



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/9/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00071 MCKELLOP – Proposed minor use permit to construct a covered patio, add a new cover to an existing outdoor BBQ area, and construct two handicap bathrooms in an existing cottage. Site location is 222 No Ocean Ave, Cayucos. APN: 064-094-017

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

DRC2014-00071

MCKELLOP HARR

MINOR USE PERMIT

COVERED PATIO ROOF AND HANDICAP BATHROOMS; BBQ AREA ROOF EST/ CAYU

CBD CR CSC H LCP VSA

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 HARRY MCKELLOP, TOVYA WAGER Daytime Phone 310 476 9414
 Mailing Address 301 N. BOWLING GREEN WAY Zip Code 90049
 Email Address: Los Angeles CA - hmckellope@gmail.com

Applicant Name TRACI HOZE Daytime Phone 905 540 4753
 Mailing Address 98 N OCEAN AVE, CAYUCOS, CA Zip Code 93435
 Email Address: traci.housse@twingill.com

Agent Name PARAGON DESIGNS Daytime Phone 541 9486
 Mailing Address Thom Balkovich, Architect Zip Code _____
 Email Address: 1009 Victoria St. Suite 202
San Luis Obispo, CA 93401

PROPERTY INFORMATION

Total Size of Site: 1520 sq ft Assessor Parcel Number(s): 064-094-017/014
 Legal Description: _____
 Address of the project (if known): 422 N. OCEAN, CAYUCOS, CA 93435
 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:
EXISTING COTTAGE & OUTDOOR BBQ, LANDSCAPED GROUNDS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): COVERED PATIO ROOF AND HANDICAP BATHROOMS; BBQ AREA ROOF

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 Harry McKellop Date 1/6/15

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Emergency Permit | <input checked="" type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input checked="" type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Harry McKellop, JUDY A. WARR Daytime Phone 310 476 9414
Mailing Address 301 N. Bowling Green Way Zip Code 90049
Email Address: Los Angeles CA - hmckellop@gmail.com

Applicant Name TRACI HOZE Daytime Phone 805 540 4705
Mailing Address 98 N. Ocean Ave, Cayucos Ca Zip Code 93430
Email Address: traci.casshouse@comcast.net

Agent Name PARAGON DESIGNS Daytime Phone 541 9486
Mailing Address Thom Brajkovich, Architect Zip Code _____
Email Address: 1009 Morro St. Suite 202
San Luis Obispo, CA 93401

PROPERTY INFORMATION

Total Size of Site: 1500 sq Assessor Parcel Number(s): 064-094-017/014
Legal Description: _____
Address of the project (if known): 422 N. OCEAN / CAYUCOS, CA 93430
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:

EXISTING COTTAGE & OUTDOOR BBQ, LANDSCAPED GROUNDS

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): COVERED PATIO ROOF
AND HANDICAP BATHROOMS - BBQ AREA ROOF

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 _____

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): NONE

Describe existing and future access to the proposed project site: CAYUCOS DR & OCEAN BLVD

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? 15000 sq

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

North: COMMERCIAL South: RETAIL (COMM'L)
East: COMM (GAS STATION) West: B&B (COMM'L)

For all projects, answer the following:

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

Buildings: 2872 sq. feet 39 % Landscaping: 4618 sq. feet 61 %
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: street Height of tallest structure: 14'6"
Number of trees to be removed: _____ 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: _____
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: CAYUCOS FIRE / COP

For commercial/industrial projects answer the following:

Total outdoor use area: 4618 sq. feet acres
Total floor area of all structures including upper stories: 2872 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

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: 100% 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: 2015 X
- 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: Cayus Ave & Ocean

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? MINIMAL
4. How many service connections will be required? _____
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?
 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

N/A

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? _____ 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: 120' Location of connection: CAYUCOS DRIVE
2. What is the amount of proposed flow? 2 BATHROOMS 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: CAYUCOS SANITARY DISTRICT
- 3. Where is the waste disposal storage in relation to buildings? ACROSS STREET
- 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: CAYUCOS
- 2. Location of nearest police station: MORRO BAY
- 3. Location of nearest fire station: CAYUCOS
- 4. Location of nearest public transit stop: OCEAN BLVD
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 3 BLOCKS feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
EMPTY LOT / TENTS FOR SPECIAL EVENTS FOR THE CASI HOUSE
- 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.

- NA
- 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

N/A

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

N/A

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: _____

Energy Conservation Information

N/A

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:

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

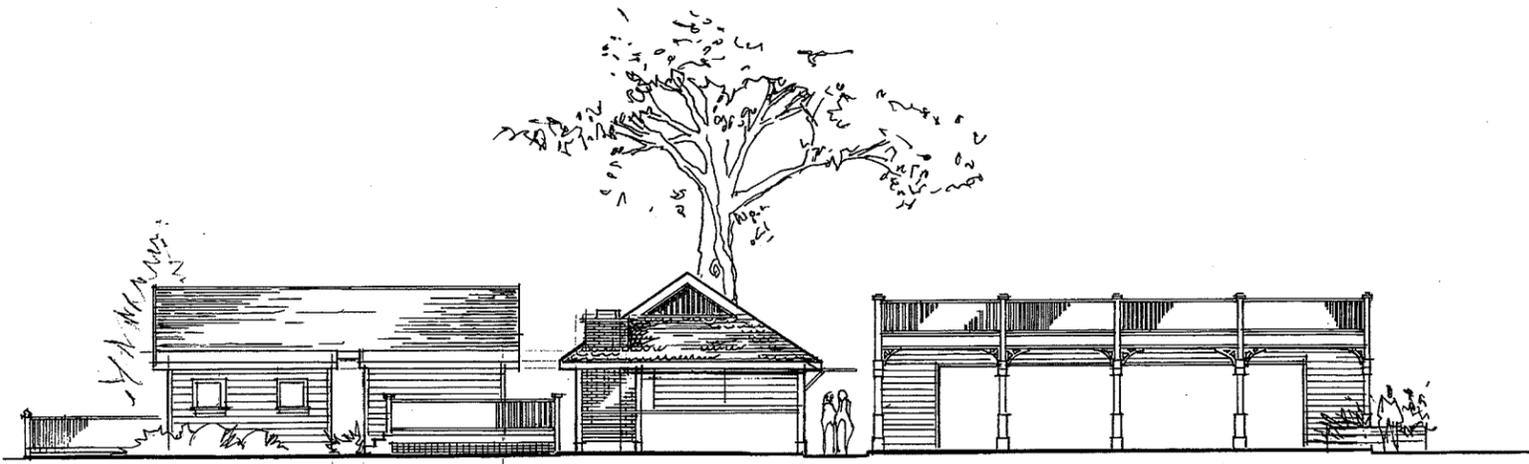
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____

(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.)

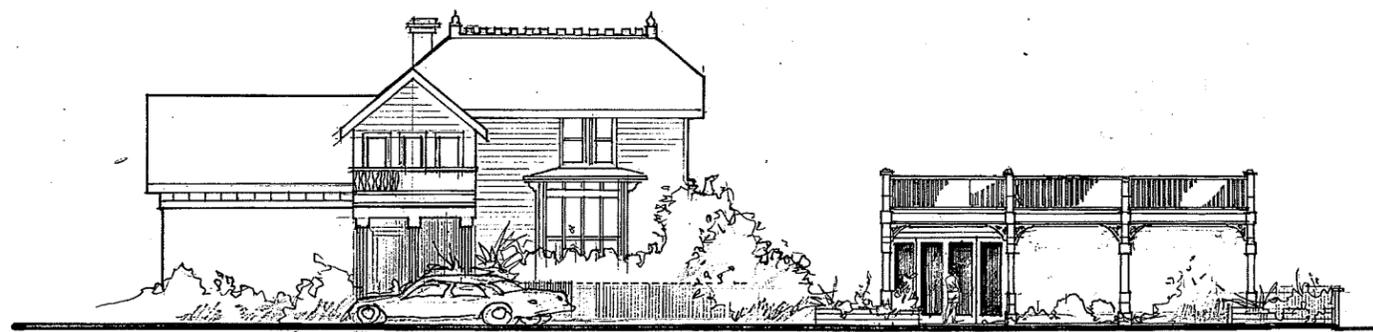
REVISIONS	BY

All designs and other information on these drawings are to be used in the field. Plans and specifications shall not be used otherwise without the approval of the architect.

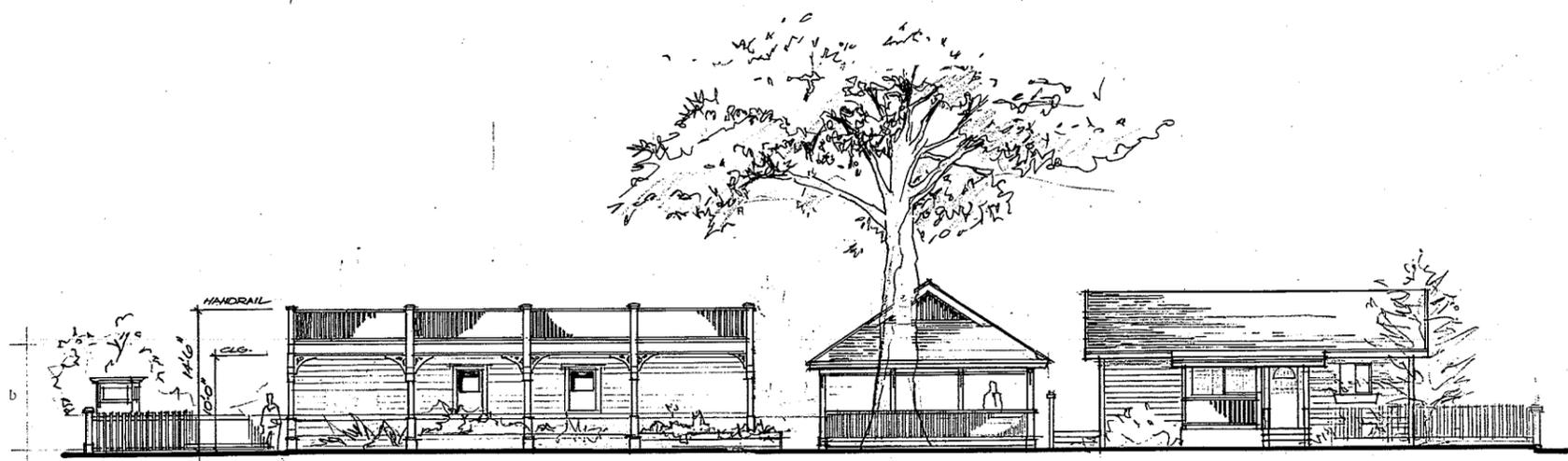
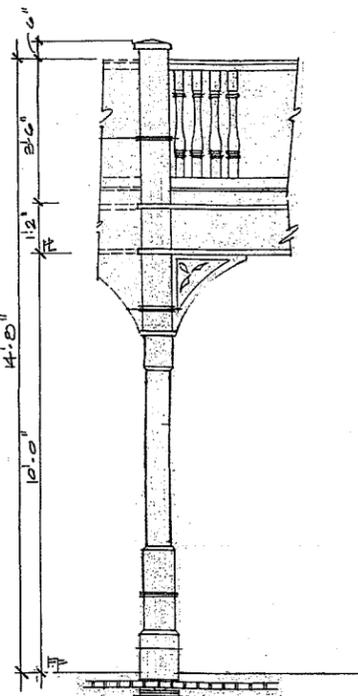
When drawings or their details are used for construction, the contractor shall be responsible for obtaining and complying with all applicable codes and regulations and the contractor shall be held liable for any violations from the drawings or conditions shown in these drawings.



CASS HOUSE ELEVATION



OCEAN AVE ELEVATION



CAYUCOS DRIVE ELEVATION

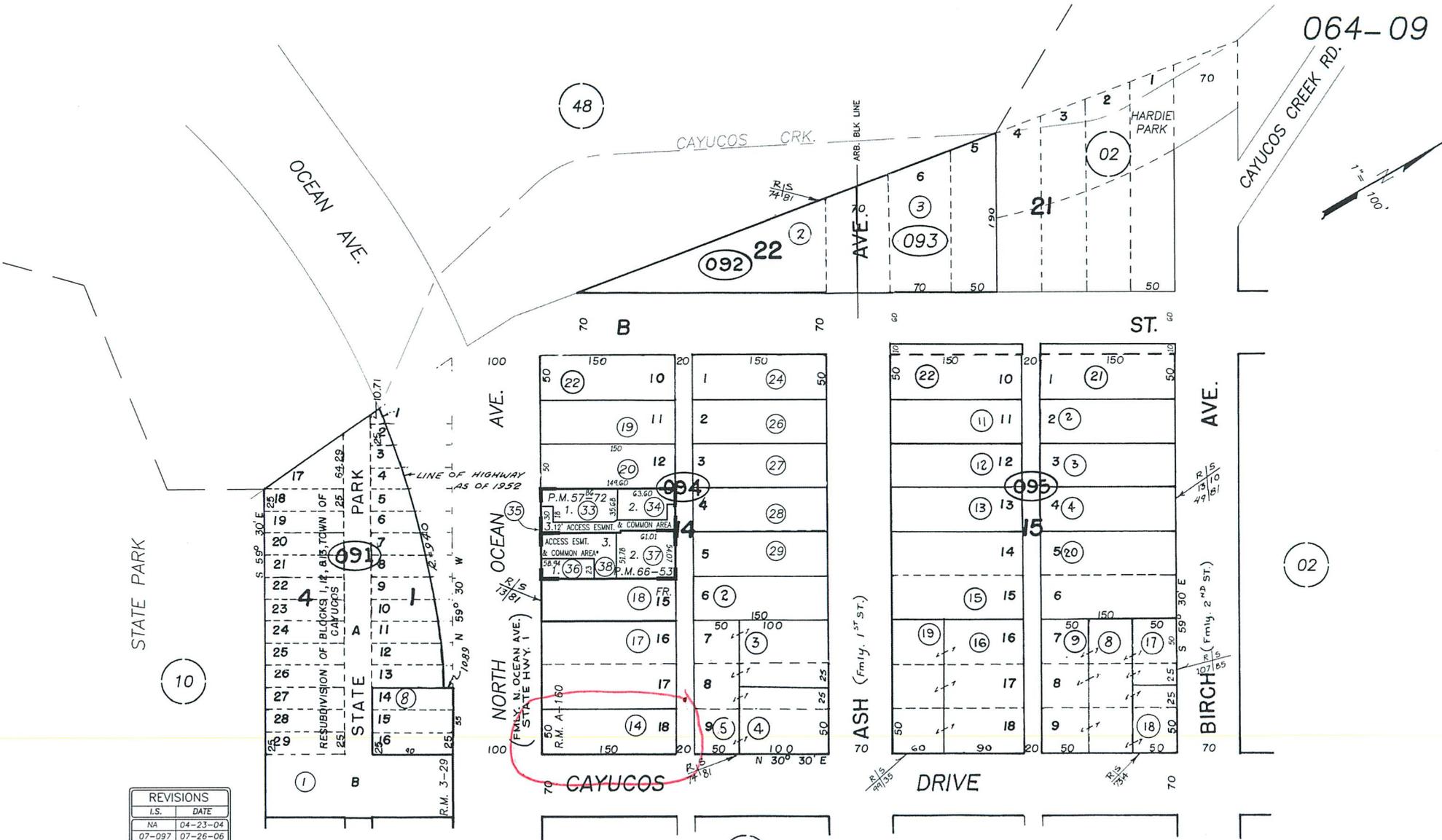
PARAGON
DESIGN and BUILDING
1009 MORRO STREET STE 202 SAN LUIS OBISPO CA 95401
PHONE: (805) 541-1948 FAX: (805) 541-3708 LIC. C-131312
THOMAS G. BRAJKOVICH ARCHITECT



CASS HOUSE PATIO
222 N. OCEAN AVE, CAYUCOS, CA

DRAWN
18
CHECKED
DATE
11-4-2014
SCALE
1/8"=1'-0"
JOB NO.
240-A
SHEET
DETAILS
A2
OF SHEETS

064-09



REVISIONS	
I.S.	DATE
NA	04-23-04
07-097	07-26-06
12-142	03-10-12

*NOTE: EACH PARCEL INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

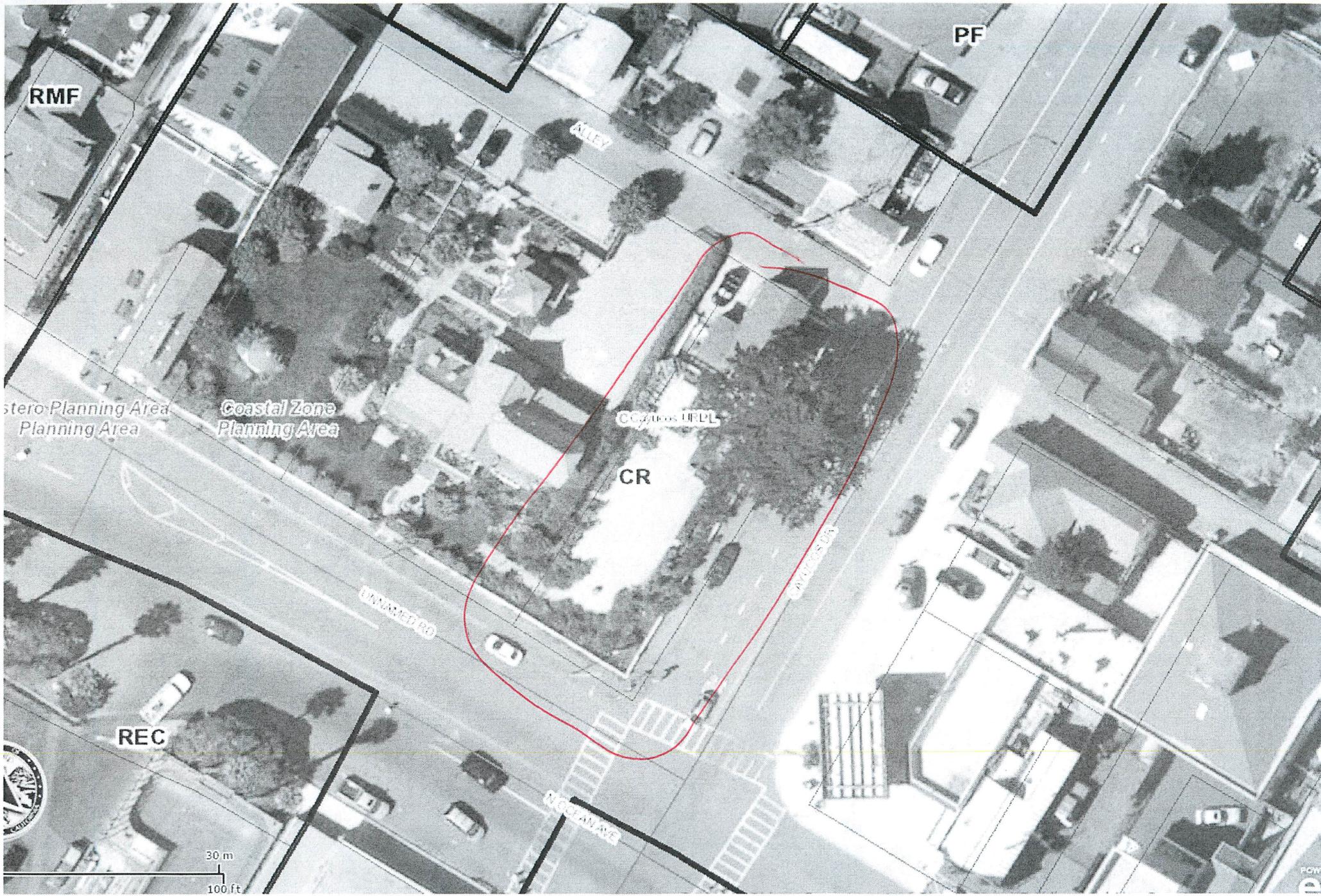
50' 0 100' 200'

JAW
11-16-99

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RESUB. BL. 1-12-13: TOWN OF CAUYCOS, R.M. Bk. 3 , Pg. 29
TOWN OF CAUYCOS, R.M. Bk. A , Pg. 160

CAUYCOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 064 PAGE 09



RMF

PF

ALLEY

Coastal Zone Planning Area

Coastal Zone Planning Area

CC/UDOS UPL

CR

UNWAMED RD

HIGGINS AVE

REC

HIGGINS AVE

30 m
100 ft



PCW
D



Parcel Summary Report For Parcel # 064-094-017

1/7/2015
9:38:28AM

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 TGIF LLC
 3650 SACRAMENTO DR SLO CA 93401-7113
OWN TGIF LLC A CA LLC

Address Information

Status Address
P 00222 NO OCEAN AV CAYU

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>
TNCAY	0014	0016	Cayucos	Estero Plannin	CR	LCP	H	Y	VP	D85060402 / E000593
TNCAY	0014	0017	Cayucos	Estero Plannin	CBD	CSC	VSA	Y	VP	D930036P

Parcel Information

Status Description
Active TN CAYUCOS BL 14 LTS 16 & 17

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS



Parcel Summary Report For Parcel # 064-094-017

1/7/2015
9:38:29AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 10

AREA NO. 21

Case Information

Case Number:

Case Status:

83765 EXP Primary Parcel

Description:

CONST CASS HOUSE REMODEL (REPAIR FOUND & INTERIOR)

91766 FNL Primary Parcel

Description:

REPAIR/REPLACE FOUNDATION

92839 FNL Primary Parcel

Description:

STRUCTURAL AND EXTERIOR SHELL WORK FOR CASS HOUSE

C4790 FNL Primary Parcel

Description:

INTERIOR ROUGH ELEC & PLUMBING (NO EARTH DISTURB!)

C8532 FNL Primary Parcel

Description:

CONVERT HISTORIC SF TO LODGING HOUSE (INN) ARCH:RANDY REA/OLD CASS HOUSE W/NO KITCHEN (SEE PMT2006-00535 FOR KITCHEN)

D000300P CMP Primary Parcel

Description:

BED & BREAKFAST/RESTAURANT

D930036P APP Primary Parcel

Description:

RENOVATION HISTORIC BLDG FOR B & B

DRC2014-00071 REC Primary Parcel

Description:

COVERED PATIO ROOF AND HANDICAP BATHROOMS; BBQ AREA ROOF

E000593 RES Primary Parcel

Description:

CONST OUTSIDE OF SCOPE

H0070 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR CASS HOUSE BED & BREAKFAST FULL 13 SYSTEM LT & ORD.HAZ.



Parcel Summary Report For Parcel # 064-094-017

1/7/2015
9:38:29AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-15455 FNL Primary Parcel

Description:

PUMP HOUSE - STORAGE ONLY

PMT2002-22166 EXP Primary Parcel

Description:

CONST CASS HOUSE REMODEL (REPAIR FOUND & INTERIOR)

PMT2006-00535 FNL Primary Parcel

Description:

COMMERCIAL KITCHEN FOR CASS HOUSE (RCC \$70,000) ALSO SEE C8532

ZON2007-00789 APV Primary Parcel

Description:

BED & BREAKFAST

G840056M WIT Related Parcel

Description:

LUE CHANGE RES MULTI-FAM TO COMM RETAIL

SUB2014-00038 REC Related Parcel

Description:

VOLUNTARY MERGER