SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/30/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00109 FRANKLIN – Proposed minor use permit for a three unit boutique hotel. Site location is 273 So Ocean Ave, Cayucos. APN: 064-125-051

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

DRC2014-00109 FRANKLIN JACK A

MINOR USE PERMIT

(3) UNIT BOUTIQUE HOTEL

EST/ CAYU

CBD CR CSC LCP VSA

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buil

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 Jack Franklin Daytime Phone (805) 772-4529
Mailing Address 798 Morro Bay Blvd, Morro Bay, CA Zip Code 93442
Email Address: Jack@thefranklinteam.com

☑ Applicant Name Same as owner Daytime Phone
Mailing Address Zip Code
Email Address:

☑ Agent Name Cathy Novak Daytime Phone (805) 772-9499
Mailing Address PO Box 296, Morro Bay, CA Zip Code 93443
Email Address: NovakConsulting@charter.net

PROPERTY INFORMATION

Total Size of Site: 2,500 sq. ft. Assessor Parcel Number(s): 064-125-051
Legal Description: Parcel 1, Lot 26 of Morro Rock Subdivison
Address of the project (if known): 273 South Ocean Ave.
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South Ocean Ave. & Park

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Three unit boutique hotel

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 Jack R. Franklin Date 3-17-15

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: Access from Ocean Ave. & driveway in rear of project

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☑ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Residential Multi-Family South: Commercial retail
East: Commercial retail West: Commercial retail

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1,189 sq. feet 48 % Landscaping: 0 sq. feet 0 %
Paving: 1,311 sq. feet 52 % Other (specify) _____
Total area of all paving and structures: 2,500 ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: 5 Height of tallest structure: _____
Number of trees to be removed: None 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: Cayucos Water Companies
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 Dept.

For commercial/industrial projects answer the following:
Total outdoor use area: 905 ☑ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ 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:

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: 2,500 sq. ft. acres
   Moderate slopes of 10-30%: _____ 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: Ocean Ave., Cayucos

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 Hotel uses
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? Unknown
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

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: within 25' Location of connection: _____
2. What is the amount of proposed flow? 3 EDU's 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? In rear of buiulding
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 & Coast Union
2. Location of nearest police station: San Luis Obispo County Sheriff 1585 Kansas Ave., San Luis Obispo, CA 93405
3. Location of nearest fire station: 201 Cayucos Drive, Cayucos
4. Location of nearest public transit stop: Ocean Ave. & 4th St.
5. Are services (grocery/other shopping) within walking distance of the project? ☑ Yes ☐ No
   If yes, what is the distance? 500 feet feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   None
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: 7 days per week Hours of Operation: On demand
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. 1 o 3
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: Property management employees are in real estate office next door. One 24/7 employee on call
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☑ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
   Roof top deck with hot tub
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: Driveway easement & parking agreement (see attached)

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: None

   *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

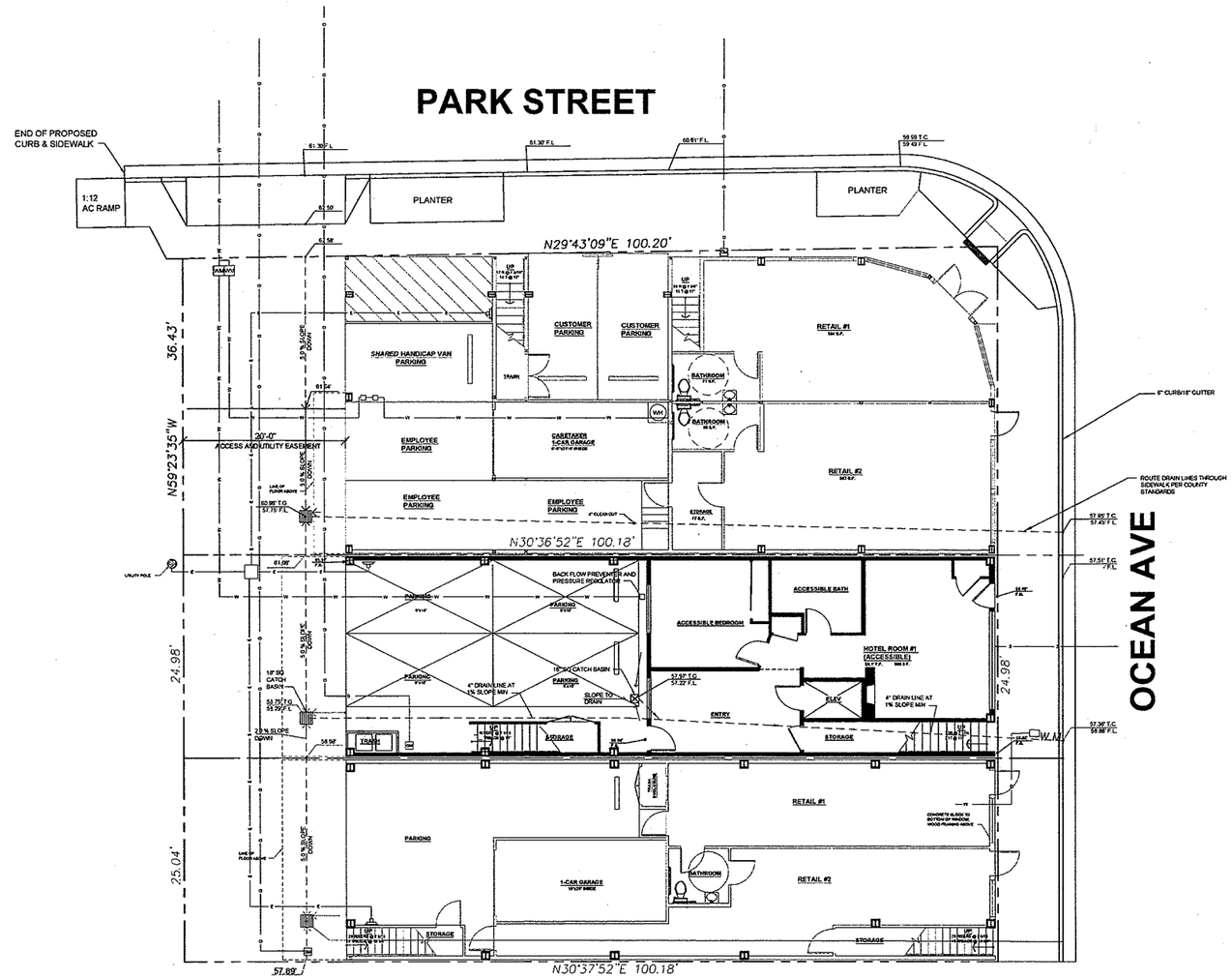
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   None

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): ED07-096

Other Related Permits

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



LOT DESCRIPTION

ADDRESS: 273 SOUTH OCEAN AVENUE, CAYUCOS
APN: 064-125-051
LOT AREA: 2500 SQ.FT.

BUILDING AREA:

BUILDING SUMMARY:

HOTEL ROOM #1	985 SQ.FT.
HOTEL ROOM #1	800 SQ.FT.
HOTEL ROOM #1	864 SQ.FT.
TOTAL	2649 SQ.FT.
ROOF DECK	755 SQ.FT.

BUILDING HEIGHT:

AVERAGE NATURAL GRADE: 59.74'

MAX. BUILDING HEIGHT:

ACTUAL HEIGHT: 28'-0"

ALLOW. HEIGHT: 30'-0"

TYPE OF CONSTRUCTION:

TYPE V-B TWO-STORY

NORTH

SITE PLAN

REVISIONS	BY

LICENSED ARCHITECT
RUEL J. CZACH
No. C 22260
OCT. 29, 2015
STATE OF CALIFORNIA

the perennial architect & associates
Ruel J. Czach, Architect
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3 UNIT HOTEL FOR:
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789 MORRO BAY BLVD.,
MORRO BAY, CA 93442
PHONE: (805) 772-4277

3 UNIT HOTEL:
273 SOUTH OCEAN AVE
CAYUCOS, CA 93430
APN: 064-125-051

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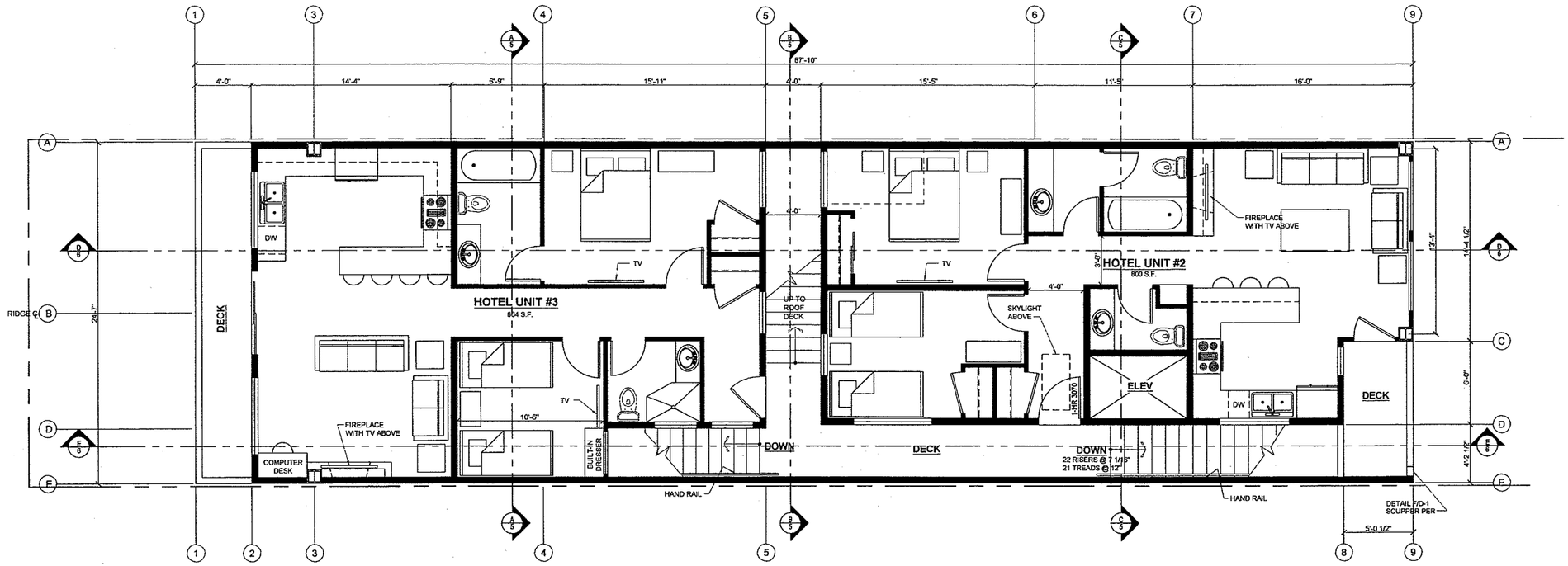
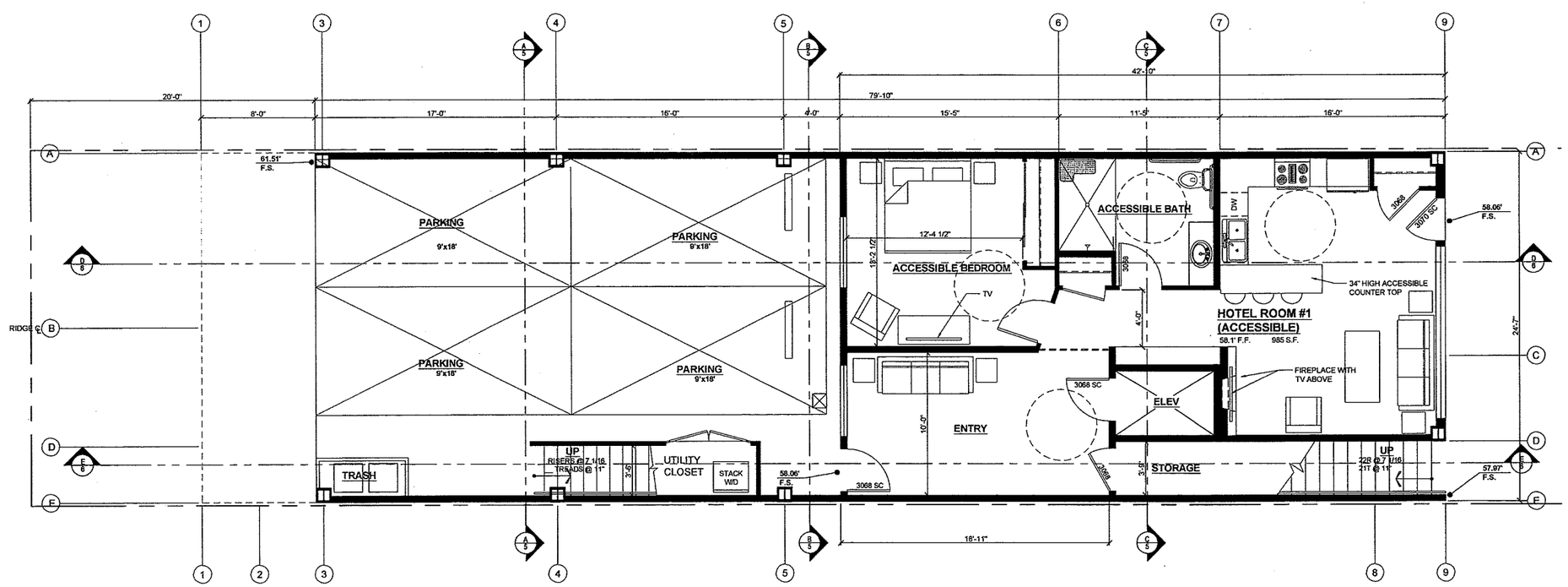


2ND FLOOR PLAN



1ST FLOOR PLAN

REVISIONS	BY

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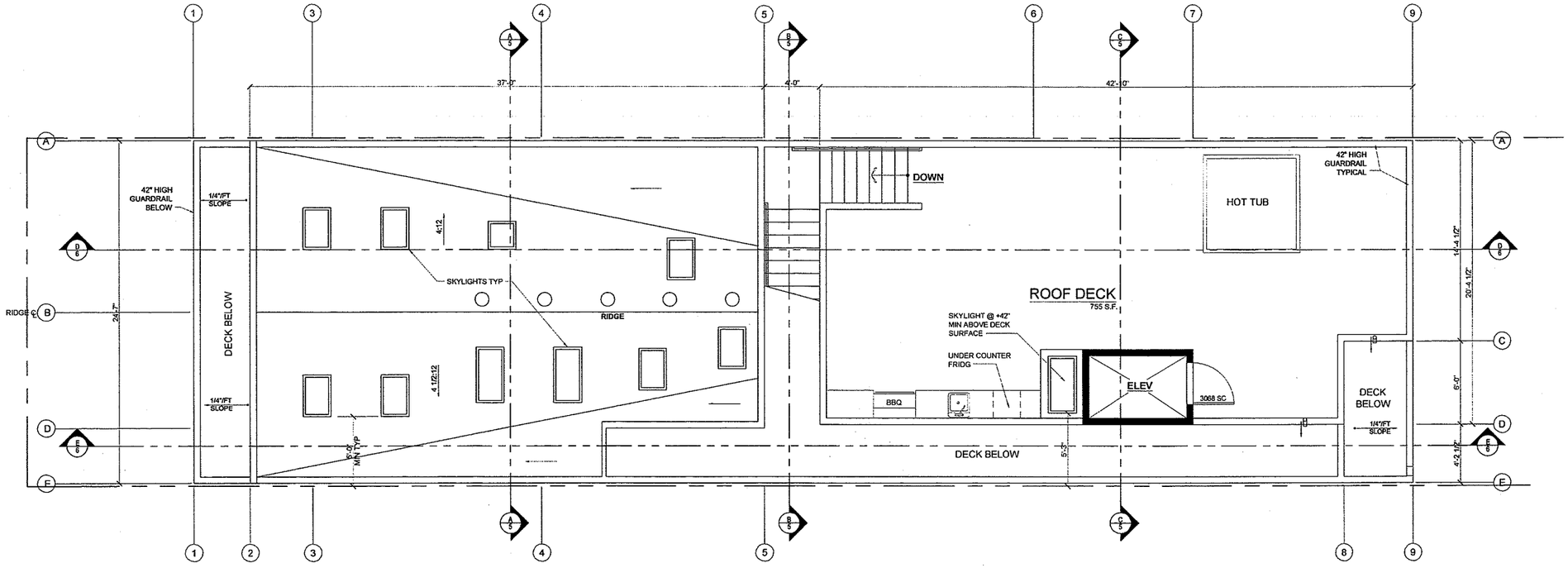

ROOF PLAN

REVISIONS	BY

LICENSED ARCHITECT
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OCT. 29, 2015
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CAYUCOS, CA 93430
APN: 064-125-051

DATE	3/17/15
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JOB	
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WEST ELEVATION

WEST ELEVATION

REVISIONS	BY

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OCT. 29, 2015
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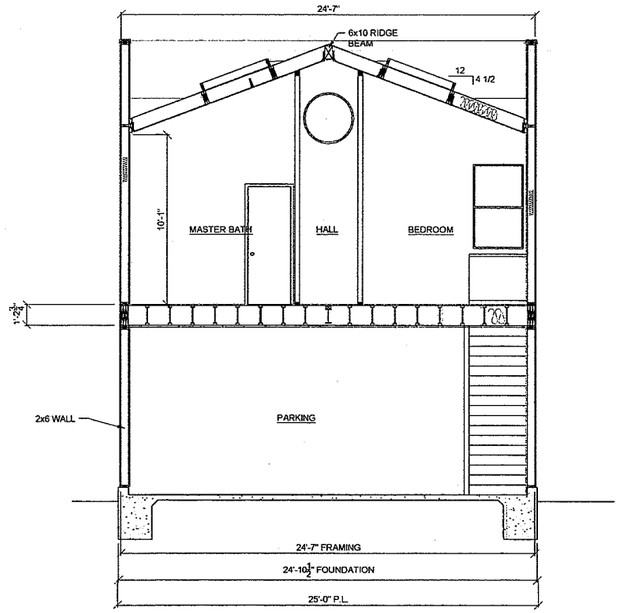
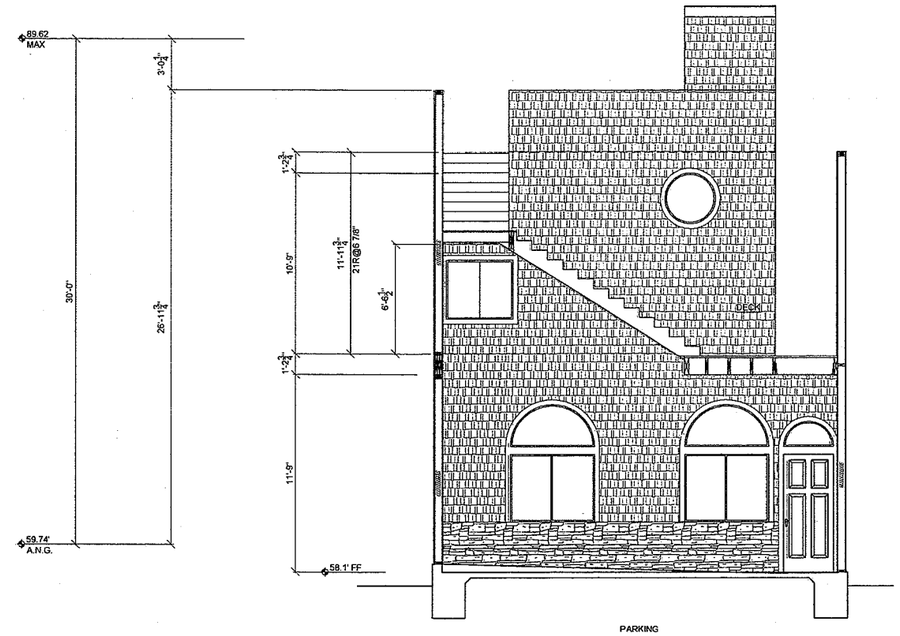
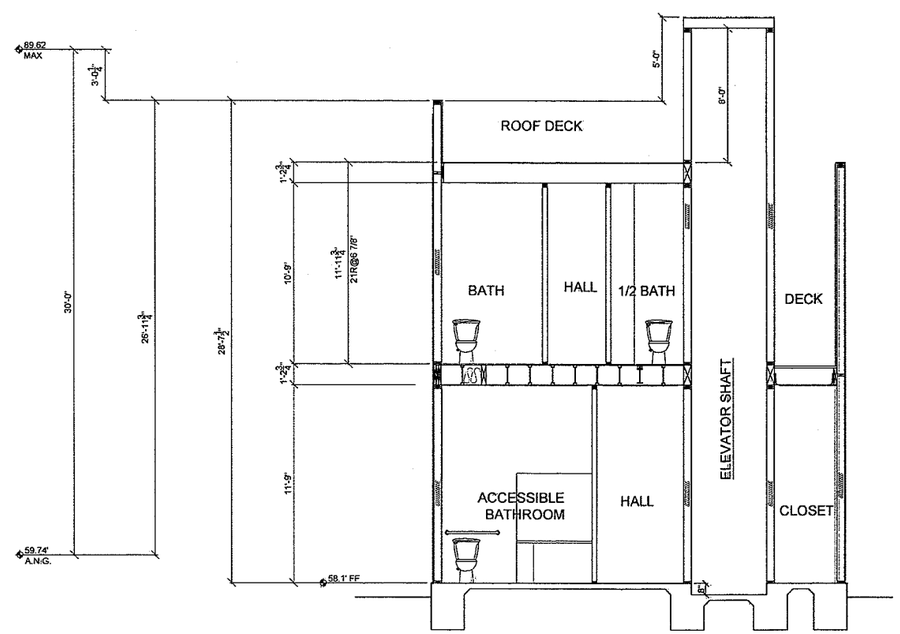


SECTION A

SECTION "A"



SECTION "B"



SECTION "C"

REVISIONS	BY

LICENSED ARCHITECT
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OCT. 29, 2015
RENEWAL DATE
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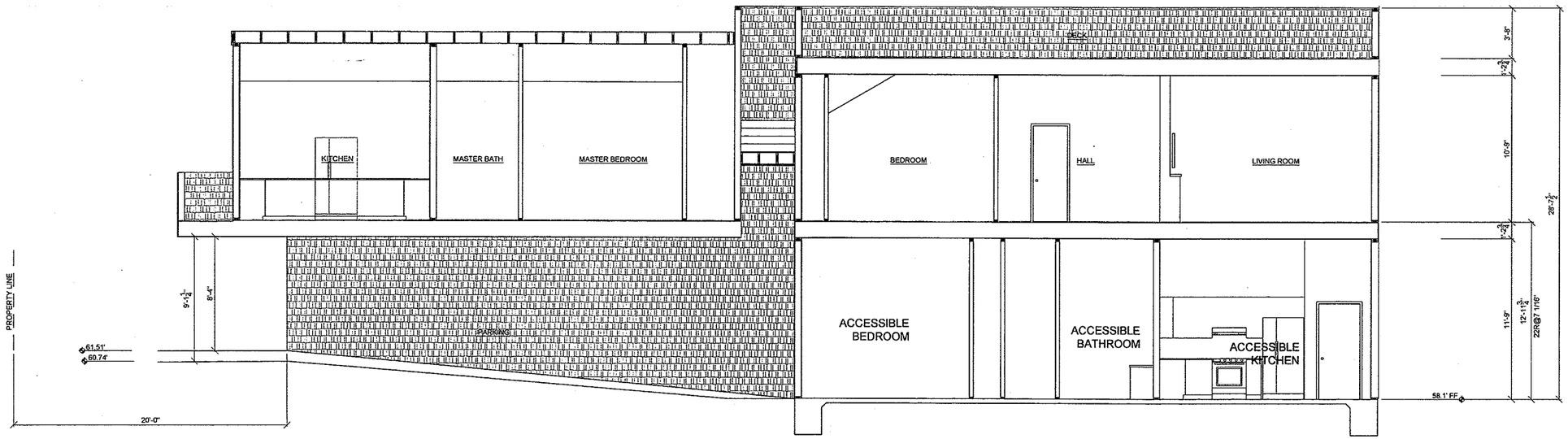

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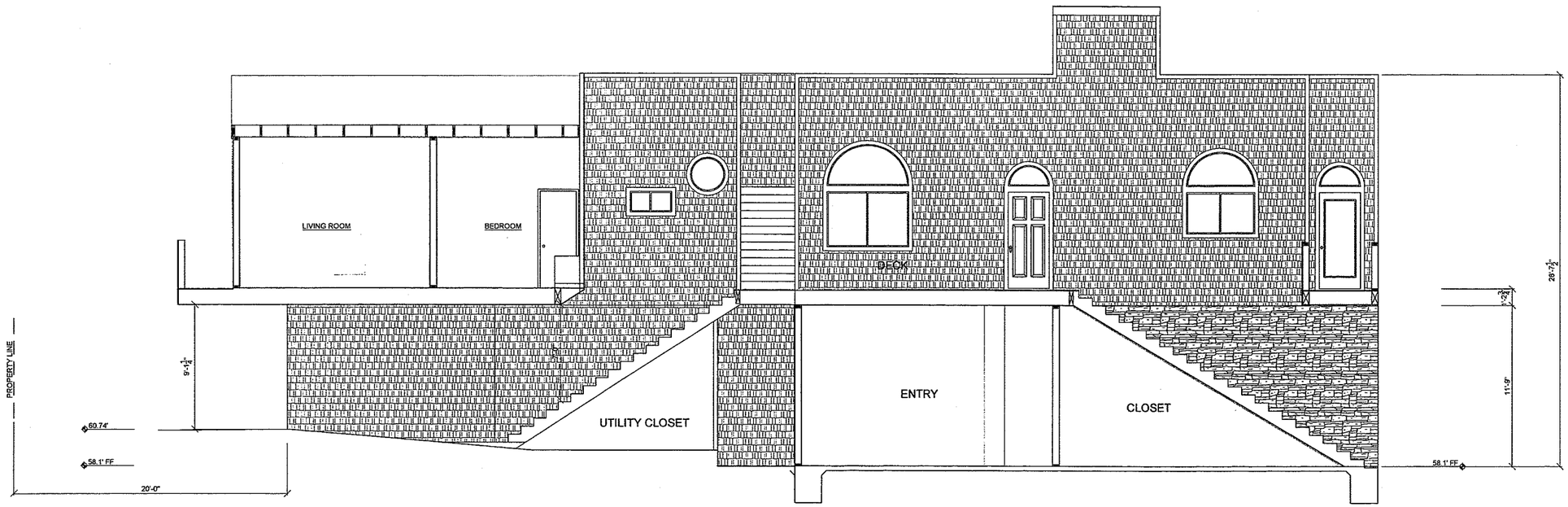

SECTION "E"

REVISIONS	BY

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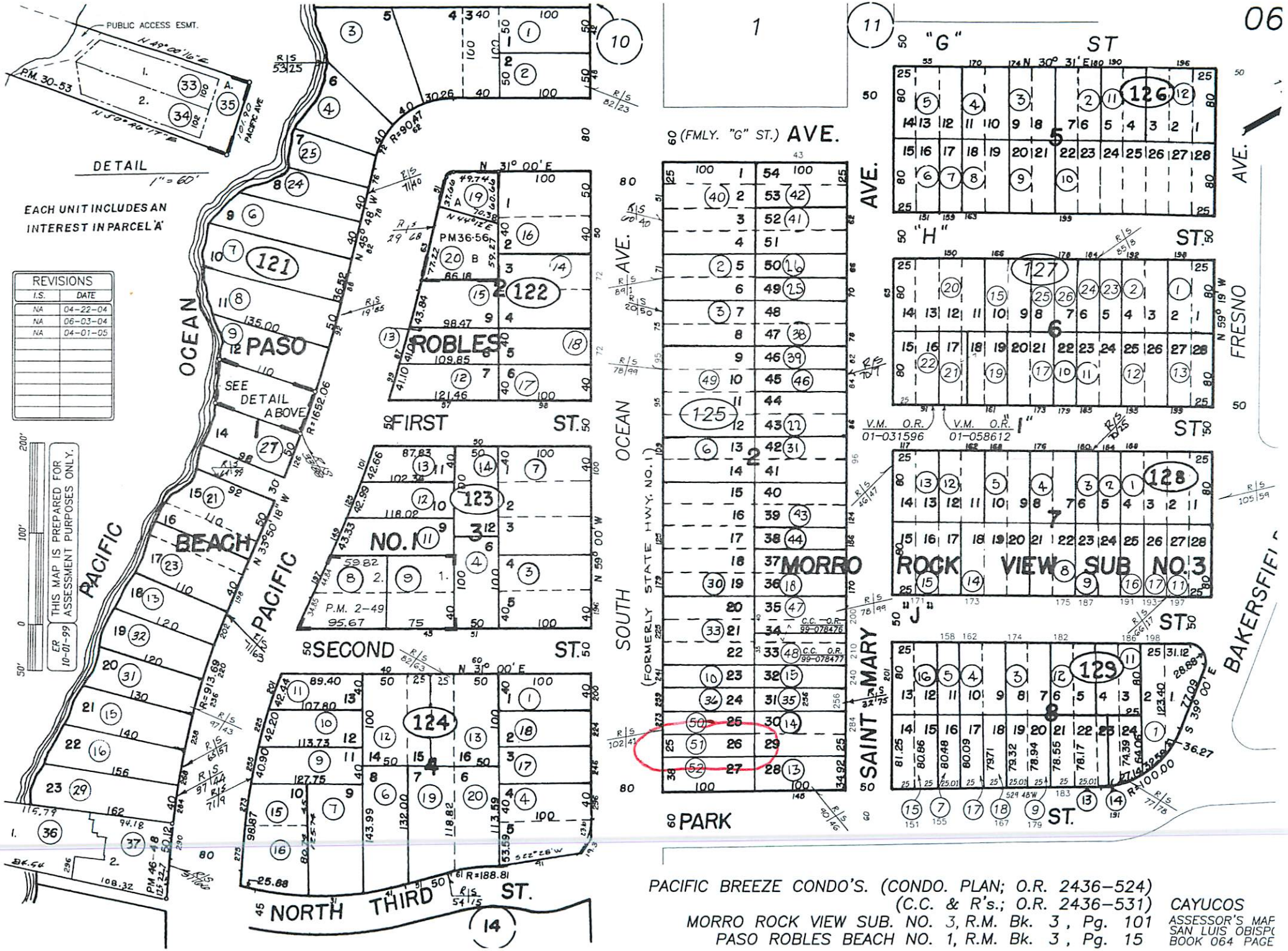
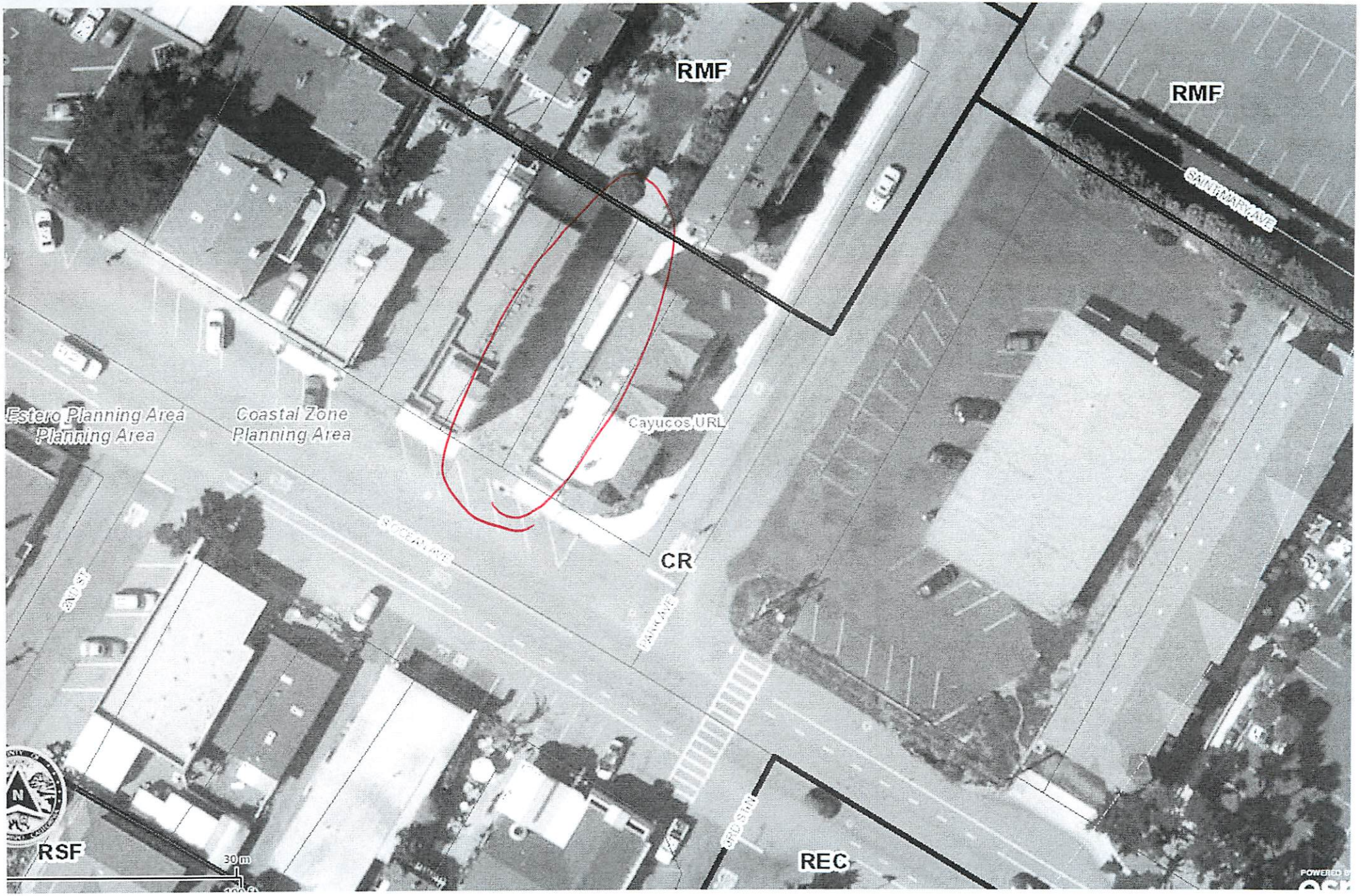


PACIFIC BREEZE CONDO'S. (CONDO. PLAN; O.R. 2436-524)
(C.C. & R's.; O.R. 2436-531)
MORRO ROCK VIEW SUB. NO. 3, R.M. Bk. 3, Pg. 101
PASO ROBLES BEACH NO. 1, R.M. Bk. 3, Pg. 15

CAYUCOS
ASSESSOR'S MAP
SAN LUIS OBISPO
BOOK 064 PAGE


RMF
RMF
SAN MARTIN AVE
Estero Planning Area
Planning Area
Coastal Zone
Planning Area
Cayucos URL
CR
RSF
REC
30 m

Parcel Summary Report For Parcel # 064-125-051

3/20/2015
9:59:32AM

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	FRANKLIN JACK A 798 MORRO BAY BLVD MORRO BAY CA 93442-1995
OWN	LAI KUEI Y 1441 LAS ENCINAS DR LOS OSOS CA 93402-4501
OWN	ARMENTROUT FAMILY TRUST
OWN	FRANKLIN DEBORAH J
OWN	LIBERTY TRUST

Address Information

Status	Address
P	00271 SO OCEAN AV CAYU
P	00275 SO OCEAN AV CAYU
P	00273 SO OCEAN AV CAYU
P	00131 PARK AV CAYU

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
064125	051	0001	Cayucos	Estero Plannin	CSC	VSA		N		
MORRKVW3	0002	0026	Cayucos	Estero Plannin	CR	LCP	CBD	Y		

Parcel Summary Report For Parcel # 064-125-051

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Parcel Information

Status	Description
Active	MORRO RK VW 3 BL 2 LT 26

Notes
ADDRESSES FOR BLDG ARE 271, 273, 275 SO OCEAN AV, AND 131 & 133 PARK AV. PCS

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

Case Information

Case Number:	Case Status:	
DRC2006-00246	EX1	Primary Parcel

Description:
LAND USE PERMIT FOR COMMERCIAL DEVELOPMENT WITH CARETAKER RESIDENCE IN CAYU.

DRC2014-00109	REC	Primary Parcel

Description:
(3) UNIT BOUTIQUE HOTEL

PMT2002-15549	EXP	Primary Parcel

Description:
1023-DWELLING,1960-COMM, 853-GARAGE - 2 STORY MULTI-USE COMMERCIAL/RESIDENTIAL BUILDING WITH ROOF DECK & GRADING.

PMT2002-15550	WIT	Primary Parcel

Description:
CANCELED - ENTERED IN ERROR - CARETAKERS UNIT PART OF MIXED USE BLDG

Parcel Summary Report For Parcel # 064-125-051

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

PMT2007-01439 WIT Primary Parcel

Description:

WITHDRAWN-REPLACEMENT OF EXPIRED PERMIT PMT2002-15549 - 2 STORY MIXED USE BUILDING - LEVEL 1: 2 RETAIL UNITS (1,172 SF) & GARAGE (230 SF), LEVEL 2: 2 OFFICES (874 SF) , CARETAKER'S UNIT (1,023 SF) (DRC2006-00246)

D020292P CMP Related Parcel

Description:

3 COMMERCIAL BUILDINGS ON 3 LOTS

E010283 RES Related Parcel

Description:

VEH STORAGE

P010454Z APP Related Parcel

Description:

LIFE IN THE PAST LANE

P010579Z APP Related Parcel

Description:

EDEN FLOWERS