SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/9/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00128 CAROVILLA – Proposed minor use permit to use an existing single family residence as a vacation rental. Site location is 1832 Strand Way, Oceano. APN: 061-072-030

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

DRC2014-00128 CAROVILLA, ELA

MINOR USE PERMIT

VACATION RENTAL

SOCST/ OCNO

AR AS CAZ LCP RMF SSN

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit ☐ Tree Permit ☒ Minor Use Permit
- ☐ Conditional Use Permit/Development Plan ☐ Plot Plan
- ☐ Curb, Gutter & Sidewalk Waiver ☐ Other ☐ Site Plan
- ☐ Surface Mining/Reclamation Plan ☐ Zoning Clearance
- ☐ Amendment to approved land use permit ☐ Variance

APPLICANT INFORMATION Check box for contact person assigned to this project

☒ Landowner Name Elaine Carovilla Daytime Phone 818-519-7616
Mailing Address 649 S. Grand Avenue, pasadena Zip Code 91105
Email Address: elaine.carovilla@disney.com

☒ Applicant Name SAME Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name Rainbow Ventures property mgmt. Daytime Phone (805) 4739210
Mailing Address 825 Bear canyon Lane, Arroyo Grande Zip Code 93420
Email Address: gailkemble@gmail.com

PROPERTY INFORMATION

Total Size of Site: .07 AC Assessor Parcel Number(s): 061-072-030
Legal Description:
Address of the project (if known): 1832 strand way, oceano, 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.: 101 to 4th st, south to Grande, west to Hwy 1, south to Pier, west to Strand.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential rental; 3 bedrooms, 3 bathrooms

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1747 ft; obtaining a minor use permit.

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 Elaine Carovilla Date 4/7/15
Gail Kemble, property manager

FOR STAFF USE ONLY

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): MINOR USE PERMIT

Describe existing and future access to the proposed project site: _____

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: RENTAL South: HOUSE
East: STREET West: BEACH/OCEAN

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1747 sq. feet 59 % Landscaping: 0 sq. feet 0 %
Paving: 870 sq. feet 41 % Other (specify) _____
Total area of all paving and structures: .07 ☐ sq. feet ☒ acres
Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres
Number of parking spaces proposed: 3 Height of tallest structure: 2 story
Number of trees to be removed: 0 Type: 0
Setbacks: Front 10' Right 3' Left 3' Back N/A (OCEAN FRONT)

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: OCSD
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: OCSD
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE (OCEANO STATION)

For commercial/industrial projects answer the following: N/A
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: 3
Total floor area of all structures including upper stories, but not garages and carports: 1747
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: .07 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: Oceano Lagoon
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: Strand Way

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? Varies depending on number of occupants + time of year
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
   ☐ Yes ☐ No If yes, please describe: N/A
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☐ No If yes, please attach. N/A
7. Does water meet the Health Agency's quality requirements?

Bacteriological?	☒ Yes	☐ No
Chemical?	☒ 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
   N/A ☐ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? N/A feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☒ No
4. Has a piezometer test been completed?
   ☐ Yes ☒ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☒ Yes ☐ No
   Distance to nearest sewer line: Street Location of connection: _____
2. What is the amount of proposed flow? N/A G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

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: South County Sanitary
3. Where is the waste disposal storage in relation to buildings? N/A
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☒ No Trash CANS FOR TRASH & RECYCLE MATERIALS

Community Service Information

1. Name of School District: LUCIA MAR
2. Location of nearest police station: HIGHWAY 1 – OCEANO
3. Location of nearest fire station: HIGHWAY 1 – OCEANO
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? ½ mile feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   RENTAL, 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.

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.

1. Is the site currently in Agricultural Preserve (Williamson Act)? N/A ❑ Yes ❑ No
2. If yes, is the site currently under land conservation contract? N/A ❑ 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): _____
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: N/A

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: N/A

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

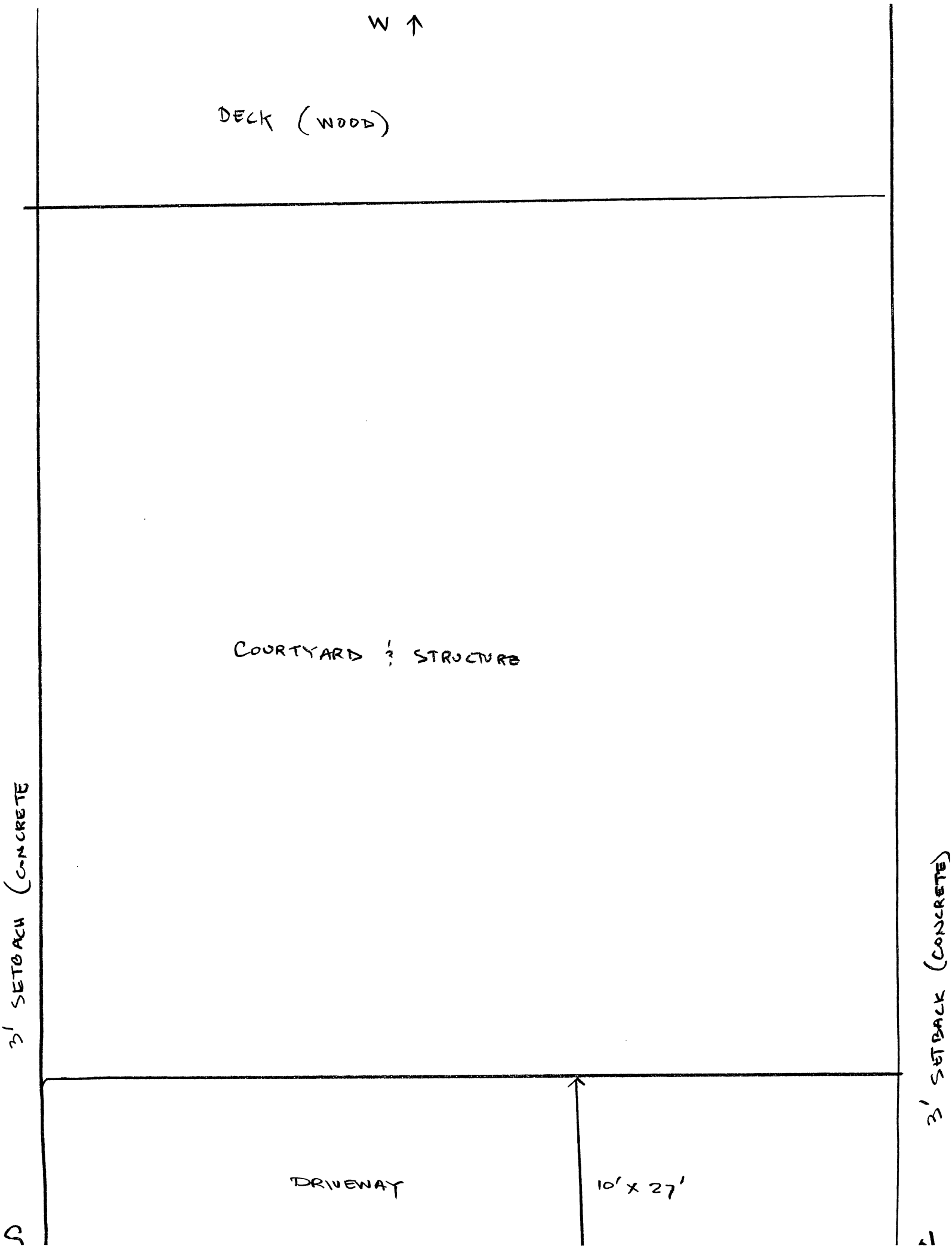
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   1) Limited number of guests for vacation rental. 2) No smoking. 3) No pets. 4) No ATV's allowed on site.

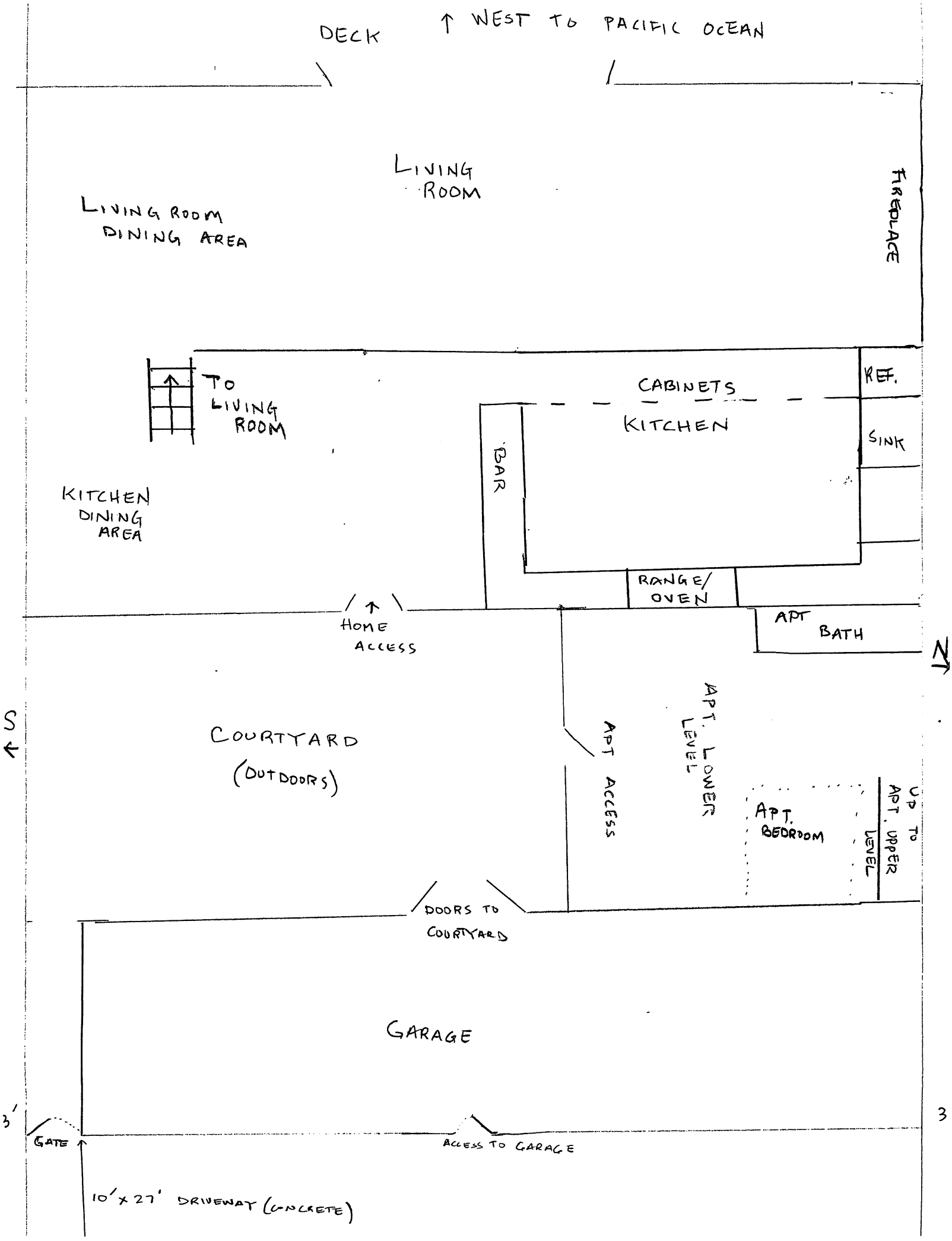
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

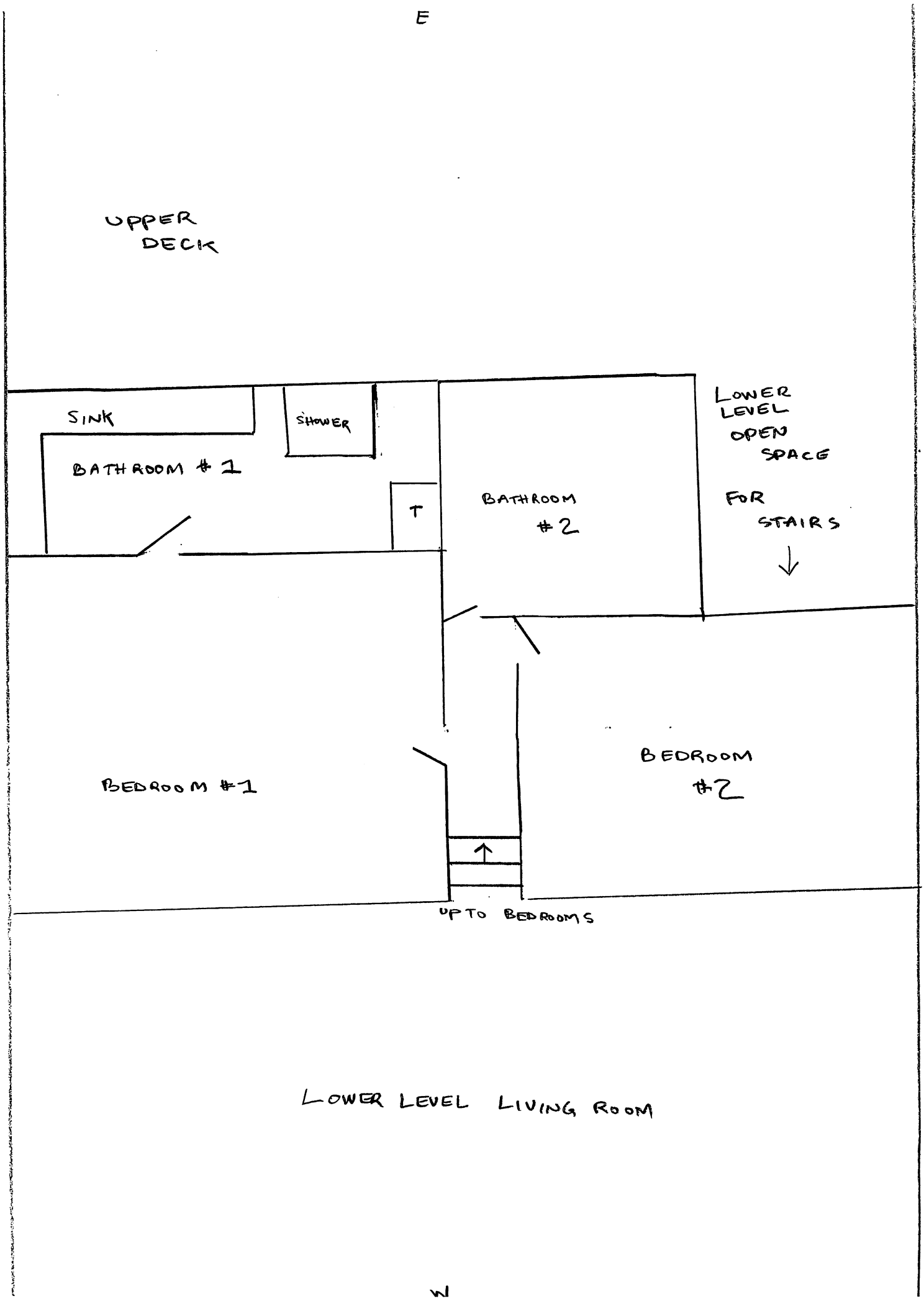
Other Related Permits

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

   (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.)

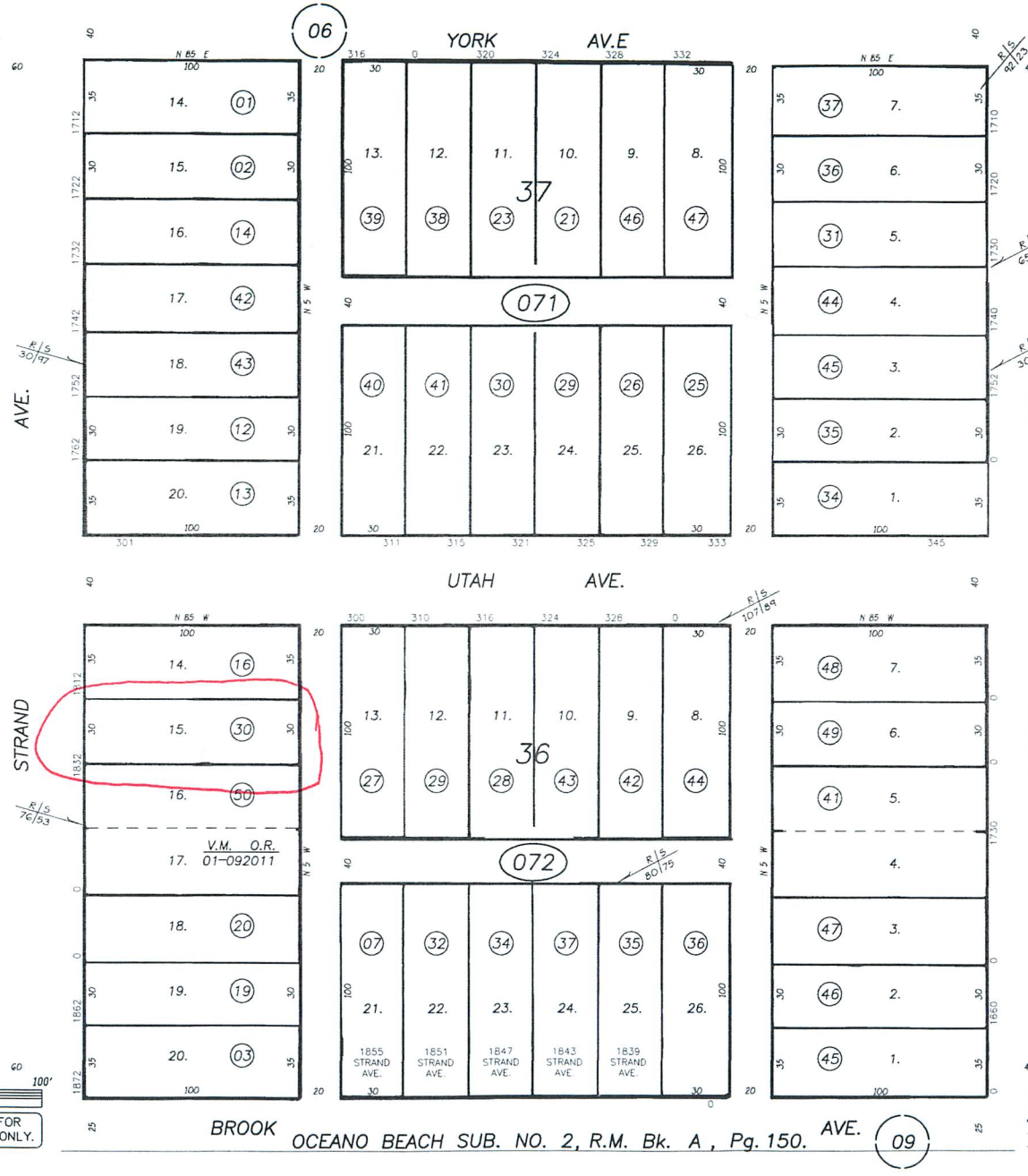

W
DECK (WOOD)
COURTYARD & STRUCTURE
3' SETBACK (CONCRETE
3' SETBACK (CONCRETE)
DRIVEWAY
10' x 27'


DECK
↑ WEST TO PACIFIC OCEAN
LIVING ROOM
LIVING ROOM DINING AREA
FIREPLACE
TO LIVING ROOM
CABINETS
REF.
KITCHEN
SINK
BAR
KITCHEN DINING AREA
RANGE/ OVEN
HOME ACCESS
APT BATH
N
S
COURTYARD (OUTDOORS)
APT. LOWER LEVEL
APT ACCESS
APT. BEDROOM
UP TO APT. UPPER LEVEL
DOORS TO COURTYARD
GARAGE
3'
GATE
ACCESS TO GARAGE
10' x 27' DRIVEWAY (CONCRETE)


E
UPPER DECK
SINK
SHOWER
BATHROOM #1
T
BATHROOM #2
LOWER LEVEL OPEN SPACE FOR STAIRS
BEDROOM #1
BEDROOM #2
UP TO BEDROOMS
LOWER LEVEL LIVING ROOM
S
W
N

061-07

PRIOR



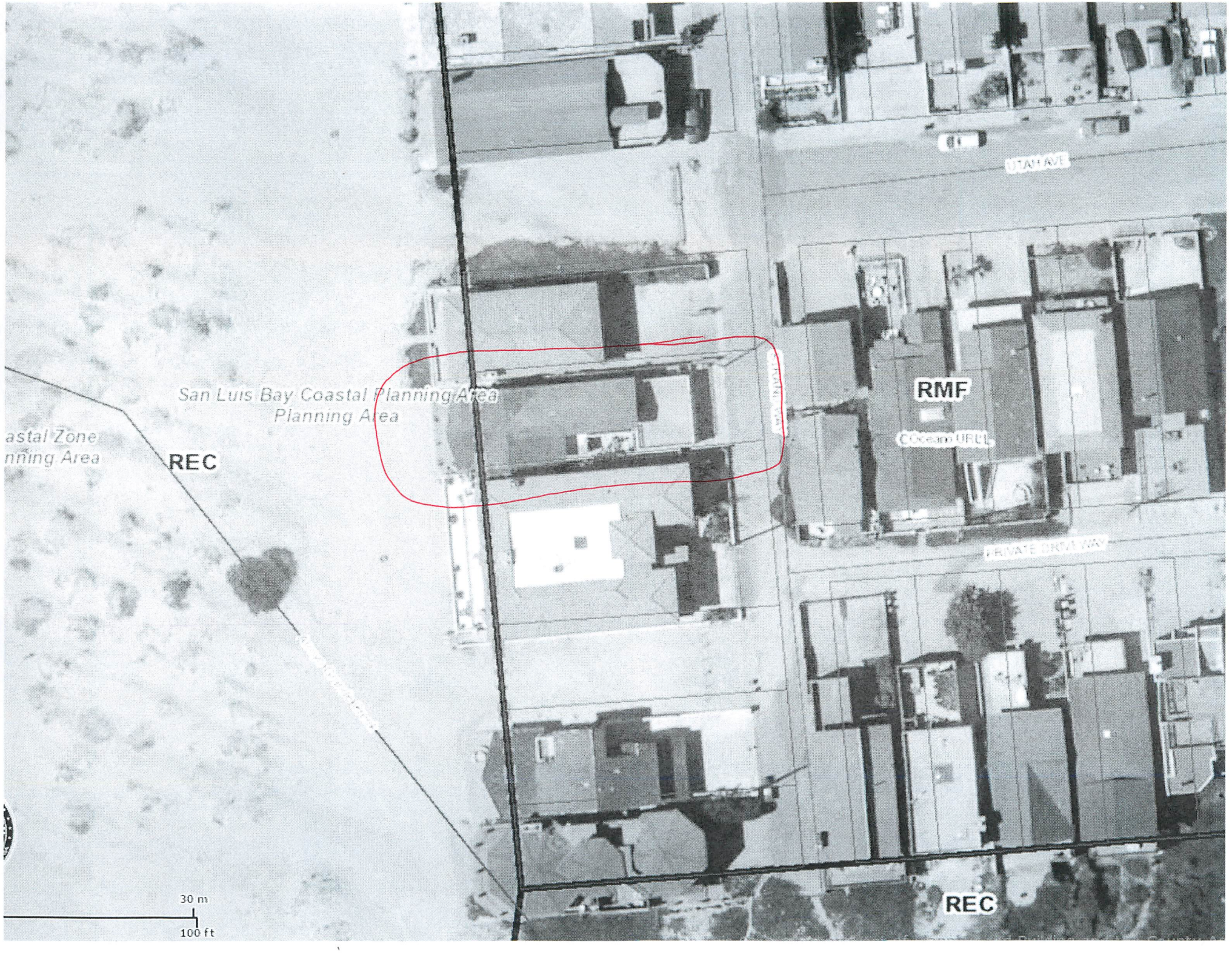
1" = 50'

REVISIONS	
TECH	DATE
JAW	09-12-00
DW	10-22-01
GB	12-19-01

25' 0 50' 100'

JAW 09-12-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

OCEANO
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 061 PAGE 07


San Luis Bay Coastal Planning Area
Planning Area
astal Zone
nning Area
REC
RMF
UTAH AVE
PRIVATE DRIVEWAY
REC
30 m
100 ft

Parcel Summary Report For Parcel # 061-072-030

4/9/2015
10:55:08AM

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	BORUNDA JOHN Z
	2118 WILSHIRE BLVD #1114 SANTA MONICA CA 90403-
OWN	BORUNDA BARBARA G

Address Information

Status	Address
P	01832 STRAND WY OCNO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
061072	030	0001	Oceano	South County (	AS	SSN	CAZ	N		
OCNOBCH2	0036	0015	Oceano	South County (	RMF	AR	LCP	Y	ZL	

Parcel Information

Status	Description	
Active	OCEANO BCH SUB 2	BL 36 LT 15

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04

Parcel Summary Report For Parcel # 061-072-030

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

SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

Case Number:	Case Status:	
D010027P	APP	Primary Parcel

Description:
MOVING SAND THREATENING STRUCTURES

DRC2014-00128	REC	Primary Parcel

Description:
VACATION RENTAL

P000729E	APP	Primary Parcel

Description:
MOVE SAND THREATENING HOMES ON BEACH

PMT2014-02018	ISS	Primary Parcel

Description:
REPLACE ELECTRIC METER - 100 AMP - IN SAME LOCATION - SERVING SFD

A4547	FNL	Related Parcel

Description:
GRADING FOR SAND REMOVAL PHASE 1 & 2

A6634	FNL	Related Parcel

Description:
GRADING FOR SAND REMOVAL - PHASE 1 ONLY

PMT2002-29021	REC	Related Parcel

Description:
GRADING FOR SAND REMOVAL PHASE 1 & 2

PMT2007-00869	FNL	Related Parcel

Description:
MINOR GRADING - MECHANICALLY GRADE SAND ALONG A 60' NON-MAINTAINED PUBLIC ROAD FOR SURF TO THE SOUTHERN END OF 1892 STRAND WAY - MUP0960166P