



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 1/6/2016

TO: _____

FROM: Airlin Singewald, 805-781-5198, ASingewald@co.slo.ca.us
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00073 1736PAC LLC, MUP TO WAIVE THE 100 FOOT DISTANCE/SEPARATION STANDARD ALLOWING AN EXISTING RESIDENCE AT 1736 PACIFIC AVENUE IN CAYUCOS (APN: 064-236-007) TO BE USED AS A RESIDENTIAL VACATION RENTAL.

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

DRC2015-00073 1736PAC LLC
MINOR USE PERMIT
RESIDENTIAL VACATION RENTAL- NO
PHYSICAL CHANGES PROPOSED TO
EST/ CAYU
AS CA CAZ FH GS LCP
RSF 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 1736 Pac, L.L.C. Daytime Phone 213-591-8200
Mailing Address 418 South Mansfield Ave., Los Angeles, CA Zip Code 90036
Email Address: cameron-taylorbrown@gmail.com

Applicant Name same as above Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name Jeff Edwards Daytime Phone 805-935-0873
Mailing Address P.O. Box 6070, Los Osos, CA 93412 Zip Code 93412
Email Address: jhedwardscompany@gmail.com

PROPERTY INFORMATION

Total Size of Site: 5,432 sf Assessor Parcel Number(s): 064-236-007
Legal Description: Lot 7, Block 7, Paso Robles Beach, Subdivision #2
Address of the project (if known): 1736 Pacific Ave., Cayucos, 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.: HWY 1, Lt. on 22nd St, Rt. on Pacific Ave., home on left between 17th & 18th Streets.
Describe current uses, existing structures, and other improvements and vegetation on the property: single-family residential

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): RESIDENTIAL VACATION RENTAL - NO PHYSICAL CHANGES PROPOSED TO PROPERTY

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 _____
JEFF EDWARDS (AGENT)

Date 12/29/15

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): NONE

Describe existing and future access to the proposed project site: EXISTING single-family residential; vacation rental PROPOSED WITH ACCESS FROM PACIFIC AVENUE

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: STATE TIDELANDS

For all projects, answer the following:

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

Buildings: 2654 sq. feet 49 % Landscaping: 750 sq. feet 14 %
Paving: 800 sq. feet 15 % Other (specify) SIDE SETBACK & GRAVEL 22%
Total area of all paving and structures: 4070 sq. feet acres
Total area of grading or removal of ground cover: N/A sq. feet acres
Number of parking spaces proposed: 2 Height of tallest structure: 1 1/2 STORIES
Number of trees to be removed: NONE Type: _____
Setbacks: Front 15' Right 3' Left 3' Back 0'

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: PASO ROBLES BEACH

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other CAYUCOS SANITARY

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: CAL FIRE - SLO COUNTY

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

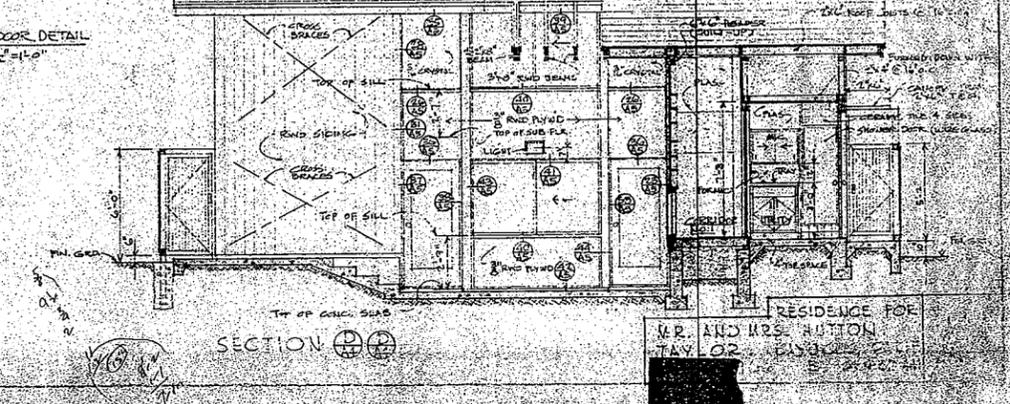
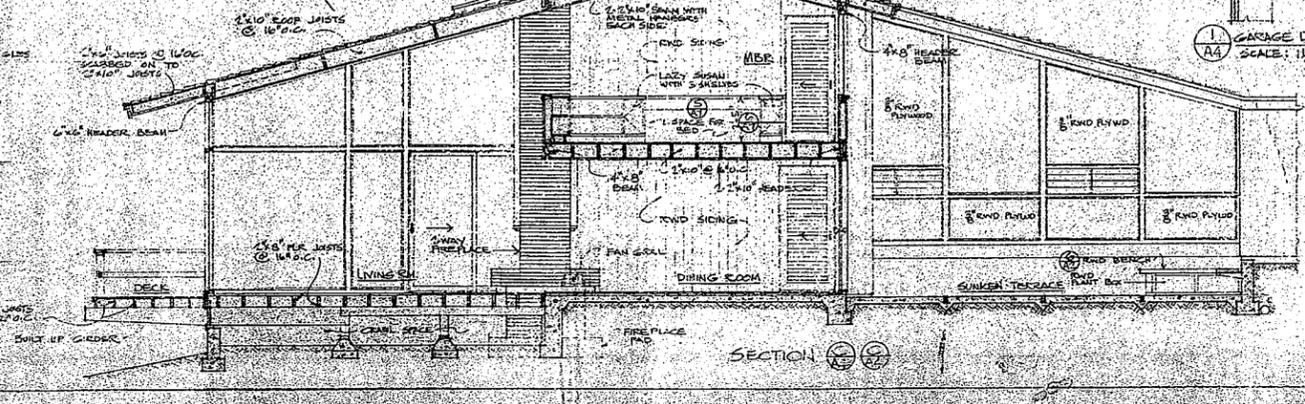
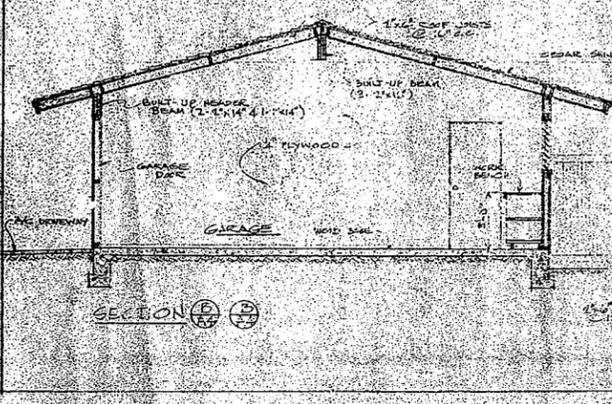
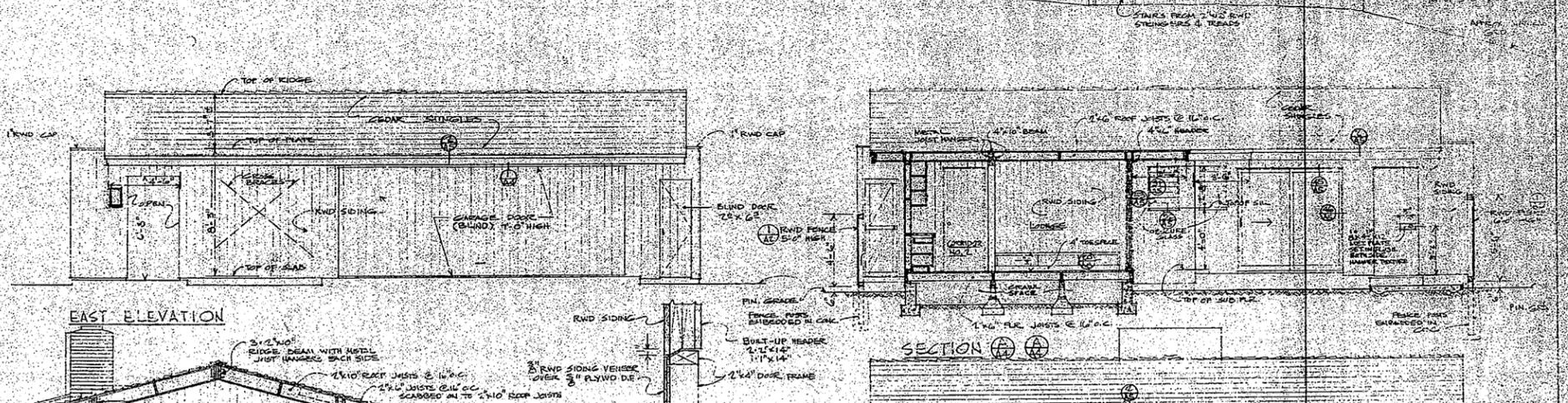
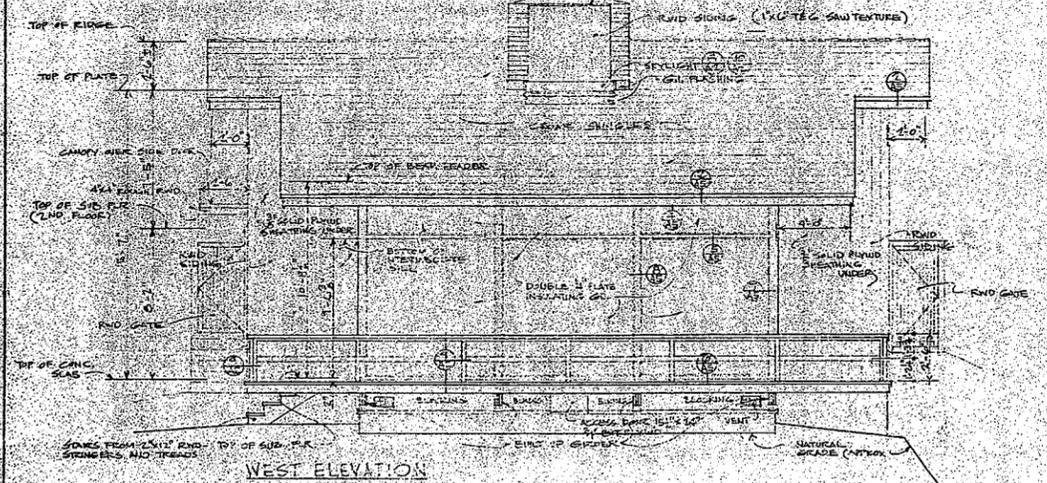
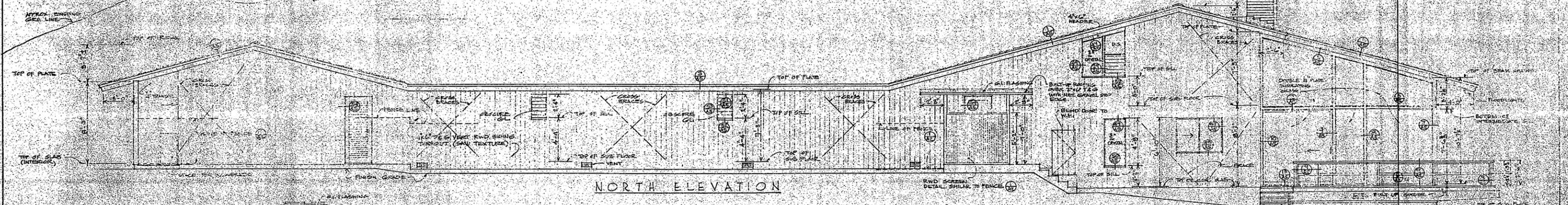
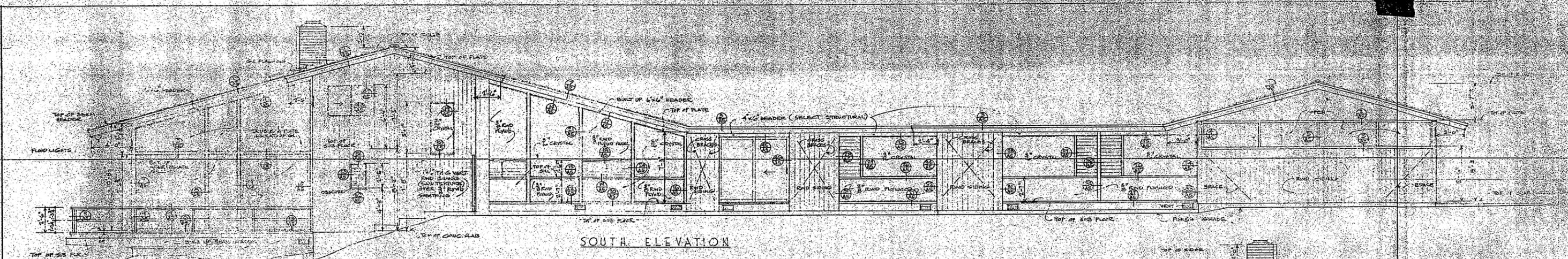
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

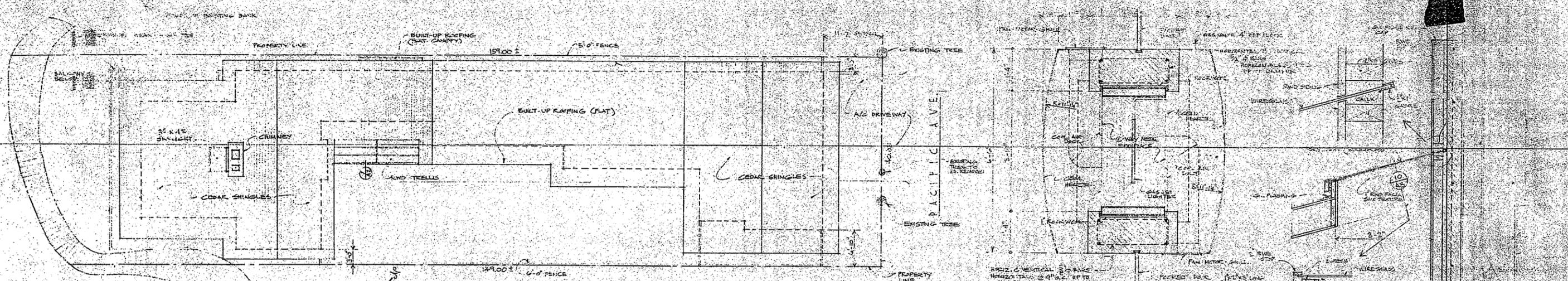
Number of residential units: one Number of bedrooms per unit: four

Total floor area of all structures including upper stories, but not garages and carports: 2766 SQ. FT.

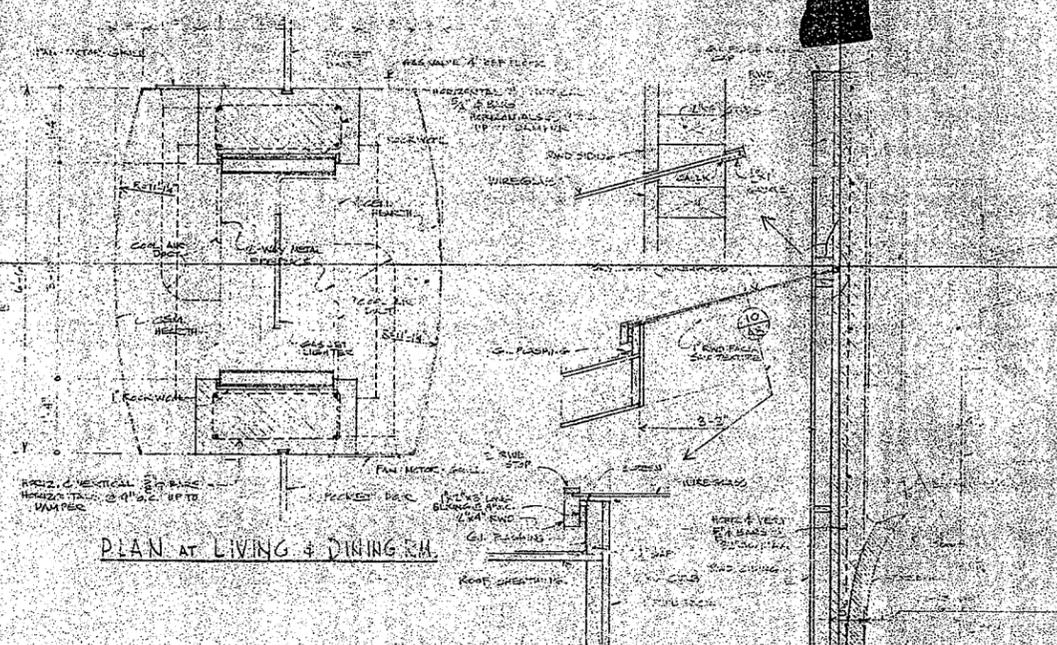
Total of area of the lot(s) minus building footprint and parking spaces: 2478 SQ. FT.



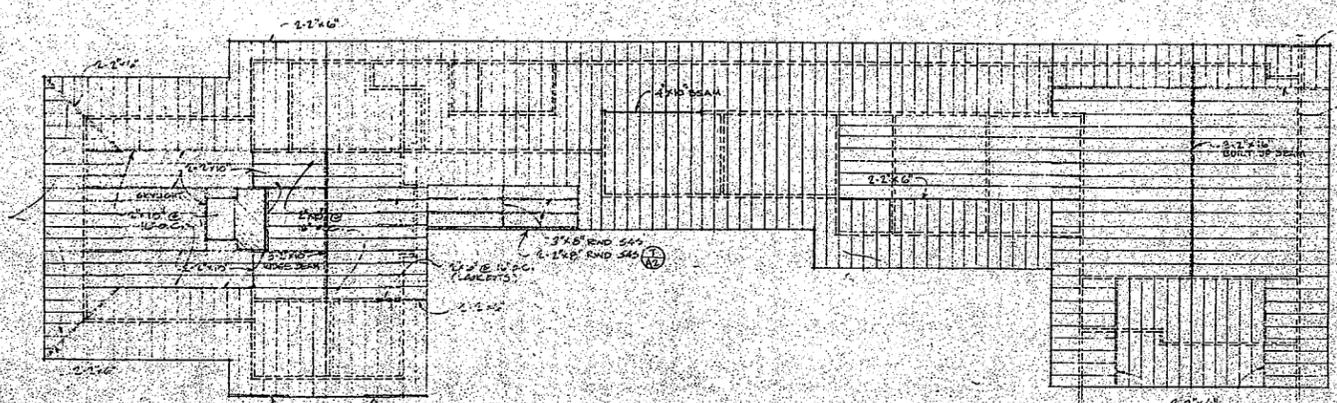
RESIDENCE FOR
MR. AND MRS. HUTTON
TAYLOR



1
PLOT PLAN & ROOF PLAN SCALE: 1/8" = 1'-0"

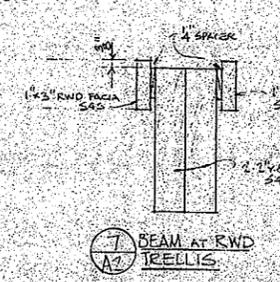


2
PLAN AT LIVING & DINING RM.

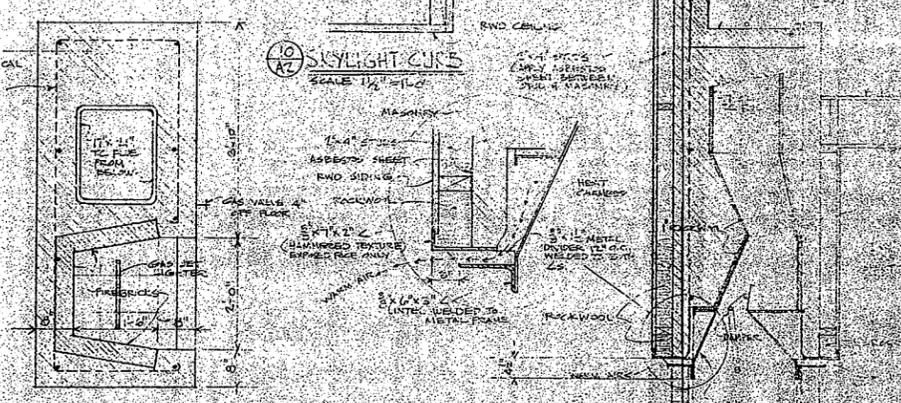


3
ROOF FRAMING PLAN SCALE: 1/8" = 1'-0"

NOTE: 2"X6" ROOF JOISTS @ 16" O.C. THROUGHOUT UNLESS OTHERWISE NOTED.
ROOF SHEATHING TO BE 5/8" PLYWOOD THROUGHOUT.
USE METAL HANGERS (T&G) AT ALL BUTT JOINTS BETWEEN ROOF JOISTS & BEAMS OR DOUBLE JOISTS.
USE METAL HANGERS FOR JOIST TO HEADER BEAM CONNECTION AT LIVING ROOM.
2"X6" ROOF JOISTS ONLY OCCUR AT LIVING RM AND POR.



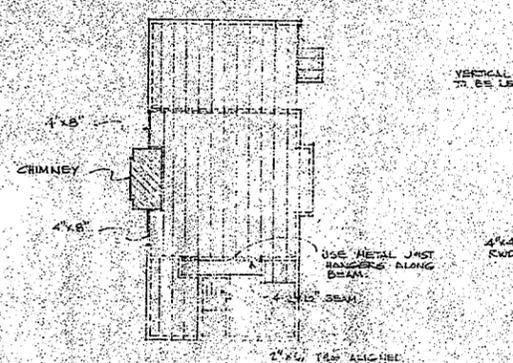
4
BEAM AT RWD TRELLIS



5
PLAN AT MASTER BR

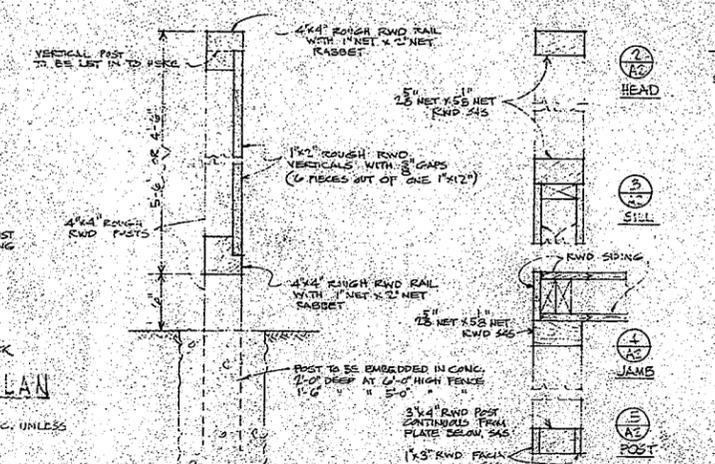
6
FIREPLACE DETAILS
SCALE: 3/4" = 1'-0"

NOTE: SEE INTERIOR ELEVATIONS FOR FIREPLACE DETAILS.

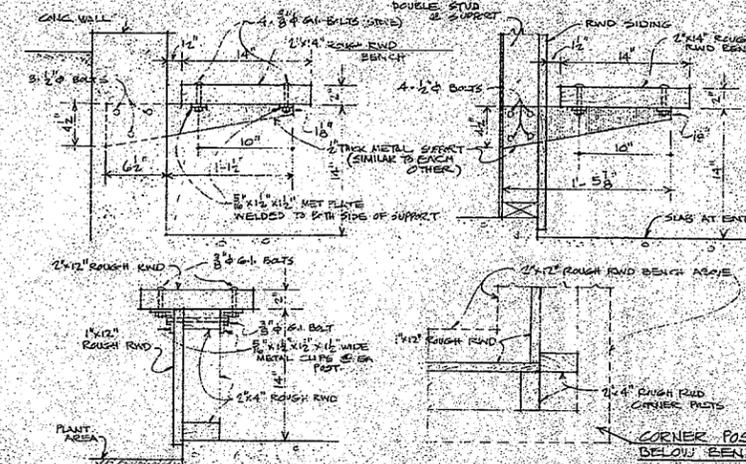


7
SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

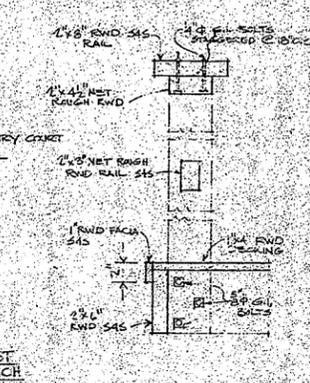
NOTE: FLOOR JOISTS TO BE 2"X6" @ 16" O.C. UNLESS OTHERWISE NOTED IN DRAWING.
ROOF SHEATHING TO BE 5/8" PLYWOOD.



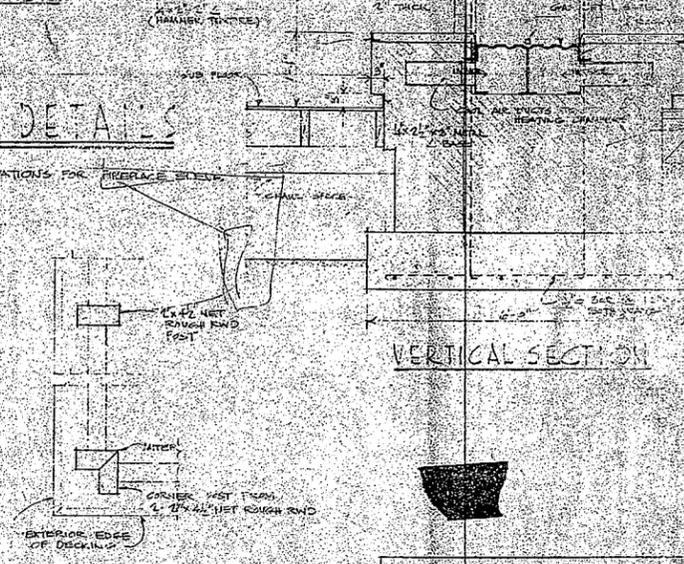
8
RWD FENCE DETAIL
SCALE: 1/4" = 1'-0"



9
REDWOOD BENCH DETAILS
SCALE: 1/4" = 1'-0"

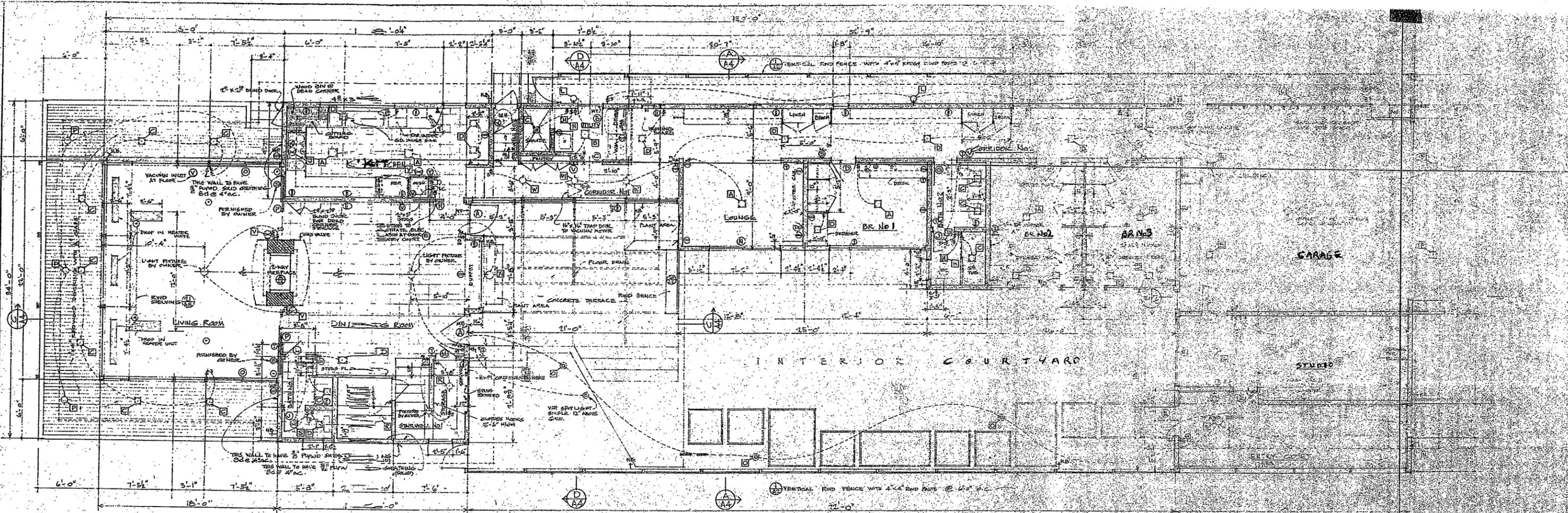


10
RAILING DETAIL AT DECKING
SCALE: 1/4" = 1'-0"

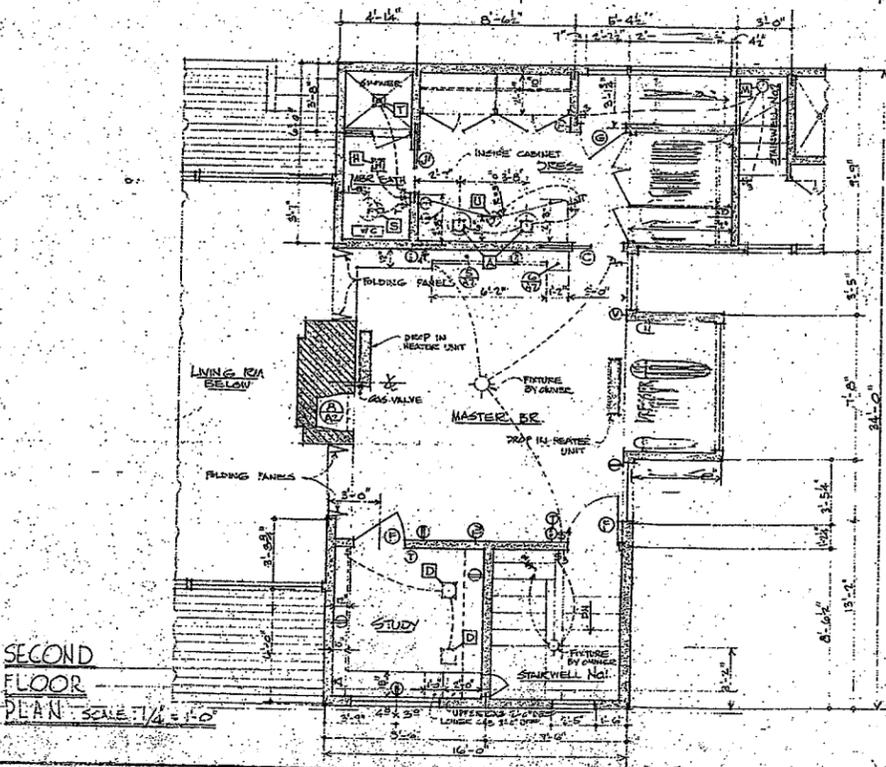


11
VERTICAL SECTION

RESIDENCE FOR MR AND MRS
HUTTON TAYLOR
CANYON, CALIFORNIA
AUG. 1965 S. GRN. BLDG.



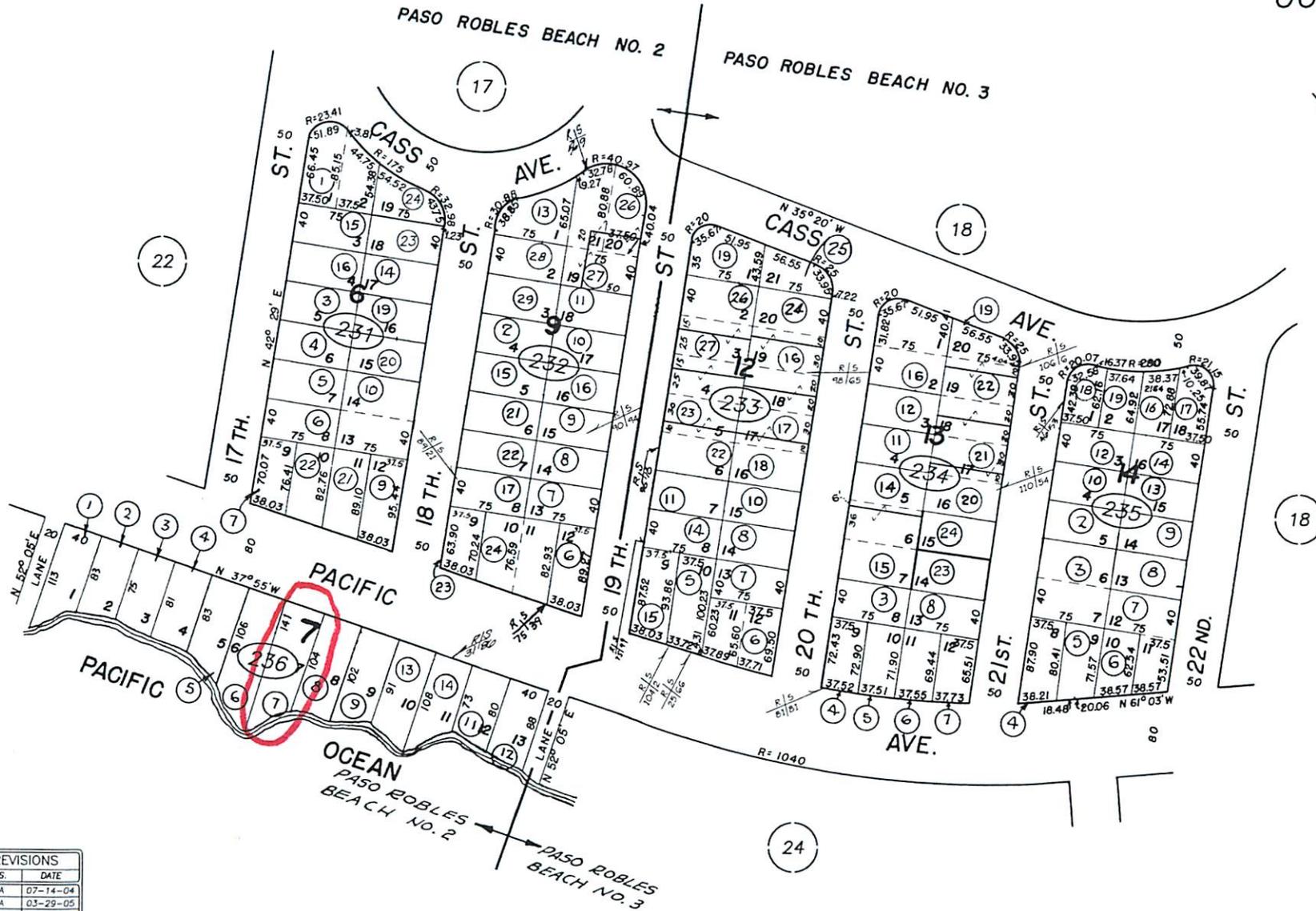
MAIN FLOOR PLAN SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE 1/4" = 1'-0"

ROOM FINISH SCHEDULE						DOOR SCHEDULE				ELECTRICAL SCHEDULE			
ROOM	FLOOR	WALLS	CEILING	BASE	REMARKS	NO.	SIZE	TYPE	REMARKS	NO.	TYPE	REMARKS	NO.
LIVING ROOM	CARPET	GLASS BLOCK	PLASTER	WOOD		(A)	30 X 68	1/2"	WOOD	(1)	100 WATT		(1)
DINING ROOM	PATIO TILE	GLASS BLOCK	PLASTER	WOOD		(B)	28 X 62	1/2"	WOOD	(2)	100 WATT		(2)
KITCHEN	"	"	"	"		(C)	28 X 62	1/2"	WOOD	(3)	100 WATT		(3)
BATH No. 1	"	"	"	"		(D)	28 X 62	1/2"	WOOD	(4)	100 WATT		(4)
STORAGE	"	"	"	"		(E)	28 X 62	1/2"	WOOD	(5)	100 WATT		(5)
UTILITY	"	"	"	"		(F)	28 X 62	1/2"	WOOD	(6)	100 WATT		(6)
CLOSET	"	"	"	"		(G)	28 X 62	1/2"	WOOD	(7)	100 WATT		(7)
STAIRWELL No. 1	"	"	"	"		(H)	30 X 68	1/2"	WOOD	(8)	100 WATT		(8)
STAIRWELL No. 2	"	"	"	"		(I)	30 X 68	1/2"	WOOD	(9)	100 WATT		(9)
CORRIDOR No. 1	"	"	"	"		(J)	28 X 62	1/2"	WOOD	(10)	100 WATT		(10)
CORRIDOR No. 2	"	"	"	"		(K)	28 X 62	1/2"	WOOD	(11)	100 WATT		(11)
LOUNGE	"	"	"	"		(L)	28 X 62	1/2"	WOOD	(12)	100 WATT		(12)
BR No. 1	"	"	"	"		(M)	28 X 62	1/2"	WOOD	(13)	100 WATT		(13)
BR No. 2	"	"	"	"		(N)	28 X 62	1/2"	WOOD	(14)	100 WATT		(14)
BR No. 3	"	"	"	"		(O)	28 X 62	1/2"	WOOD	(15)	100 WATT		(15)
BATH No. 2	VINYL	"	"	"		(P)	28 X 62	1/2"	WOOD	(16)	100 WATT		(16)
MBR BATH	"	"	"	"		(Q)	28 X 62	1/2"	WOOD	(17)	100 WATT		(17)
DRESS	"	"	"	"		(R)	28 X 62	1/2"	WOOD	(18)	100 WATT		(18)
MASTER BR.	"	"	"	"		(S)	28 X 62	1/2"	WOOD	(19)	100 WATT		(19)
STUDIO	"	"	"	"		(T)	28 X 62	1/2"	WOOD	(20)	100 WATT		(20)
GARAGE	"	"	"	"		(U)	28 X 62	1/2"	WOOD	(21)	100 WATT		(21)
STUDIO	"	"	"	"		(V)	28 X 62	1/2"	WOOD	(22)	100 WATT		(22)
ENTRANCE CT.	"	"	"	"		(W)	28 X 62	1/2"	WOOD	(23)	100 WATT		(23)

REMARKS: 100 WATT PRESCLITE PENDANT # A-101 WITH ONE O'GLASS WHITE EMERSON ELECTRIC MODEL # 2206 EXHAUST FAN MOTOR (GRAB BY HEATFORM FIREPLACE (N.G. FAN) EMERSON ELECTRIC MODEL # 5020 LIGHT HEAT CONSERVATION EMERSON ELECTRIC MODEL # 217 EXHAUST BLOWER EXPOSED INCANDESCENT LAMP WITH PORCELAIN BASE 100V SYLVANIA SUN FLOID # SFL-150 100WATT



REVISIONS	
I.S.	DATE
NA	07-14-04
NA	03-29-05
09-169	09-30-08
NA	09-13-11

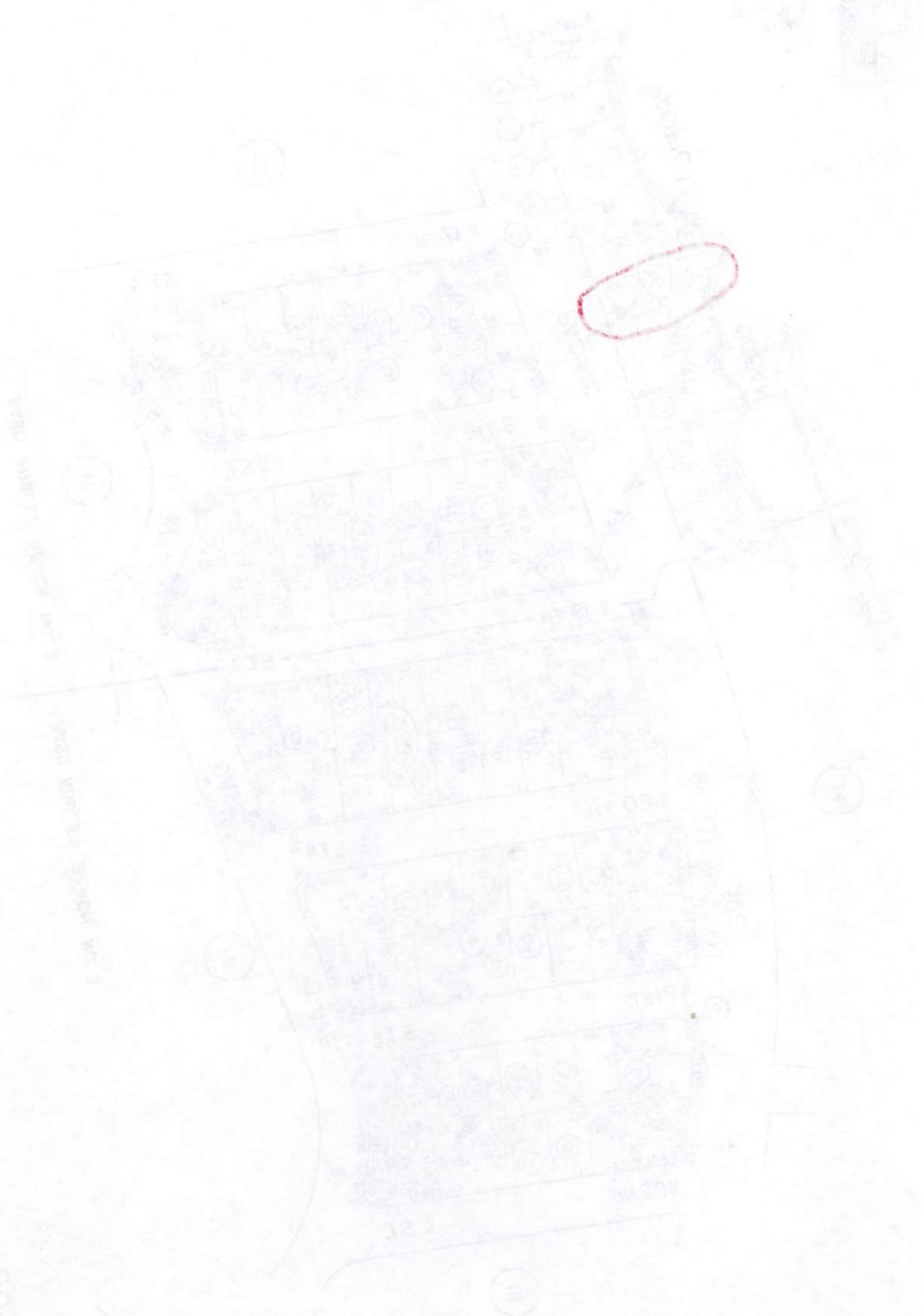
50 0 100 200

JAW 12-16-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PASO ROBLES BEACH SUB. NO. 2, R.M. Bk. 3, Pg. 108.
 PASO ROBLES BEACH SUB. NO. 3, R.M. Bk. 3, Pg. 115.

CAYUCOS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 064 PAGE 23

CGA-53



CGA-53



BEUL ST
CASSA ST
17TH ST
18TH ST
19TH ST
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23RD ST
24TH ST
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92ND ST
93RD ST
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96TH ST
97TH ST
98TH ST
99TH ST
100TH ST

Coastal Zone Planning Area
Esteró Planning Area
Esteró Planning Area

Residential Single-Family

Cayucos Citizens Advisory Council

Residential Multi-Family

Public Facilities

Agriculture

Public Facilities

Cayucos UPRRL

Recreation

Recreation





Parcel Summary Report For Parcel # 064-236-007

12/31/2015
11:23:07AM

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 1736PAC LLC
901 STRATFORD DR ENCINITAS CA 92024-

Address Information

Status Address
P 01736 PACIFIC AV CAYU

Lot Information:

<u>Tract / Townshp</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>
064236	007	0001	Cayucos	Estero Plannin	SSN	CAZ		N		
064236	007	0002	Cayucos	Estero Plannin	AS	GS		N		
PRBCH2	0007	0007	Cayucos	Estero Plannin	RSF	LCP	CA	Y		

Parcel Information

Status Description
Active PR BCH 2 BL 7 LT 7

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 064-236-007

12/31/2015
11:23:07AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

83030 FNL Primary Parcel

Description:

REROOF SFD

C6949 FNL Primary Parcel

Description:

REPLACE EXISTING ELEC METER PANEL

DRC2015-00073 REC Primary Parcel

Description:

RESIDENTIAL VACATION RENTAL- NO PHYSICAL CHANGES PROPOSED TO PROPERTY

ZON2010-00407 AUT Primary Parcel

Description:

REQUEST TO REMOVE ONE (1) CYPRESS TREE (ONLY TREE IN FRONT YARD FACING STREET); DEBRIS FROM TREE CLOGS DRAINS FOR NEIGHBOR'S HOUSE AND IS CAUSING MOLD TO GROW BECAUSE OF LACK OF DRAINAGE. REQUEST FOR TREE REMOVAL IS MADE BY NEIGHBOR, TODD PIGOTT (559-326-2506). ONE (1) CYPRESS TREE WITH SMALL LIVE CROWN RATIO, ALTERNATE LEADERS AND LEAN TOWARD NEIGHBORING STRUCTURE. O.K. TO REMOVE ONE (1) CYPRESS TREE.