SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 7/15/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2015-00006 CRAWFORD – Proposed minor use permit for a new detached garage (1,155 sf), plus a laundry addition (71 sf). Site location is 2574 Camborne Pl, Cambria. APN: 023-293-058

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

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • TTY/TDD RELAY - 711

planning@co.slo.ca.us • FAX: (805) 781-5624 • http://www.slocounty.ca.gov/planning.htm

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

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

DRC2015-00006 CRAWFORD, RIC
MINOR USE PERMIT
NEW DETACHED GARAGE (1,155 SF) AND LAUNDRY ADDITION (71 SF)
NOCST/ CAMB
CAZ LCP RSF TH

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name RICHARD CRAWFORD Daytime Phone 661-298-8860
Mailing Address 28640 LAKECREST AVE., CANYON COUNTRY, CA Zip Code 91387
Email Address:

☐ Applicant Name Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name BRUCE BEERY Daytime Phone 927-7130
Mailing Address P.O. BOX 12, CAMBRIA, CA Zip Code 93428
Email Address: beery@charter.net

PROPERTY INFORMATION

Total Size of Site: 10,500 SF Assessor Parcel Number(s): 023-293-058
Legal Description: LOTS 27 TRACT 33, BLK 28, CAMBRIA PINES MANOR, NO. 2
Address of the project (if known): 2574 CAMBORNE PLACE, CAMBRIA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 1 NORTH TO BURTON DR., SOUTH TO ~~PINEBROOK~~ FERN, WEST TO CAMBORNE, SOUTH ON CAMBORNE
Describe current uses, existing structures, and other improvements and vegetation on the property:
2 STORY SFR

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): EXISTING ~~173~~ 1,154 SF RESIDENCE, ADD 71 SF LAUNDRY AND 1155 SF 3 CAR GARAGE

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 7/10/15

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): _____

Describe existing and future access to the proposed project site: CAMBORNE PL. / PAVED STREET

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: SFR South: SFR
East: SFR West: SFR

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1928 sq. feet 18 % Landscaping: _____ sq. feet _____ %
Paving: 2079 sq. feet 19 % Other (specify) REMOVE 460 SF. / E. PAVING
Total area of all paving and structures: 4007 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 3234 ☒ sq. feet ☐ acres
Number of parking spaces proposed: 3 Height of tallest structure: 24'-7"
Number of trees to be removed: 3 Type: (2) PINE (1) OAK
Setbacks: Front 15' Right 5' Left 5' Back 10'

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☒ Community System - List the agency or company responsible for sewage disposal: CCSD
Do you have a valid will-serve letter? ☒ Yes ☐ No (If yes, please submit copy) EXISTING

Fire Agency: List the agency responsible for fire protection: CAMBRIA F.D.

For commercial/industrial projects answer the following:
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: 2
Total floor area of all structures including upper stories, but not garages and carports: 1592 SF
Total of area of the lot(s) minus building footprint and parking spaces: 8,572 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: 10,500 ~~acres~~ SF
   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: E. SFR
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: CAMBRNE PL. & FERN ST.

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? EXISTING
4. How many service connections will be required? Ø
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: METER
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?

Bacteriological?	☒ Yes	☐ No
Chemical?	☒ Yes	☐ No
Physical	☒ Yes	☐ No
Water analysis report submitted?	☐ Yes	☒ No

8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

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

Sewage Disposal Information N/A

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

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

If a community sewage disposal system is to be used: EXISTING N/A

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ 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? GARAGE
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: COAST UNION S.D.
2. Location of nearest police station: TEMPLETON
3. Location of nearest fire station: CAMBRIA
4. Location of nearest public transit stop: BURTON DR
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? 1 mi. _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   SFR
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)? ❑ 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): _____
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 *: _____

   *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:
   ADDITION WILL REQUIRE MINIMAL GRADE DISTURBANCE.

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 N/A

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

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

DRAWN:	CHECKED:
J.A.H.	D.F.H.
DATE: Jan, 2015	
SCALE:	
JOB No: 1925T	

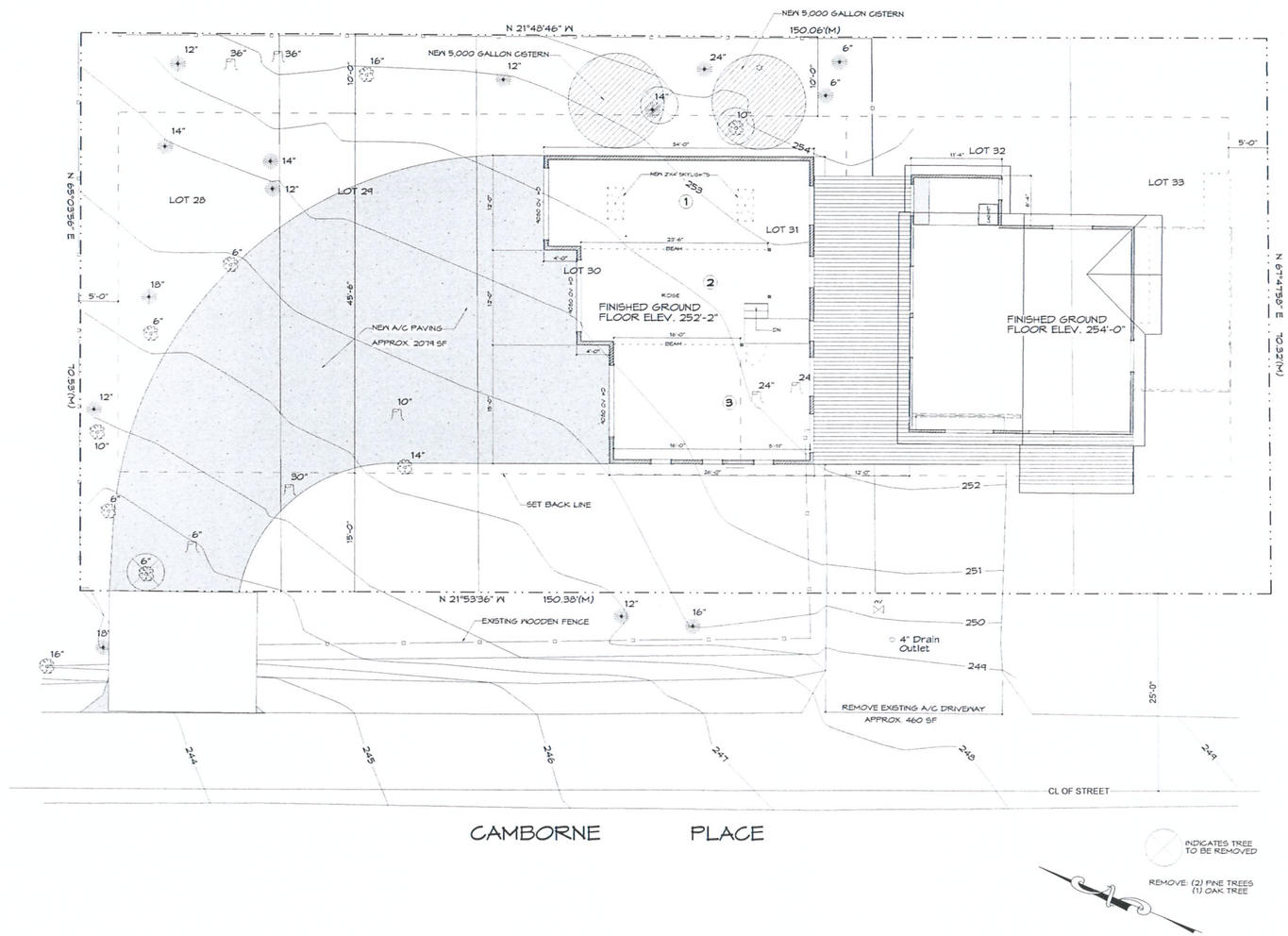
TOPOGRAPHICAL SURVEY

LOTS 27 thru 33
BLOCK 28
CAMBRIA PINES MANOR, No. 2

A.P.N. - 023-293-055 & 057
SAN LUIS OBISPO COUNTY, STATE OF CALIFORNIA

REQUESTED BY:
Dan Kelleher
3050 Burton Drive
Cambria, CA. 93428
(805) 909-9609

DANNY F. HORN - Land Surveyor
566 Spring Street
Paso Robles, CA. 93446
Office: (805) 239-0355 Fax: (805) 239-1349



LEGEND:

- Edge of Existing Pavement
- Centerline of Road
- Existing Wood Fence
- Existing Sewer Manhole
- Existing Water Meter
- Existing Water Meter
- Existing Water Meter
- Existing Telephone Junction
- Existing Stump (approx. size noted)
- Existing Pine Tree (approx. size noted)
- Existing Oak Tree (approx. size noted)

T.B.M.
Top Center of SSMH
Elev.=250.0'
(scaled from CCSD plans)

SHEET INDEX

C-1 SITE PLAN
A-1 GROUND FLOOR PLANS
A-2 E. FLOOR PLANS
A-3 SITE VIEWS
A-4 ELEVATIONS
A-4.1 ELEVATIONS
A-5 SECTIONS

PROJECT DESCRIPTION

REMODEL AND GARAGE ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

E. HOUSE	
LOW NATURAL GRADE	252'-0"
HI NATURAL GRADE	253'-0"
AVERAGE NAT. GRADE	252'-6"
MAX. ALLOWED HEIGHT	280'-6"
MAX. PROPOSED HEIGHT	278'-7"
N. GARAGE SLAB	252'-2"
MAX. PROPOSED HEIGHT	269'-6"

BUILDING DATA

SQUARE FOOTAGES

LIVING AREA	LOW	UPPER
EXISTING	381	773
CONVERT GARAGE TO FAMILY RM	367	
ADD LAUNDRY	71	
TOTAL	819	773
N. TOTAL LIVING AREA		1592
E. TOTAL LIVING AREA		1154
N. GARAGE		1155
TOTAL NEW GSA		2,747
AREA OF DISTURBANCE		367
% OF EXISTING TO NEW		31%
TOTAL PARCEL SIZE		10,500 SF

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OWNER

DICK & JUDY CRAWFORD

SITE

2574 CAMBORNE PLACE, CAMBRIA CA, 93428

APN # 023-293-058

BEERY ASSOCIATES
DESIGN & DEVELOPMENT

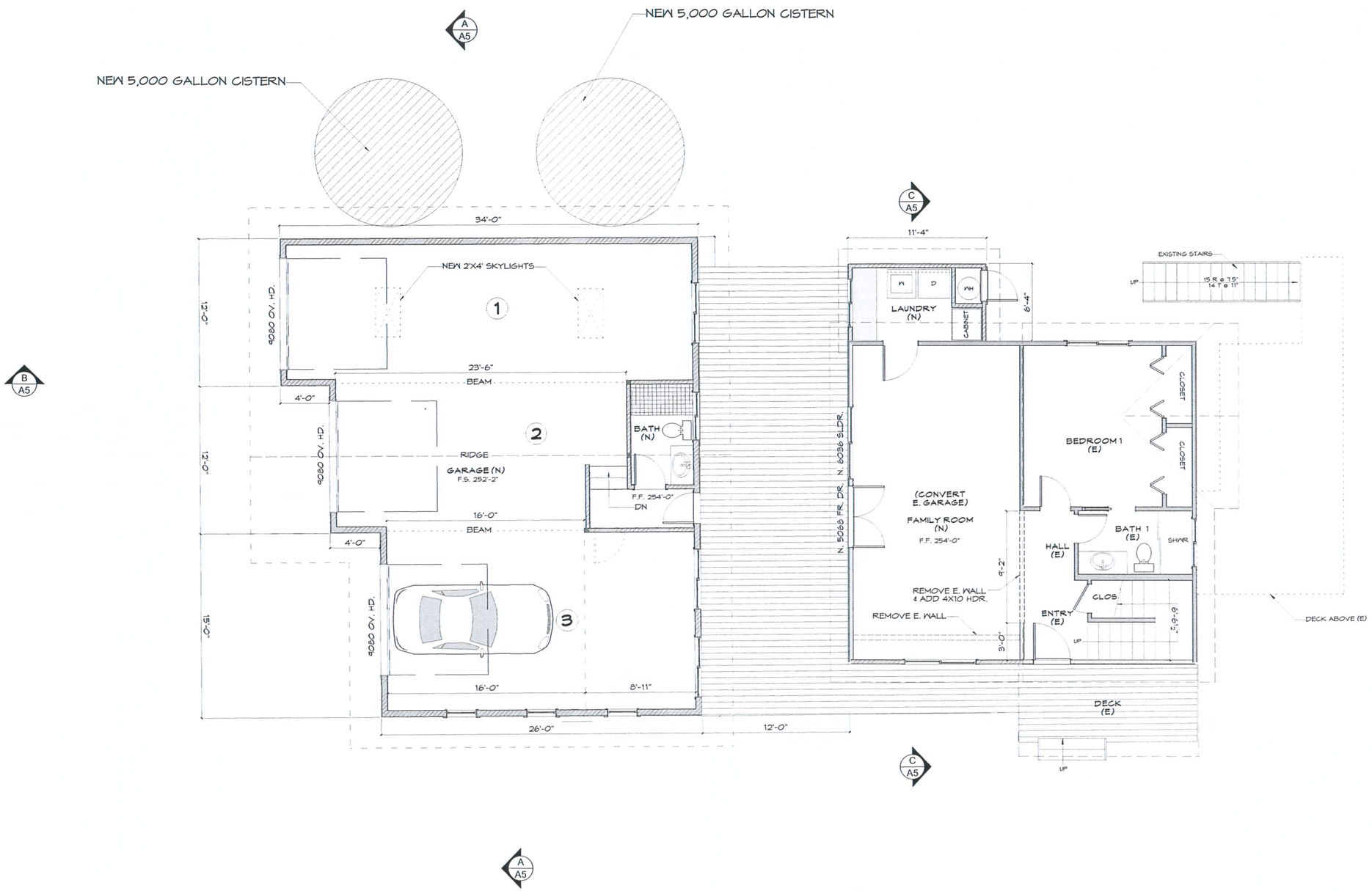
M.U.P. SET

BRUCE BEERY & ASSOCIATES
P.O. BOX 12, CAMBRIA
CALIFORNIA 93428
805-927-7130
beery@charter.net

07-12-2015

C-1

SITE PLAN
SCALE: 1/8"



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C-1	SITE PLAN
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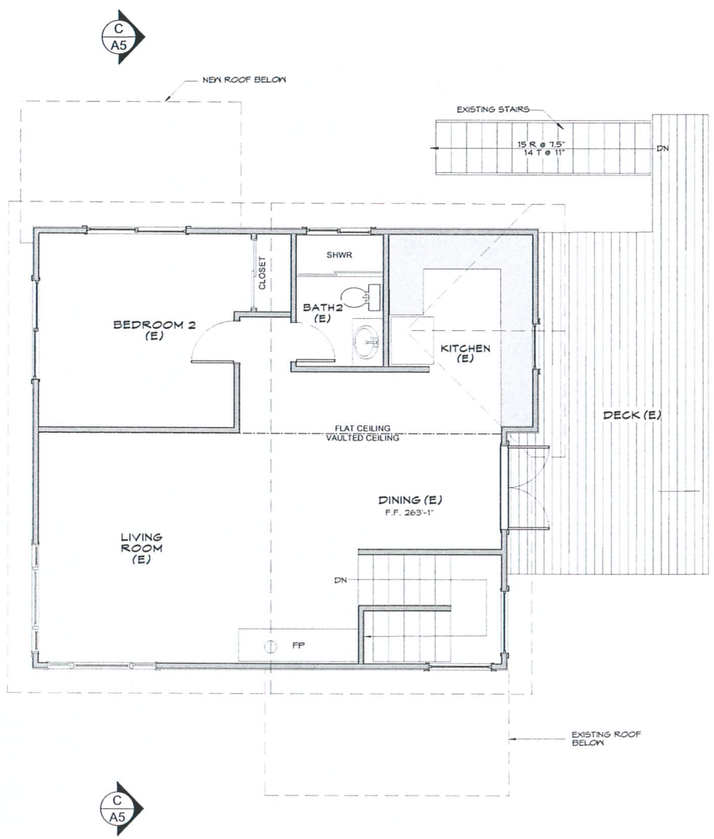
07-12-2015

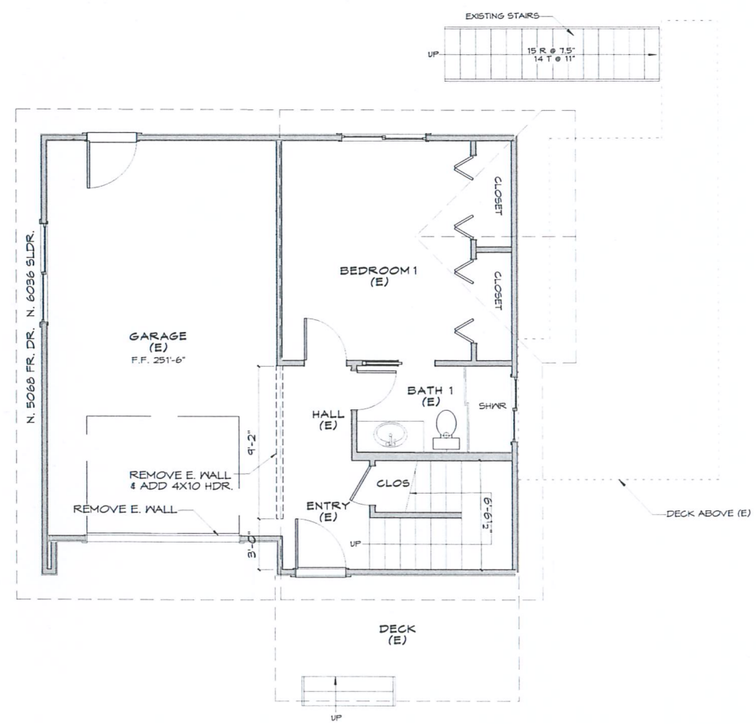
A-1

PROPOSED GROUND FLOOR PLANS

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



UPPER FLOOR PLAN (E)
SCALE: 1/4" = 1' - 0"



GROUND FLOOR PLAN (E)
SCALE: 1/4" = 1' - 0"

SHEET INDEX

C-1 SITE PLAN
A-1 GROUND FLOOR PLANS
A-2 E. FLOOR PLANS
A-3 SITE VIEWS
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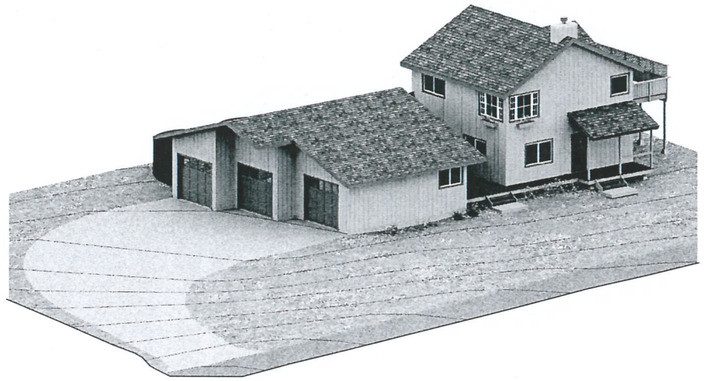
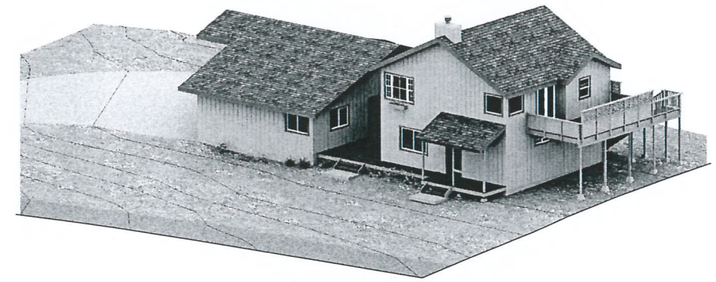
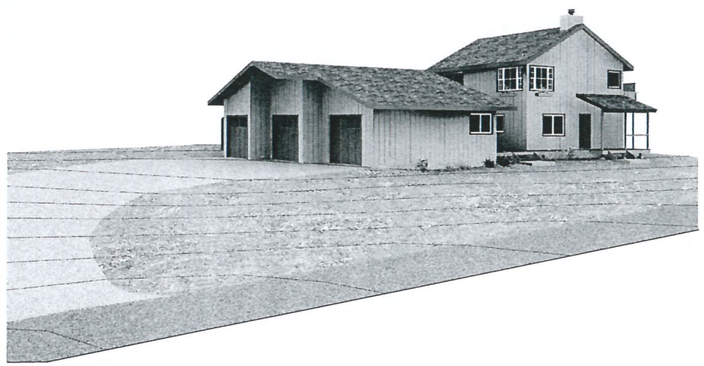
A-2



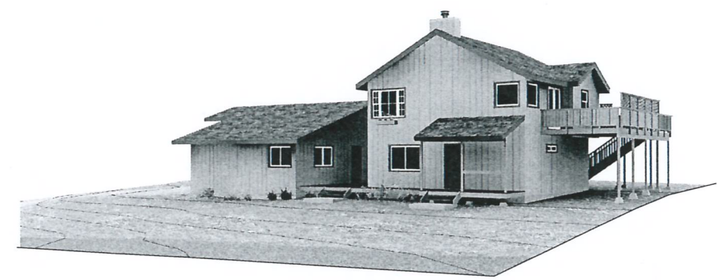
LEFT VIEW FROM ABOVE



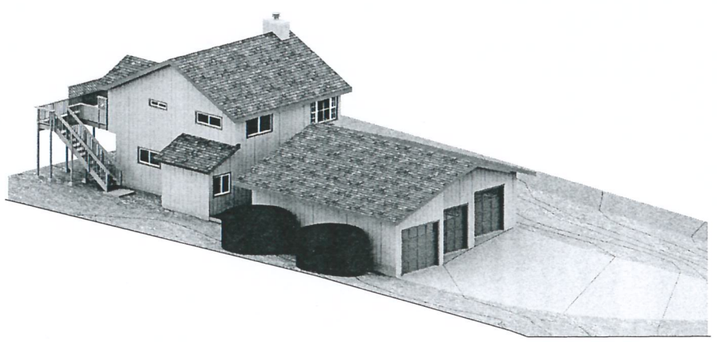
RIGHT VIEW FROM ABOVE



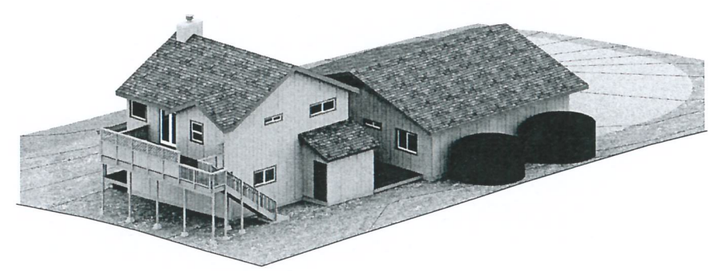
LEFT PERSPECTIVE VIEW



RIGHT PERSPECTIVE VIEW



LEFT REAR VIEW FROM ABOVE



RIGHT REAR VIEW FROM ABOVE

VIEWS

SHEET INDEX

C-1 SITE PLAN
A-1 GROUND FLOOR PLANS
A-2 E. FLOOR PLANS
A-3 SITE VIEWS
A-4 ELEVATIONS
A-4.1 ELEVATIONS
A-5 SECTIONS

PROJECT DESCRIPTION

REMODEL AND GARAGE ADDITION TO EXISTING RESIDENCE

FINISHED FLOORS

HEIGHT CALCS

E. HOUSE	
LOW NATURAL GRADE	252'-0"
HI NATURAL GRADE	253'-0"
AVERAGE NAT. GRADE	**252'-6"**
MAX. ALLOWED HEIGHT	280'-6"
MAX. PROPOSED HEIGHT	278'-7"
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BUILDING DATA

SQUARE FOOTAGES

LIVING AREA	LOW	UPPER
EXISTING	381	773
CONVERT GARAGE		
TO FAMILY RM	367	
ADD LAUNDRY	71	
TOTAL	819	773
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N. GARAGE		1155
TOTAL NEW GSA		2,747
AREA OF DISTURBANCE		367
% OF EXISTING TO NEW		31%
TOTAL PARCEL SIZE		10,500 SF

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OWNER

DICK & JUDY CRAWFORD

SITE

2574 CAMBORNE PLACE, CAMBRIA CA, 93428

APN # 023-293-058

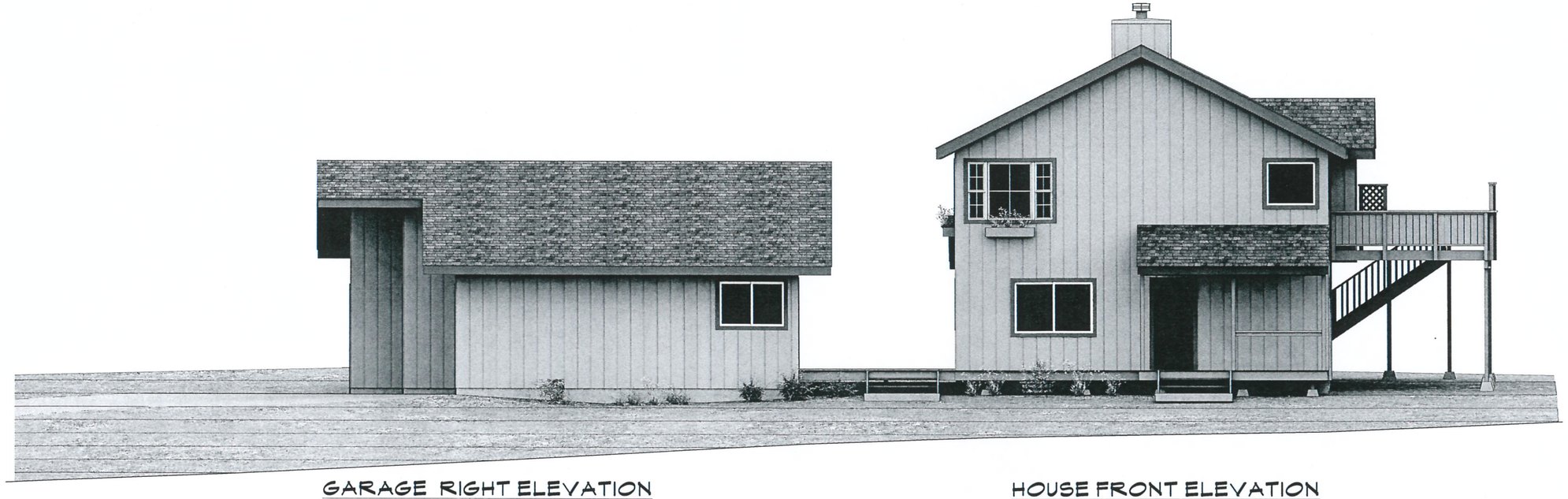
BEERY ASSOCIATES
DESIGN & DEVELOPMENT

M.U.P. SET

BRUCE BEERY & ASSOCIATES
P.O. BOX 12, CAMBRIA CALIFORNIA 93428
805-927-7130
beery@charter.net

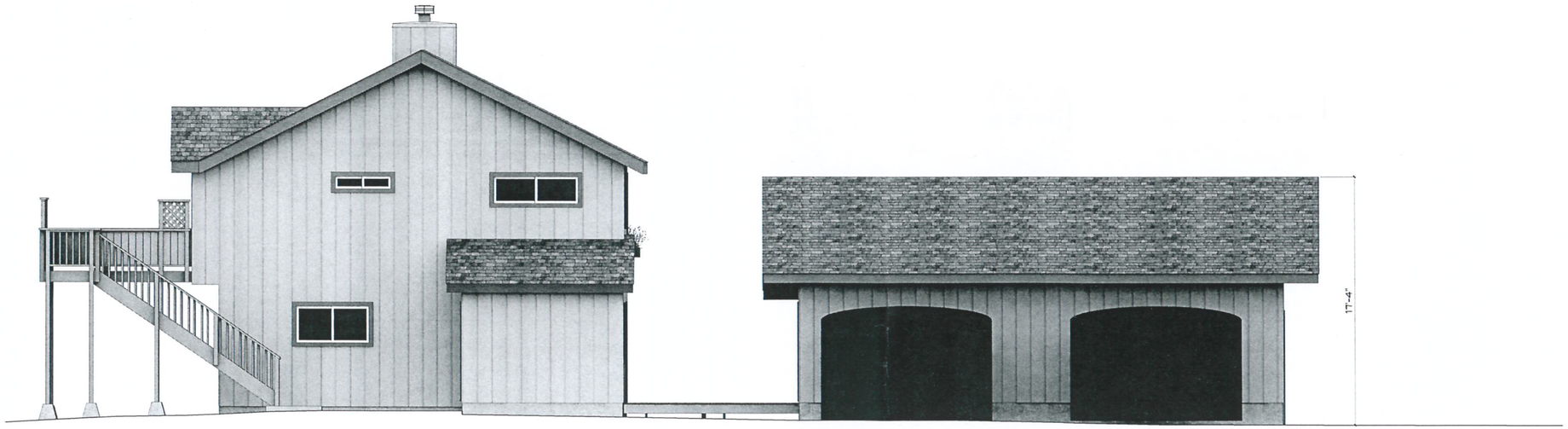
07-12-2015

A-3



GARAGE RIGHT ELEVATION
SCALE: 1/4"

HOUSE FRONT ELEVATION
SCALE: 1/4"



HOUSE REAR ELEVATION
SCALE: 1/4"

GARAGE LEFT ELEVATION
SCALE: 1/4"

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

SHEET INDEX

C-1 SITE PLAN
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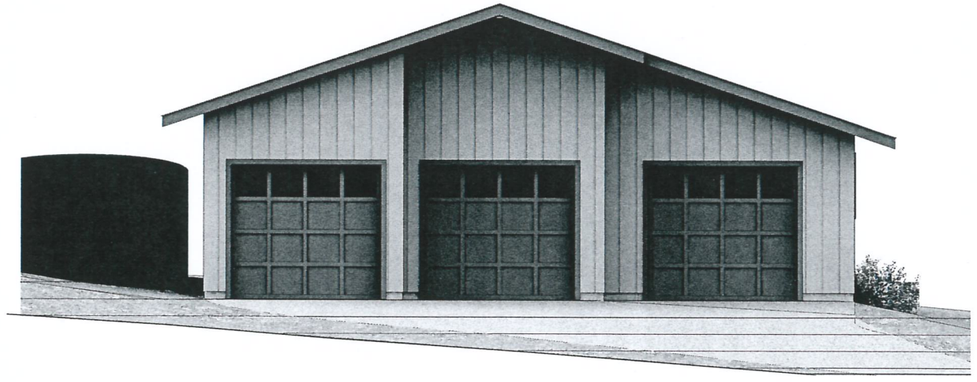
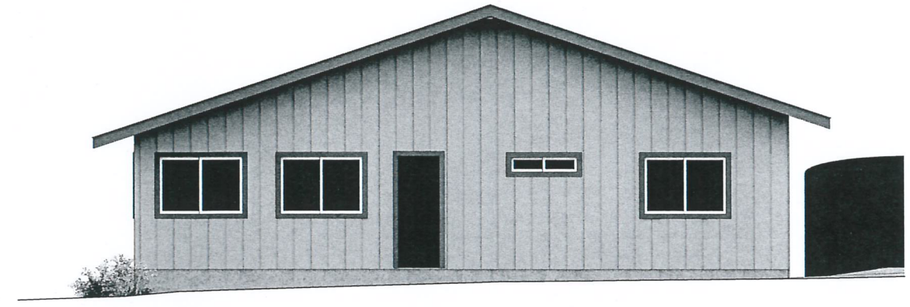
07-12-2015

A-4



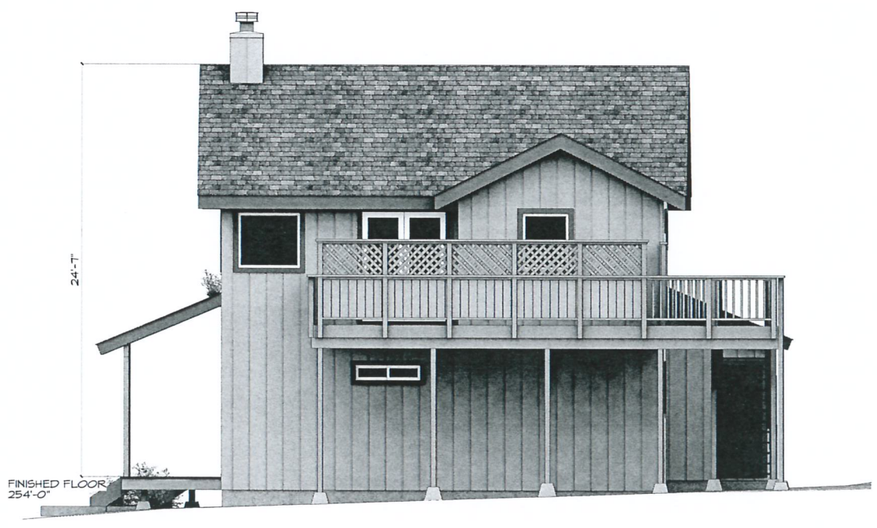
GARAGE FRONT ELEVATION

SCALE: 1/4"



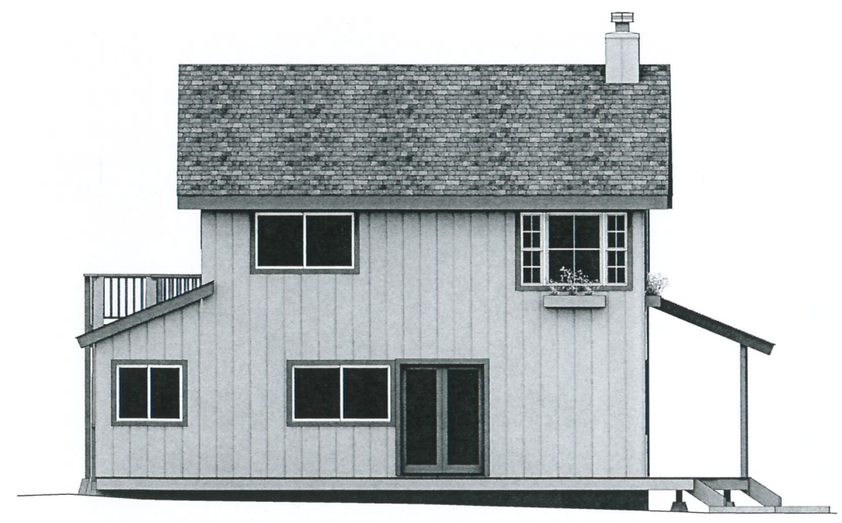
GARAGE REAR ELEVATION

SCALE: 1/4"



HOUSE RIGHT ELEVATION

SCALE: 1/4"



HOUSE LEFT ELEVATION

SCALE: 1/4"

ELEVATIONS

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

SHEET INDEX

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& ASSOCIATES
P.O. BOX 12, CAMBRIA
CALIFORNIA 93428

805-927-7139
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M.U.P. SET

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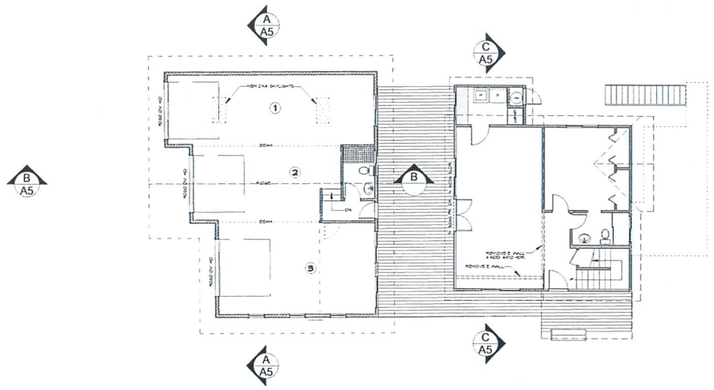
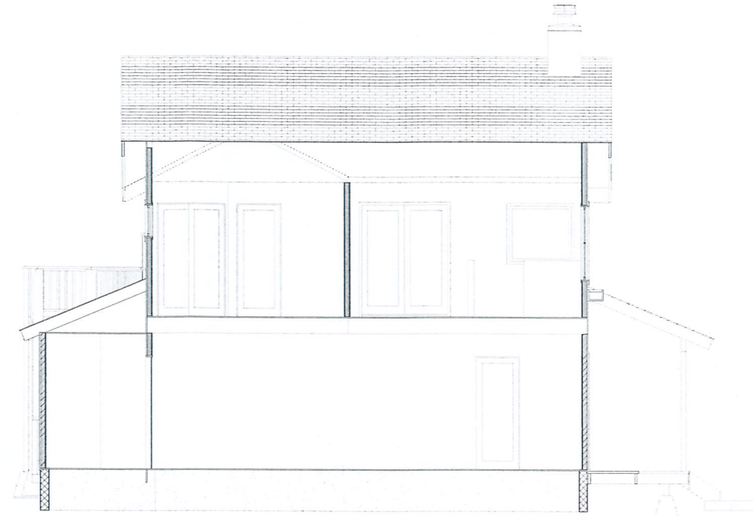
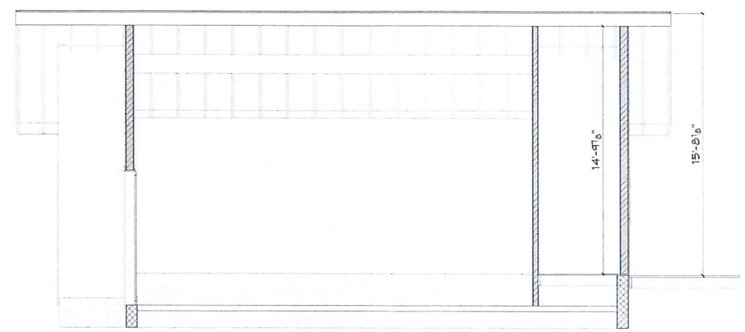
A-4.1



SECTION LEGEND



SECTION C
SCALE: 1/4"



SECTION B
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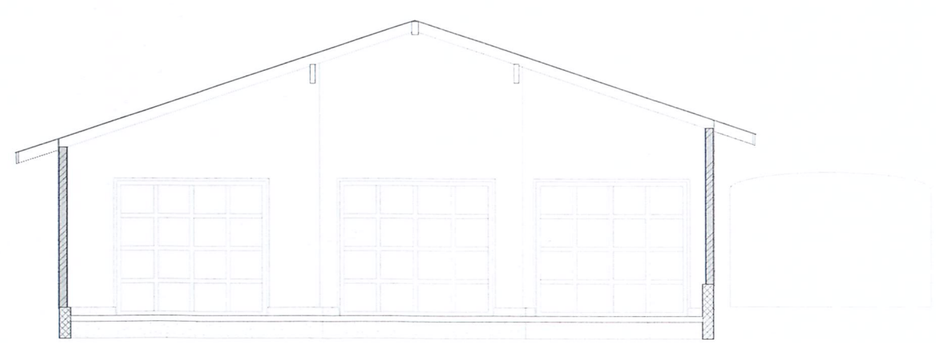

SECTION A
SCALE: 1/4"

SECTIONS

SHEET INDEX

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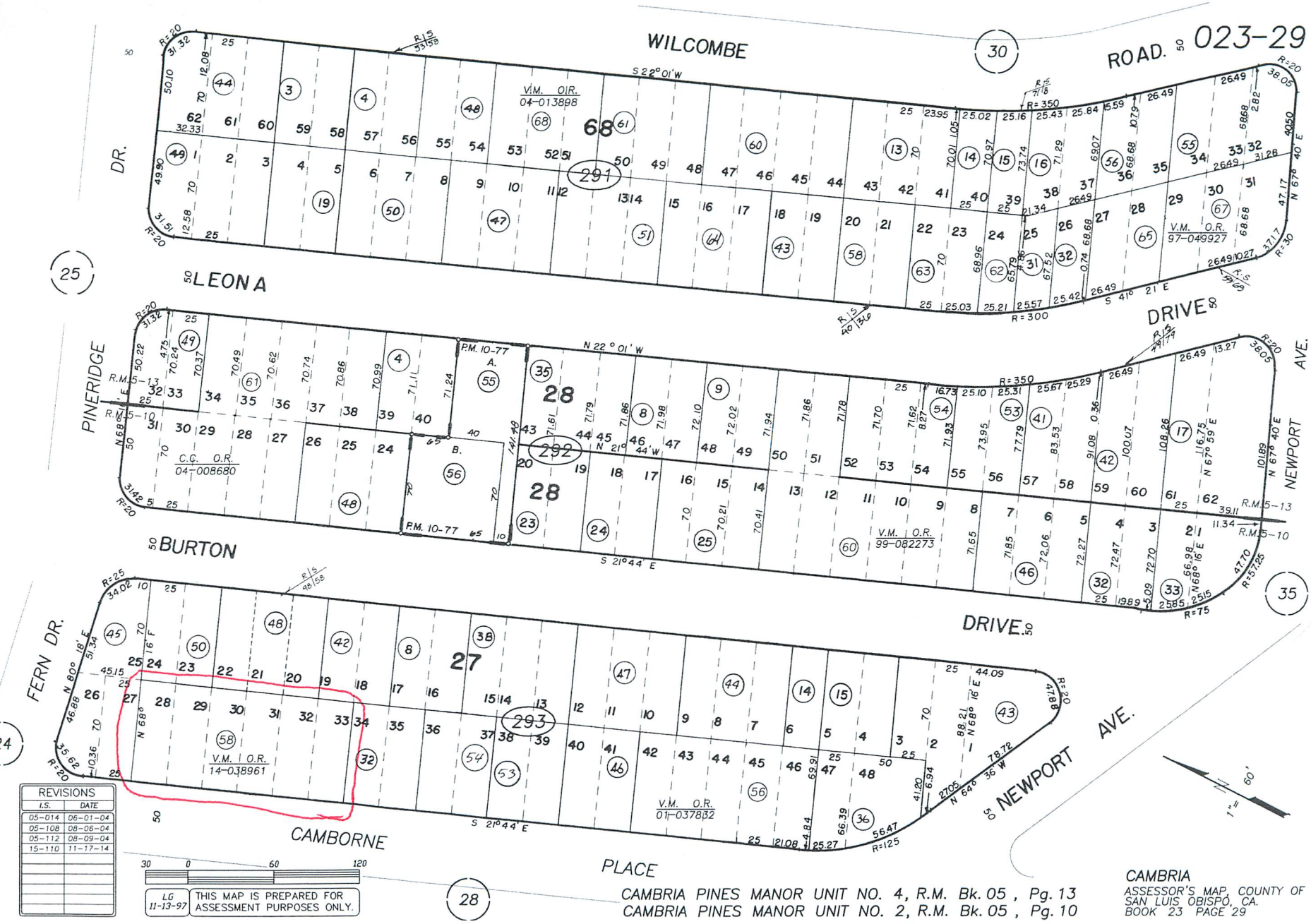
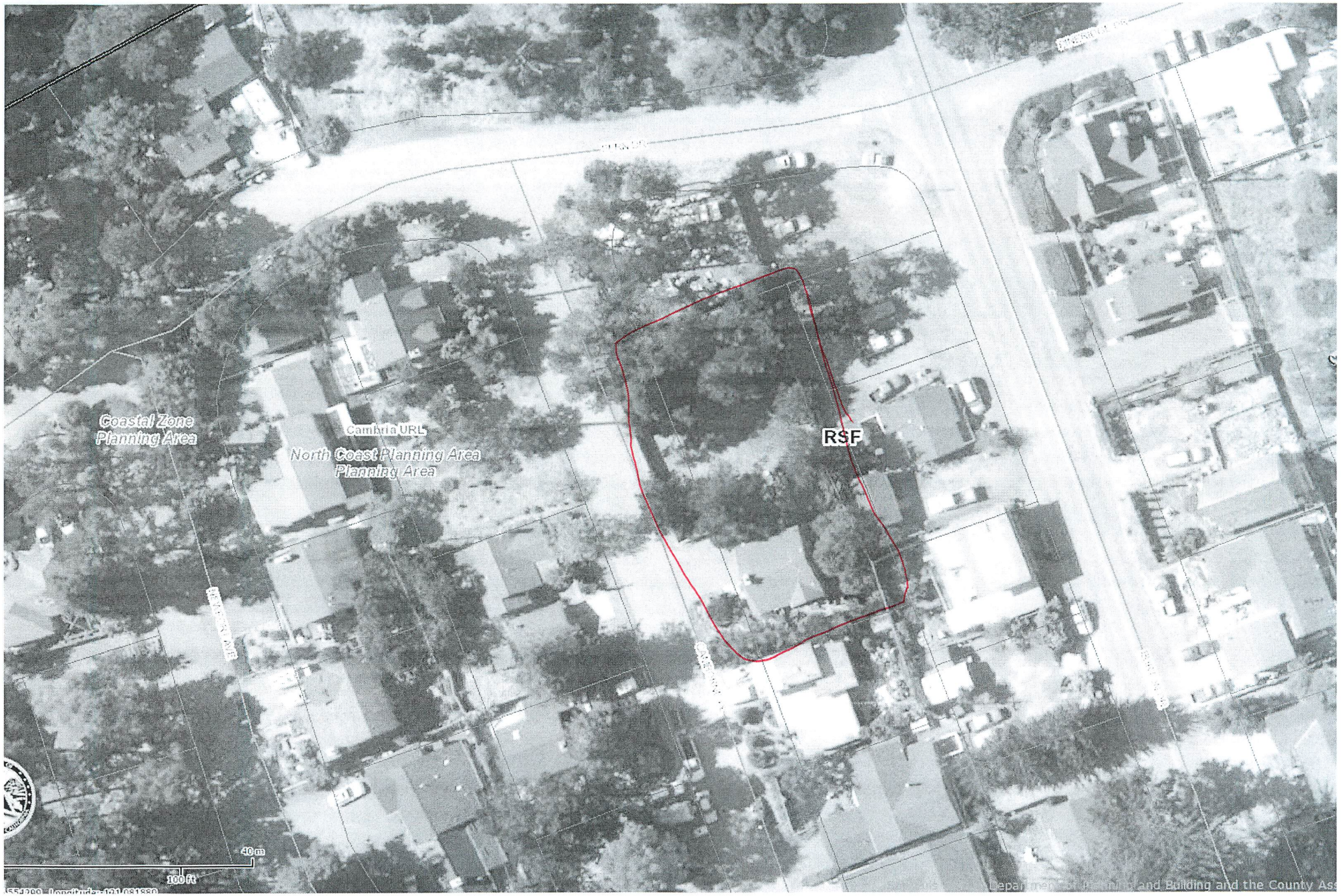


REVISIONS	
I.S.	DATE
05-014	06-01-04
05-108	08-06-04
05-112	08-09-04
15-110	11-17-14

CAMBRIA PINES MANOR UNIT NO. 4, R.M. Bk. 05, Pg. 13
CAMBRIA PINES MANOR UNIT NO. 2, R.M. Bk. 05, Pg. 10

CAMBRIA
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 23 PAGE 29


Coastal Zone
Planning Area
Cambria URL
North Coast Planning Area
Planning Area
RSF
40 m
100 ft

Parcel Summary Report For Parcel # 023-293-058

7/14/2015
9:48:13AM

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	CRAWFORD RICHARD J 2574 CAMBORNE PL CAMBRIA CA 93428-4826
OWN	CRAWFORD RICHARD J TRUST
OWN	LUND JUDY A
OWN	LUND JUDY A TRUST

Address Information

Status	Address
P	02574 CAMBORNE PL CAMB

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
M14-	0032	0001			RSF	LCP	TH	Y		
023293	058	0001			CAZ			N		

Parcel Information

Status	Description
Active	CAM PINES M U 2 BL 27 LTS 28 TO 33

Notes

Tax Districts

COAST (SB1537)
SAN LUIS OBISPO JT(27,40)
CAMBRIA PUBLIC

Parcel Summary Report For Parcel # 023-293-058

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

COAST UNIFIED SCHOOL - IMP. NO. 1
CAMBRIA (SB1537 BLO)
CAMBRIA COMMUNITY
NO. 02
CAMBRIA
AREA NO. 21

Case Information

Case Number:	Case Status:	
DRC2015-00006	REC	Primary Parcel

Description:
ADD GARAGE OF 1,155 SF AND LAUNDRY OF 71 SF

P970875T	APP	Primary Parcel

Description:
REMOVE DEAD TREES FROM VACANT LOT

P990588T	APP	Primary Parcel

Description:
OK TO REMOVE FIVE MONTEREY PINE TREES FROM BOTH LOTS

S020082V	RDD	Primary Parcel

Description:
PROP 6 TO 2 MERGER

SUB2013-00057	RDD	Primary Parcel

Description:
PROP 2 TO 1 VOL MERGER

ZON2013-00546	AUT	Primary Parcel

Description:
REQUEST TO REMOVE TWO (2) MONTEREY PINE TREES AND ONE TREE OF UNKNOWN TYPE, LOCATED AT THE FRONT CORNER OF PARCEL AND MARKED; TWO PINE TREES MAY BE INTERFERING WITH WATER LINES AND THE TREE OF UNKNOWN TYPE IS SPLIT AND IN DANGER OF FALLING AND IS ALSO PREVENTING SUNSHINE TO OAKS. THREE (3) TREES FLAGGED FOR INSPECTION. FIRST TREE IS AN ACACIA TREE WITH DAMAGE TO BASE OF TREE AND ALTERNATE LEADERS. SECOND AND THIRD TREES ARE MONTEREY PINE TREES WITH COMMON ROOT ZONE NEXT TO HOUSE. THIRD TREE IS LEANING TOWARD HOUSE AND HAS BEEN PREVIOUSLY TOPPED. SECOND TREE WILL BE DESTABILIZED WITH REMOVAL OF THIRD TREE. O.K. TO REMOVE THREE (3) TREES.