



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/19/2015

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

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00092 WALTOS – Proposed minor use permit for a mixed use project including commercial space of 1,200 sf with parking and garage space located on the first floor, and 1,200 sf of single family residence space on the second floor. Site location is 696 So Ocean Ave, Cayucos. APN: 064-145-037

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

MINOR USE PERMIT

MIXED USE OFFICE WITH RESIDENCE

EST/ CAYU

CBD OP

### 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
- Amendment to approved land use permit

### APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Carol Waltos Daytime Phone (805) 550-8985  
 Mailing Address 77150 Indian Valley Road, San Miguel Zip Code 93451  
 Email Address: waltosc@charter.net

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

Agent Name John J. Bellisario Daytime Phone (805) 242-1281  
 Mailing Address 4420 Broad Street, Suite D, San Luis Obispo, CA 93401 Zip Code 93401  
 Email Address: John@FerreiraInc.com

### PROPERTY INFORMATION

Total Size of Site: .092 acres (4,000 s.f.) Assessor Parcel Number(s): 064-145-037  
 Legal Description: LOT 5, BLOCK 9, PASO ROBLES BEACH NO. 1, COUNTY OF SLO, STATE OF CA.  
 Address of the project (if known): 696 S. Ocean Ave., 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.: Primary access off 7th Street. Site is located at the corner of S. Ocean Ave. and 7th Street, and is a vacant lot.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Current site has no structures, improvements, vegetation or uses on the property. It is a vacant lot.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Proposed 1,200 s.f. of "Other Office" commercial space, & parking and garage space located on the 1st floor, & 1,200 s.f. of single family residence space located on the 2nd floor.

### 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 1-20-2015

**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): Parking reduction (see attached documentation)

Describe existing and future access to the proposed project site: SFR ACCESS, WITH "OTHER OFFICE" USE FOR 1-2 PERSONS. THERE IS NO PROPOSED FOOT TRAFFIC

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: GROUP R-1 (SFR)

South: GROUP R-1 (SFR)

East: GROUP R-1 (SFR)

West: GROUP R-1 (VAC. RENTAL-MOTEL + SFR)

### For all projects, answer the following:

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

Buildings: 2,082 sq. feet 52.1 % Landscaping: 860 sq. feet 21.5 %

Paving: 1,058 sq. feet 26.4 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 3,140  sq. feet  acres

Total area of grading or removal of ground cover: 3,140  sq. feet  acres

Number of parking spaces proposed: 4 Height of tallest structure: 25'-2"

Number of trees to be removed: 0 Type: \_\_\_\_\_

Setbacks: Front 0 Right 0 Left 0 Back 0

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: CAYUCOS SANITARY DISTRICT  
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: CAYUCOS SANITARY DISTRICT  
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 DEPARTMENT

### For commercial/industrial projects answer the following:

Total outdoor use area: 437  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: 1,198 + 1,214 Comm.

Total of area of the lot(s) minus building footprint and parking spaces: 2,257

# 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:  .092  acres  
Moderate slopes of 10-30%:  0  acres  
Steep slopes over 30%:  0  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:  S. Ocean Ave.

**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 MIXED-USE PROJECT WITH 1,200 RES + 1,200 COMM.  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? 280 gallons/day (RES)
4. How many service connections will be required? 1
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. N/A
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? N/A  
 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: ~ 40 (TBD)    Location of connection: S. OCEAN AVE
2. What is the amount of proposed flow? TBD \_\_\_\_\_ 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? ON-SITE STORAGE OF ROLL-OUT BINS
- 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 ELEMENTARY SCHOOL DISTRICT
- 2. Location of nearest police station: 850 MORRO BAY BOULEVARD, MORRO BAY, CA 93442
- 3. Location of nearest fire station: 201 CAYUCOS DRIVE, CAYUCOS CA 93430
- 4. Location of nearest public transit stop: OCEAN BLVD @ 8th STREET NB
- 5. Are services (grocery/other shopping) within walking distance of the project?  Yes     No  
 If yes, what is the distance? ± 1,000 ft feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
EMPTY LOT
- 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: M-F Hours of Operation: 8-5
- 2. How many people will this project employ? 1-2
- 3. Will employees work in shifts?     Yes     No  
 If yes, please identify the shift times and number of employees for each shift N/A
- 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. 1 Between 4:00 to 6:00 p.m. 1
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**

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: \_\_\_\_\_
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 \*: TBD

\*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:  
RAIN GARDENS LOCATED AT DOWNSPOUTS TO CATCH & RETAIN ROOF RUN-OFF.

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: SITE IS CLEAN
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): LOCAL BUILDING PERMIT

(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.)

# Waltos Mixed-Use Project

696 S. Ocean Ave.  
Cayucos, CA 93430



## CALCULATIONS

|                                   |                        |
|-----------------------------------|------------------------|
| TOTAL LOT:                        | 4,000 S.F.             |
| STRUCTURES:                       |                        |
| (N) 1ST FLOOR COMMERCIAL          | 1,214 S.F.             |
| (N) 2ND FLOOR SFR                 | 1,198 S.F.             |
| TOTAL AREA:                       | 2,412 S.F.             |
| PROPOSED LOT COVERAGE:            |                        |
| (N) BUILDING FOOTPRINT            | 2,082 S.F. (52.1%)     |
| (N) ENTRY COURTYARD W/ STAIRS     | 222 S.F. (5.5%)        |
| (N) COMM. COURTYARD HARDSCAPE     | 289 S.F. (7.2%)        |
| (N) COMM. PLANTER AREAS           | 148 S.F. (3.7%)        |
| (N) PARKING AND DRIVE APPROACHES  | 547 S.F. (13.7%)       |
| (E) LANDSCAPING TO REMAIN         | 712 S.F. (17.8%)       |
| TOTAL LOT:                        | 4,000 S.F. (100%)      |
| PARKING CALCULATION:              |                        |
| PARKING SPACES REQUIRED (SFR)     | 2                      |
| PARKING SPACES REQUIRED (COMMER.) | 2-3                    |
| TOTAL REQUIRED                    | 4-5                    |
| (N) PARKING COMMERCIAL            | 2 (1 STANDARD + 1 ADA) |
| (N) PARKING SFR                   | 2                      |
| TOTAL PROVIDED                    | 4                      |

## PROJECT DATA

|                                    |  |
|------------------------------------|--|
| <b>OWNER:</b>                      | Carol Waltos   |
| <b>OWNER ADDRESS:</b>              | 77150 Indian Valley Road<br>San Miguel, CA 93430   |
| <b>ADDRESS:</b>                    | 696 S. Ocean Ave.<br>Cayucos, CA 93430   |
| <b>APN No:</b>                     | 064-145-037  |
| <b>LEGAL:</b>                      | LOT 5<br>BLOCK 9<br>PASO ROBLES BEACH NO. 1<br>COUNTY OF SAN LUIS OBISPO<br>STATE OF CALIFORNIA<br>RECORDED SEPTEMBER 11, 1922 |
| <b>ZONING:</b>                     | Office Professional  |
| <b>OCCUPANCY CLASSIFICATION:</b>   | Group B (1st Floor)<br>Group R-1 (2nd Floor SFR)   |
| <b>EXISTING STRUCTURE:</b>         | 0 s.f. (Empty Lot)   |
| <b>PROPOSED COMMERCIAL SPACE:</b>  | 1,214 s.f.   |
| <b>PROPOSED RESIDENTIAL SPACE:</b> | 1,198 s.f.   |
| <b>PROPOSED TOTAL:</b>             | 2,412 s.f.   |
| <b>STORIES:</b>                    | (2) Proposed   |
| <b>PROPOSED STRUCTURE HEIGHT:</b>  | 20'-8" T.O. WALL<br>25'-2" T.O. ROOF   |
| <b>ALLOWABLE HEIGHTS:</b>          | 24'-0" T.O. WALL<br>28'-0" T.O. STRUCTURE  |
| <b>TYPE OF CONSTRUCTION:</b>       | V-B  |
| <b>SPRINKLERED:</b>                | YES  |

All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the expressed written permission of the Ferreira Inc.

## PROJECT SUMMARY

NEW MIXED-USE PROJECT CONSISTING OF 1,214 S.F. COMMERCIAL "OTHER OFFICE" SPACE LOCATED ON THE FIRST FLOOR, AND 1,200 S.F. SINGLE FAMILY RESIDENCE ON THE SECOND STORY. ALL LANDSCAPING IS TO CONSIST OF NATIVE AND LOW WATER USE PLANTINGS.

## SHEET LIST

|   |                      |
|---|----------------------|
| 1 | TITLE SHEET          |
| 2 | ENLARGED SITE PLAN   |
| 3 | FIRST FLOOR PLAN     |
| 4 | SECOND FLOOR PLAN    |
| 5 | ELEVATIONS           |
| 6 | PERSPECTIVES         |
| 7 | COMMUNITY AESTHETICS |

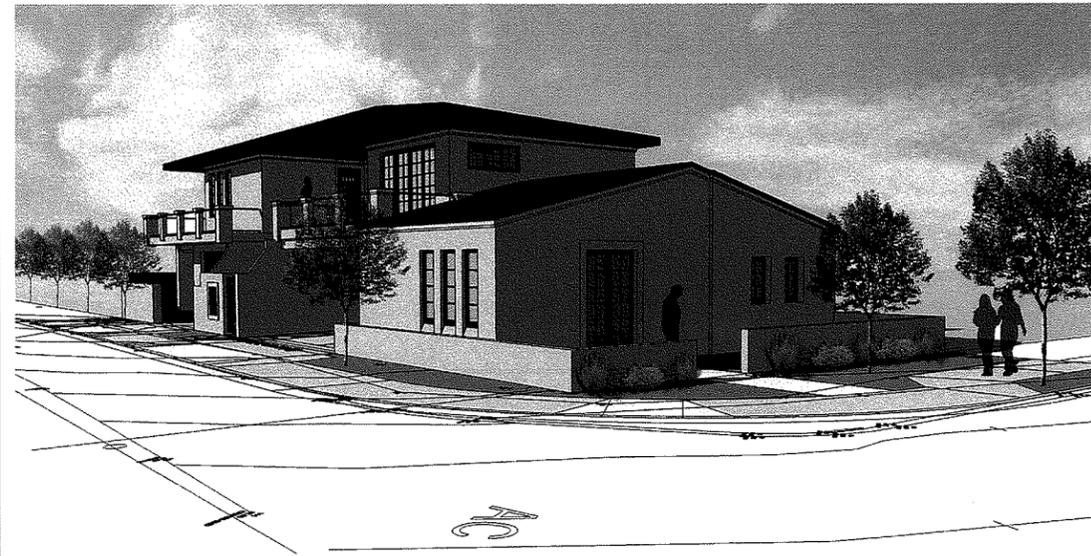
## PROJECT DIRECTORY

|                            |   |
|----------------------------|---|
| <b>OWNER:</b>              | Carol Waltos<br>ADDRESS:<br>77150 Indian Valley Road<br>San Miguel, CA 93451  |
| <b>GENERAL CONTRACTOR:</b> | FERREIRA, INC.<br>LICENSE:<br>B973000<br>ADDRESS:<br>4420 Broad St. #D<br>San Luis Obispo, CA 93401<br>PHONE / FAX:<br>(805) 242-1281 / (805) 617-1888<br>CONTACT:<br>Dan Ferreira<br>EMAIL:<br>Dan@FerreiraInc.com |
| <b>PROJECT DESIGNER:</b>   | John J. Bellisario, LEED AP<br>PHONE:<br>(805) 242-1281<br>EMAIL:<br>John@FerreiraInc.com   |

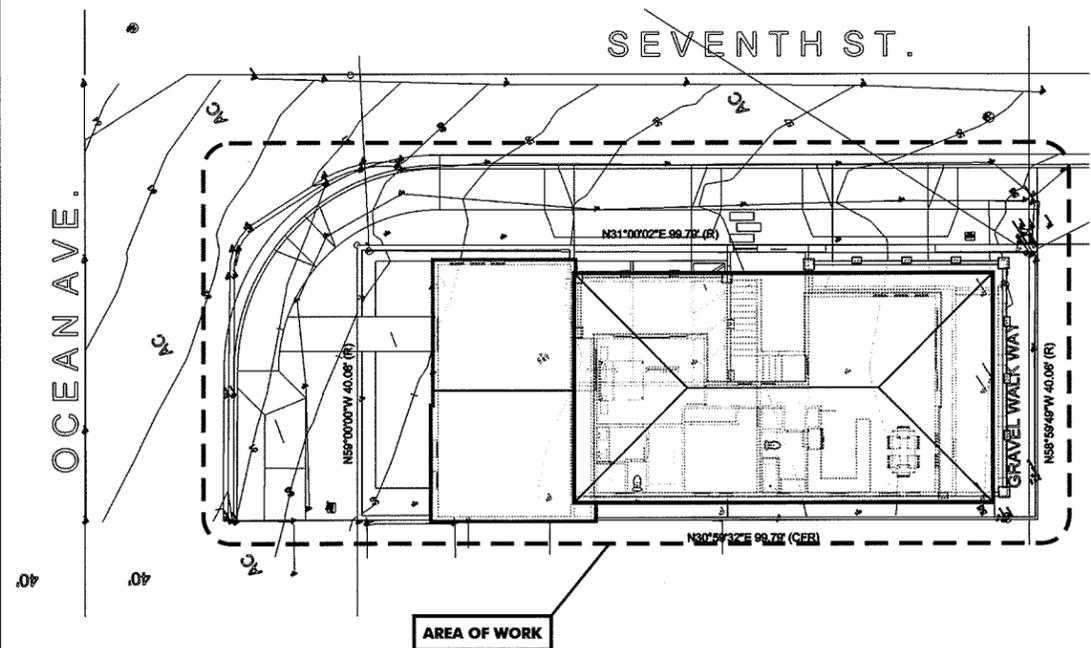
## VACINITY MAP



## CONCEPT RENDERING



## SITE PLAN: nts



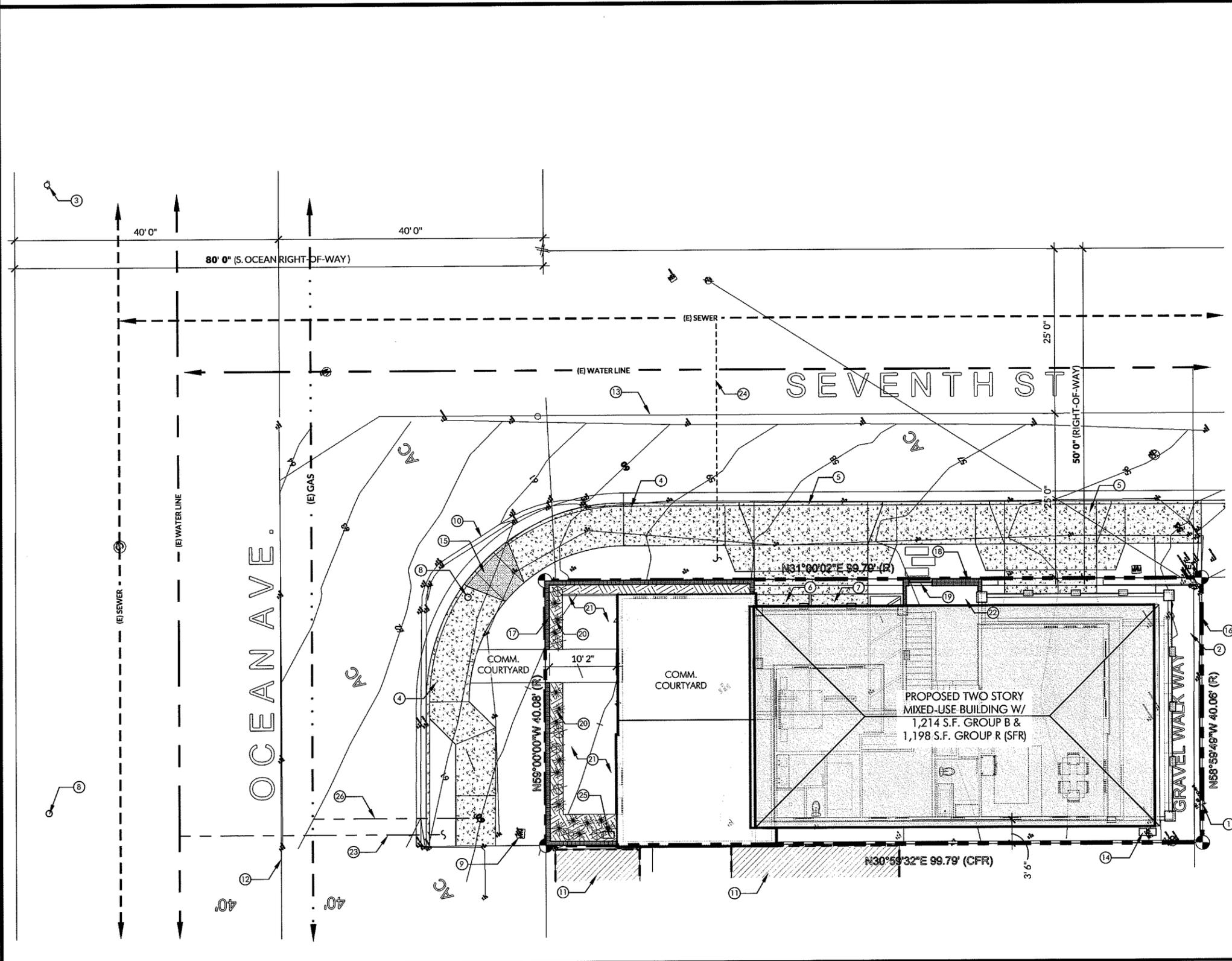
Date: 1-23-2015

696 S. Ocean Ave., Cayucos, CA 93430

WALTOS MIXED-USE PROJECT

# Waltos Mixed-Use Project

696 S. Ocean Ave.  
Cayucos, CA 93430



- KEYNOTES**
- ① EXISTING 5'-0" WOOD FENCE TO REMAIN
  - ② EXISTING SLOPED LANDSCAPING TO REMAIN
  - ③ FIRE HYDRANT
  - ④ NEW SIDEWALK DESIGNED BY THE COUNTY OF SAN LUIS OBISPO'S PUBLIC WORKS DEPARTMENT IN ACCORDANCE WITH 2014 COUNTY CONSTRUCTION STANDARDS.
  - ⑤ NEW DRIVEWAY AND APPROACH TO BE CONSTRUCTED PER SLO COUNTY 2014 STANDARD B-2a
  - ⑥ NEW COMMERCIAL STANDARD PARKING STALL
  - ⑦ NEW COMMERCIAL ACCESSIBLE PARKING STALL
  - ⑧ EXISTING PG&E POWER POLE
  - ⑨ EXISTING DOUBLE WATER METER
  - ⑩ EXISTING MOUNTABLE AC DIKE, TO BE REMOVED
  - ⑪ EXISTING STRUCTURE
  - ⑫ OCEAN AVE. CENTER LINE
  - ⑬ 7TH STREET CENTERLINE
  - ⑭ TRASH BIN LOCATION REMOVED FROM SITE LINES OF PUBLIC RIGHT-OF-WAY.
  - ⑮ EXISTING ADA CORNER SIDEWALK RAMP PER CITY COUNTY OF SAN LUIS OBISPO STANDARDS
  - ⑯ PROPERTY LINE
  - ⑰ 36" STUCCO O/ CMU COURTYARD WALL
  - ⑱ 6' STUCCO O/ CMU RESIDENTIAL ENTRY COURTYARD
  - ⑲ WROUGHT IRON COURTYARD GATE
  - ⑳ LOW WATER USE NATIVE GRASSES AND SHRUBS
  - ㉑ COMMERCIAL COURTYARD
  - ㉒ RESIDENTIAL ENTRY COURTYARD
  - ㉓ EXISTING WATER LATERAL
  - ㉔ PROPOSED SEWER LATERAL
  - ㉕ PROPOSED GAS METER
  - ㉖ PROPOSED GAS LATERAL

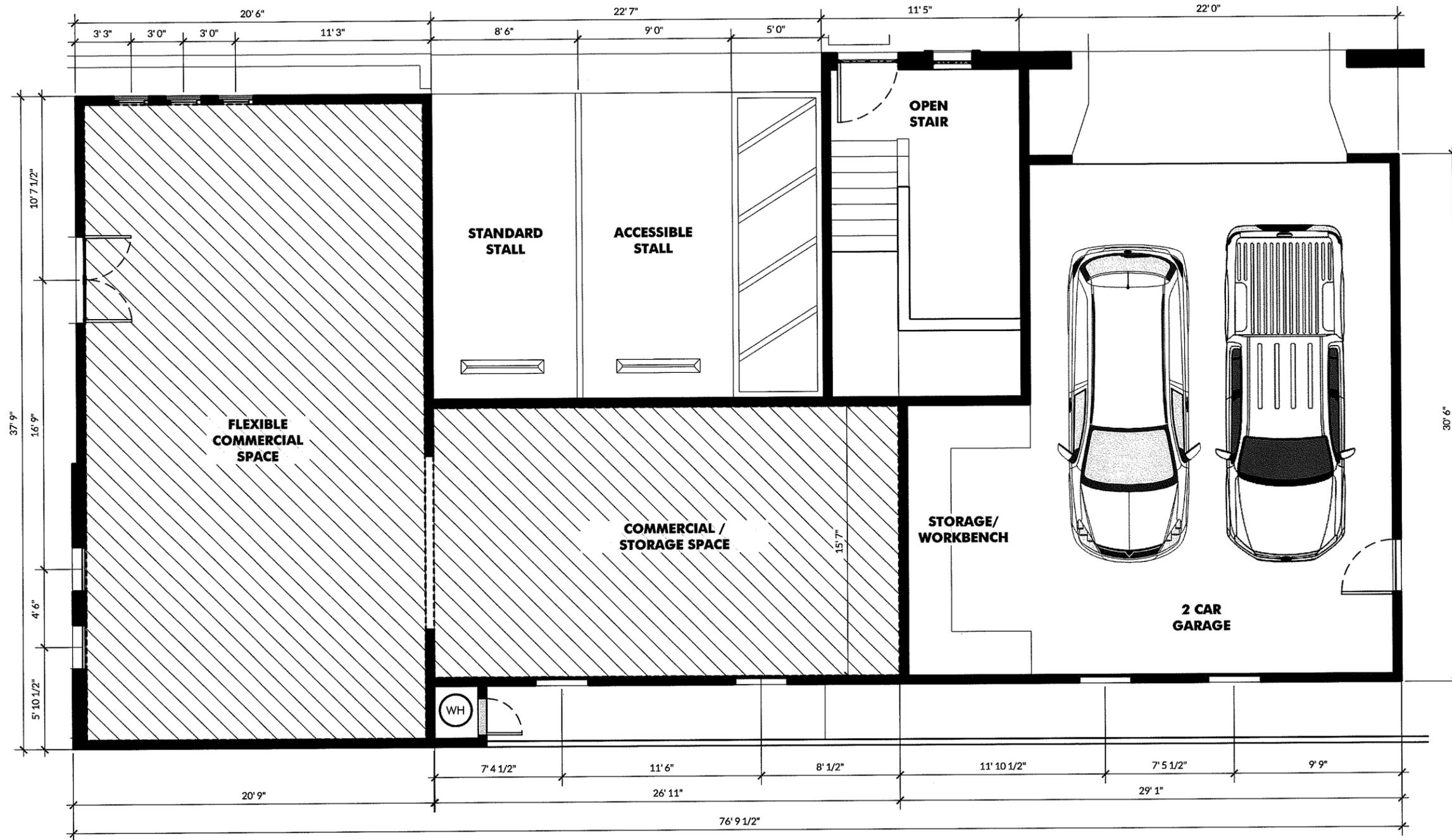
Date: 1-23-2015  
 696 S. Ocean Ave., Cayucos, CA 93430  
 WALTOS MIXED-USE PROJECT



# Waltos Mixed-Use Project

696 S. Ocean Ave.  
Cayucos, CA 93430

**FERREIRA INC**  
DREAM / DESIGN / BUILD



**1st FLOOR PLAN**

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

1

Date: 1-23-2015

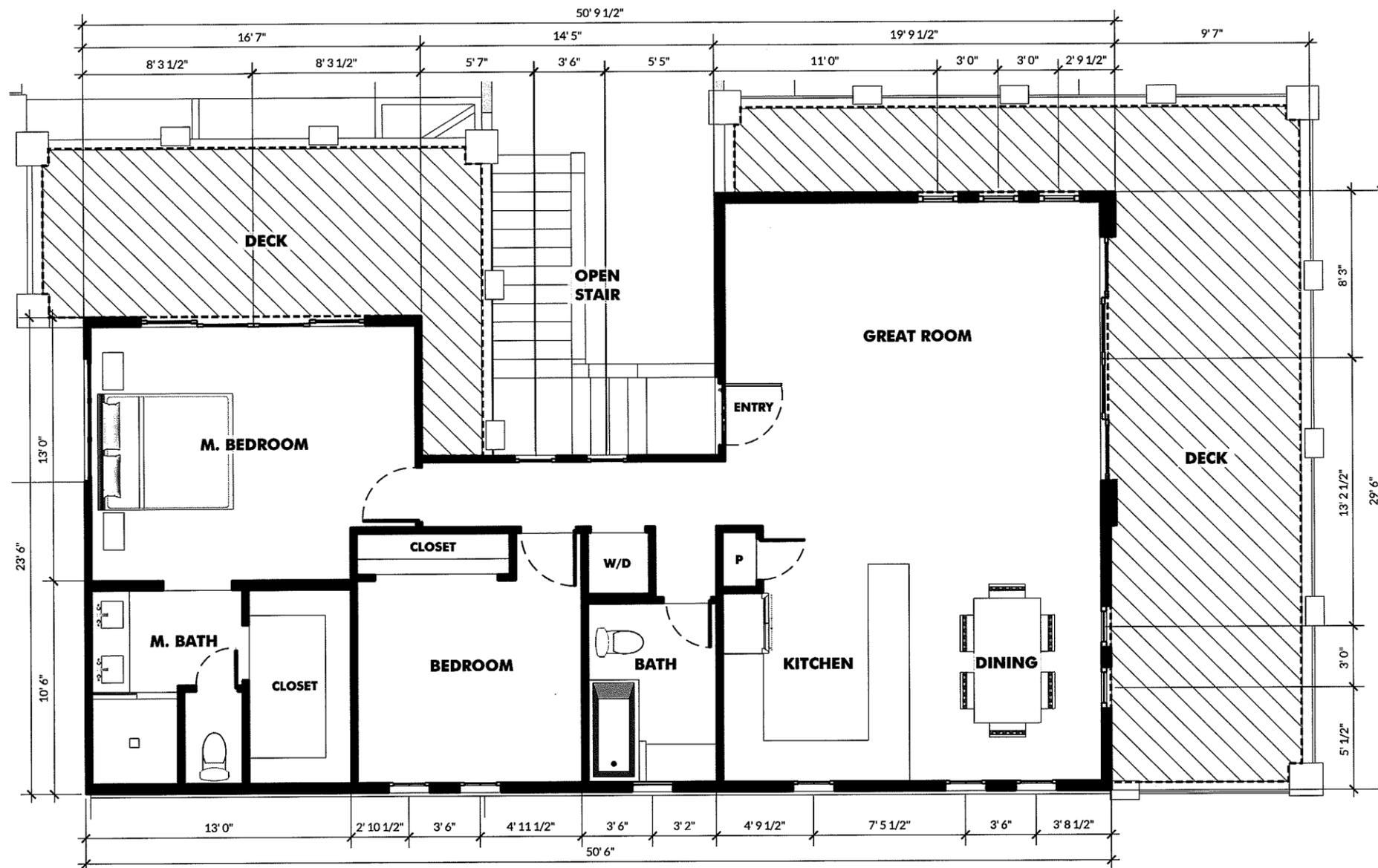
696 S. Ocean Ave., Cayucos, CA 93430

WALTOS MIXED-USE PROJECT

3

# Waltos Mixed-Use Project

696 S. Ocean Ave.  
Cayucos, CA 93430



**2nd FLOOR PLAN**

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

1

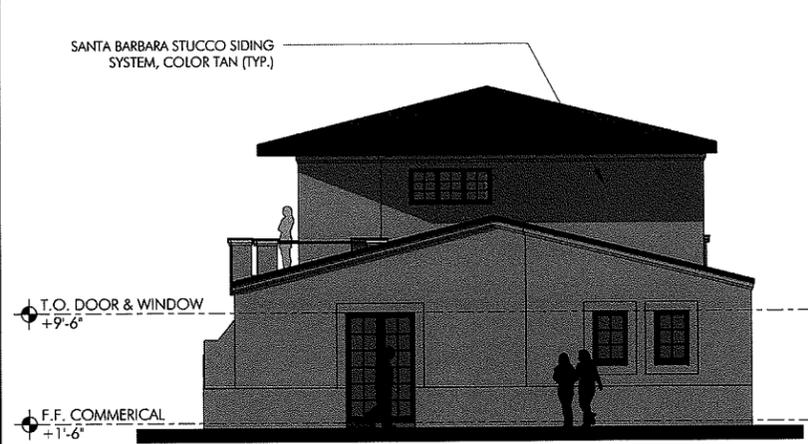
Date: 1-23-2015

696 S. Ocean Ave., Cayucos, CA 93430

WALTOS MIXED-USE PROJECT

# Waltos Mixed-Use Project

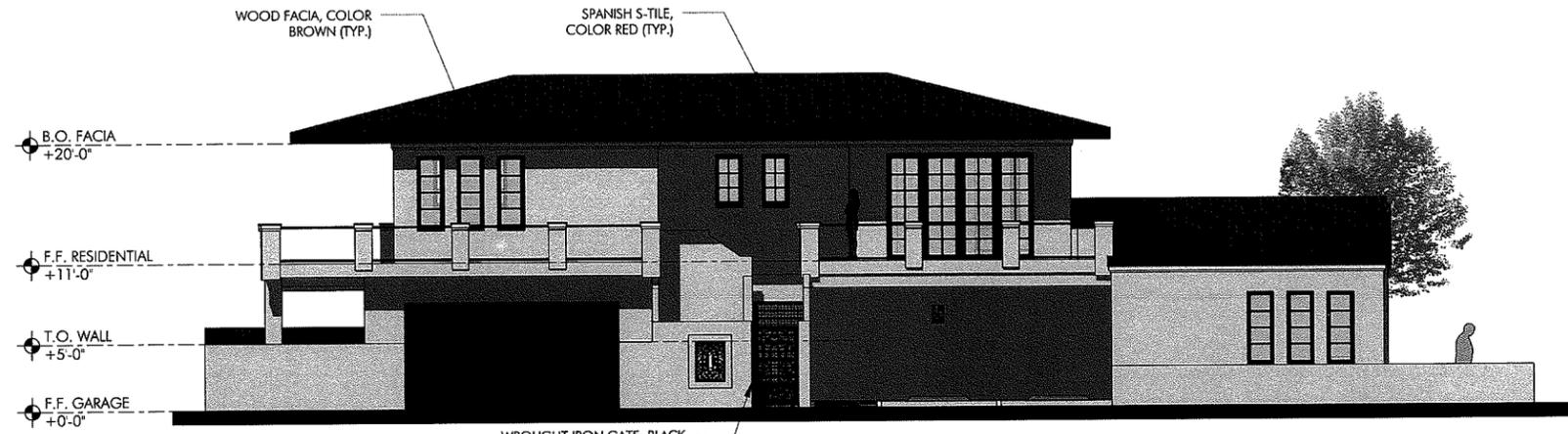
696 S. Ocean Ave.  
Cayucos, CA 93430



**EAST ELEVATION**

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

1



**SOUTH ELEVATION**

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

2



**EAST ELEVATION**

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

3



**EAST ELEVATION**

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

4

Date: 1-23-2015

696 S. Ocean Ave., Cayucos, CA 93430

WALTOS MIXED-USE PROJECT

# Waltos Mixed-Use Project

696 S. Ocean Ave.  
Cayucos, CA 93430



PERSPECTIVE

1



PERSPECTIVE

2



PERSPECTIVE

3

# Waltos Mixed-Use Project

696 S. Ocean Ave.  
Cayucos, CA 93430



**700 S. OCEAN AVE.**

SPANISH STYLE

1



**PRROPOSED LOT + 700 S. OCEAN AVE.**

SPANISH STYLE

2



**624 + 648 + 690 S. OCEAN AVE.**

STUCCO WALL ELEMENT

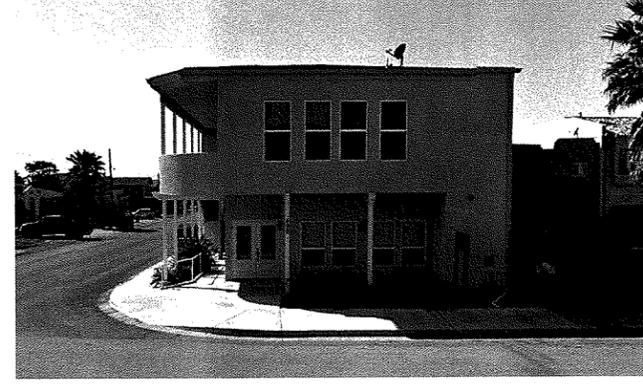
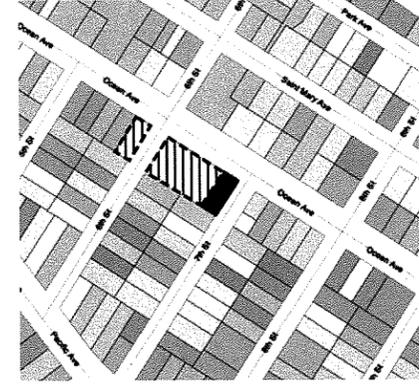
3



**90 6TH STREET**

SPANISH STYLE

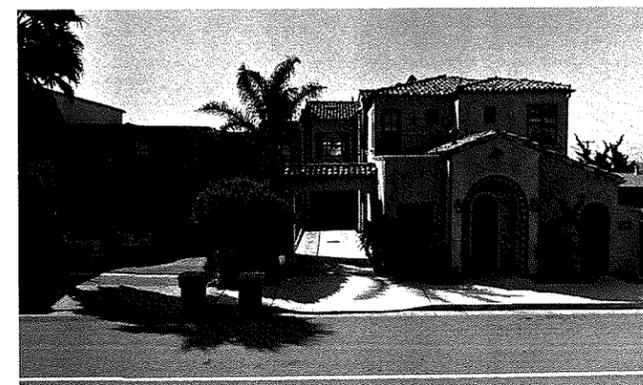
4



**590 S. OCEAN AVE.**

STUCCO EXTERIOR

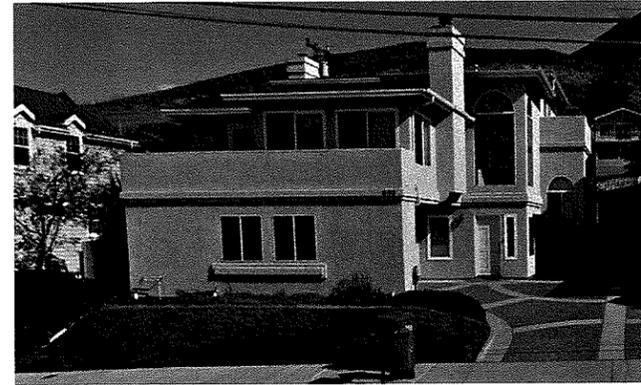
5



**570 + 550 S. OCEAN AVE.**

SPANISH STYLE

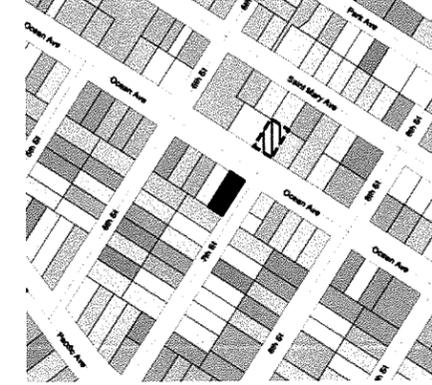
6



**570 + 550 S. OCEAN AVE.**

SPANISH STYLE

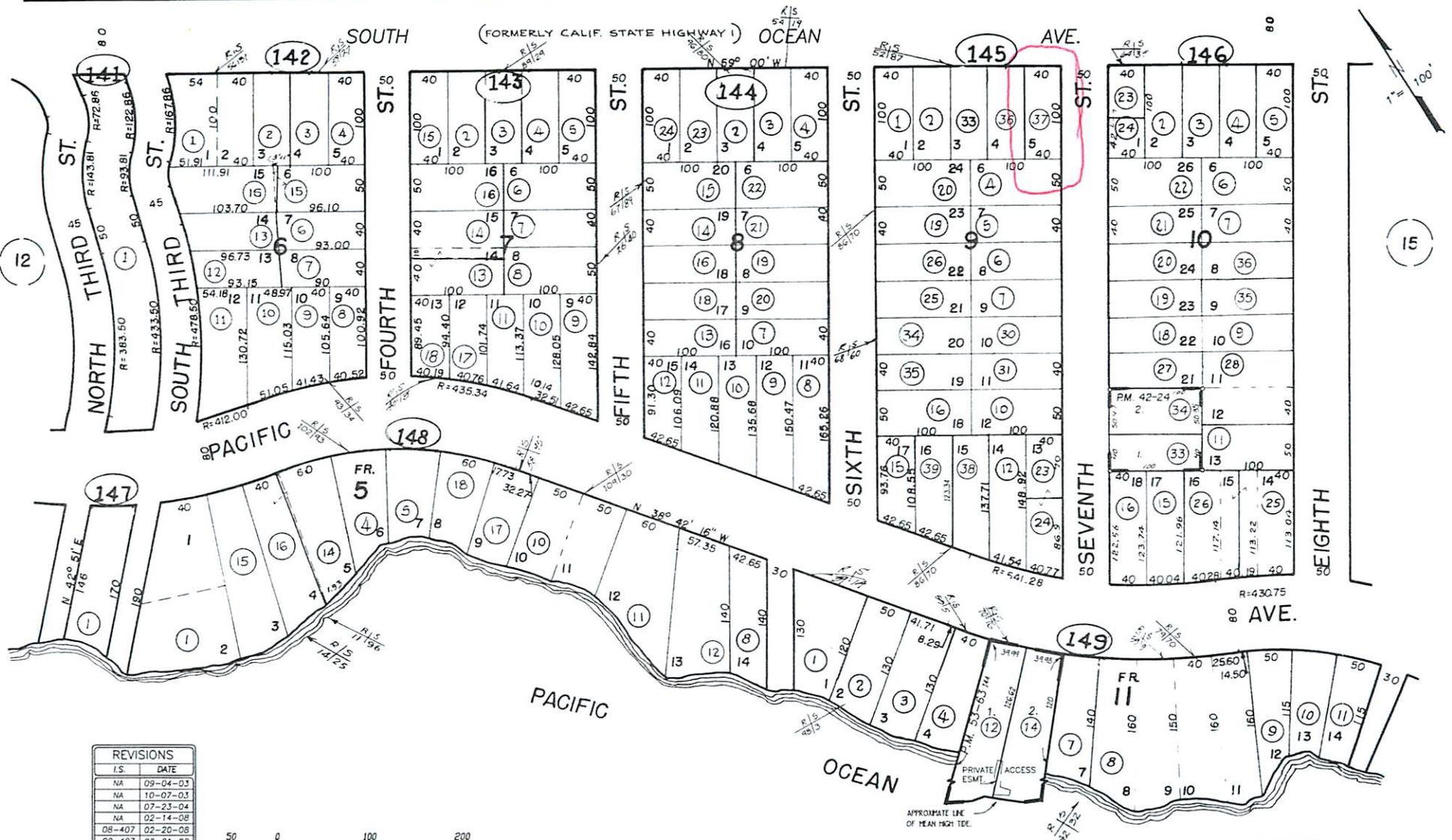
7



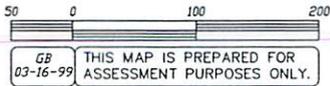
Date: 1-23-2015

696 S. Ocean Ave., Cayucos, CA 93430

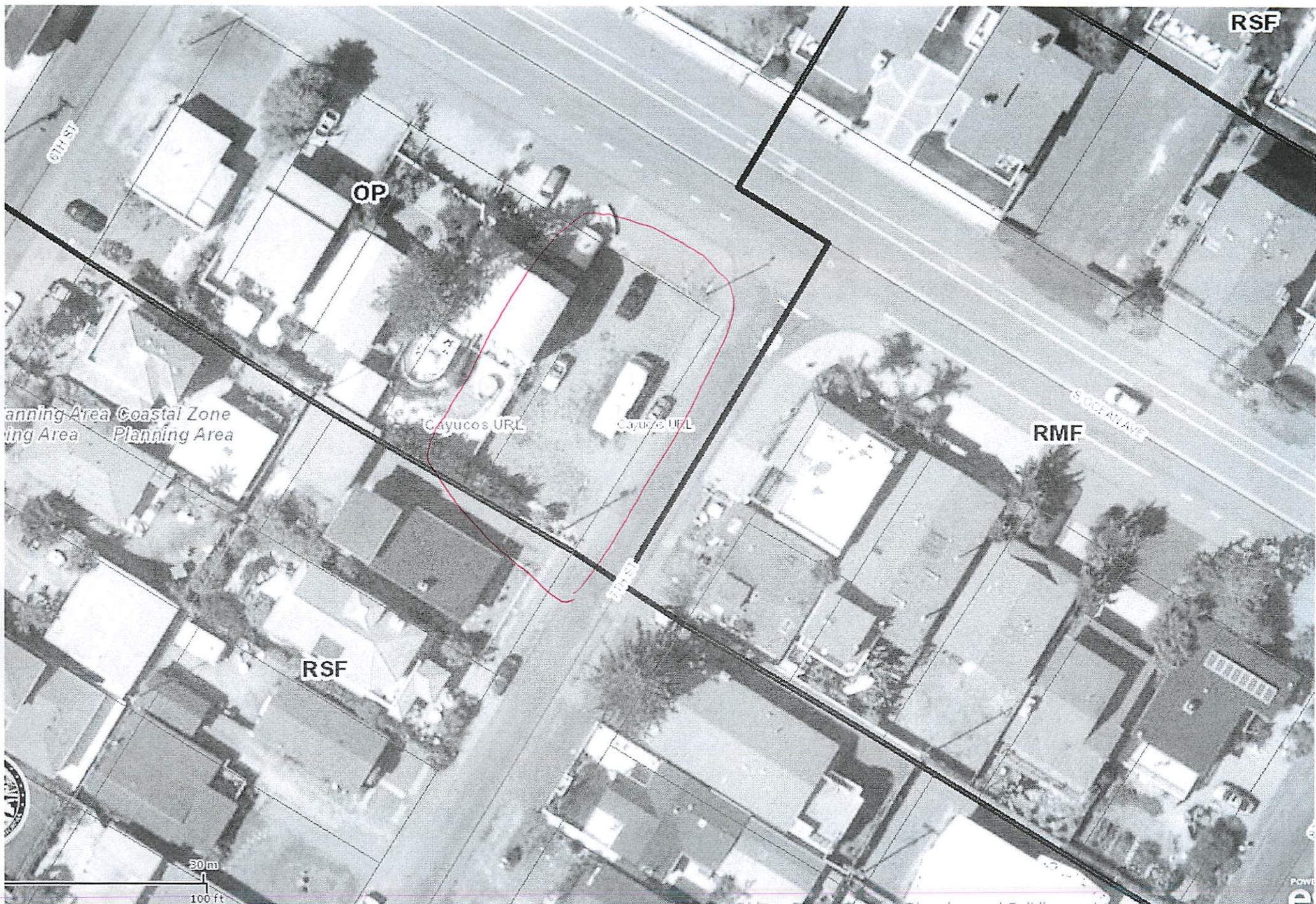
WALTOS MIXED-USE PROJECT



| REVISIONS |          |
|-----------|----------|
| I.S.      | DATE     |
| NA        | 09-04-03 |
| NA        | 10-07-03 |
| NA        | 07-23-04 |
| NA        | 02-14-08 |
| 08-407    | 02-20-08 |
| 08-407    | 02-21-08 |



GB 03-16-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



RSF

OP

Planning Area Coastal Zone  
Planning Area

Cayucos URL

Cayucos URL

RMF

S GOLE AVE

RSF

BTS

30m  
100ft



POWER



# Parcel Summary Report For Parcel # 064-145-037

2/18/2015  
10:50:42AM

## 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    WALTOS CAROL R  
77150 INDIAN VALLEY RD SAN MIGUEL CA 93451-9724

### Address Information

**Status                  Address**  
P                  00696 SO OCEAN AV CAYU

### Lot Information:

| <u>Tract /<br/>Twnshp</u> | <u>Block /<br/>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> |
|---------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| PRBCH1                    | 0009                     | 0005           | Cayucos           | Estero Plannin    | CBD           | OP            |               | Y           | VP            | E990362C    |

### Parcel Information

**Status    Description**  
Active    PR BCH 1 BL 9 LT 5

**Notes**  
ZONED OP. NOT IN COASTAL SPECIAL COMMUNITY. THE ONLY TRIGGER FOR A MUP WOULD BE TO WAIVE PARKING REQTS.

**Tax Districts**  
COAST (SB1537)  
CAYUCOS  
SAN LUIS OBISPO JT(27,40)  
CAYUCOS-MORRO  
CAYUCOS COUNTY  
NO. 02  
CAYUCOS  
AREA NO. 10  
AREA NO. 21



# Parcel Summary Report For Parcel # 064-145-037

2/18/2015  
10:50:43AM

## 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:**

COD2008-00710 CLD Primary Parcel

**Description:**

FOUR MH STORED ON A VACANT LOT

COD2012-00253 CLD Primary Parcel

**Description:**

VEHICLE AND RV STORAGE ON VACANT LOT

DRC2014-00092 REC Primary Parcel

**Description:**

MIXED USE OFFICE WITH RESIDENCE

PMT2003-03916 FNL Primary Parcel

**Description:**

DEMO EXISTING COMMERCIAL OFFICE 25'X45.6' 1126 SQFT AND 556 SF APARTMENT

PMT2008-02438 WIT Primary Parcel

**Description:**

960 SF OFFICE (SALVAGED MODULAR CLASSROOM) WITH BATHROOM

PMT2008-02440 WIT Primary Parcel

**Description:**

POOL CABANA 960 SF W/ ELECTRIC

PRE2014-00028 MET Primary Parcel

**Description:**

MIXED USE CONSTRUCTION - COMMERCIAL/PROFESSIONAL SPACE AND 1,700 SF SFR

E990362 CLD Related Parcel

**Description:**

PERMIT NOT FINAL BLG OCCUP.

P970765Z APP Related Parcel

**Description:**

ARTS/CRAFTS DBA GOOFY EGRET

P980263Z APP Related Parcel

**Description:**

TATTOO DBA OCEAN TATTOO

P990361Z APP Related Parcel

**Description:**

PSYCHIC BOUTIQUE