



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 12/18/2014

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00063 ZANE – Proposed minor use permit to replace existing lower deck with a 250 sf sunroom and expand upper floor deck to 171 sf. Site location is 1737 Berwick Dr, Cambria. APN: 023-143-040.

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

REPLACE LOWER EXISTING DECK, WITH
SUNROOM OF LARGER SIZE, EXPAND
NOCST/ CAMB

AS CAZ LCP RSF TH

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 BRADLEY & GINA ZANE Daytime Phone (435) 640-1895
 Mailing Address 1737 BERWICK DR, CAMBRIA, CA Zip Code 93428
 Email Address: _____

Applicant Name BRADLEY & GINA ZANE Daytime Phone (435) 640-1895
 Mailing Address 1737 BERWICK DR., CAMBRIA, CA Zip Code 93428
 Email Address: _____

Agent Name CHRIS PARKER CR PARKER ARCHITECT Daytime Phone _____
 Mailing Address 630 CRUINSTANA RD. #330, MORRO BAY, CA Zip Code 93442
 Email Address: cparkerarchitect@yahoo.com

PROPERTY INFORMATION

Total Size of Site: 7000 ± Assessor Parcel Number(s): 023-143-040

Legal Description: _____

Address of the project (if known): 1737 BERWICK DR, CAMBRIA, 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.: NORTH HWY 1 TO CAMBRIA, LEFT ON ALDATH, LEFT ON BERWICK DR.

Describe current uses, existing structures, and other improvements and vegetation on the property:

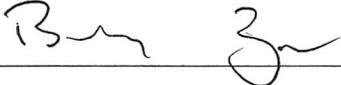
EXISTING SINGLE FAMILY RESIDENCE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): REPLACE EXISTING LOWER DECK w/ SUNROOM OF LARGER SIZE, EXPAND UPPER FLOOR DECK

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 9/24/14

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): INCREASE SIZE OF LOWER DECK + MAKE SUNROOM, INCREASE SIZE OF UPPER DECK

Describe existing and future access to the proposed project site: ACCESS FROM BERWICK DR.

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? 3500 #

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: SINGLE FAMILY RESID
East: SINGLE FAMILY RESID

South: VACANT 3500# LOT (OWNED BY APPLICANT)
West: SINGLE FAMILY RESID.

For all projects, answer the following:

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

Buildings: 1745 sq. feet 25 % Landscaping: 4955 sq. feet 71 %

Paving: 300 sq. feet 4 %

Other (specify) _____

Total area of all paving and structures: 2045 sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 2 ex Height of tallest structure: 24' EXISTING

Number of trees to be removed: 0 Type: _____

Setbacks: Front 10'-0" Right 5' Left 42'-6" Back 17'-9" PROPOSED

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: CAMBRIA

Do you have a valid will-serve letter? Yes No (If yes, please submit copy) EXISTING USE NO INCREASE

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: CAMBRIA CSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy) EXISTING USE NO INCREASE

Fire Agency: List the agency responsible for fire protection: 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: 2

Total floor area of all structures including upper stories, but not garages and carports: 1751 #

Total of area of the lot(s) minus building footprint and parking spaces: 4955 #

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: _____ acres
Moderate slopes of 10-30%: 10-12% 7000 ~~10~~ 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: _____
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: _____

Water Supply Information

- What type of water supply is proposed?
 - Individual well
 - Shared well
 - Community water system
- What is the proposed use of the water?
 - Residential
 - Agricultural - Explain _____
 - Commercial/Office - Explain _____
 - Industrial - Explain _____
- What is the expected daily water demand associated with the project? NONE (ADDITION IS FOR SUN ROOM)
- How many service connections will be required? ALREADY 1 EXIST'G, NOTHING w/ WATER PROPOSED
- Do operable water facilities exist on the site?
 - Yes
 - No
 - If yes, please describe: EXIST'G WATER SERVICE TO EXIST'G HOME
- Has there been a sustained yield test on proposed or existing wells?
 - Yes
 - No
 - If yes, please attach.
- Does water meet the Health Agency's quality requirements?

Bacteriological?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Chemical?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Physical	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water analysis report submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

} PER AGENCY
- Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.

<input type="checkbox"/> Well Driller's Letter	<input type="checkbox"/> Water Quality Analysis	<input type="checkbox"/> OK or	<input type="checkbox"/> Problems
<input type="checkbox"/> Will Serve Letter	<input type="checkbox"/> Pump Test _____ Hours _____ G.P.M.		
<input type="checkbox"/> Surrounding Well Logs	<input type="checkbox"/> Hydrologic Study	<input type="checkbox"/> Other _____	

N/A

N/A

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:

N/A

- Has an engineered percolation test been accomplished?
 - Yes
 - No
 - If yes, please attach a copy.
- What is the distance from proposed leach field to any neighboring water wells? _____ feet
- 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
- Has a piezometer test been completed?
 - Yes
 - No
- 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:

- Is this project to be connected to an existing sewer line?
 - Yes
 - No

ALREADY CONNECTED - PROPOSED PROJECT DOES NOT INVOLVE SEWER
- Distance to nearest sewer line: _____ Location of connection: _____
- What is the amount of proposed flow? _____ G.P.D.
- 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 County DSP
- 3. Where is the waste disposal storage in relation to buildings? Side YARD
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No ALREADY EXISTING

Community Service Information

- 1. Name of School District: COAST UNIFIED SCHOOL DIST.
- 2. Location of nearest police station: SLO COUNTY SHERIFF, 356 N MAIN ST, TEMPLETON, CA 93465
- 3. Location of nearest fire station: 2850 BOSTON DRIVE, CAMBRIA, CA 93428
- 4. Location of nearest public transit stop: BOSTON + MAIN STREET
- 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:
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.

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): NONE
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: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: SUNROOM - PASSIVE HEAT

*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:

NONE

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: _____

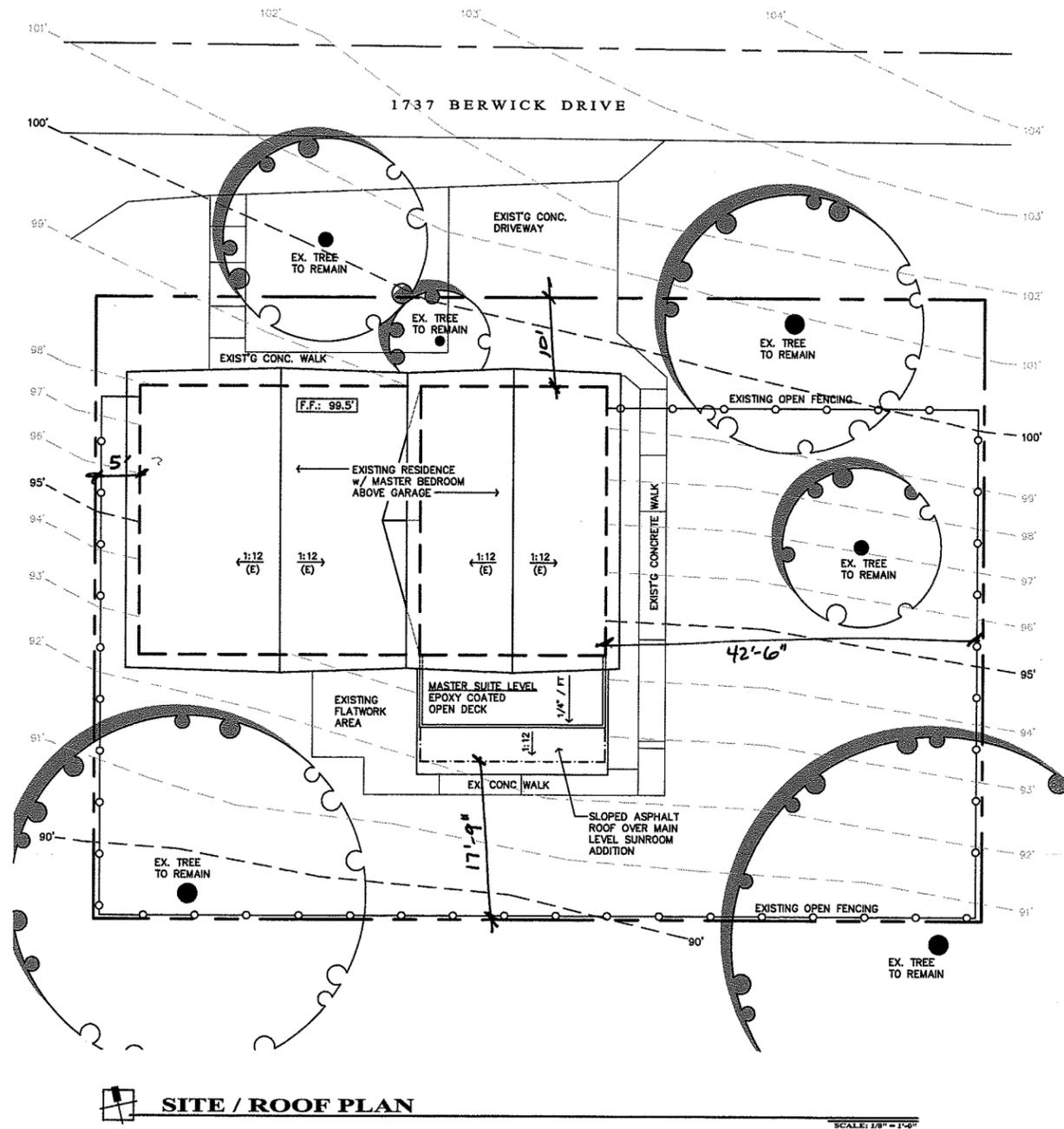
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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): BUILDING PERMIT - COUNTY OF SLO

(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 / ROOF PLAN

SCALE: 1/8" = 1'-0"

PROJECT DESCRIPTION

THE PROPOSED PROJECT INVOLVES A MINOR USE PERMIT TO ENLARGE THE EXISTING DECK AND TURN IT INTO A NON-CONDITIONED SPACE (SUNROOM). THE OWNER HAD BEGUN MAINTENANCE / REPAIRS TO THE EXISTING DECK AND BEGAN ENLARGING IT WHEN THEY CONTACT ME FOR INFORMATION. I INSTRUCTED THEM THAT THE WORK THAT WAS UNDERWAY IS IN NEED OF A BUILDING PERMIT. SO, THIS PACKAGE HAS BEEN CREATED TO ADDRESS WORK THAT WAS IN PROGRESS AND THE INTENDED PROJECT TO BE COMPLETED.

OCCUPANCY: (U) SUNROOM - ACCESSORY TO RESID.
NON-CONDITIONED, ACCESSORY SPACE

PROJECT INFO.

APN: 023-143-040
LOT SIZE: 7,000 SQ. FT.

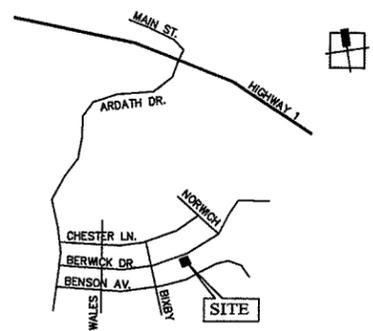
ALLOWABLE AREAS:
MAXIMUM FOOTPRINT: 2,133 SQ. FT.
MAXIMUM GSA: 3,200 SQ. FT.
MAXIMUM SOLID DECKS: 213 SQ. FT.

BASED ON TABLE 7-1 : CAMBRIA RSF BUILDING SIZE CALCULATOR

EXISTING AREAS:
EXISTING FOOTPRINT: 1,745 SQ. FT.
EXISTING GSA: 2,462 SQ. FT.
EXISTING LOWER FLOOR: 1,116 SQ. FT.
EXISTING UPPER FLOOR: 635 SQ. FT.
EXISTING GARAGE: 472 SQ. FT.
EXISTING SOLID LOWER DECK: 118 SQ. FT.
EXISTING SOLID UPPER DECK: 121 SQ. FT.
EXISTING SOLID DECKS: (NON-CONFORMING) 239 SQ. FT.

PROPOSED AREAS:
PROPOSED FOOTPRINT: 1,745 SQ. FT.
PROPOSED GSA: 2,644 SQ. FT.
EXISTING LOWER FLOOR: 1,116 SQ. FT.
EXISTING UPPER FLOOR: 635 SQ. FT.
EXISTING GARAGE: 472 SQ. FT.
PROPOSED SUNROOM: 250 SQ. FT.
PROPOSED SOLID UPPER DECK: 171 SQ. FT.
PROPOSED SOLID DECKS: 171 SQ. FT.

VICINITY MAP



APPLICABLE CODES

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA ELECTRIC CODE
- 2013 CALIFORNIA ENERGY CODE
- CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA FIRE CODE
- CALIFORNIA REFERENCE STANDARDS CODE

SHEET INDEX

- A1.1 PROJECT INFO, SITE/ROOF PLAN
- A2.1 DEMO & PROPOSED FLOOR PLANS
- A3.1 EXTERIOR ELEVATIONS & SUNROOM SECTION

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C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT
630 QUINTANA RD. #330
MORRIS, BAY, CA. 93442-1862
(805) 772-8700

STAMPS



VICINITY MAP

PROJECT

PROPOSED SUNROOM

FOR
BRADLEY & GINA ZANE

1737 BERWICK DR.
CAMBRIA, CALIF. 93428

DRAWING PHASE
MINOR USE PERMIT

Project No.	14-119
Drawn By	CPP
Dwg. Date	09/24/14
Updated	10/12/14
Scale	AS NOTED

REVISIONS

SHEET TITLE

PROJECT INFO. SITE / ROOF PLAN

SHEET NO.

A1.1

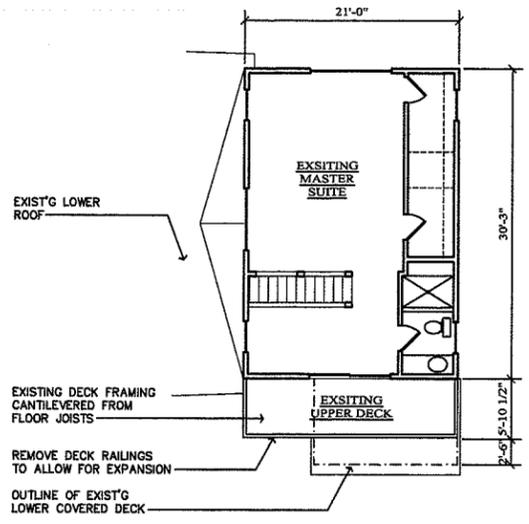
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C. P. PARKER ARCHITECT

CHRISTOPHER P. PARKER ARCHITECT
 630 QUINTANA RD. #330
 MORRO BAY, CA 93422-1962
 (805) 772-8700

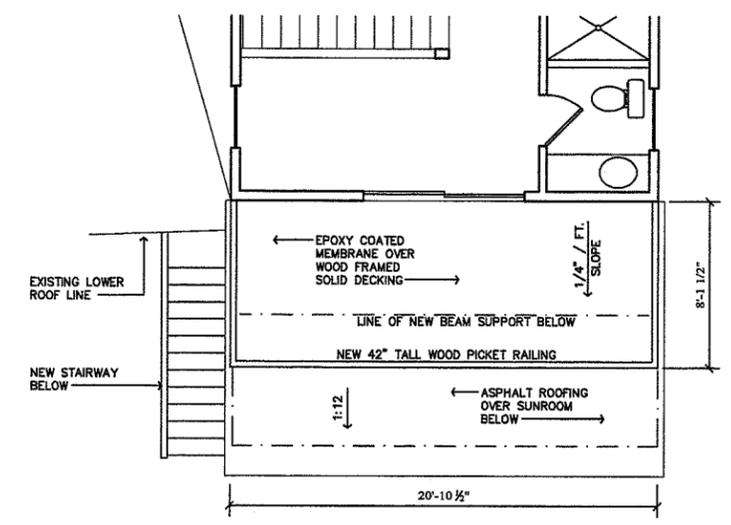


VICINITY MAP



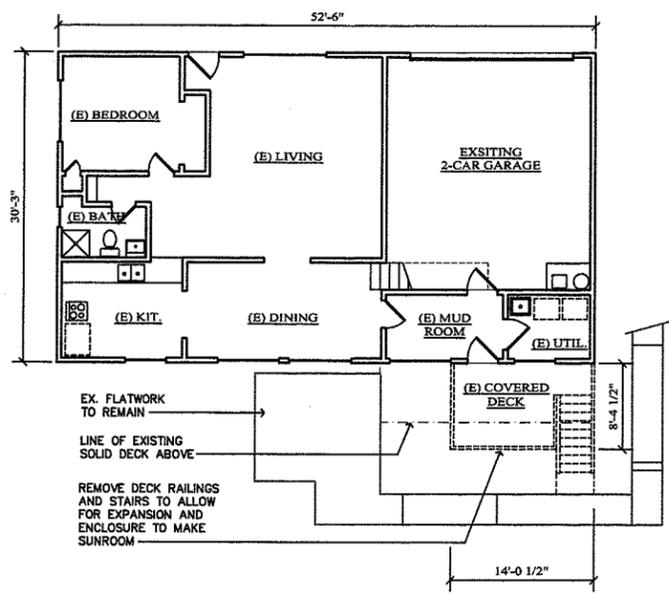
DEMO UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



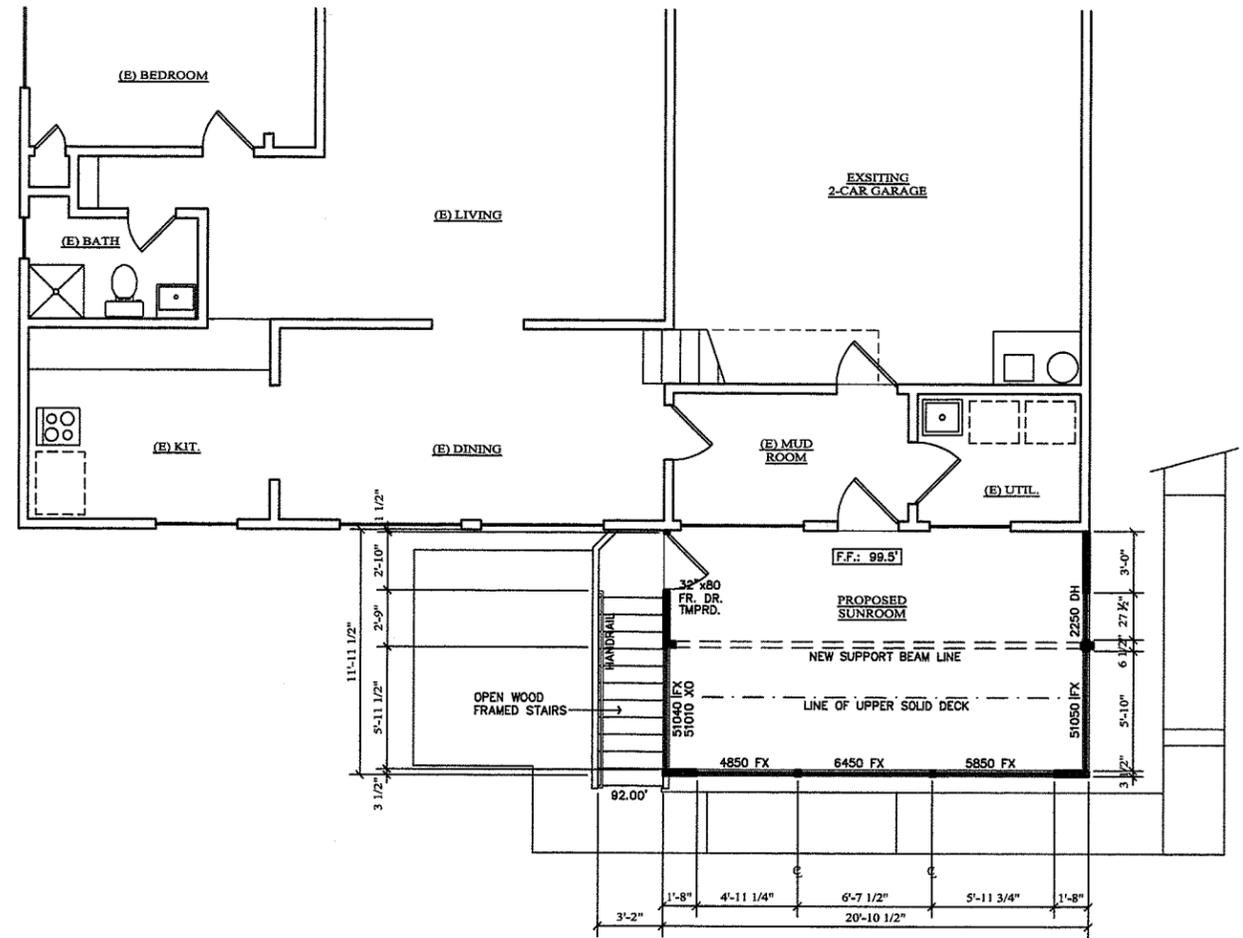
PARTIAL PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



DEMO LOWER FLOOR PLAN

SCALE: 1/8" = 1'-0"



PARTIAL PROPOSED LOWER FLOOR PLAN

SCALE: 1/4" = 1'-0"

PROJECT

PROPOSED SUNROOM

FOR
BRADLEY & GINA ZANE

1737 BERWICK DR.
 CAMBRIA, CALIF.
 93428

DRAWING PHASE

MINOR USE PERMIT

Project No.	14-119
Drawn By	CPP
Dwg. Date	09/24/14
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Scale	AS NOTED

REVISIONS

SHEET TITLE

DEMO & PROPOSED FLOOR PLANS

SHEET NO.

A2.1

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 ARCHITECT

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STAMPS



VICINITY MAP

PROJECT

**PROPOSED
 SUNROOM**

FOR
**BRADLEY & GINA
 ZANE**

1737 BERWICK DR.
 CAMBRIA, CALIF.
 93428

DRAWING PHASE
**MINOR USE
 PERMIT**

Project No.	14-119
Drawn By	CPP
Dwg. Date	09/24/14
Updated	-
Scale	AS NOTED

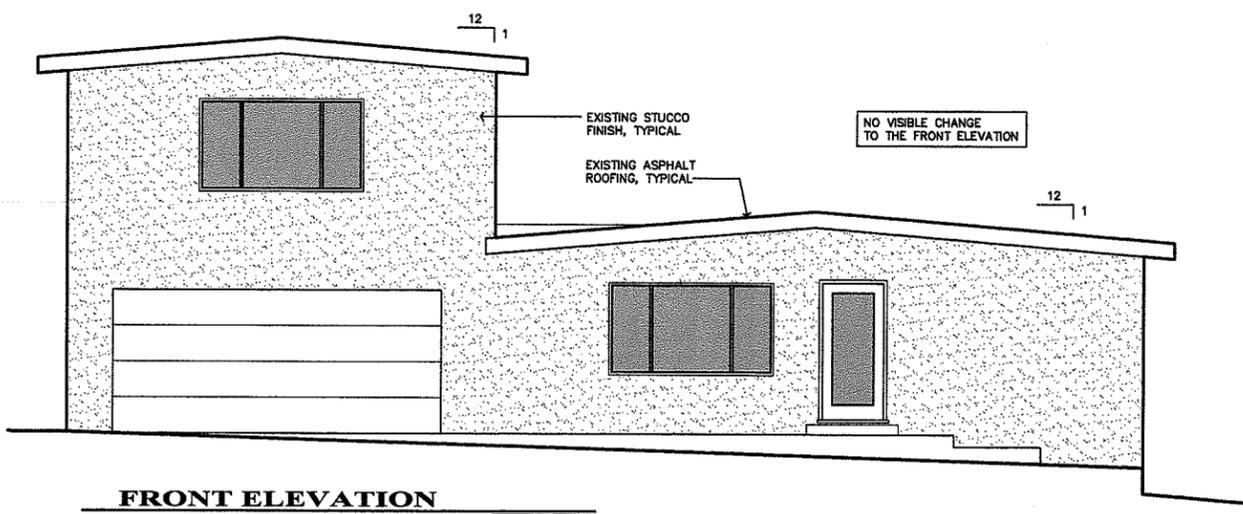
REVISIONS

SHEET TITLE

ELEVATIONS

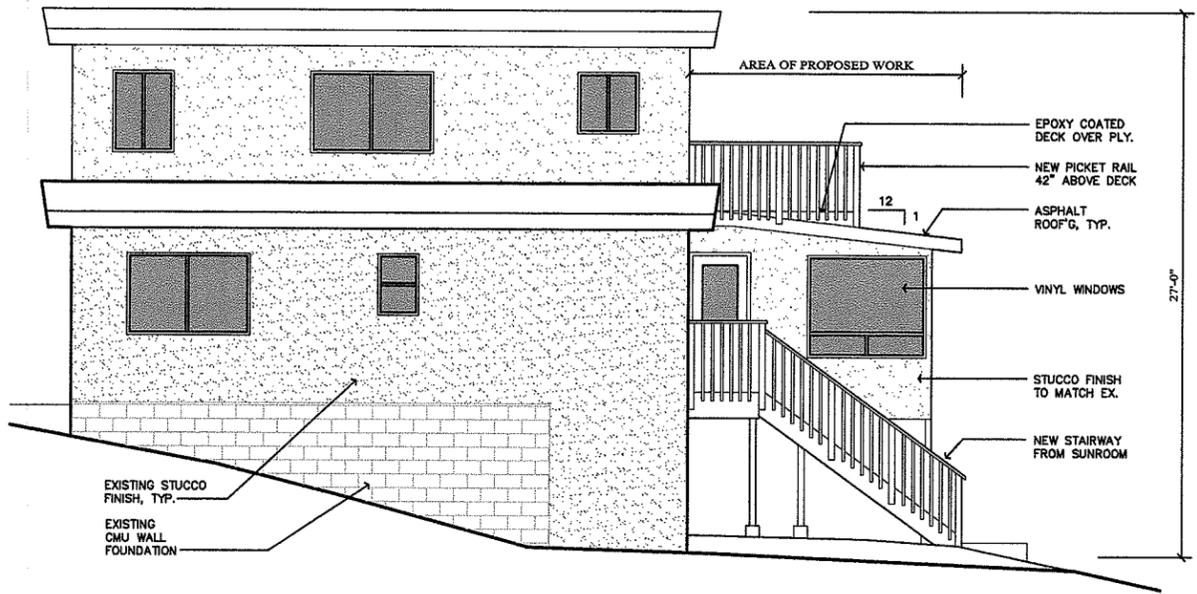
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A3.1



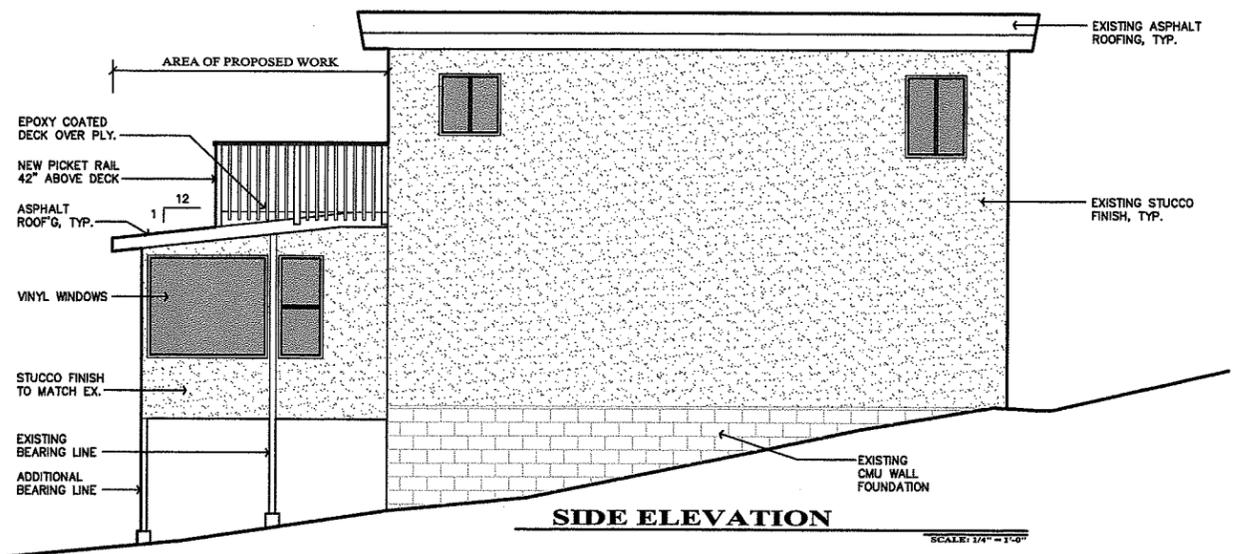
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



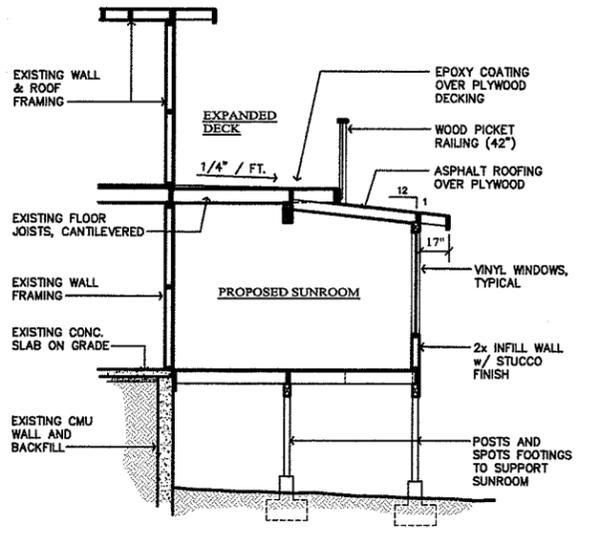
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"



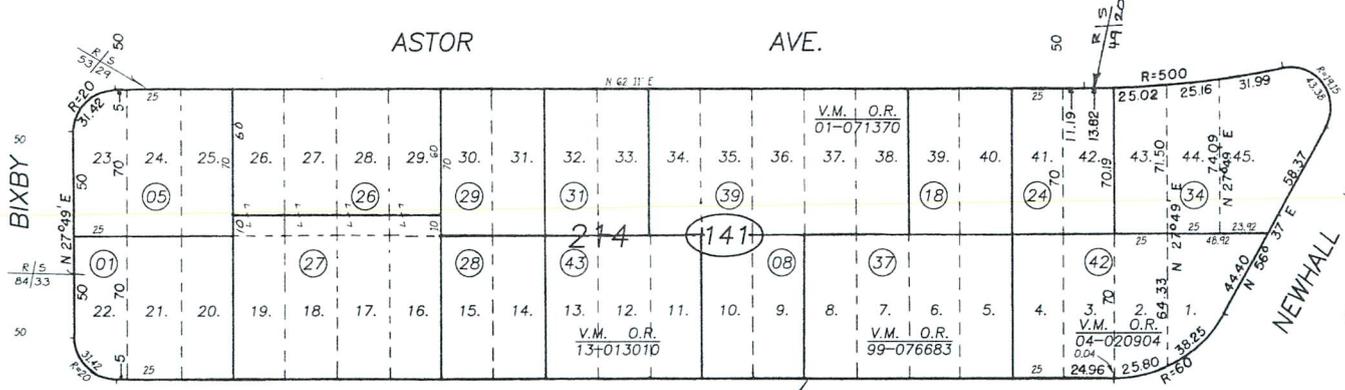
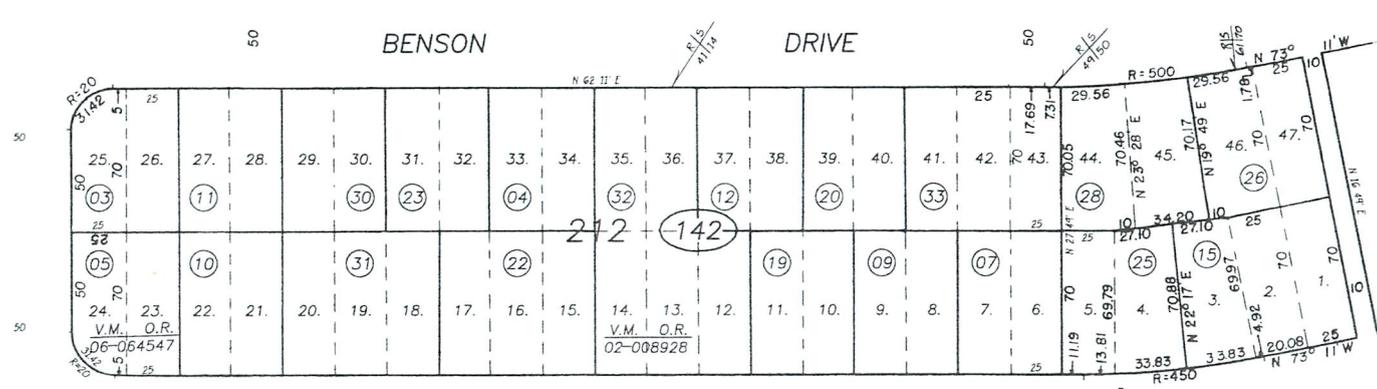
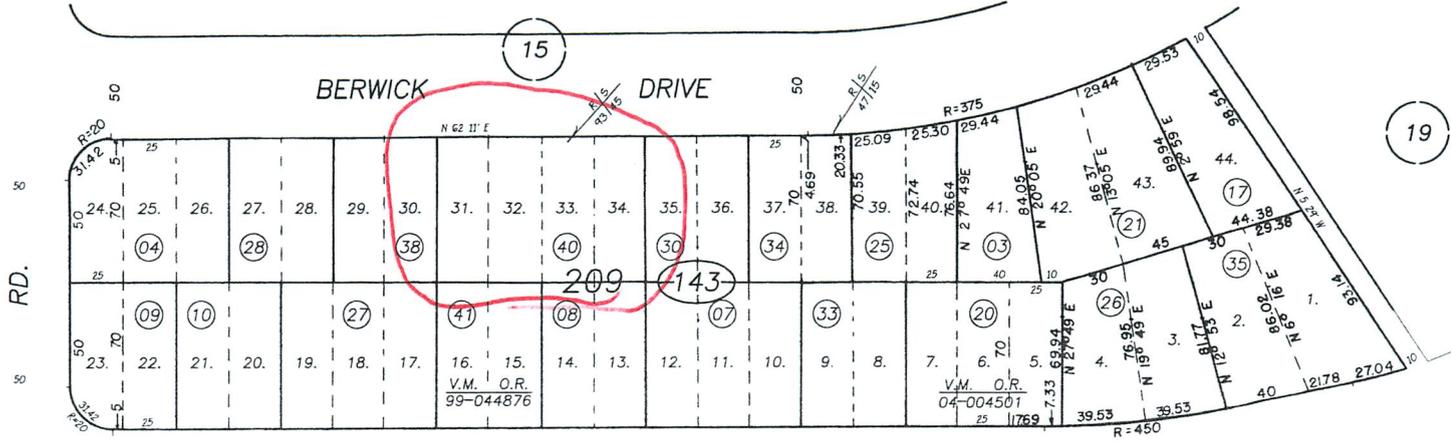
SUNROOM / DECK SECTION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



REVISIONS	
I.S.	DATE
NA	05-01-04
05-051	07-02-04
05-388	04-12-05
NA	10-24-06
NA	10-02-07
NA	02-29-08
14-024	08-13-13

13

0 30 60 120

LZ 05-06-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

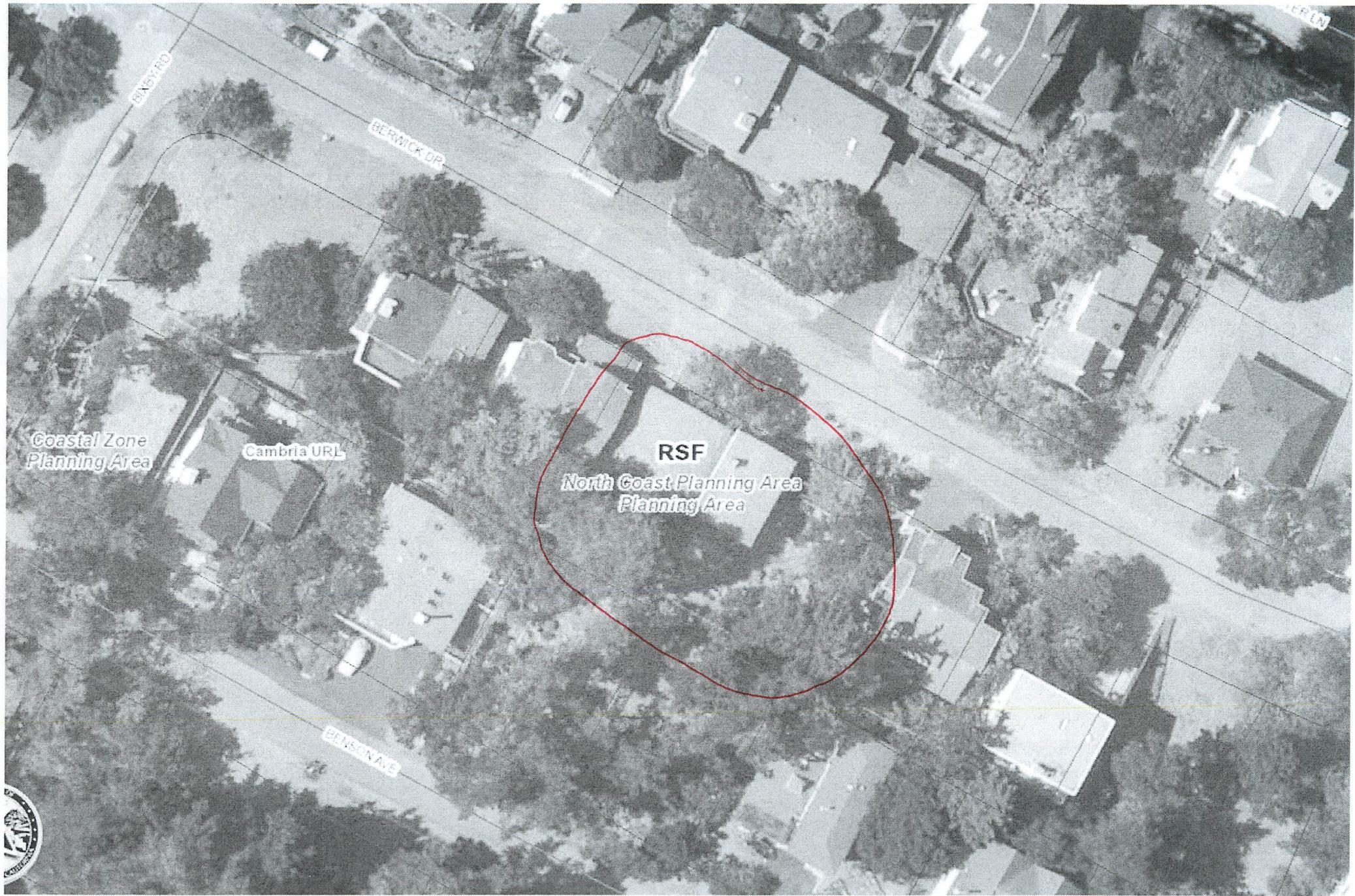
16

SAINT JAMES RD.

TRACT NO. 8; R.M. Bk. 5, Pg. 21.

17

CAMBRIA ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 023 PAGE 14



BINGY RD

GERWICK DR

URL

Coastal Zone
Planning Area

Cambria URL

RSF
North Coast Planning Area
Planning Area

ELLSOME





Parcel Summary Report For Parcel # 023-143-040

12/17/2014
12:54:34PM

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 ZANE BRADLEY
 PO BOX 1061 MORRO BAY CA 93443-1061
OWN ZANE REGINA

Address Information

Status Address
P 01737 BERWICK DR CAMB

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>
8	0209	0031	Cambria	North Coast P	RSF	LCP	AS	Y	L2 / VP	E921728L
8	0209	0032	Cambria	North Coast P	TH	CAZ		Y	L2	
8	0209	0033	Cambria	North Coast P				Y	L2	
8	0209	0034	Cambria	North Coast P				Y	L2	

Parcel Information

Status Description
Active CAM PINES TR 8 BL 209 31 THRU 34

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC
COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)



Parcel Summary Report For Parcel # 023-143-040

12/17/2014
12:54:35PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2014-00063 REC Primary Parcel

Description:

REPLACE LOWER EXISTING DECK, WITH SUNROOM OF LARGER SIZE, EXPAND UPPER FLOOR DECK

P990014T APP Primary Parcel

Description:

REMOVE TWO DYING MONTEREY PINES

PMT2003-00090 FNL Primary Parcel

Description:

CONVERT EXISTING DOWNSTAIRS BATHROOM INTO LAUNDRYROOM, RELOCATE THE EXISTING FIXTURES TO UPSTAIRS BATHROOM (TOILET & LAV & SHOWER) ADD GAS LINE FOR RANGE/STOVE, HOTWATER HEATER, DRYER & FUTURE FAU.

ZON2007-00840 AUT Primary Parcel

Description:

1 IN SIDE YARD, 1 IN BACK YARD. GO DOWN SMALL SET OF STAIRS. BOTH TREES ARE ALMOST DEAD, ROOTS ROTTEN AT BASE OF TREE. OKAY TO REMOVE TWO TREES.