



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/21/2015

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

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

**PROJECT DESCRIPTION:** DRC2014-00141 PACE HOMES – Proposed minor use permit for a new 2166 sf single family residence with an attached 428 sf garage (to be used as a vacation rental). Site location is 340 Juanita Ave, Oceano. APN: 061-022-008

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

MINOR USE PERMIT

2166 SF RESIDENCE W/ ATTACH 428 SF (2)  
CAR GARAGE  
SOCST/ OCNO

AR AS CAZ FH LCP RMF  
SSN

# 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 Page Homes, LLC Daytime Phone 805-801-5806  
 Mailing Address Po Box 519 Arroyo Grande, CA 93421 Zip Code 93421  
 Email Address: scottypace@lycos.com

Applicant Name Page Homes, LLC / Scott Pace Daytime Phone 805-801-5806  
 Mailing Address Po Box 519 Arroyo Grande, CA 93421 Zip Code 93421  
 Email Address: scottypace@lycos.com

Agent Name Gregory D. Soto Daytime Phone 805-461-1666  
 Mailing Address P.O. Box 1392 Zip Code 93421  
 Email Address: LIVIN Soto @ AOL.com

### PROPERTY INFORMATION

Total Size of Site: 3000 SF Assessor Parcel Number(s): 061-022-008  
 Legal Description: Lot 36 in Block 40 of Oceano Beach Subdivision No. 2, in →  
 Address of the project (if known): 340 Juanita Ave, 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.: FROM HWY 1 TO PIER TO LAKESIDE TO JUANITA AVE  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
EMPTY LOT

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 2166 SF RESIDENCE W/ A ATTACH 428 SF (2) CAR GARAGE & Vacation Rental

### 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 [Signature] Date 4/29/15

**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): NA

Describe existing and future access to the proposed project site: JUANITA AVE.

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 South: OPEN SPACE  
East: RESIDENTIAL West: RESIDENTIAL

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 1411 sq. feet 47 % Landscaping: 1013 sq. feet 34 %  
Paving: 516 sq. feet 19 % Other (specify) \_\_\_\_\_  
Total area of all paving and structures: 1987  sq. feet  acres  
Total area of grading or removal of ground cover: 3000  sq. feet  acres  
Number of parking spaces proposed: 2 Height of tallest structure: 25'  
Number of trees to be removed: 0 Type: NA  
Setbacks: Front 20' Right 30' Left 30' Back 10'

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: CDF

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

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

### For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 4  
Total floor area of all structures including upper stories, but not garages and carports: 2166 LIV & 252 BALCON  
Total of area of the lot(s) minus building footprint and parking spaces: 1013 SF

# 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: 3000 SF. acres  
Moderate slopes of 10-30%: NA acres  
Steep slopes over 30%: NA acres
2. Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: LAKE
3. Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: RAISING FIN FIB ± 2' ABOVE FLOOD ZONE/PLAIN.
4. Has a drainage plan been prepared? PRELIM.  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: RAISING SITE ± 2'
6. Has a grading plan been prepared? PRELIM.  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: JUANITA 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 \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? FOR A FAMILY
4. How many service connections will be required? (1)
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: meter and box
6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach. NA
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 NA     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test NA Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs NA     Hydrologic Study NA     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: NA

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: ± 45'    Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? RESIDENTIAL 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: \_\_\_\_\_
- 3. Where is the waste disposal storage in relation to buildings? @ SET BACK.
- 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: LUCIA MAR SCHOOL DISTRICT.
- 2. Location of nearest police station: SHERIFF STATION IN OCEANO
- 3. Location of nearest fire station: IN 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? 1/2 MILE feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property: RESIDENTIAL & SAND DUNE
- 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**

NA.

**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**

NA

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**

NA

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**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: AREA FOR FUTURE SOLAR PANELS

\*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): minor use permit for single family residence

(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.)

### UTILITY NOTES

- All existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. Construction contractor shall assume sole and complete responsibility for locating or having located all underground utilities and related facilities and for protecting same during the course of construction. Contact Underground Service Alert (USA of So. Cal.) (800) 642-2444 two working days prior to the start of construction for assistance from the respective utilities.
- Any necessary relocation of Gas Company, Cable T.V., General Telephone, or Pacific Gas & Electric shall be at the developers' expense.
- Any work to be undertaken in the vicinity of PG&E facilities must comply with the minimum requirements set out on the High Voltage Electrical Safety Orders of the California Division of Industrial Safety.
- Utilities: All pipes and utilities placed in the ground shall be placed in a 4 inch min. sand bed with 12 inches of native material over the top of each pipe of utility (except that in streets, trenches shall be sanded to the top and computed per requirements.) All utilities on site shall be placed underground per County and utility company approved method of construction.

### SITE WORK

(NO GRADING OVER 50 CU. YDS.)

Finishing Grading: The General Contractor is responsible for finish grading the site to provide proper drainage and grades to start of landscaping.

A min. of 2% drainage for a min. of 5'-0" away from the building foundation shall be provided.

The contractor shall control dust at all times by maintaining appropriate moisture content or other methods approved by the County Engineer. Dust control shall be maintained at all times until all disturbed areas are landscaped.

All existing drainage ditches, swales and established drainage courses shall not be disturbed and if they are disturbed, they shall be graded, shall be restored back to their original location and shall be certified by a Registered Civil Engineer or Land Surveyor at the expense of the Contractor.

Mud, silt, sand, gravel, or any kind of dirt delivered to the street by trucks getting in and out of the job shall be removed by the Contractor. Stockpiling of any material on the County Right of Way is prohibited.

The Contractor shall be responsible for the protection and preservation of all survey monuments or property corners. Disturbed monuments shall be restored back to their original location and shall be certified by a registered Civil Engineer or Land Surveyor.

It shall be the responsibility of the Contractor(s) to be fully informed of and to comply with all laws, ordinances, codes, requirements, and standards which in any manner affect the course of construction, and the materials used in the construction.

The Contractor agrees that he shall assume sole and complete responsibility for the job site conditions during the course of construction of this project, including safety for all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify and hold the County of SAN LUIS OBISPO and its employees harmless from any and all liability.

The Contractor shall be responsible for the protection of public and private property adjacent to the work area and shall exercise due caution to avoid damage to such property. The Contractor shall replace or repair to their original condition all existing improvements within or adjacent to the work area which are not designated for removal and which are damaged or removed as a result of his operations.

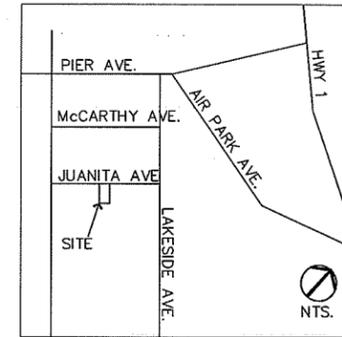
### LEGEND

- PROPERTY LINE
- (E) EXISTING
- ~ FLOWLINE
- WM WATER METER
- OG GAS METER
- EM ELECTRIC METER (200 AMPS)
- NEW DOWNSPOUT w/SPLASH BLOCK
- X FENCE
- ET OVERHEAD ELEC. T.V. & PHONE
- S SEWER LINE
- W WATER LINE
- G GAS LINE
- 14.8 TW TOP OF WALL

### WATER CONSERVATION

- This design will utilize plant material and irrigation systems that are suited to the site soil (native plants), climate, and environmental conditions. The plant material chosen will thrive in this area with low water usage and low maintenance.
- AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILS MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE.

### VICINITY MAP



### STATISTICS

APN: 061-022-008

PROJECT: NEW 4 BR RESIDENCE

SITE AREA: GROSS 3000 SF

BUILDING AREA:

- (N) LOWER FLOOR = 973 SF
- (N) UPPER FLOOR = 1193.2 SF
- (N) GARAGE = 428 SF
- (N) BALCONY AREA = 252 SF
- (N) ROOF DECK = 120 SF

TOTAL NEW= 2966.2 SF

BUILDING LOT COVERAGE: 1411 SF (47% covered)

LANDSCAPE AREA: 1013 SF (34% covered)

PAVED AREAS : 576 SF (19% covered)

PARKING PROVIDED: 2-CAR GARAGE

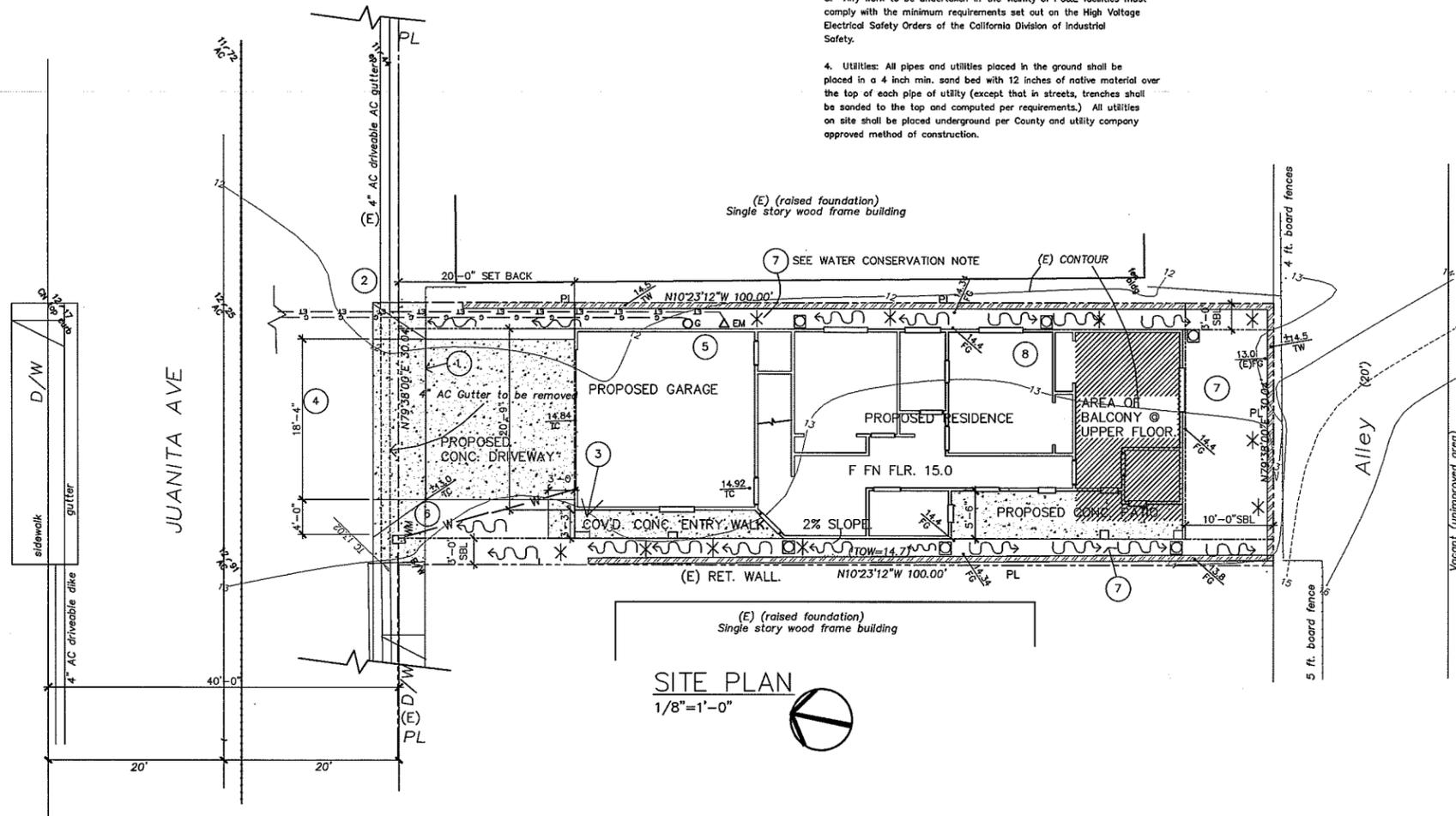
ZONE: CR

OCCUPANCY GROUP: R1

CONSTRUCTION TYPE: VB

### CODES IN EFFECT

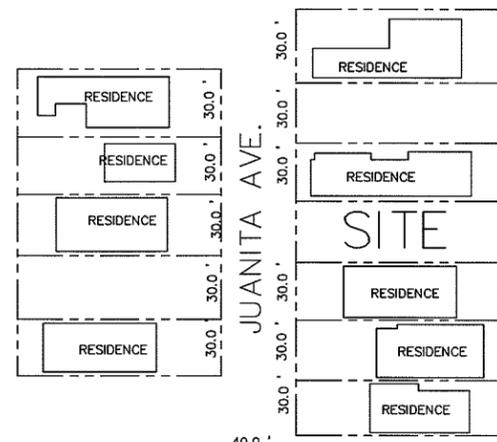
ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING, PLUMBING, ELECTRICAL MECHANICAL CODES, 2013 EDITION; THE CALIFORNIA FIRE CODE, 2013 EDITION(2009 IFC); THE CALIFORNIA ENERGY CODE, 2010 EDITION; 2013 CALIFORNIA REFERENCE STANDARDS CODE 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA GREEN CODE ACCESSIBILITY STANDARDS WHERE APPLICABLE AND ALL CITY CODES AND ORDINANCES AS THEY APPLY TO THIS PROJECT.



SITE PLAN  
1/8"=1'-0"

### SITE PLAN NOTES

- Remove (e) fence
- Line of pavement.
- Light to shine downwards & out onto grade.
- Concrete approach per county standards
- Electric / Gas Meter
- 5/8" water meter
- Landscape area
- Building line

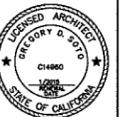


BUILDING PLACEMENT SITE  
1'-0"=40'-0"

REVISIONS	BY

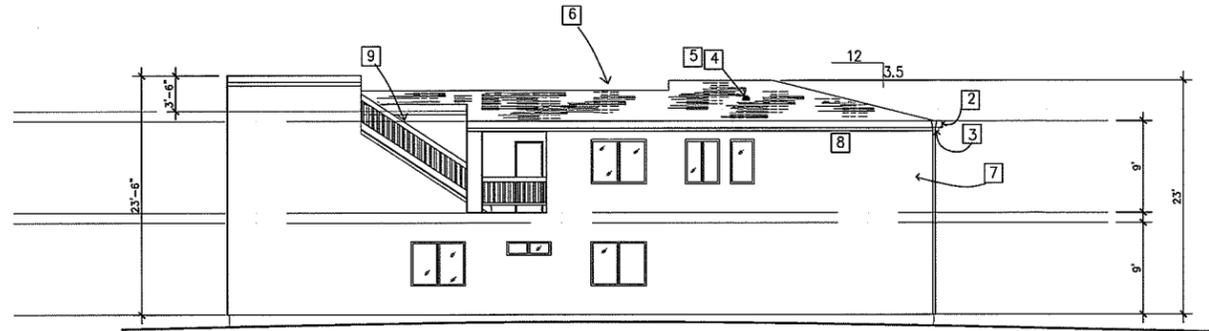


LIV-IN ENVIRONMENTS  
ARCHITECTURE & SOLAR SPACE HEATING  
GREGORY D. SOTO ARCHITECT  
P.O. BOX 1392 ARROYO GRANDE, CA 93421  
Lic. # C14960 (805) 481-1066

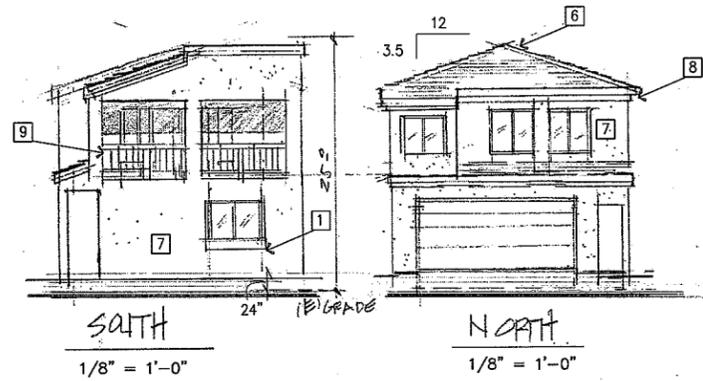


A 4 BEDROOM RESIDENCE FOR  
PACE HOMES, LLC  
PO BOX 519  
ARROYO GRANDE, CA 93401  
PROJECT LOCATION:  
340 JUANITA AVENUE OCEANO, CALIFORNIA 93445

Date	5/8/15
Scale	
Drawn	
Job	1506
Sheet	S
Of	Sheets

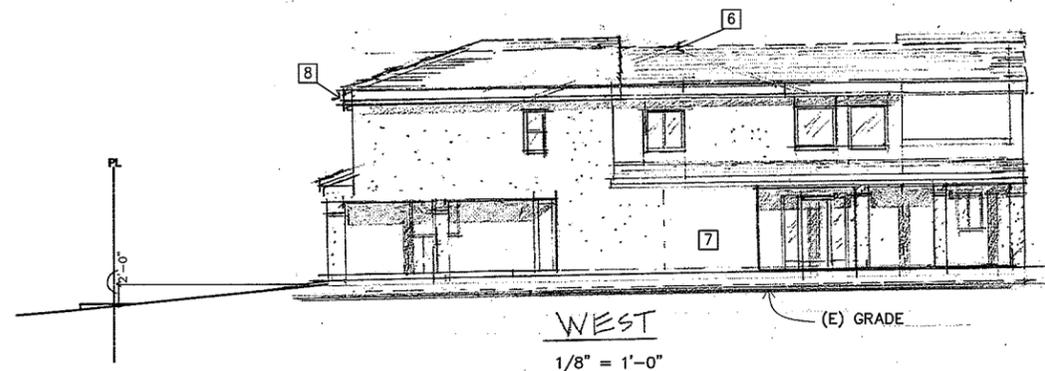


**EAST ELEVATION**  
1/8" = 1'-0"



**SOUTH**  
1/8" = 1'-0"

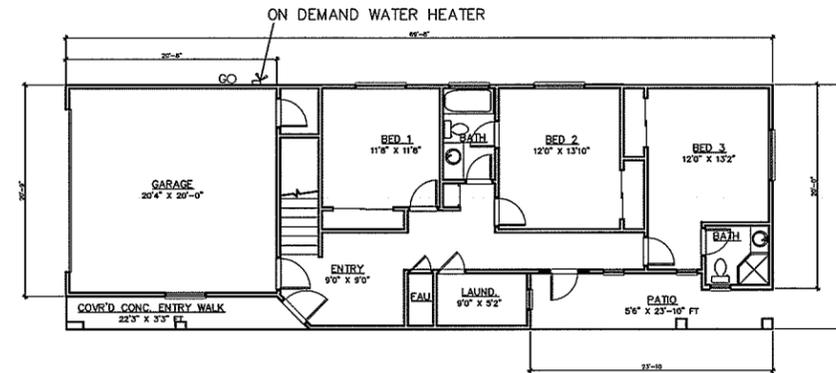
**NORTH**  
1/8" = 1'-0"



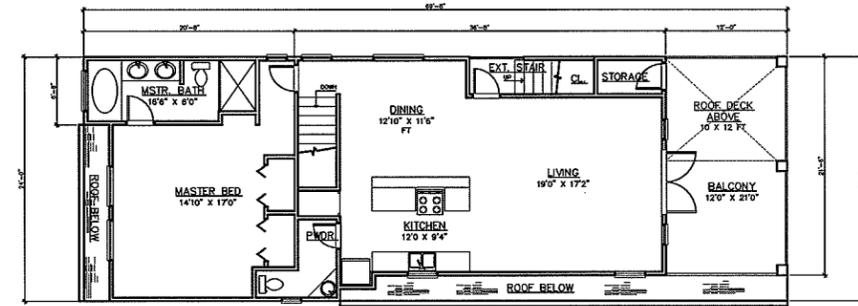
**WEST**  
1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES**

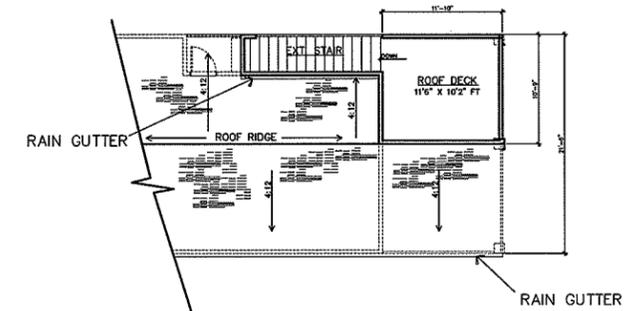
- 1 2 x plant - on .art. plaster (La Habra - Mirador)
- 2 Metal rain gutter
- 3 3/4"Ø downspout
- 4 Straps - let-in where required
- 5 All vents shall have corrosion-resistant metal mesh (openings 1/4" diameter)
- 6 Roofing: One 1/2" Asphalt shingles over 30 lbs felt laid down shiplap-fashion per 2009 IRC Part ICC-ES Evaluation Report (ESR-1475 CAF)
- 7 Exterior plaster- 7/8" thick (3 coats) integral stucco color, over paper backed metal lath. Use metal lath at corners. (ESC shop, SS & manifold, specs.) provide (2) layers of grade 10" paper over plywood sheathing. (La Habra - Hacienda)
- 8 2x 8 Scafs (La Habra - Hacienda)
- 9 4" High Guard Rail, Intermediate rails or Ornamental pattern shall prevent passage of a 4" diameter sphere (6" at stair rise/run triangular area)



**LOWER FLOOR PLAN**  
1/8" = 1'-0"



**UPPER FLOOR PLAN**  
1/8" = 1'-0"



**PARTIAL FLR. PLAN ROOF DECK**  
1/8" = 1'-0"

REVISIONS	BY

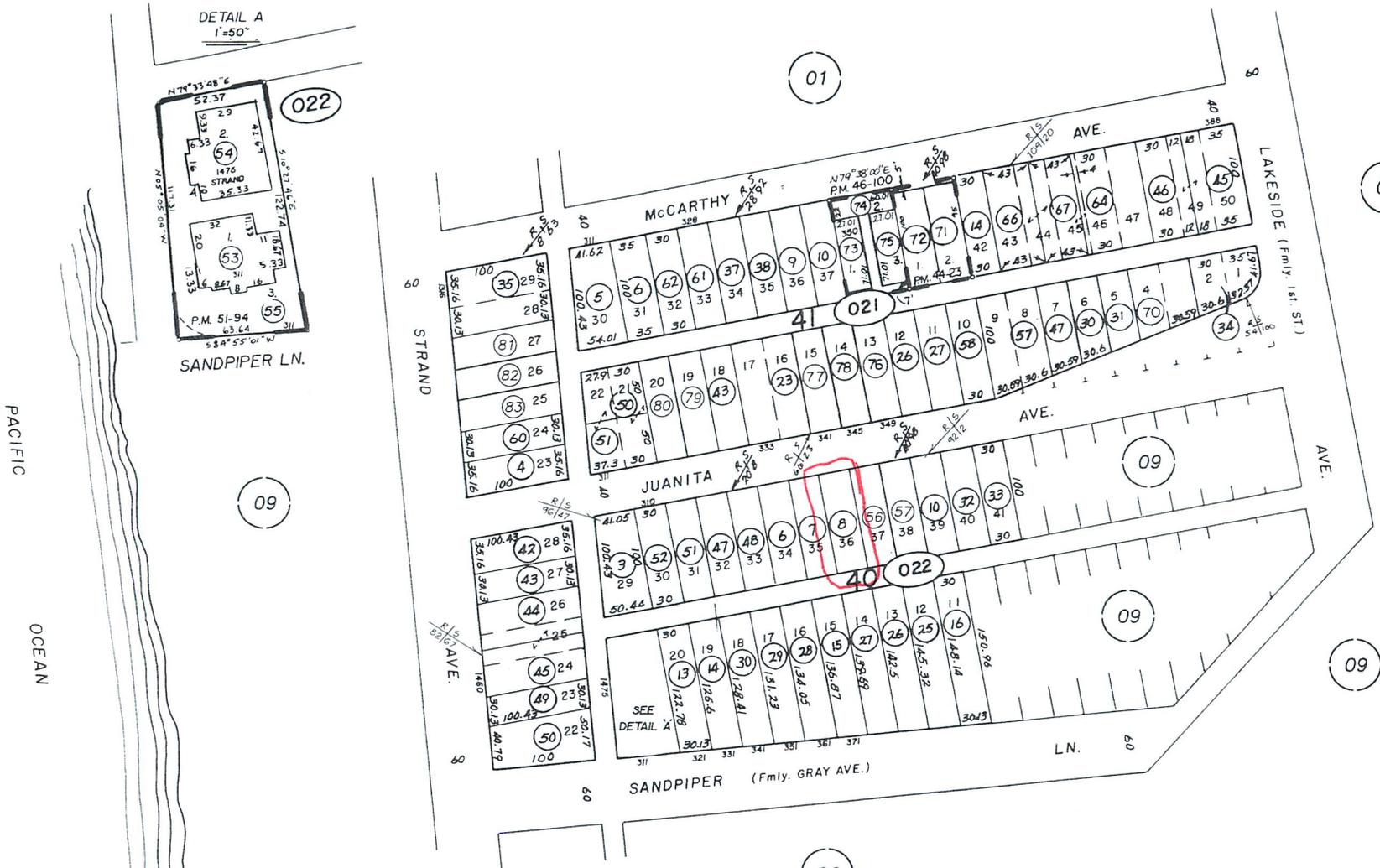
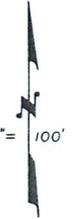


**LIV-IN ENVIRONMENTS**  
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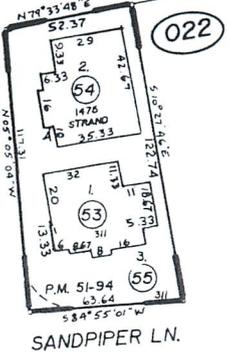


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PROJECT LOCATION:  
340 JAUNITA AVENUE OCEANO, CALIFORNIA 93445

Date	5/8/15
Scale	
Drawn	
Job	1506
Sheet	1
Of	Sheets



DETAIL A  
1"=50'



PACIFIC OCEAN

09

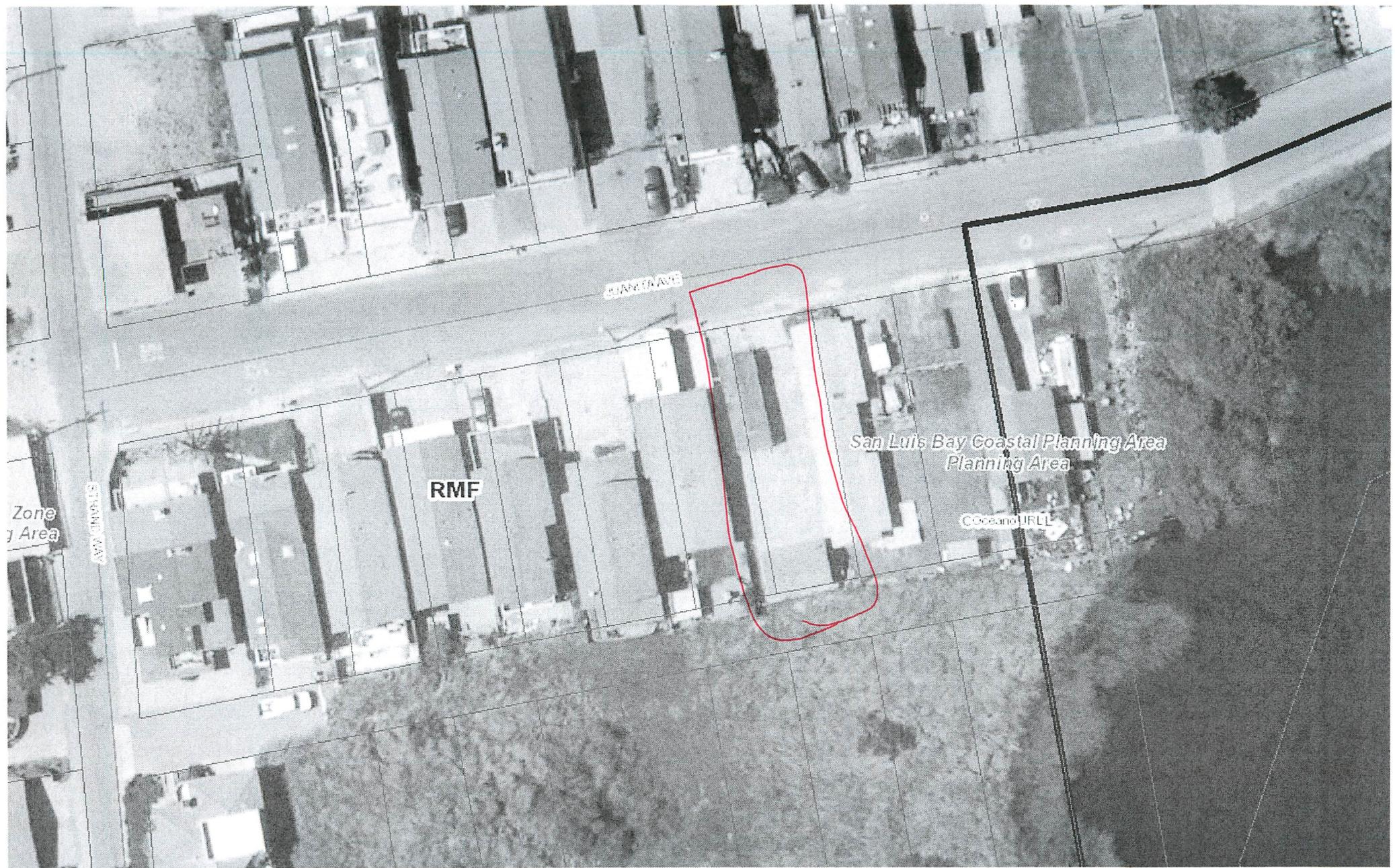
REVISIONS	
I.S.	DATE
04-049	07-31-03
04-453	04-20-04
05-081	07-20-04



ER 05-09-02 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

R.M. Bk. A, Pg. 150 - Oceano Beach No. 2

OCEANO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 61 PAGE 02



RANFAVE

Zone  
y Area

AVENUE

**RMF**

*San Luis Bay Coastal Planning Area  
Planning Area*

C/Oceanic URL →



# Parcel Summary Report For Parcel # 061-022-008

5/19/2015  
3:24:07PM

## 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    PACE HOMES LLC  
          PO BOX 519 ARROYO GRANDE CA 93421-0519  
OWN    ANDRICH DONALD S  
          770 PRINCESS CT NIPOMO CA 93444-

### Address Information

Status            Address  
P                    00340 JUANITA AV OCNO

### 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>
061022	008	0001	Oceano	South County ( AS	SSN	CAZ		N		
061022	008	0002	Oceano	South County ( FH	SRA			N		
OCNOBCH2	0040	0036	Oceano	South County ( RMF	LCP	AR		Y	ZL	

### Parcel Information

Status    Description  
Active    OCEANO BCH TR BL 40 LT 36

### Notes

#### Tax Districts

LUCIA MAR  
SAN LUIS OBISPO JT(27,40)  
ARROYO GRANDE  
COASTAL SAN LUIS  
COUNTY-ZONE NO. 01  
COUNTY-ZONE NO. 03



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SAN LUIS  
NO. 04  
SOUTH SAN LUIS OBISPO COUNTY  
OCEANO  
AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

DRC2012-00074      APV      Primary Parcel

**Description:**

MINOR USE PERMIT TO DEMOLISH EXISTING SFD AND GARAGE.

DRC2014-00141      REC      Primary Parcel

**Description:**

2166 SF RESIDENCE W/ ATTACH 428 SF (2) CAR GARAGE

PMT2013-00409      FNL      Primary Parcel

**Description:**

DEMO AND REMOVE EXISTING HOUSE AND GARAGE. DRC2012-00074.