



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 10/30/2014

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00044 DELFINO – Proposed minor use permit for a new single family residence of 2,480 sf with an attached 663 sf garage. Site location is 2626 San Ricordo Ln, Los Osos. APN: 074-483-002

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

NEW CONSTRUCTION OF 2,480 SQ FT HOME W/ 663 SQ FT GARAGE ATTACHED 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
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit
- Plot Plan
- Variance
- Surface Mining/Reclamation Plan
- Amendment to approved land use permit
- Zoning Clearance
- Other

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Ken Delfino Daytime Phone (661) 281-5406
 Mailing Address 7816 Davin Park Dr. Bakersfield, CA 93308 Zip Code 93308
 Email Address: kendelfino@aol.com

Applicant Name Crizer Construction, Inc. Daytime Phone (805) 528-4812
 Mailing Address PO Box 6952 Los Osos, CA Zip Code 93412
 Email Address: Crizer Design@SBCGlobal.net

Agent Name Same as applicant Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 19,417 SF Assessor Parcel Number(s): 074-483-002
 Legal Description: TR1342 LT 2
 Address of the project (if known): 2626 San Ricardo Ln. 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.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
Empty Lot, No Structures, No Improvements, No trees, Coyote Brush.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings):
New Construction of 2,480 SF Home. w/ 663 SF Garage attached. = 3,143 SF

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 X Kenneth Delfino Date 10/28/14

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): Empty Lot, Proposed New Construction: Home

Describe existing and future access to the proposed project site: San Ricardo Ln.

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? N/A

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: 3114 sq. feet 16 % Landscaping: 1000 sq. feet 5 %

Paving: 1124 sq. feet 5 % Other (specify) N/A

Total area of all paving and structures: ~~784~~ sq. feet acres

Total area of grading or removal of ground cover: 3,156 sq. feet acres

Number of parking spaces proposed: 4 Height of tallest structure: 15'-3"

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 25 Right 5' 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.

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: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: N/A sq. feet acres

Total floor area of all structures including upper stories: N/A 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: 2,480 SF.

Total of area of the lot(s) minus building footprint and parking spaces: 16,303 SF.

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: 0.35 acres
Moderate slopes of 10-30%: 0.15 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: San Ricardo Ln.

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? typ. 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: Golden State 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? Yes No
Chemical? N/A Yes No Municipal Water
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 N/A
 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. Los Osos Pure-Blown Sand
2. What is the distance from proposed leach field to any neighboring water wells? N/A 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? N/A G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No N/A

Solid Waste Information

N/A

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? _____
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 Obispo SLCUSD
2. Location of nearest police station: 9th st & Santa Ynez, Los Osos, CA
3. Location of nearest fire station: Bayview Heights Drive,
4. Location of nearest public transit stop: Los Osos Valley Rd. 300 Block
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:
Vacant land
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.

N/A

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. N/A

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): N/A
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: Possible Future Solar.
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 *: SLO Green Build Req's & Solar.

*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. Raised floor construction to minimize grading efforts.
2. Maintain existing vegetation to minimize planting efforts.

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?

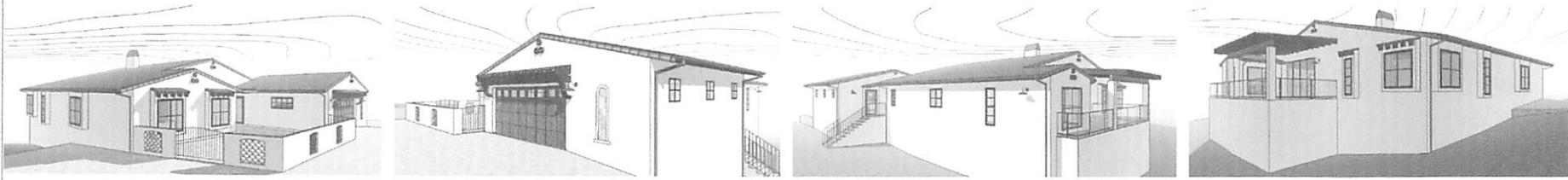
Yes No

If yes, please describe and provide "ED" number(s): Letter of Concurrence from Fish & Wildlife
"No Sensitive Habitat Found" Service

Other Related Permits

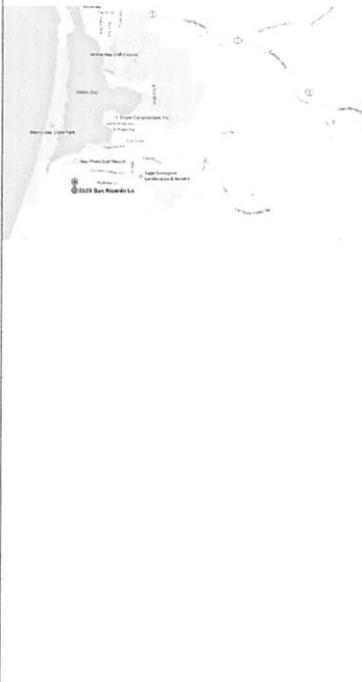
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): M.U.P. Building Permits

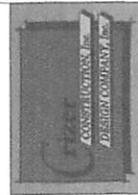
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



Delfino Residence

2626 San Ricardo Ln. Los Osos, CA 93402

 Vicinity Map Not To Scale	<u>Project Data</u>	<u>Sheet Index</u>	<u>Consultants</u>
	<p>AREA PROPOSED: Main Floor: 2,480 Sq. Ft. Upper Floor: 0 Sq. Ft. Garage: 663 Sq. Ft. Total Living Area: 2,480 Sq. Ft. Total Size of Residence: 3,143 Sq. Ft.</p> <p>Lower Deck: 295 Sq. Ft. Upper Deck: 0 Sq. Ft. Total Deck: 295 Sq. Ft.</p> <p>Site Size: 19,417 Sq. Ft.</p> <p>OCCUPANCY: Single Family Dwelling: R-1</p> <p>CONSTRUCTION TYPE: V</p> <p>APN: 074-483-002</p>	<p>T-1 Title Sheet C-1 Site Plan A-1 Floor Plan A-2 Roof Plan A-3 Elevations A-4 Elevations</p>	<p>Owner: Ken & Rosemary Delfino 2626 San Ricardo Ln. Los Osos, CA 93402 (661) 281-5406</p> <p>Designer: Crizer Design Company, Inc. Nicholas Huston, Associate AIA PO Box 6952 Los Osos, CA 93412 Office: (805) 528-4812 Mobile: (805) 704-5775 CrizerDesign@SbcGlobal.net</p> <p>Engineer: MKSE Michel Kalin, SE PO Box 486 Morro Bay, CA 93443</p> <p>Contractor: Crizer Construction, Inc. PO Box 6952 Los Osos, CA 93412 (805) 528-4812 CrizerConst@SbcGlobal.net</p>



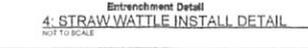
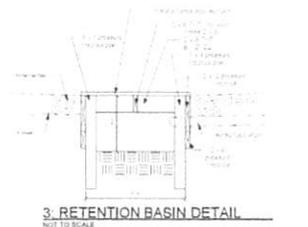
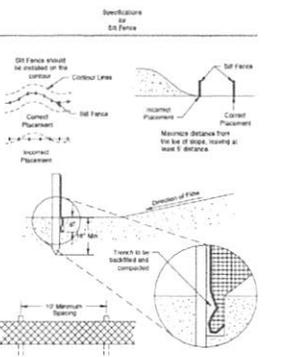
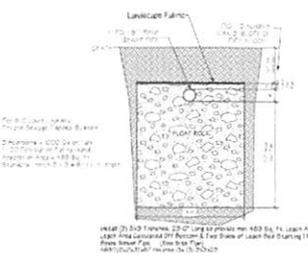
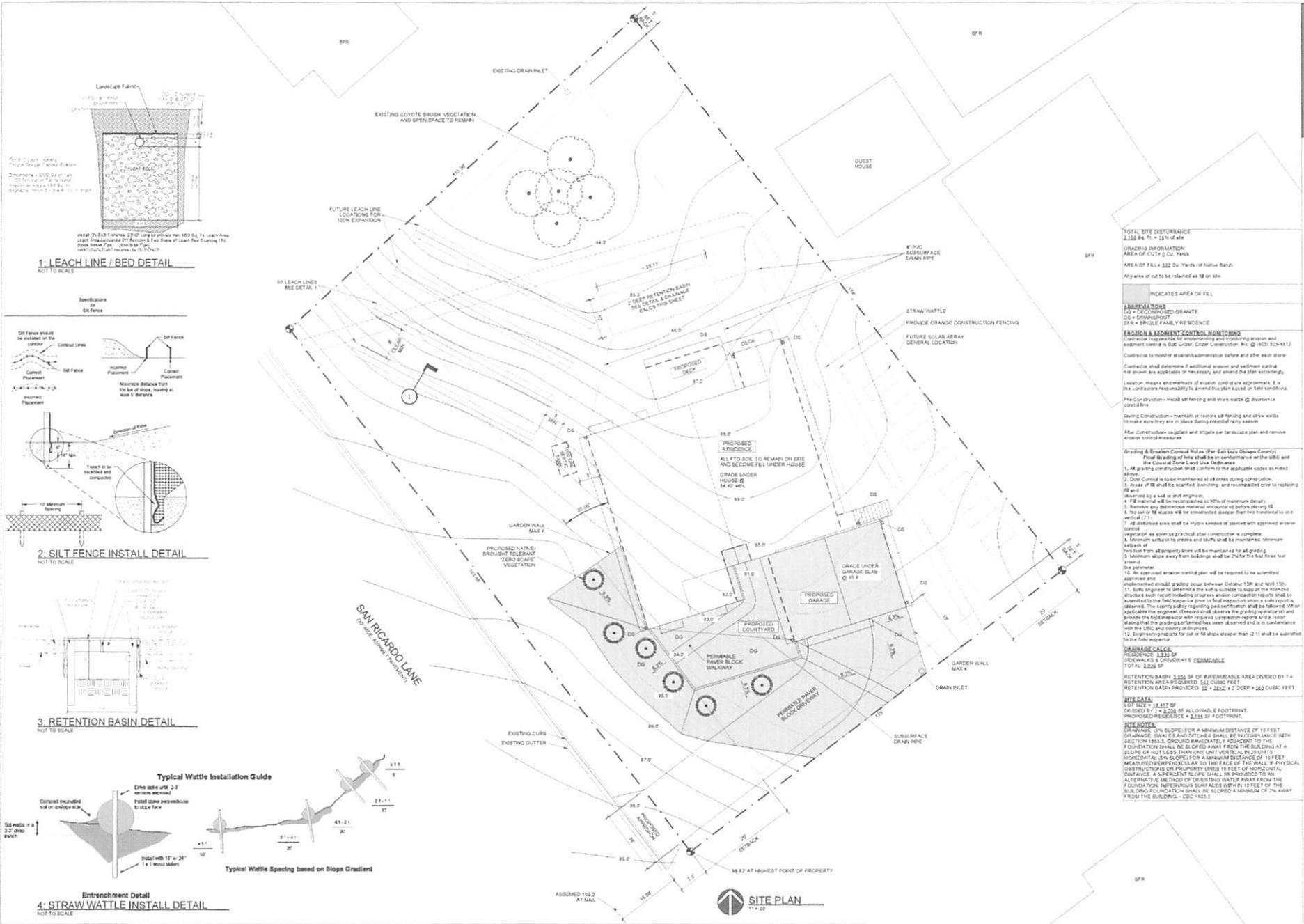
CRIZER DESIGN CO.
 PO Box 6952
 Los Osos, CA 93412
 (805) 528-4812
CrizerDesign@SbcGlobal.net

OWNER
 Ken & Rosemary Delfino
 2626 San Ricardo Ln
 Los Osos, CA 93402
 (661) 281-5406

PROJECT
 Delfino Residence
PROJECT NO.
 LO140947

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 10/27/14
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 Nicholas Huston

Title Page



TOTAL SITE DISTURBANCE
1,138 Sq. Ft. = 13% of site

GRADING INFORMATION
AREA OF FILL: 232 Cu. Yards of Native Sand
Any area not to be retained as fill on site

INDICATES AREA OF FILL

ABBREVIATIONS
DS = DOWNSLOPE DRAINAGE
DS + DOWNPOUT
DPA = SPILLS AREA RESERVES

EROSION & SEDIMENT CONTROL MEASURES
Contractor responsible for implementing and monitoring erosion and sediment control in Basins. Cooper Construction, Inc. @ 1800 524-8112
Contractor to monitor erosion/sedimentation before and after each storm.
Contractor shall determine if additional erosion and sediment control measures are applicable or necessary and amend the plan accordingly.
Location, means and methods of erosion control are appropriate. It is the contractor's responsibility to amend the plan based on field conditions.
Pre-Construction - install silt fencing and straw wattle @ disturbance control line.
During Construction - maintain or restore silt fencing and straw wattle to remain as long as they are in place during inclement weather season.
After Construction - vegetation and drainage per landscape plan and remove erosion control measures.

Grading & Erosion Control Rules (Per San Luis Obispo County)
Final grading of site shall be in compliance with the UIC and the Coastal Zone Land Use Ordinance.

- All grading construction shall conform to the applicable codes as noted below.
- Dist. Control to be maintained at all times during construction.
- Area of fill shall be scarified, benched, and revegetated prior to replacing fill.
- Fill material will be compacted to 90% of maximum density.
- Remove any drainage material encountered before placing fill.
- No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
- All disturbed areas shall be fully seeded or planted with approved erosion control species as soon as practical after construction is complete.
- Minimum setback to creeks and ditches will be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
- Minimum slope away from buildings shall be 2% for the first three feet of rise.
- All approved erosion control plan will be required to be submitted.
- Grading and implementation should occur between October 15th and April 15th.
- Soils engineer to determine the soil stability of the proposed structures with report including progressive and/or completion reports shall be submitted to the field inspector prior to final inspection with a copy report obtained. The county public regarding best certification shall be followed. 90% of the project the engineer directed shall submit a grading report and provide the field inspector with required completion reports and a report stating that the grading performed has been observed and is in compliance with the UIC and county ordinances.
- Drainage reports for cut or fill shall be greater than (2:1) shall be submitted to the field inspector.

MINIMUM SETBACKS
RETENTION BASIN: 2.00' OF AVERAGEABLE AREA DIVIDED BY 7 = RETENTION AREA PROVIDED 363 CUBIC FEET
TOTAL: 2.23' SF

WATTLE DATA
10' SIZE = 18.41' OF
DRIVEN BY 2" x 2.25" SF ALLOWABLE 4' FOOTPRINT
PROPOSED RESERVES = 2,118 SF FOOTPRINT

WATTLE NOTES
WATTLE: 10% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET
DRAINAGE SWALES AND DITCHES SHALL BE IN COMPLIANCE WITH SECTION 1803.1. DRAINAGE PERMANENTLY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL. 5% SLOPE FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. PHYSICAL OBSTRUCTIONS OR PROPERTY LINES 10 FEET OF HORIZONTAL DISTANCE. A SURVEYING SLOPE SHALL BE PROVIDED TO AN ALTERNATIVE METHOD OF DRAINING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITH IN 12 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (SIC 1803.1)



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PROJECT
Deffino Residence

PROJECT NO.
LO140847

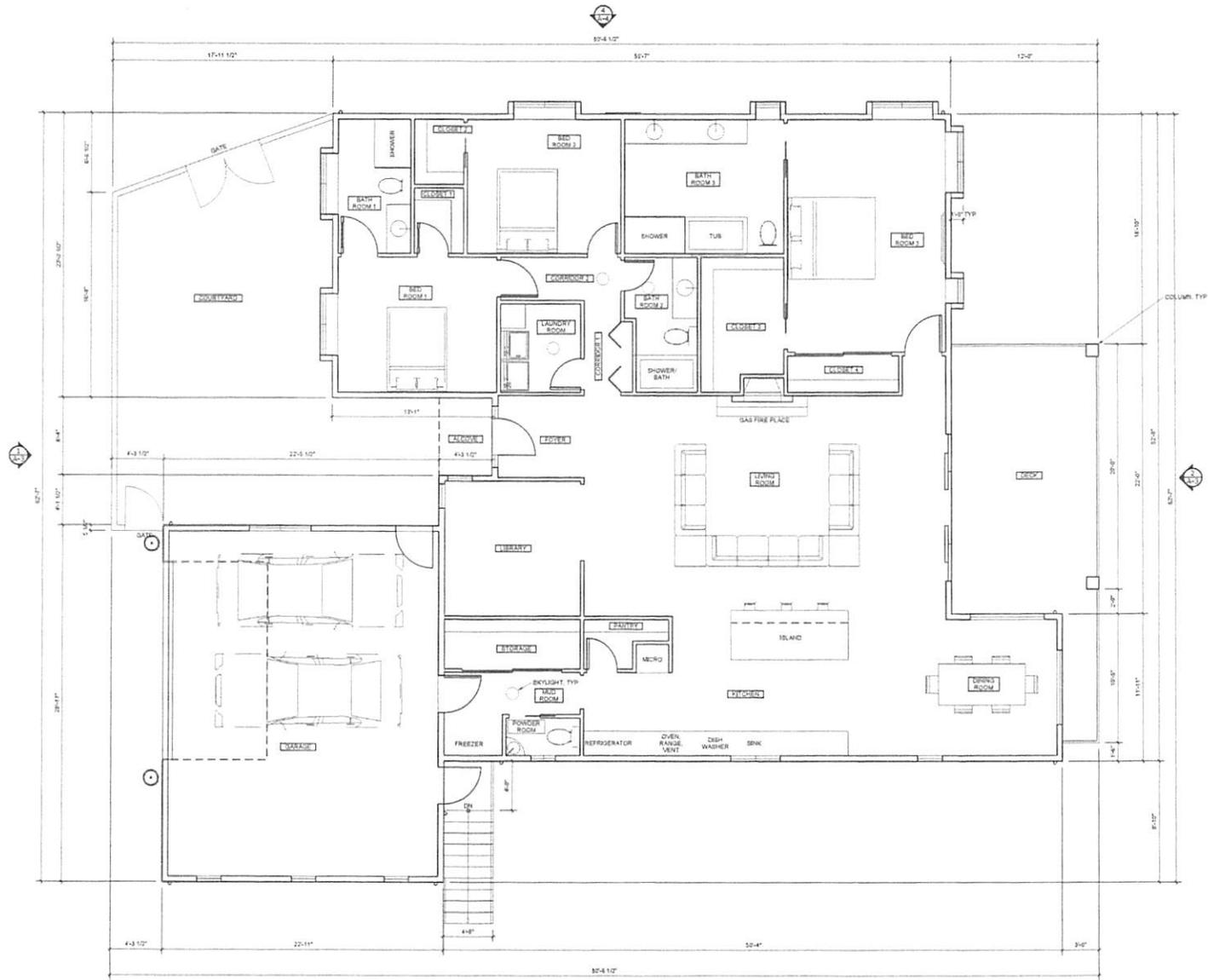
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Nicholas Huatzen

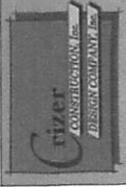
Site Plan

C-1





FLOOR PLAN
1/4" = 1'-0"



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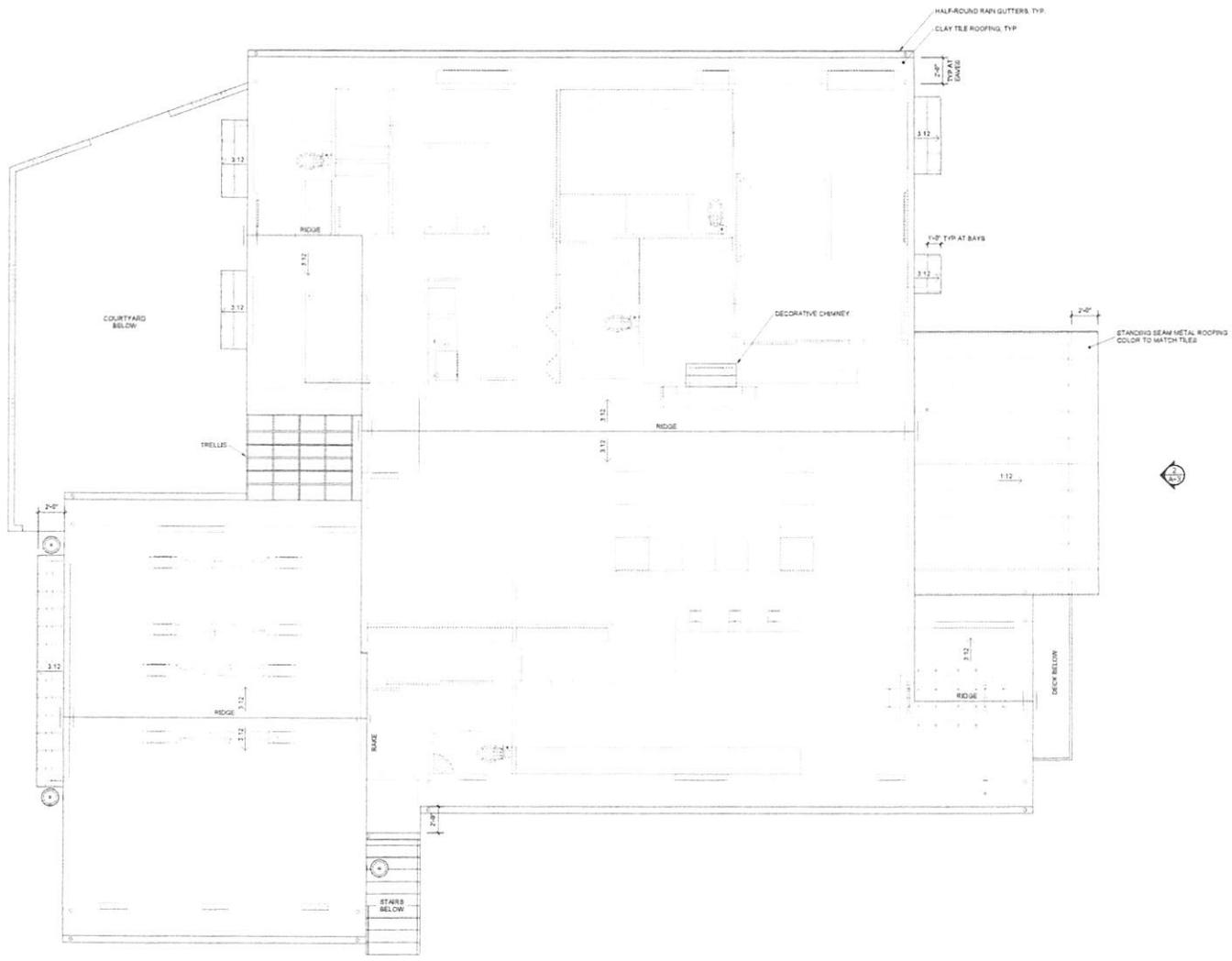
OWNER
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PROJECT
Delino Residence
PROJECT NO.
LO140987

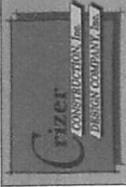
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Nicholas Hubson

Floor Plan

A-1



ROOF PLAN
1st + 1st



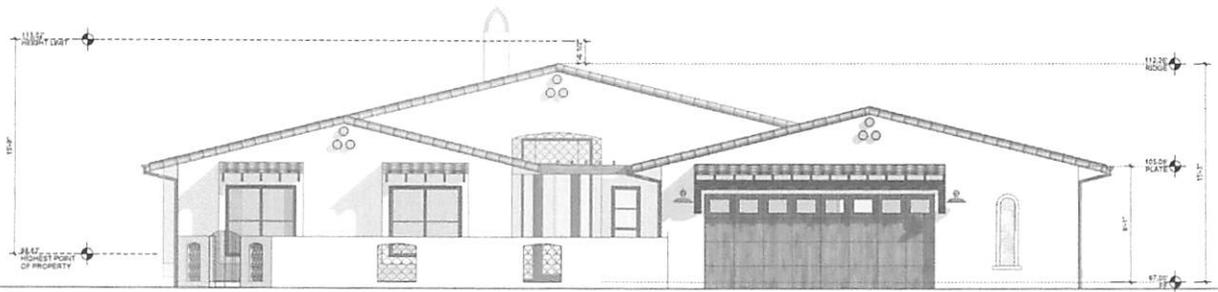
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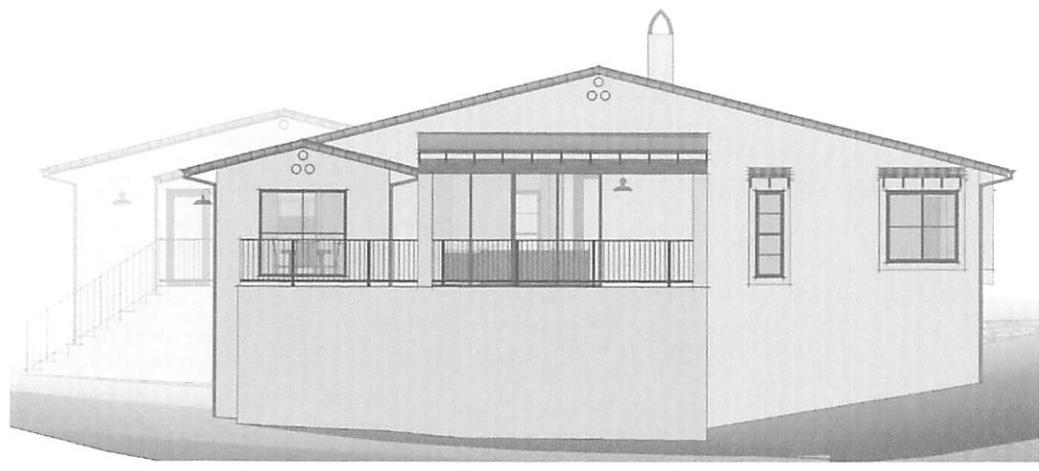
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PROJECT NO.
 LO140967

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 Nicholas Hudson

Floor Plans



1: SOUTH (FRONT) ELEVATION
1/8" = 1'-0"



2: NORTH (BACK) ELEVATION
1/8" = 1'-0"

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(805) 281-5406

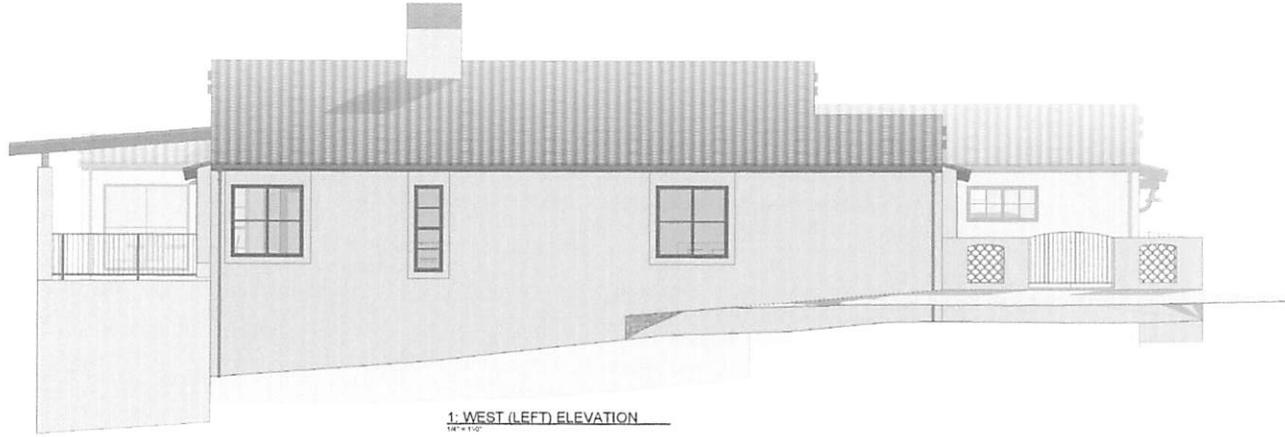
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Delling Residence
PROJECT NO.
LO 145947

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Nicholas Foubin

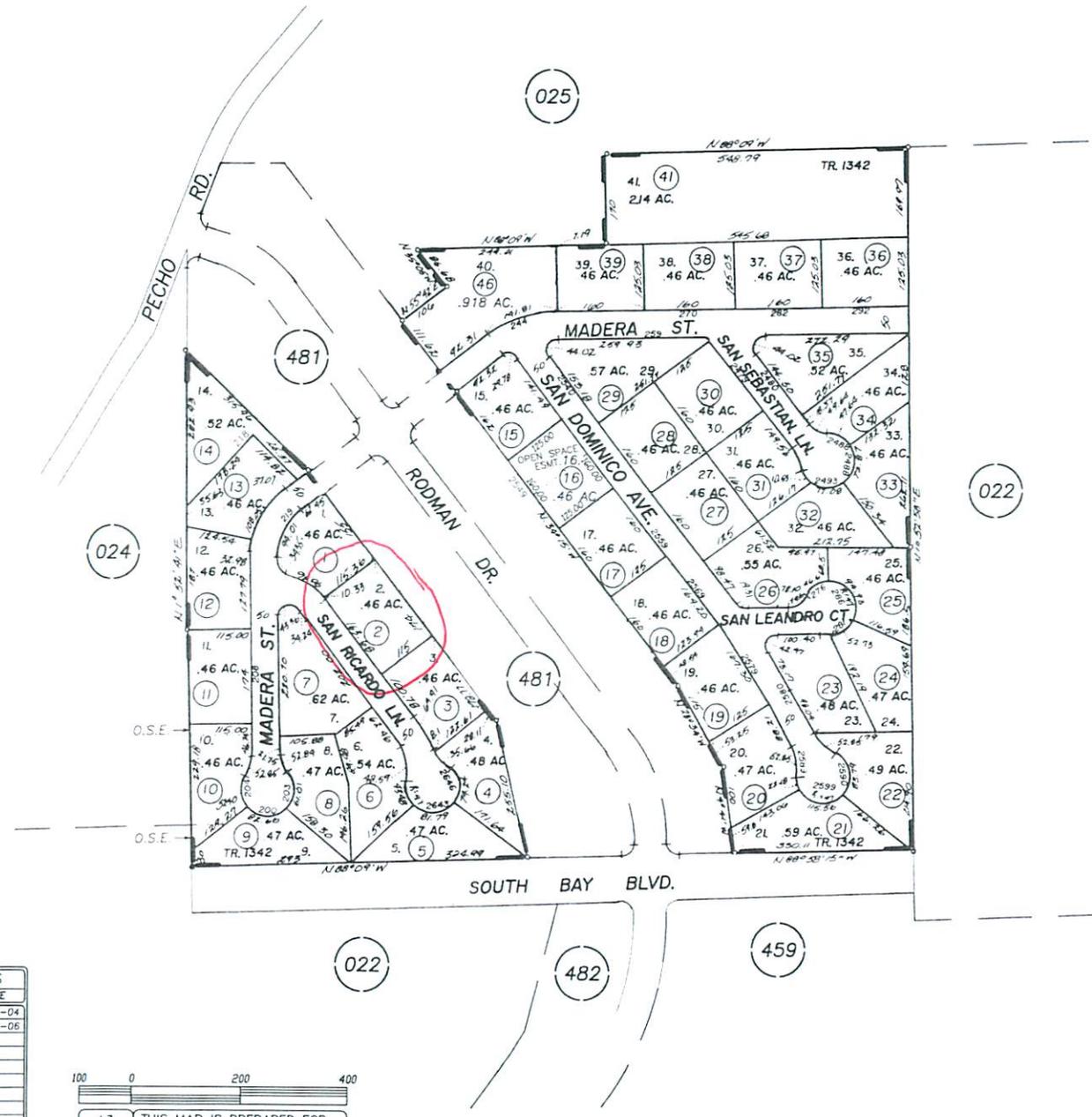
Front & Back
Elevations



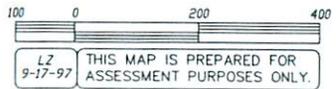
3. EAST (RIGHT) ELEVATION
1/4" = 1'-0"



1. WEST (LEFT) ELEVATION
1/4" = 1'-0"



REVISIONS	
I.S.	DATE
NA	04-12-04
NA	02-27-06



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

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



RS

Los Osos URL

Estero Planning Area
Planning Area

Coastal Zone
Planning Area

RSF

RIVEWAY

50m

200 ft





Parcel Summary Report For Parcel # 074-483-002

10/29/2014
9:50:22AM

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 DELFINO KENNETH L SR
 7816 DAVIN PARK DR BAKERSFIELD CA 93308-7230
OWN DELFINO ROSE M

Address Information

Status Address
P 02626 SAN RICARDO LN LSOS

Lot Information:

<u>Tract / Twncshp</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	0002	Los Osos	Estero Plannin	RSF	LCP	CAZ	Y	CD / SL	

Parcel Information

Status Description
Active TR1342 LT 2

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
LOS OSOS, ZONE K
LOS OSOS



Parcel Summary Report For Parcel # 074-483-002

10/29/2014
9:50:23AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

D980325P WIT Primary Parcel

Description:

SFD W/AT GARAGE AND GRADING

DRC2014-00044 REC Primary Parcel

Description:

NEW CONSTRUCTION OF 2,480 SQ FT HOME W/ 663 SQ FT GARAGE ATTACHED (3,143 TOTAL)

PMT2002-22686 EXP Primary Parcel

Description:

GRADING FOR SFD

PMT2002-22687 WIT Primary Parcel

Description:

CONSTR SFD W/AT GARAGE

PMT2002-26956 WIT Primary Parcel

Description:

GRADING

PMT2002-26958 WIT Primary Parcel

Description:

SINGLE FAMILY DU W/ATT GARAGE WITH GUESTROOM

60229 FNL Related Parcel

Description:

D900232P CMP Related Parcel

Description:

35 SINGLE FAMILY RESIDENCES