



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/23/2014

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

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

**PROJECT DESCRIPTION:** DRC2014-00031 ROTHMAN – Proposed minor use permit for a new single family residence. Site location is 212 Madera St. APN: 074-483-012

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

MINOR USE PERMIT

SINGLE FAMILY RESIDENCE

EST/ LSOS

CAZ LCP RSF

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### 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 ROBIN = PAM ROTHMAN Daytime Phone 310 251 8145  
 Mailing Address 17431 OSBORNE - NORTHRIDGE, CA Zip Code 91325  
 Email Address: \_\_\_\_\_

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

Agent Name VANLITH CONST. JEFF VANLITH Daytime Phone 805 528-1366  
 Mailing Address PO BOX 6030 LOS OSOS Zip Code 93412  
 Email Address: VANLITHDESIGN@AOL.COM

### PROPERTY INFORMATION

Total Size of Site: 20068 SQ FT Assessor Parcel Number(s): 074-483-012  
 Legal Description: LOT 12, TRACT 1342, CARRILLO ESTATES  
 Address of the project (if known): 212 MADRA

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: LOS OSOS VALLEY RD TO PECHO; PECHO TO ROTHMAN, LEFT ON ROTHMAN TO MADRA; RIGHT ON MADRA TO PROPERTY - BLACK CHAINLINK FENCE

Describe current uses, existing structures, and other improvements and vegetation on the property:  
VACANT - VENT GRASS; 1 OAK TREE

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): SINGLE FAMILY RESIDENCE

### 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] Agent Date 9-4-14

**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: PUBLIC STREET

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 RES South: VACANT LOT  
East: VACANT LOT 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: 2500 sq. feet 12 % Landscaping: 9943 sq. feet 50 %  
Paving: 2125 sq. feet 10.6 % Other (specify) DAL TERRACE 3500 SQ FT 17%  
Total area of all paving and structures: 6513  sq. feet  acres  
Total area of grading or removal of ground cover: ~~10500~~ 10500  sq. feet  acres  
Number of parking spaces proposed: A Height of tallest structure: 29'  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 25 Right 10 Left 5 Back 20

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)

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: LOS OSOS CAL FIRE

### 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: 2863 SQ FT  
Total of area of the lot(s) minus building footprint and parking spaces: 15,726 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:**

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:**

- Describe the topography of the site:  
Level to gently rolling, 0-10% slopes:  .5  acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- 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
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? SFR
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: METER INSTALLED
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
7. Does water meet the Health Agency's quality requirements?  
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.  
 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:**

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? 600 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: \_\_\_\_\_ 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: MISSION COUNTRY DISPOSAL
3. Where is the waste disposal storage in relation to buildings? SCREENED BESIDE GARAGE
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 SCHOOL DISTRICT
2. Location of nearest police station: 10th & LOS OLIVOS LOS OSOS 1.5 MI
3. Location of nearest fire station: PAVVIEW HTS DRIVE LOS OSOS 1.5 MI
4. Location of nearest public transit stop: PECHO LOS OSOS RD .5 MI
5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
If yes, what is the distance? 1.5 MI feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
VACANT
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: \_\_\_\_\_
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: TRACT 13A2 CCPS

**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:  
PROTECT EXISTING OAK TREE

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: MORRO SHOULDER SAND DUNE SNAIL - 1- OAK TREES

3. Are you aware of any previous environmental determinations for all or portions of this property?

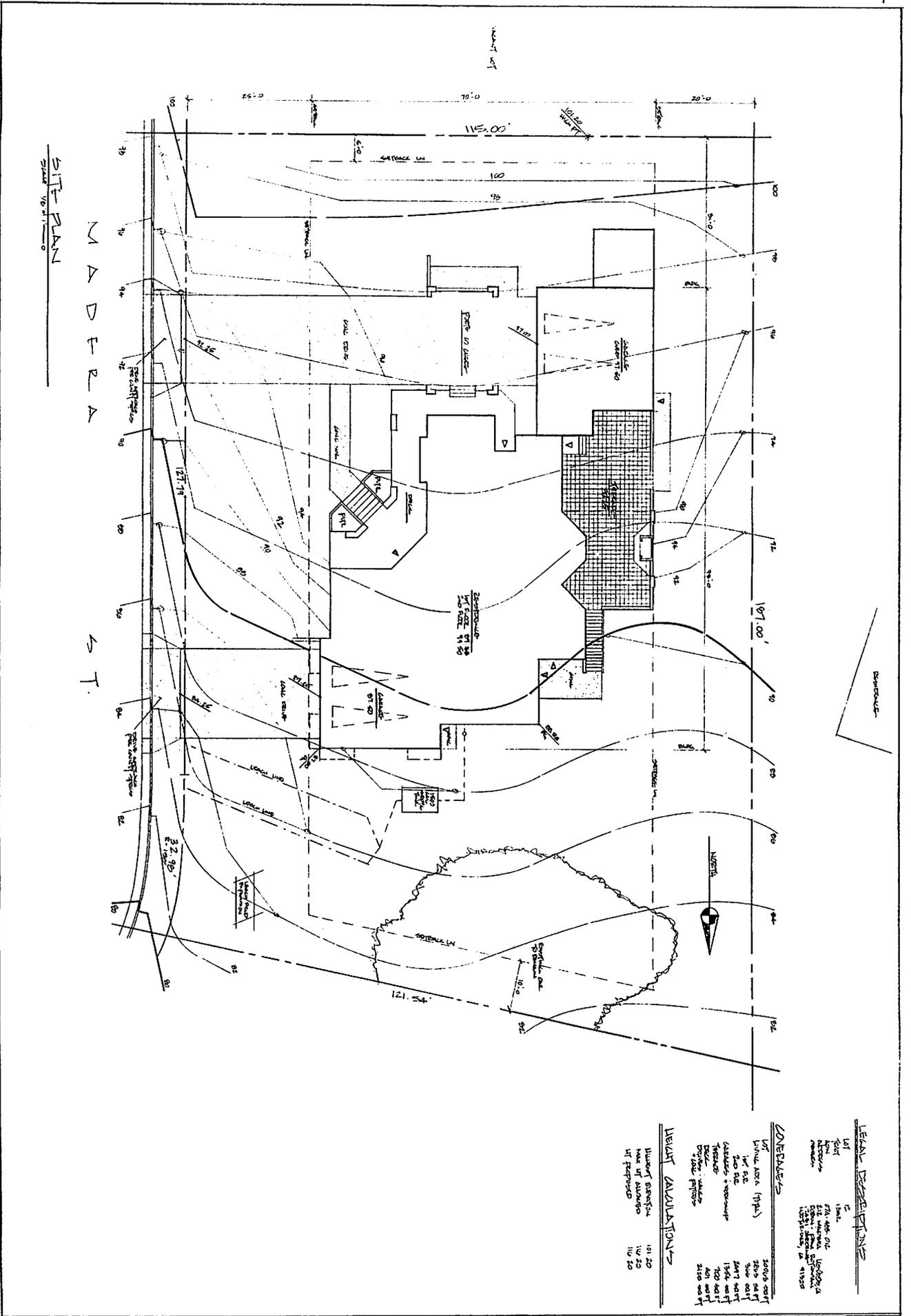
Yes  No

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): COASTAL

(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.)



SITE PLAN  
Scale 1/8" = 1'-0"

M A D E R I A

S T.

REVISIONS

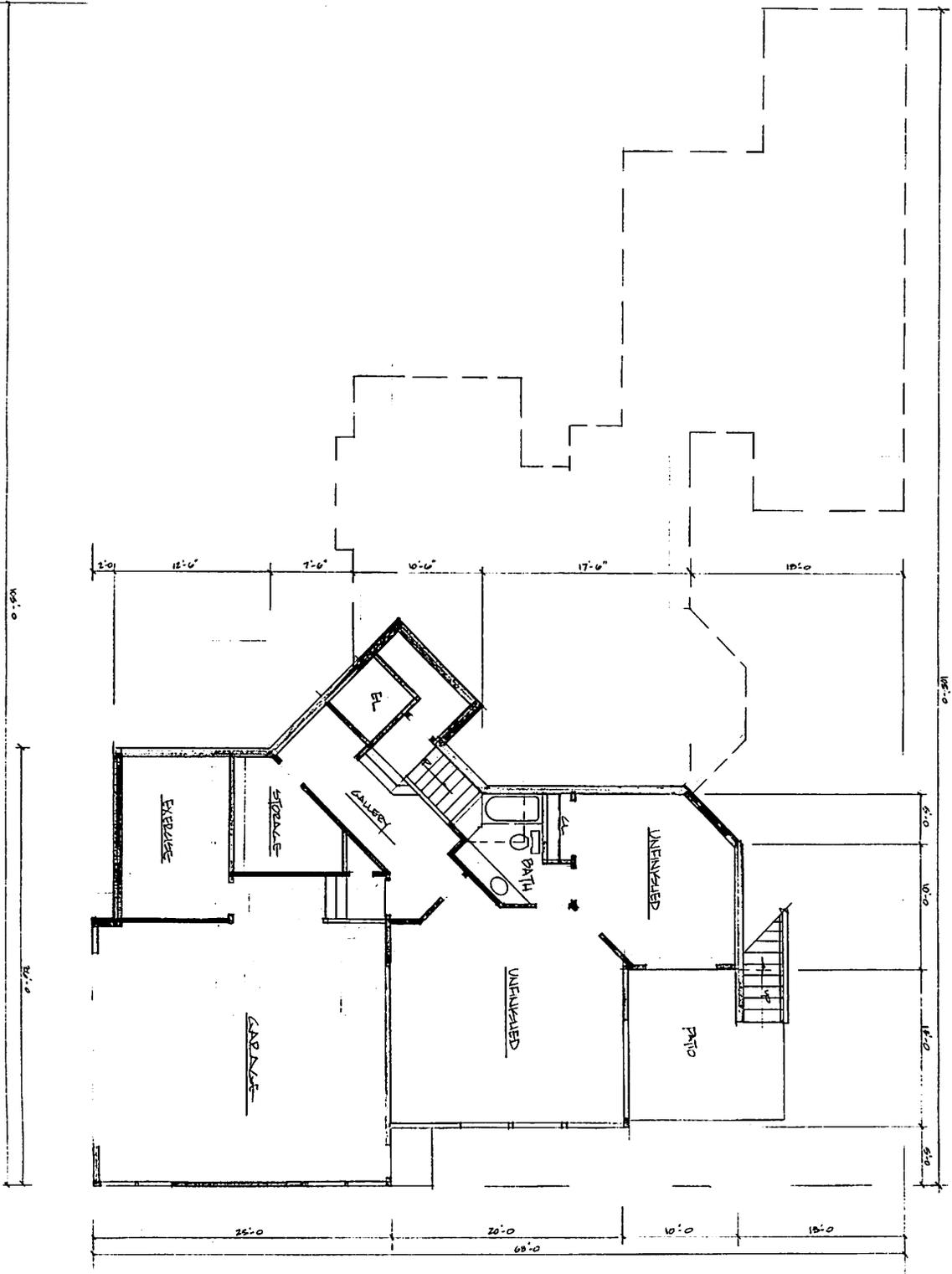
LEAD DESCRIPTION  
 LOT 12  
 1/2 Acre  
 120' x 100' x 100' x 100'  
 120' x 100' x 100' x 100'  
 120' x 100' x 100' x 100'

CONTRACTOR'S  
 LOT 12  
 1/2 Acre  
 120' x 100' x 100' x 100'

HEIGHT REGULATIONS  
 Maximum Building Height 14' 0"  
 Maximum Lot Coverage 10%  
 Minimum Setback 5' 0"

<b>sheet</b> 1	Project: A SINGLE FAMILY RESIDENCE - P2 Design: [Name] Date: 11/25/85 100-114-14	<b>VAN LITH</b> DESIGN AND CONSTRUCTION 20 BOX 8000 LOS ANGELES, CA 90008 No. 454100 (602) 828-1360	Designer-Building Drawn by: [Signature]
	Site Plan 211 MADIERA WOODS CA.	Date: 11/25/85	Scale: 1/8" = 1'-0"

FIRST FLOOR PLAN



2

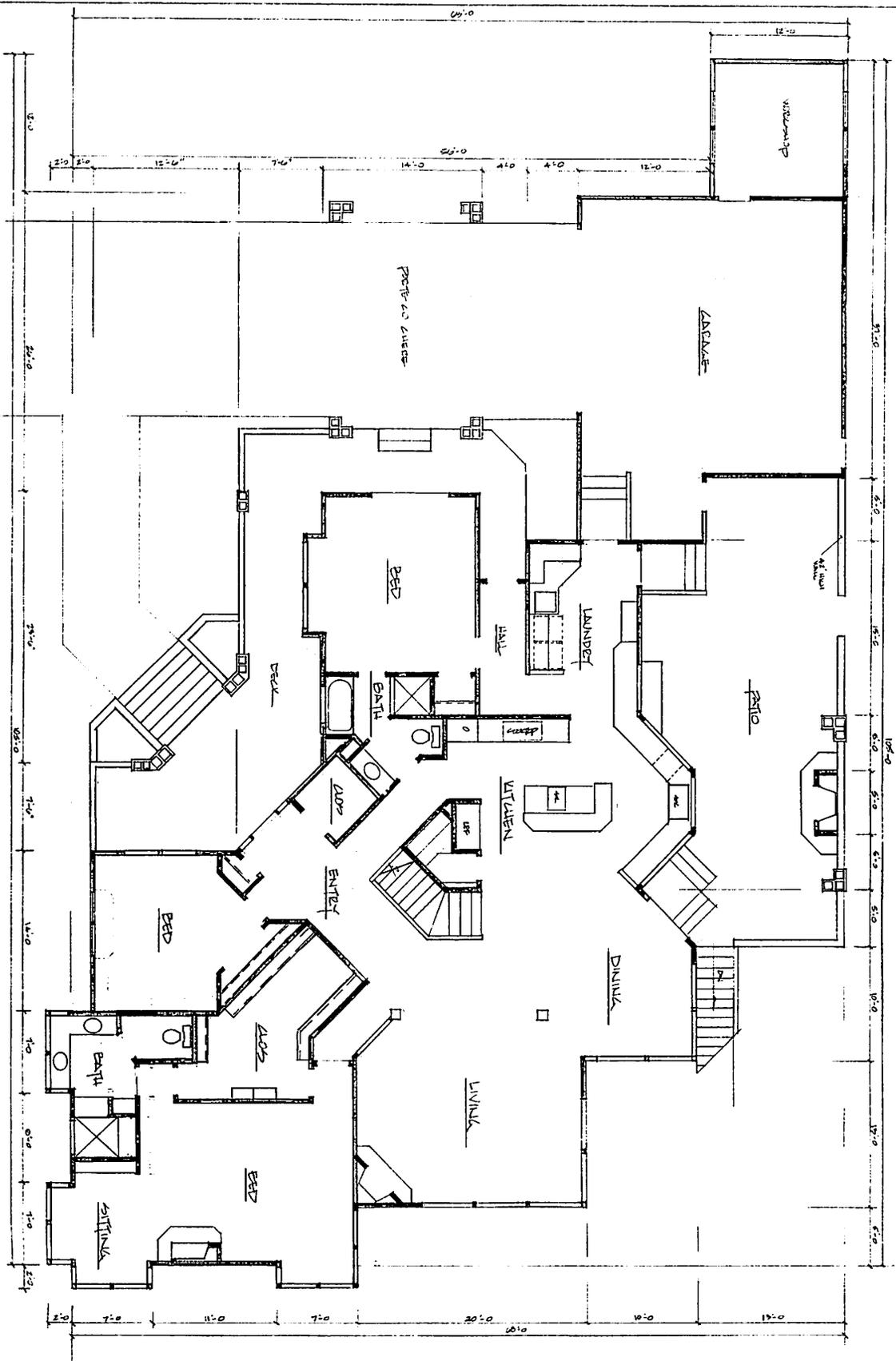
sheet  
 PROJECT  
 A SINGLE FAMILY RESIDENCE FOR  
 ROBERT & FRANK COFFMAN  
 17451 SHERBORN  
 WASHINGTON, DC 20035  
 FEED FILE PLAN 22 MAR 68 US 2003/CA

DESIGNER-BUILDER  
**VAN LITH**  
 DESIGN AND CONSTRUCTION  
 P O BOX 8030 LIC NO 454108  
 LOS ANGELES, CA (805) 520-1306

DRAWN BY

REVISIONS

SECOND FLOOR PLAN



3

SHEET

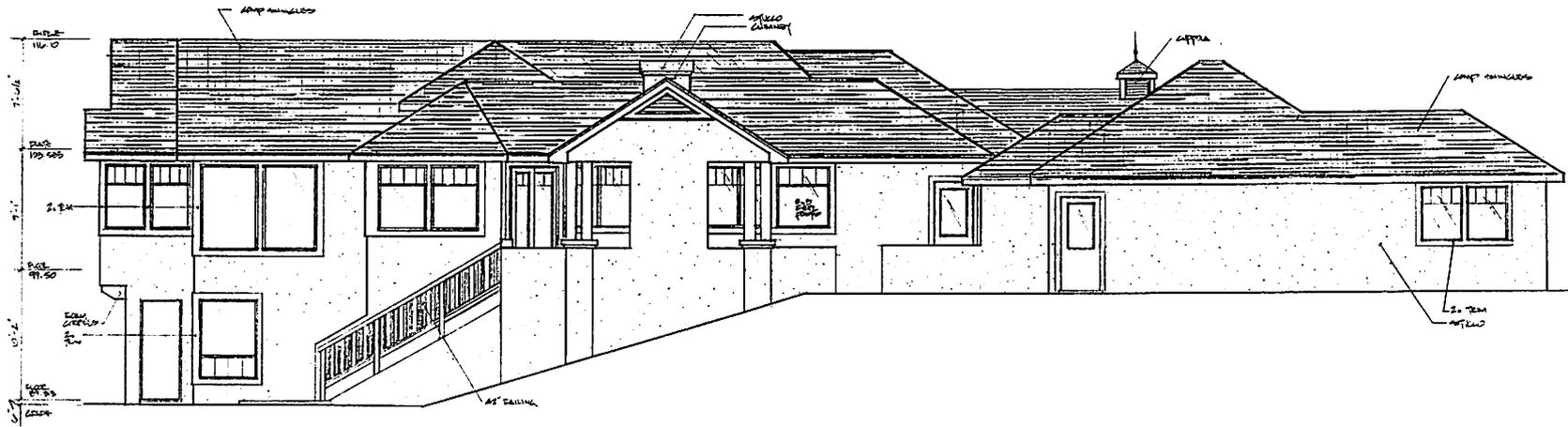
A SINGLE FAMILY RESIDENTIAL PROJECT  
 DESIGNER: VAN LITH DESIGN AND CONSTRUCTION  
 PROJECT NO. 91535  
 SECOND FLOOR PLAN 212 WILSON WOODS CA

**VAN LITH** designer-builder  
 DESIGN AND CONSTRUCTION  
 P O BOX 8030 file no 454100  
 LOS ANGELES, CA (800) 523-1300

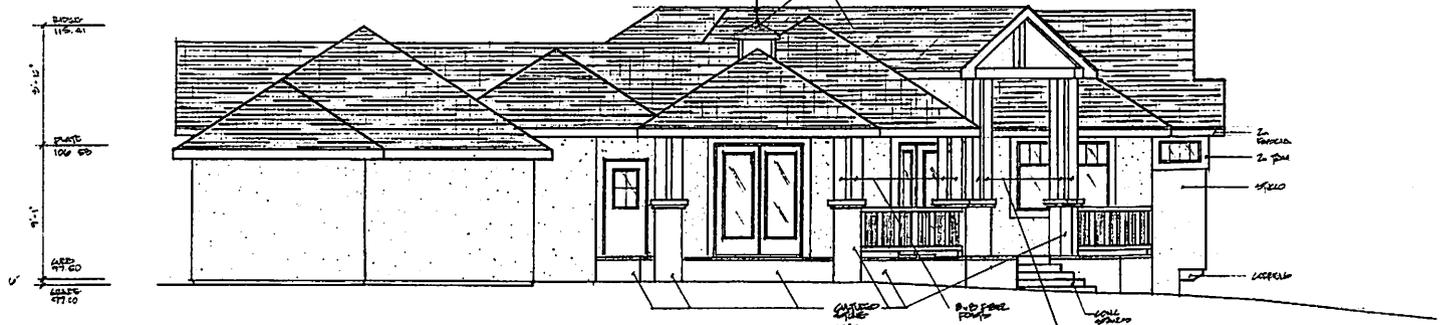
drawn by

REVISIONS





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



SOUTH ELEVATION  
SCALE 1/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

drawn by

designer - builder  
**VAN LITH**  
 DESIGN AND CONSTRUCTION  
 P.O. BOX 8830  
 LOS ANGELES, CA 90088-0830

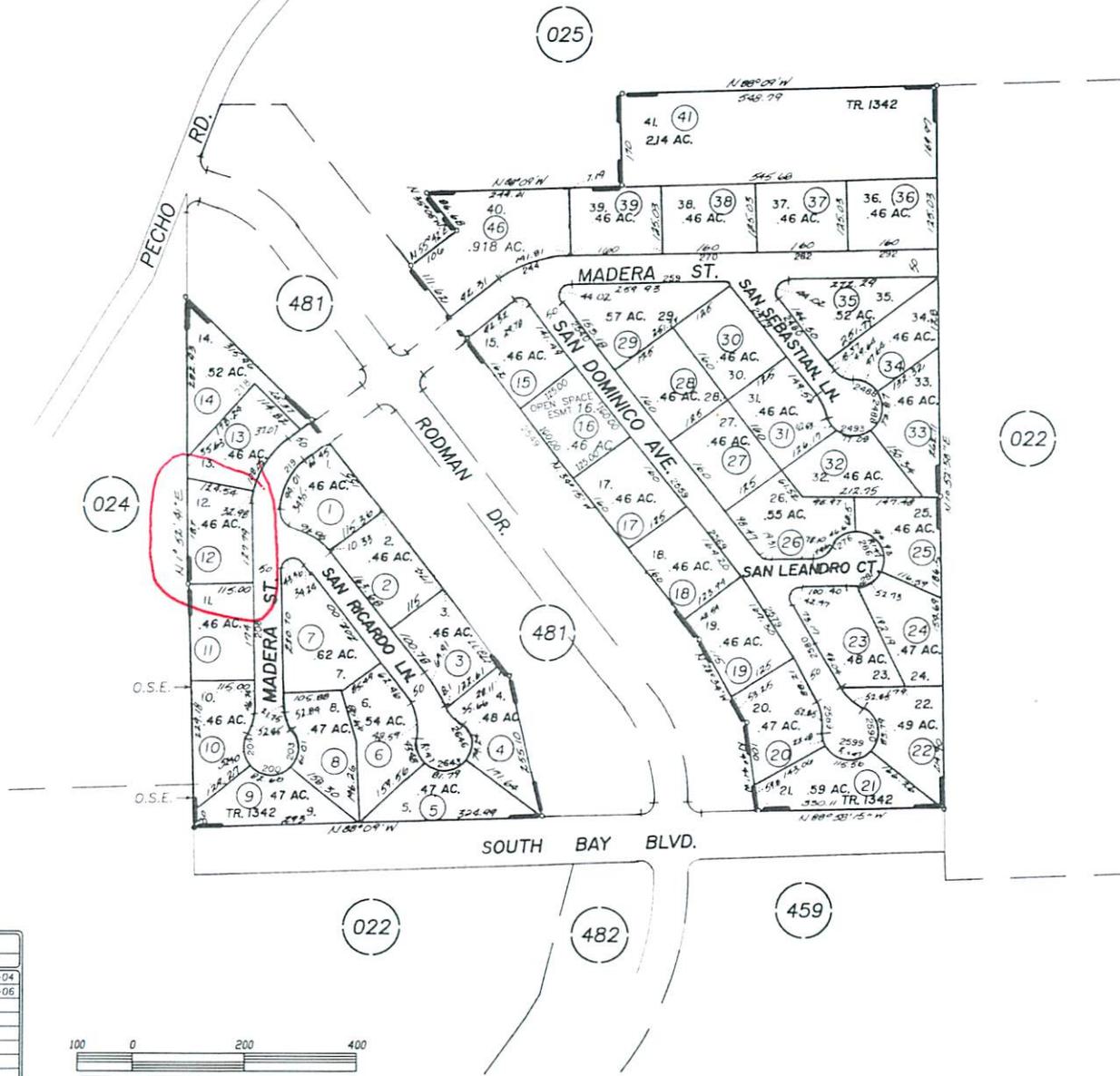
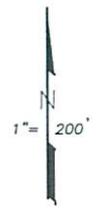
job #

date  
 9-14-88

project  
 A SINGLE FAMILY RESIDENCE FOR  
 OWNER: JOHN EPHRAIM  
 10000 SHERBURN, LOS ANGELES, CA 90045  
 212 WILSON LA-20014  
 UNIVERSITY

sheet

5



024

025

022

022

482

459

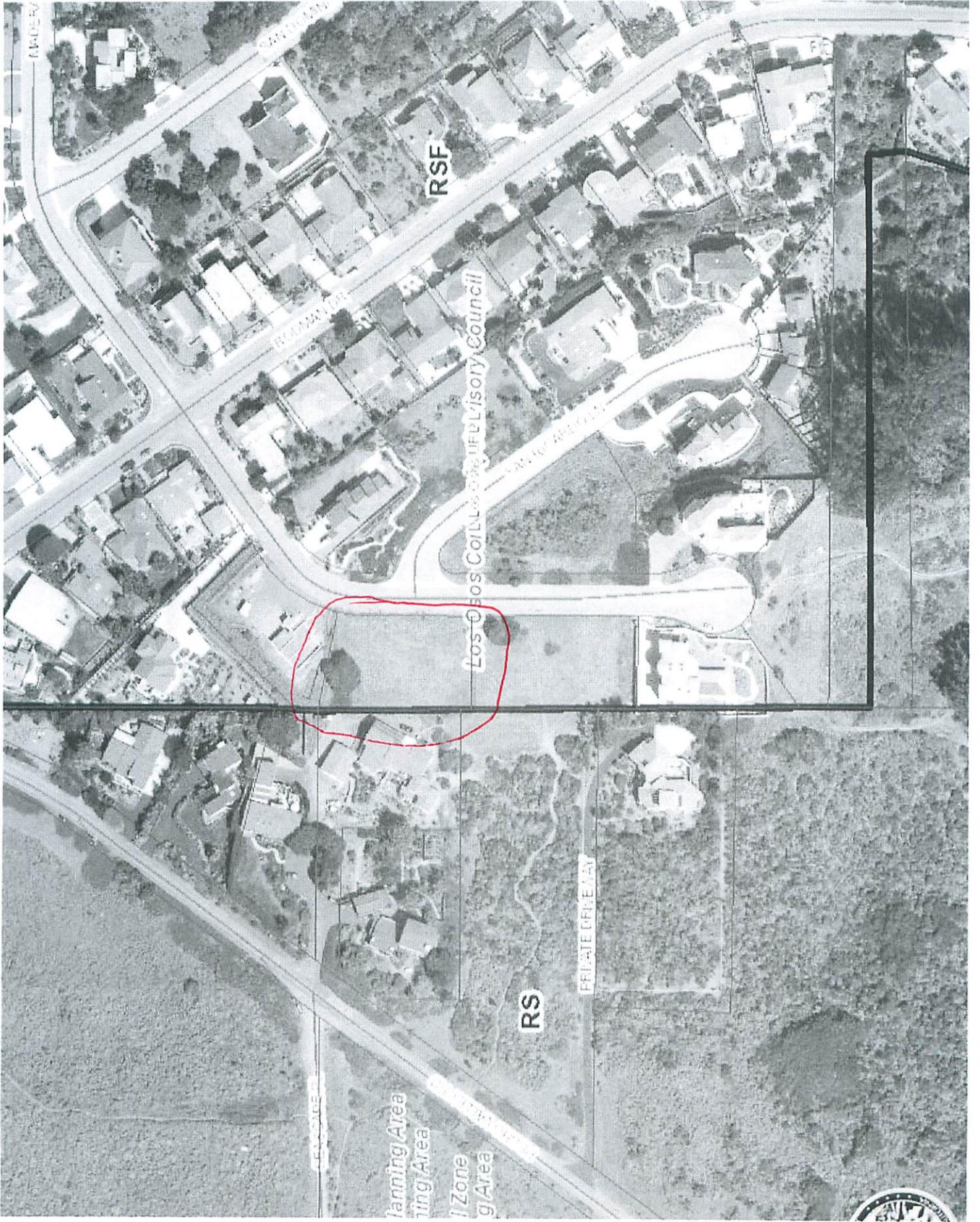
REVISIONS	
LS.	DATE
NA	04-12-04
NA	02-27-06



LZ 9-17-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1342 ; R.M. Bk. 15, Pg. 37.

LOS OSOS  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 074 PAGE 483





# Parcel Summary Report For Parcel # 074-483-012

10/17/2014  
11:21:19AM

## 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   ROTHMAN PHILIP R  
        17431 OSBORNE ST NORTHRIDGE CA 91325-

OWN   ROTHMAN PAMELA J

OWN   ROTHMAN PHILIP & PAMELA FAMILY TRUS

### Address Information

<u>Status</u>	<u>Address</u>
P	00212 MADERA ST 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>
1342	0000	0012	Los Osos	Estero Plannin	RSF	LCP	CAZ	Y	CD / SL / VP	E010037L

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR1342 LT 12

### Notes

#### Tax Districts

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



# Parcel Summary Report For Parcel # 074-483-012

10/17/2014  
11:21:19AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE K  
LOS OSOS

### Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
D000501P	WIT	Primary Parcel
<u>Description:</u> SFD W/ ATTACHED GARAGE		
DRC2014-00031	REC	Primary Parcel
<u>Description:</u> SINGLE FAMILY RESIDENCE		
E010037	RES	Primary Parcel
<u>Description:</u> UNPERMITTED TREE REM		
PMT2002-11318	WIT	Primary Parcel
<u>Description:</u> SFD W/ ATTACHED GARAGE		
PMT2002-22672	EXP	Primary Parcel
<u>Description:</u> GRADING FOR SFD		
PMT2002-22673	WIT	Primary Parcel
<u>Description:</u> CONST SINGLE FAMILY DWELLING W/ATT GARAGE		
60229	FNL	Related Parcel
<u>Description:</u>		
D900232P	CMP	Related Parcel
<u>Description:</u> 35 SINGLE FAMILY RESIDENCES		