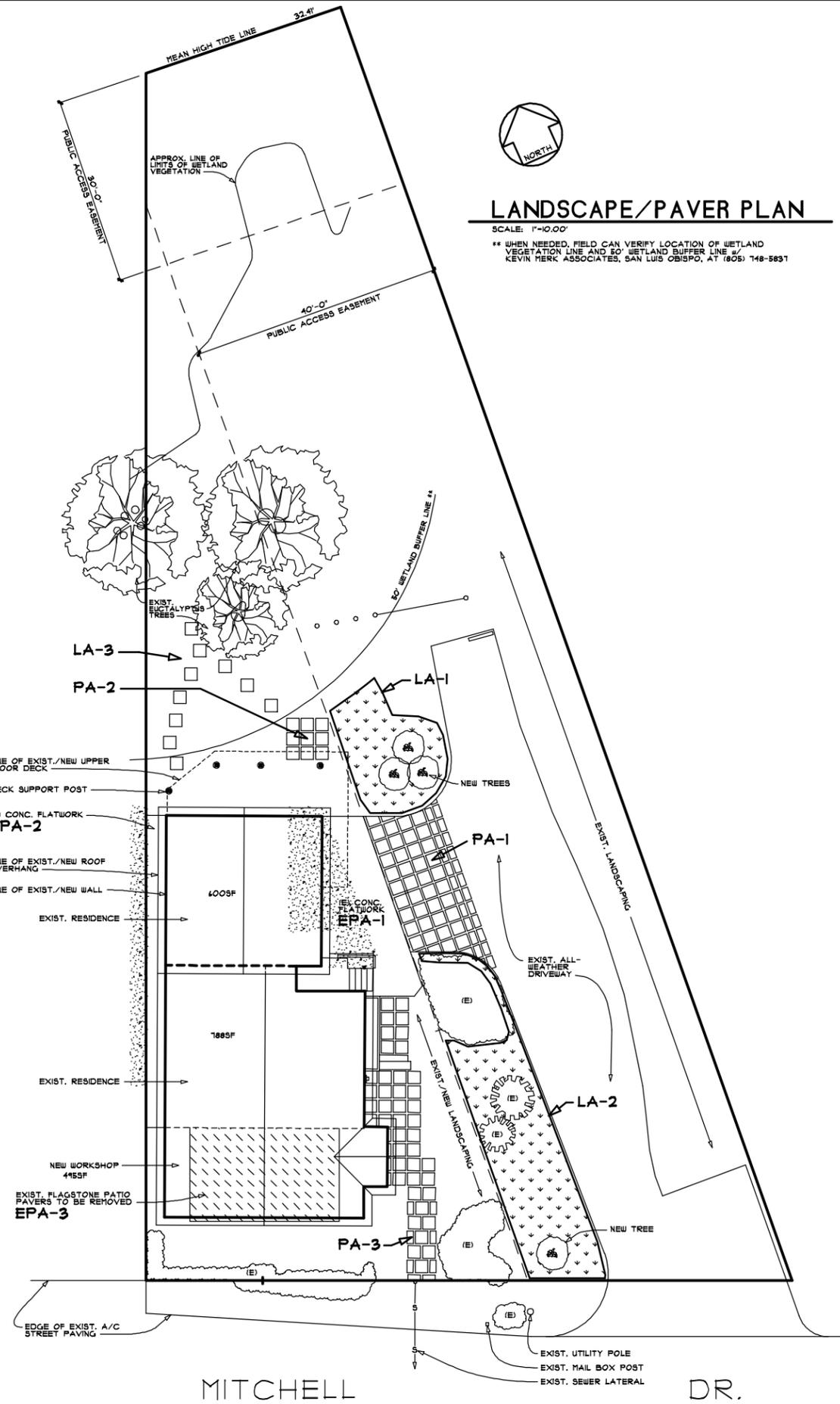
LANDSCAPE AREA DESCRIPTION		
AREA #	TYPES (1) (2)	DESCRIPTIONS
LA-1	GROUND COVER(S) GRASS(ES) BUSHES TREE(S)	LANTANA / TRACHELOSPERMUM JASMINOIDES DEER GRASS / BLUE EYED GRASS HYDRANGA / LINGSTRUM JAPONICA / ENGENIA MYRTIFOLIA PITTISPORUM / GRAVELLIA / HAKEA SNAVEDENS
LA-2	GROUND COVER(S) GRASS(ES) BUSHES TREE(S)	LANTANA / TRACHELOSPERMUM JASMINOIDES DEER GRASS / BLUE EYED GRASS HYDRANGA / LINGSTRUM JAPONICA / ENGENIA MYRTIFOLIA PITTISPORUM / GRAVELLIA / HAKEA SNAVEDENS
LA-3	REVEGETATED AREA BETWEEN RANDOMLY PLACED STEPPING STONES w/ PLANTING MATERIALS PER NOTE 2. BELOW GRASS(ES)	DEER GRASS / BLUE EYED GRASS, BETWEEN RANDOMLY PLACED STEPPING STONES

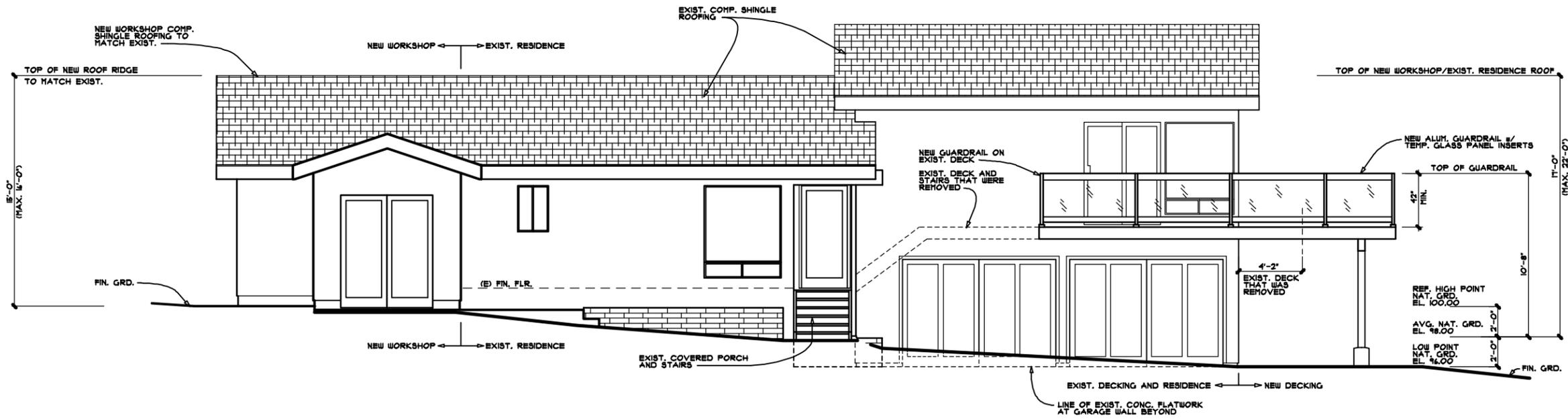
NOTES:

1. ALL LANDSCAPING TO BE PLACED WITHIN PUBLIC ACCESS EASEMENT TO BE APPROVED BY SAN LUIS OBISPO COUNTY PARKS DIVISION AND BE PER THE PARKS DIVISION APPROVED PLANTING LIST FOR THE COASTAL AND SOUTH COUNTY, ZONE 4.
2. REVEGETATED AREAS AROUND RANDOMLY PLACED STEPPING STONES WITHIN THE WETLAND BUFFER ZONE TO BE PER THE PARKS DIVISION APPROVED PLANTING LIST FOR THE COASTAL AND SOUTH COUNTY, ZONE 4.
3. ALL NEW LANDSCAPING TO BE WATERED w/ EXIST./NEW DRIP IRRIGATION.

PAVER AREA DESCRIPTION		
AREA #	AREA	DESCRIPTION
PA-1	289 SQ.FT.	12"x24" AND 24"x24" CONC. PAVERS w/ 3"-4" BETWEEN EACH, FILLED w/ DYMONDIA GROUND COVER
PA-2	34 SQ.FT.	RANDOM SIZED FLAGSTONE, AND/OR 12"x24", 24" SQ. CONC. PAVERS w/ 3"-4" BETWEEN EACH, FILLED w/ DYMONDIA GROUND COVER
PA-3	242 SQ.FT.	RANDOM SIZED FLAGSTONE OR 24" SQ. CONC. PAVERS w/ 3"-4" BETWEEN EACH, FILLED w/ DYMONDIA GROUND COVER

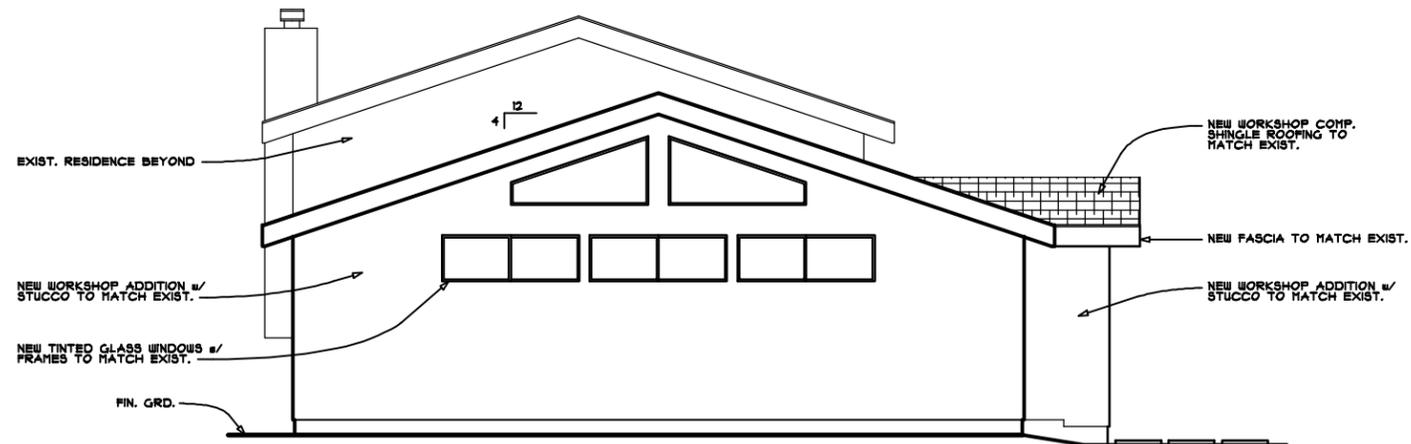
EXISTING PAVED AREA DESCRIPTION		
AREA #	AREA	DESCRIPTION
EPA-1	292 SQ.FT.	EXISTING CONCRETE FLATWORK
EPA-2	150 SQ.FT.	EXISTING CONCRETE FLATWORK
EPA-3	360 SQ.FT.	FLAGSTONE PAVER PATIO TO BE REMOVED





EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

REVISION	BY

Drafting Services Unlimited

1883 8th St.
Los Osos, Ca. 93402
(805) 528-6506

RESIDENTIAL • COMMERCIAL

PROPOSED DECK REPLACEMENT/EXPANSION FOR:
JOHN AND SUZANNE DUTRA
388 MITCHELL DR.
LOS OSOS, CA.
(805) 801-7270

DATE: JULY 24, 2014

SCALE: AS SHOWN

DRAWN BY: JOHN CLOHNER

SHEET

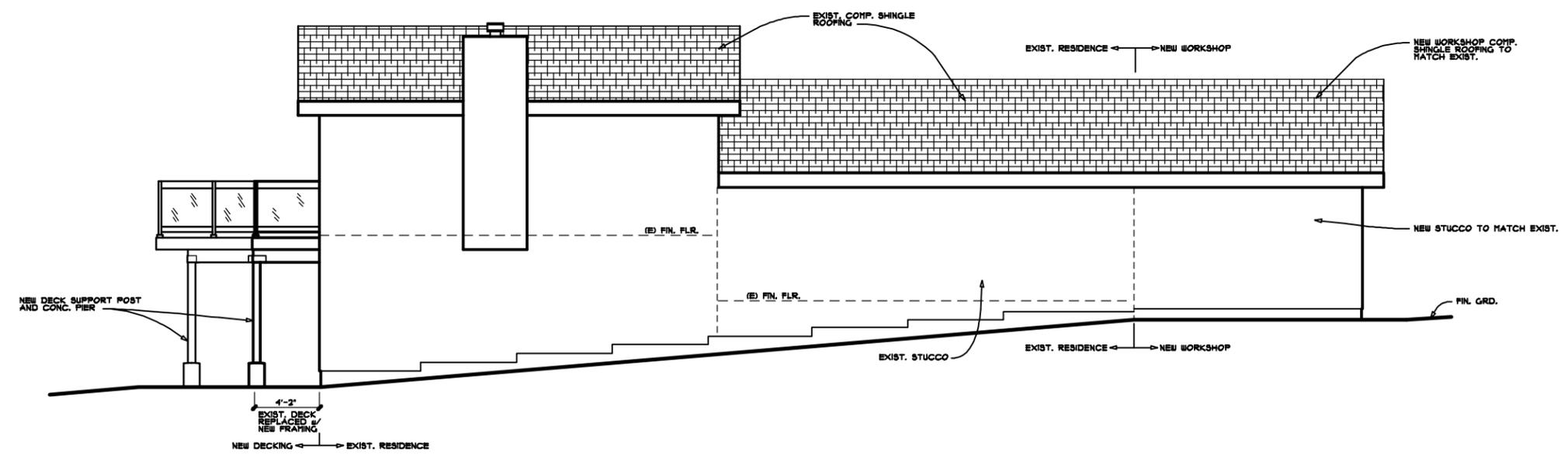
A-3

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 (805) 528-6506
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NORTH ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"

PROPOSED DECK REPLACEMENT/EXPANSION FOR:
JOHN AND SUZANNE DUTRA
 388 MITCHELL DR.
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 (805) 801-7270

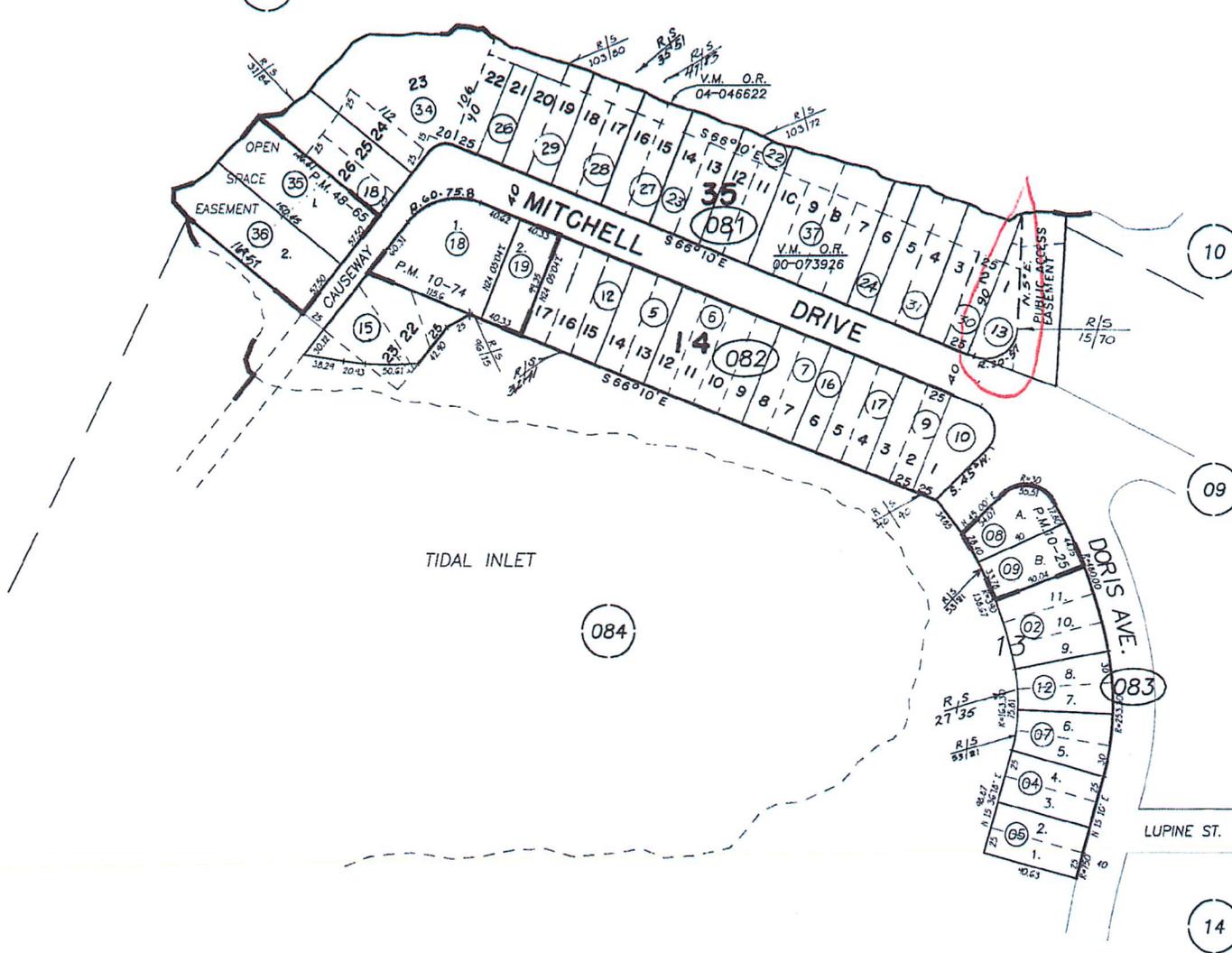
DATE: JULY 24, 2014
 SCALE: AS SHOWN
 DRAWN BY: JOHN CLOHNER

SHEET
A-4

MORRO

BAY

074-08



REVISIONS	
L.S.	DATE
NA	10-05-04
07-14.3	08-28-06
NA	01-31-08
NA	05-23-08
NA	11-20-08

50 0 100 200

LZ 01-13-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CUESTA BY THE SEA, R.M. Bk. 3, Pg. 48.

LOS OSOS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 074 PAGE 08



Estero Planning Area
Planning Area

Coastal Zone
Planning Area

Los Osos URL

RSF

WH

REC

MICHIGAN

POWERED BY
esri

50 m
200 ft





Parcel Summary Report For Parcel # 074-081-013

9/19/2014
10:01:43AM

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 DUTRA JOHN A
 398 MITCHELL DR LOS OSOS CA 93402-2022

OWN DUTRA SUZANNE C

OWN DUTRA TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00398 MITCHELL DR LSOS

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>
T30S	R10E	13P	Los Osos	Estero Plannin	WET	COJ		N	L3	E92030608 / D910246
CSTBYSEA	0035	ROAD	Los Osos	Estero Plannin	AS	CA	FH	N	L3	
CSTBYSEA	0035	0001	Los Osos	Estero Plannin	RSF	LCP	SRA	Y	L3	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	CUESTA BY THE SEA BL 35 LT 1 & PTN DORIS ST &TD L

Notes
 NOT CONSIDERED A COASTAL BLUFF FOR PURPOSES OF GEOLOGY. IS HIGH LIQUIFACTION HOWEVER DEPENDING ON THE DEVELOPMENT
 MAY NOT NEED A GEO REPORT. PER KB/SWC 8/12/13

Tax Districts
 SAN LUIS COASTAL
 SAN LUIS OBISPO JT(27,40)
 NO. 02
 LOS OSOS, ZONE B



Parcel Summary Report For Parcel # 074-081-013

9/19/2014
10:01:43AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21
LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

COD2013-00277 CLD Primary Parcel

Description:

UNPERMITTED CONSTRUCTION- 2ND STORY DECK REPLACEMENT & GARAGE CONVERSION

D910246P CMP Primary Parcel

Description:

LANDSCAPE IMPROVEMENTS FOR ACCESSWAY

DRC2013-00077 WIT Primary Parcel

Description:

REPLACED BY DRC2014-00017. MUP TO REMOVE, REPLACE AND ENLARGE EXISTING UPPER FLOOR DECK ON RESIDENCE. EXISTING REMOVED 35 SQ FT, REPLACE 116 SQ FT, DECK ARE TO BE ADDED 158 SQ FT. EXISTING DECK TO REMAIN 49 SQ FT.

DRC2014-00017 ACC Primary Parcel

Description:

VARIANCE TO REDUCE FRONT AND STREETSIDE SETBACKS FOR WORKSHOP ADDITION (500 SF); ADD LANDSCAPING ON SITE AND WITHIN PUBLIC ACCESS EASEMENT; AND REMODEL EXISTING UPPER FLOOR DECK. REPLACES DRC2013-00077 MINOR USE PERMIT.

PMT2008-00048 FNL Primary Parcel

Description:

RE ROOF SFD - INSTALL 7/16" OSB PLYWOOD & CLASS A COMP

PMT2013-02150 FNL Primary Parcel

Description:

REPLACE EXISTING STAIRS AT COVERED PORCH, RELOCATE COVERED PORCH ROOF SUPPORT POST, ENLARGE DECK LANDING AT TOP OF STAIRS, REPLACE DECKING ON EXISTING FLOOR FRAMING