SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/4/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00023 VIOLA – Proposed minor use permit to allow the use of a single family residence as a vacation rental. Site location is 1161 Pasadena Dr, Los Osos. APN: 038-731-007

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

DRC2014-00023 **VIOLA RONALD**
MINOR USE PERMIT
VACATION RENTAL

3

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

EST/ LSOS
AS FH LCP RSF SRA WET

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 RONALD VIOLA, TRUSTEE ETAL Daytime Phone 805-748-5482
Mailing Address PO BOX 6250, LOS OSOS CA Zip Code 93412
Email Address: ron@ronviola.com

☒ Applicant Name RON VIOLA Daytime Phone 805-748-5482
Mailing Address PO Box 6250 Los Osos CA Zip Code 93412
Email Address: ron@ronviola.com

☐ Agent Name Nick Juren Beach-n-Bay Getaways Daytime Phone 805-528
Mailing Address 785 Quintana Rd #222 Morro Bay CA Zip Code 93442
Email Address: nick@beachnbaygetaways.com

PROPERTY INFORMATION

Total Size of Site: .2158 acres Assessor Parcel Number(s): 038, 731, 007
Legal Description:
Address of the project (if known): 1161 Pasadena Drive Los Osos CA 93402
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Santa Ysabel

Describe current uses, existing structures, and other improvements and vegetation on the property:
S.F.R.

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 _____ Date 8/28/14

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): _____

Describe existing and future access to the proposed project site: _____

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: SFR South: SFR
East: SFR West: Back bay

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: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: _____ 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: LOCSD
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: _____
Do you have a valid will-serve letter? ☐ Yes ☒ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: _____

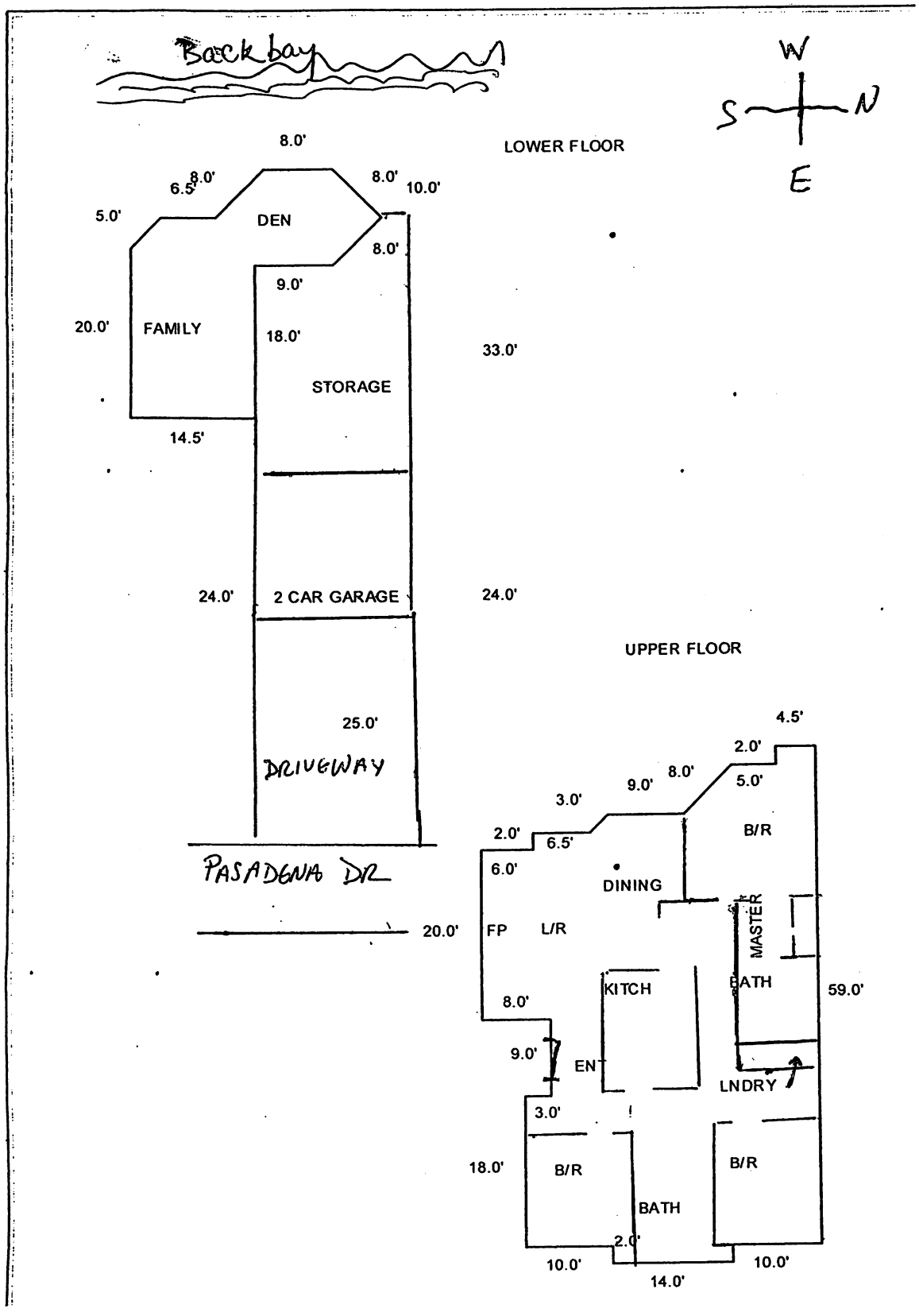
For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
Number of residential units: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: ≈ 2400 ft
Total of area of the lot(s) minus building footprint and parking spaces: 1.2 acres

VIOLA

Property Address 1161 PASADENA DRIVE

City LOS OSOS County SAN LUIS OBISPO State CA Zip Code 93

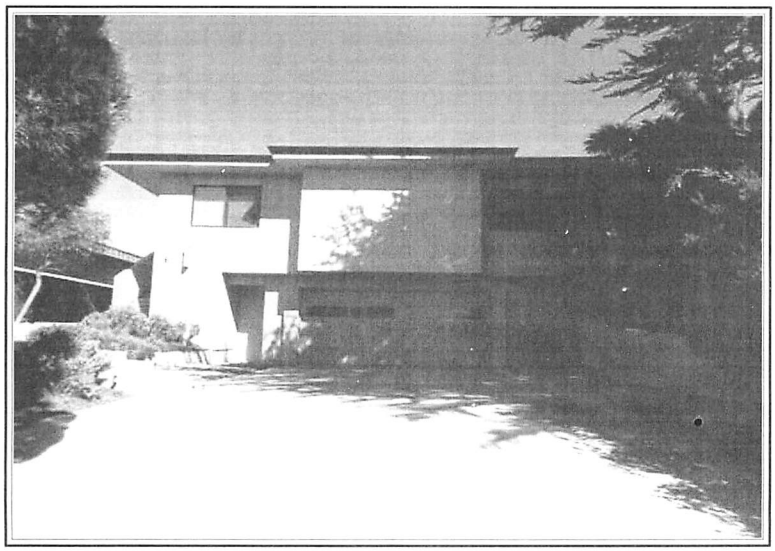


PRITCHARD APPRAISALS

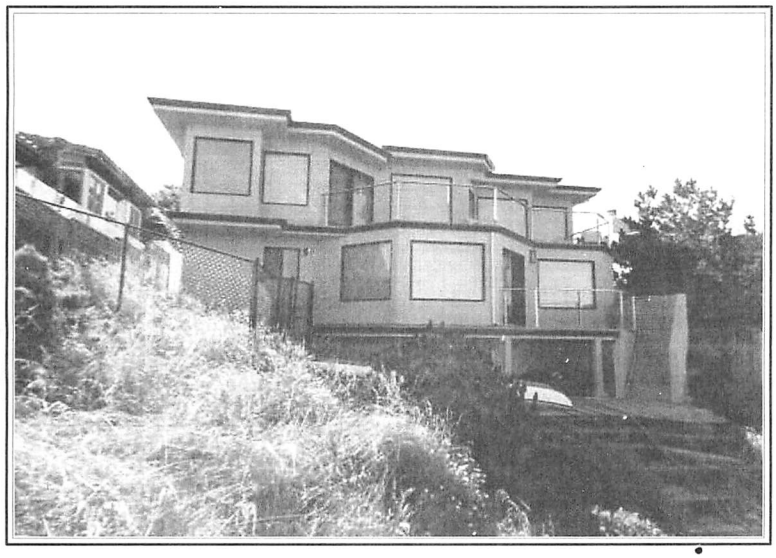
SUBJECT PHOTO ADDENDUM

File No. VIOLA
Case No.

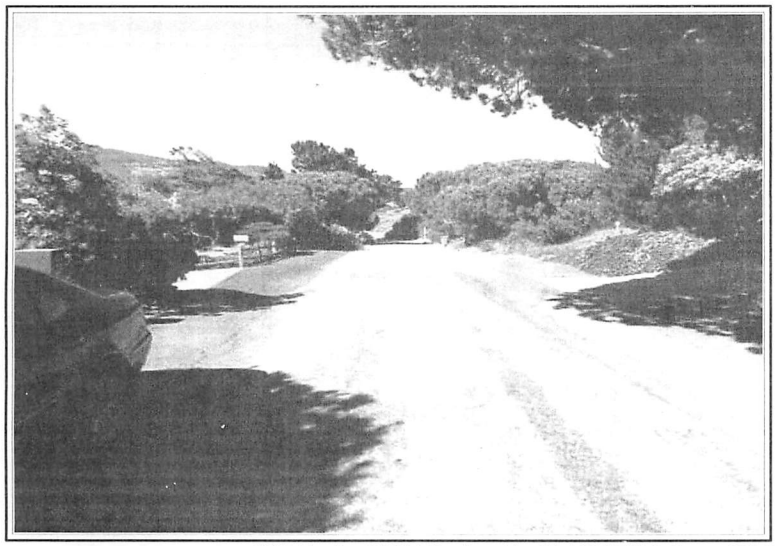
Borrower VIOLA
Property Address 1161 PASADENA DRIVE
City LOS OSOS County SAN LUIS OBISPO State CA Zip Code 93402
Lender/Client PROVIDENT FUNDING ASSOCIATES, LP Address 851 TRAEGER AVENUE #100, SAN BRUNO, CA 94066



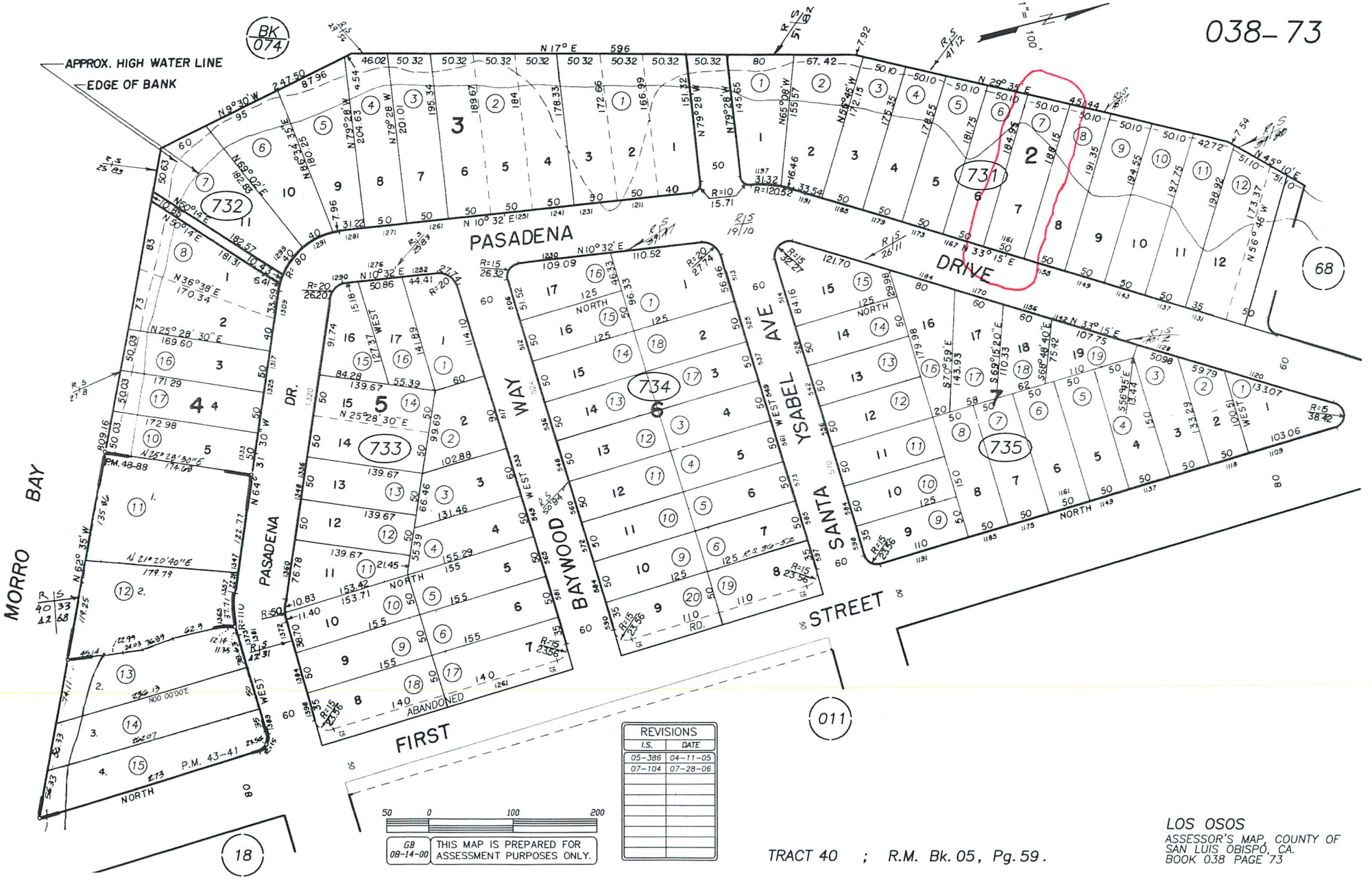
FRONT OF SUBJECT PROPERTY
1161 PASADENA DRIVE
LOS OSOS, CA 93402



REAR OF SUBJECT PROPERTY



STREET SCENE



REVISIONS	
I.S.	DATE
05-386	04-11-05
07-104	07-28-06

TRACT 40 ; R.M. Bk. 05, Pg. 59.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 038 PAGE 73

REC
ato Planning Area
Planning Area
Coastal Zone
Planning Area
Los Osos URD'L
RSF
30 m

Parcel Summary Report For Parcel # 038-731-007

8/29/2014
9:17:04AM

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	VIOLA RONALD PO BOX 6250 LOS OSOS CA 93412-6250
OWN	VIOLA FAMILY TRUST 2008
OWN	VIOLA LAUREL A

Address Information

Status	Address
	01161 PASADENA DR LSOS

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
40	0002	0007	Los Osos	Estero Plannin	RSF	LCP	FH	Y		

Parcel Information

Status	Description
Active	TR 40 BL 2 LT 7

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
NO. 02
LOS OSOS, ZONE A
LOS OSOS, ZONE B
AREA NO. 21

Parcel Summary Report For Parcel # 038-731-007

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:	Case Status:	
91727	FNL	Primary Parcel
Description: CONST ADD/ALT SUNRM & EXTEND LIV RM TO SFD		
COD2007-00040	CLD	Primary Parcel
Description: CONSTRUCTION - COASTAL AREA - SEE CASE NOTES OR COMMENTS		
D910260P	APP	Primary Parcel
Description: ADDITION TO SINGLE FAMILY DWELLING		
DRC2014-00023	REC	Primary Parcel
Description: VACATION RENTAL		