



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 2/2/2016

TO: _____

FROM: KAREN NALL, 805-781-5605, KNall@co.slo.ca.us
COASTALTeam / Development Review

PROJECT DESCRIPTION: DRC2015-00082 BENSON MUP, PROPOSED 1ST STORY COMMERCIAL USE (3018 SF) AND 2ND STORY 3 ONE BDRM APARTMENTS (2240 SF) TO BE CONSTRUCTED ON EXISTING VACANT LOT LOCATED AT 1300 2ND STREET, LOS OSOS APN: 38-182-001

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

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

DRC2015-00082

BENSON

MINOR USE PERMIT

1ST STORY COMMERCIAL USE 3018 SQ. FT.
2ND STORY 3 1 BEDROOM APTS. 2240 SQ.
EST/LSOS

AS CR CSC LCP

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name ALEX BENSON Daytime Phone 805-704-3333
Mailing Address 1155 PASADENA DR. LOS OSOS, CA. Zip Code 93402
Email Address: _____

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

Agent Name BOB SEMONSEN Daytime Phone 805-528-7289
Mailing Address 835 SAN LUIS REY PL. SAN DIEGO, CA. Zip Code 92109
Email Address: gerdsem@twc.com

PROPERTY INFORMATION

Total Size of Site: 9375 SQ. FT. Assessor Parcel Number(s): 38-182-001

Legal Description: LOTS-34,35,36 BLOCK 64 TOEM

Address of the project (if known): 1300 2ND ST. LOS OSOS

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: S.BAY BLVD. TO SANTA YSABEL WEST TO 2ND ST. SOUTH TO SANTA MARIA TO THE SITE

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

PROPOSED PROJECT

Describe the proposed project (include sq. ft. of all buildings): 1ST STORY COMMERCIAL USE 3018 SQ. FT.
2ND STORY 3 1 BEDROOM APTS. 2240 SQ. FT. TOTAL 5258 SQ. FT.

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 *Alex Benson* Date 1/28/2016

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: ACCESS FROM 2ND ST. ON THE WEST AND SANTA MARIA ON THE NORTH

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: COMMERCIAL South: COMMERCIAL
East: VACANT West: COMMERCIAL

For all projects, answer the following:

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

Buildings: 3081 sq. feet 32 % Landscaping: 2554 sq. feet 27 %

Paving: 3740 sq. feet 58 % Other (specify) _____

Total area of all paving and structures: 6821 sq. feet acres

Total area of grading or removal of ground cover: 9375 sq. feet acres

Number of parking spaces proposed: 10 Height of tallest structure: 23'-9"

Number of trees to be removed: 0 Type: _____

Setbacks: Front 10 Right 5 Left 10 Back 10

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

Community System - List the agency or company responsible for provision: LOCSO

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: SLO COUNTY

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

For commercial/Industrial projects answer the following:

Total outdoor use area: 1528 sq. feet acres

Total floor area of all structures including upper stories: 5258 sq. feet

For residential projects, answer the following:

Number of residential units: 3 Number of bedrooms per unit: 1

Total floor area of all structures including upper stories, but not garages and carports: 5258

Total of area of the lot(s) minus building footprint and parking spaces: 3454

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:

- Answer ALL of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 9375 SQ. FT. acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: REMOVAL OF EXISTING BUILDING WALLS, FOUNDATIONS REMAIN
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: 2ND ST., SANTA MARIA

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 BATHROOMS
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 380
4. How many service connections will be required? 2
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING BUILDINGS
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

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

Sewage Disposal Information

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

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

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: ON SITE Location of connection: SANTA YSABEL
2. What is the amount of proposed flow? 380 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? PARKING LOT
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: SLCUSD
2. Location of nearest police station: 10 TH ST.
3. Location of nearest fire station: BAYVIEW HEIGHTS DR.
4. Location of nearest public transit stop: 2ND ST.
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ 100 feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
COMMERCIAL BUILDING AND 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: 5 Hours of Operation: 8AM-5PM
2. How many people will this project employ? UNKNOWN
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift UNKNOWN
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: _____
NONE
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. UNKNOWN Between 4:00 to 6:00 p.m. UNKNOWN
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:
NONE

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

Other Related Permits

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

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



HAZARDOUS WASTE AND SUBSTANCES STATEMENT DISCLOSURE

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Project Title: _____ Project APN(s): _____

HAZARDOUS WASTE AND SUBSTANCES

Per Government Code section 65962.5, known as the 'Cortese List' (AB3750), I have consulted the following websites/lists to determine if the subject property contains hazardous wastes or substances:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database (<http://www.envirostor.dtsc.ca.gov/public/>)
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database (<http://geotracker.waterboards.ca.gov/>)
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit (PDF). (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf>)
- List of "active" CDO and CAO from Water Board PLEASE NOTE: This list contains many Cease and Desist Orders and Cleanup and Abatement Orders that do NOT concern the discharge of wastes that are hazardous materials. (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>)
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC (<http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm>)

After consultation with each of the lists provided on the above websites, I verify that the subject parcel(s) and proposed development (and any alternative development sites, if applicable) (Check box):

- Is not included on any of lists found on the above-referenced websites.
- Is included on one or more of the lists found on the above-referenced websites. Pursuant to Section 65962.5 of the Government Code, the following information is provided related to this site/application:

Name of applicant: _____

Address: _____

Address of site (street name & number if available, City, State and ZIP Code): _____

Local agency (city/county): _____

Assessor's book, page, and parcel number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory identification number: _____

Date of list: _____

Bob Jensen
Signature of Applicant

BOB JENSEN
Name of Applicant (Print)

1/20/10
Date

805-523-7229
Telephone



REVISIONS	

COUNTRY COALITION DESIGN
 BOB SEMONSEN
 2355 SAN LUIS REY
 MISSION BCH CA.
 (805) 528-7289

PROJECT
 COMMERCIAL &
 RESIDENTIAL BLDG.
 FOR ALEX BENSON

OWNER
 ALEX BENSON
 1130 GARDEN ST.
 SAN LUIS OBISPO
 CA.

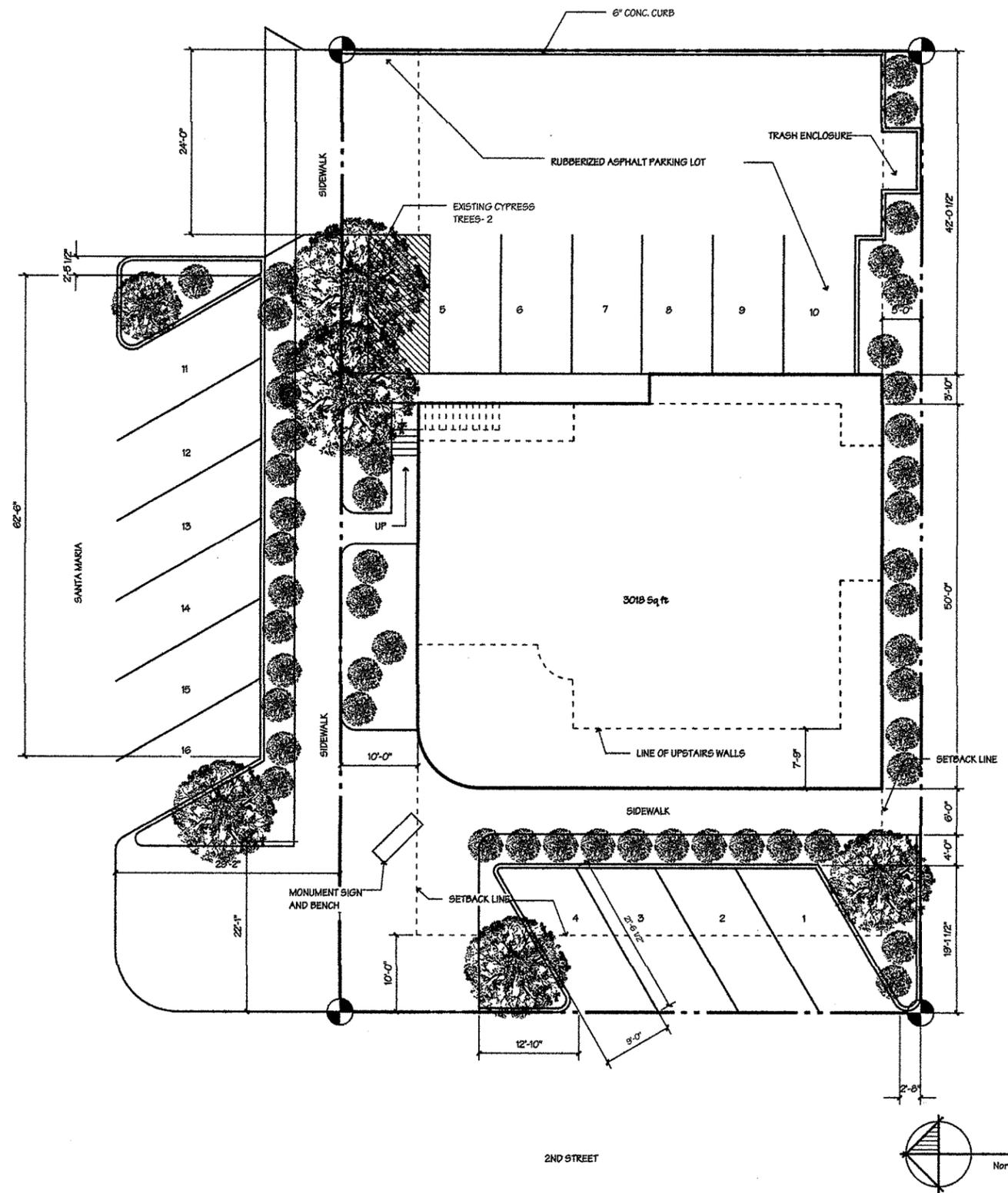
PROJECT ADDRESS
 1300 2ND ST.
 LOS OSOS, CA.

LEGAL DESCRIPTION
 LOT- 34,35,36
 BLOCK- 64
 TRACT- TOEM
 APN- 38-182-001

SHEET TITLE
 TITLE SHEET

DRAWN
 CHECKED
 DATE
 SCALE
 JOB NO.
 SHEET
T-1

ABBREVIATIONS	PROJECT DESCRIPTION	WATER DATA	PROJECT DATA	SHEET INDEX																																						
	<p>REPLACE DEMOLISHED COMMERCIAL BUILDING AND SINGLE FAMILY RESIDENCE WITH 3081 SQ.FT. COMMERCIAL SPACE ON 1ST FLOOR AND 3-1 BEDROOM APARTMENTS ON THE 2ND FLOOR.</p> <p>ORIGINAL COMMERCIAL SPACE WAS A GAS STATION WITH 2 BATHROOMS, A SHOWER AND A UTILITY SINK. THE COMMERCIAL USE PLUMBING FIXTURES ARE EQUIVALENT.</p> <p>THE RESIDENCE HAD 1 KITCHEN SINK, 1 BATHROOM WITH SHOWER, SINK AND TOILET. THERE WAS A LAUNDRY HOOKUP IN THE CARPORT. THE RESIDENCE IS EQUIVALENT TO 1-1 BEDROOM APARTMENT IN TERMS OF FIXTURES.</p> <p>IN 2000 MR. BENSON CLOSED THE RESTAURANT THAT WAS PART OF HIS BAYWOOD INN AT 1370 2ND ST. AS PART OF THAT CLOSURE THE CENTRAL COAST REGIONAL WATER QUALITY BOARD ALLOWED AN EQUIVALENT OF 19 ADDITIONAL MOTEL UNITS TO BE ADDED TO THE INN. IN 2002 3 UNITS WERE ADDED WHERE THE RESTAURANT WAS. MR. BENSON IN THE MEANTIME HAS RECEIVED PERMITS FOR AN ADDITIONAL 14 UNITS. AS PART OF THAT PROCESS THE LOBBY IS TO BE EXPANDED AND 1 MOTEL UNIT REMOVED, LEAVING A TOTAL OF 16 OF THE 19 UNITS USED.</p> <p>WE PROPOSE TO USE THE REMAINING 3 UNITS IN TRADE FOR 1 APARTMENT UNIT. THE 3RD UNIT CANNOT BE OCCUPIED UNTIL THE WATER BASIN PLAN IS IMPLEMENTED AND NEW CONSTRUCTION IS ALLOWED.</p> <p>SEE THE WATER DATA.</p>	<p>COMMERCIAL USE- EXISTING FIXTURES- 2- TOILETS 2- SINKS 1- SHOWER 1- UTILITY SINK</p> <p>NEW FIXTURES- 2- TOILETS 2- SINKS 1- UTILITY SINK</p> <p>RESIDENTIAL USE- EXISTING FIXTURES- 1- TOILET 1- SINK 1- SHOWER 1- KITCHEN SINK 1- LAUNDRY HOOKUP</p> <p>NEW APARTMENT FIXTURES- 1- TOILET 1- SINK 1- TUB/SHOWER 1- KITCHEN SINK 1- LAUNDRY HOOKUP</p> <p>WATER USE FIGURES PLUMBING CODE AND WATER QUALITY BOARD FIGURES ANTICIPATE 60 G.P.D. PER MOTEL UNIT 3 MOTEL UNITS WATER CREDITS- 180 GPD APARTMENT UNITS USAGE- 100 GPD EQUIVALENT TO 1 APARTMENT UNIT WITH LAUNDRY</p>	<p>COMMERCIAL 1ST FLOOR COMMERCIAL 2ND FLOOR RESIDENTIAL</p> <p>TOTALS 5321</p> <p>CARPORT TOTALS 5321</p> <p>FOOTPRINT 3081 3081</p> <p>DECKS/PATIOS 280 280</p> <p>LOT SIZE (SQ. FT.) 9875 9875</p> <p>LOT COVERAGE 32% 32%</p> <p>HEIGHT (AVG. AVG. GR.) 23'-9" 23'-9"</p> <p>CUT (CU. YDS.) FILL (CU. YDS.)</p> <p>USE COMMERCIAL/ RESIDENTIAL COMMERCIAL</p> <p>OCCUPANCY R-3</p> <p>CONSTRUCTION TYPE V-N</p> <p>PARKING</p> <table border="1"> <thead> <tr> <th>USE</th> <th>STORY</th> <th>SQUARE FTG.</th> <th>REQ. SPACES</th> <th># OF SPACES</th> </tr> </thead> <tbody> <tr> <td>OFFICE (OTHER)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>RETAIL</td> <td>1ST</td> <td>3081</td> <td>10</td> <td>10</td> </tr> <tr> <td>OFFICE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>RESIDENTIAL</td> <td>2ND</td> <td>3-1 BEDROOM UNITS</td> <td>3</td> <td>3</td> </tr> <tr> <td>SUBTOTAL</td> <td></td> <td></td> <td>13</td> <td>13</td> </tr> </tbody> </table> <p>REDUCTION # OF UNITS 2 1 DECREASE TOTAL</p> <p>DIVISION OF SPACES</p> <table border="1"> <thead> <tr> <th>REGULAR</th> <th>COMPACT</th> <th>HANDICAP</th> <th>MOTORCYCLE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	USE	STORY	SQUARE FTG.	REQ. SPACES	# OF SPACES	OFFICE (OTHER)					RETAIL	1ST	3081	10	10	OFFICE					RESIDENTIAL	2ND	3-1 BEDROOM UNITS	3	3	SUBTOTAL			13	13	REGULAR	COMPACT	HANDICAP	MOTORCYCLE					<p>DRAWING INDEX</p> <p>T-1 TITLE SHEET A-1 EXISTING CONDITIONS A-2 SITE PLAN A-3 1ST FLOOR PLAN A-4 2ND FLOOR PLAN A-5 ELEVATIONS A-6 ELEVATIONS A-7 SECTIONS A-8 RENDERINGS</p> <p>VICINITY MAP</p> <p>VICINITY MAP NOT TO SCALE</p>
USE	STORY	SQUARE FTG.	REQ. SPACES	# OF SPACES																																						
OFFICE (OTHER)																																										
RETAIL	1ST	3081	10	10																																						
OFFICE																																										
RESIDENTIAL	2ND	3-1 BEDROOM UNITS	3	3																																						
SUBTOTAL			13	13																																						
REGULAR	COMPACT	HANDICAP	MOTORCYCLE																																							



REVISIONS	

COUNTRY COALITION DESIGN
 BOB SEMONSEN
 2005 SAN LUIS REY
 MISSION BCH CA.
 (805) 528-7289

PROJECT
 COMMERCIAL &
 RESIDENTIAL BLDG.
 FOR ALEX BENSON

OWNER
 ALEX BENSON
 1130 GARDEN ST.
 SAN LUIS OBISPO
 CA.

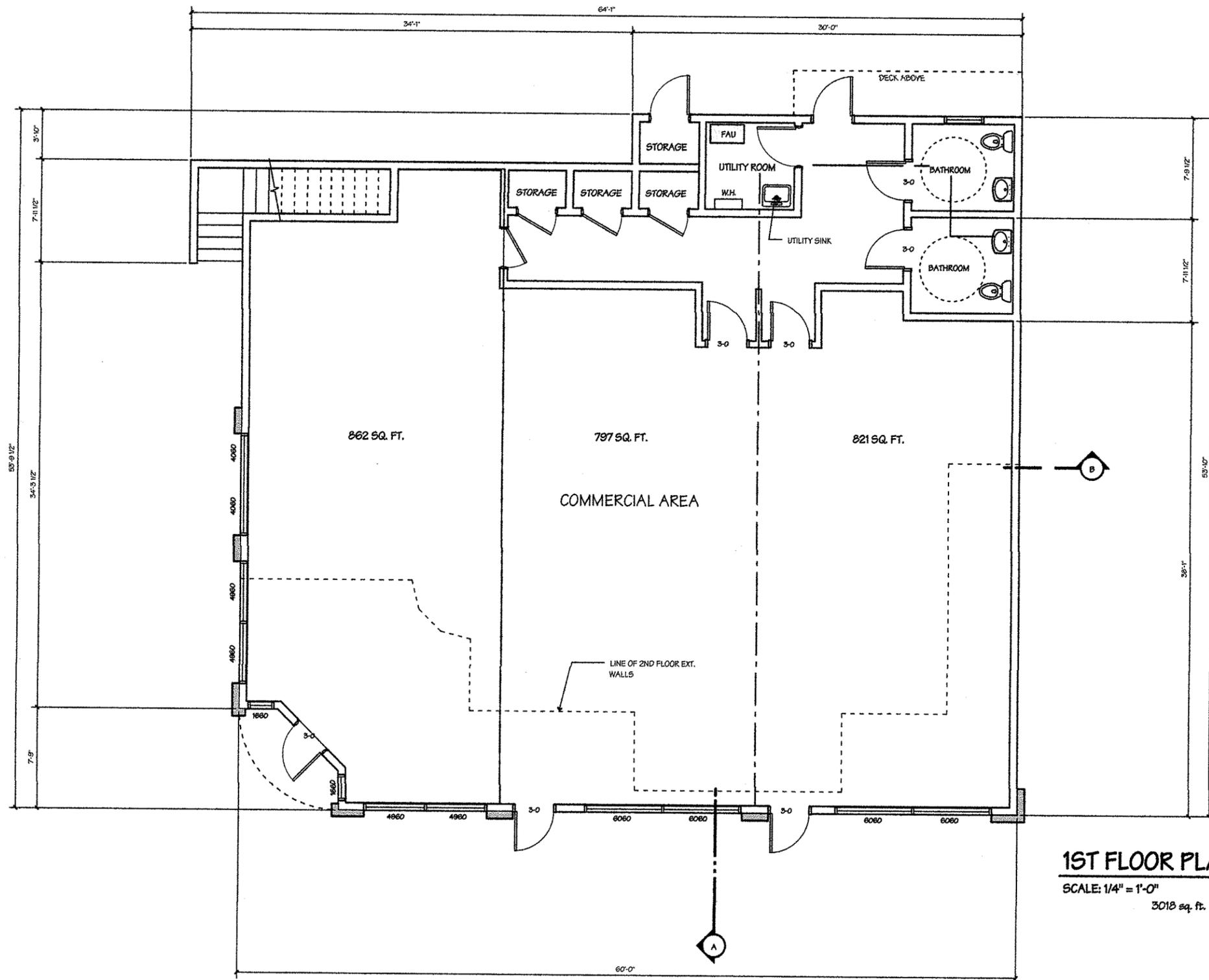
PROJECT ADDRESS
 1300 2ND ST.
 LOS OSOS, CA.

LEGAL DESCRIPTION
 LOT- 34,35,36
 BLOCK- 64
 TRACT- TOEM
 APN- 38-182-001

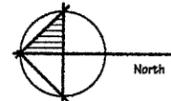
SHEET TITLE
 SITE PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

A-2



1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 3018 sq. ft.



REVISIONS	

COUNTRY COALITION DESIGN
 BOB SEMONSEN
 835 SAN LUIS REY
 MISSION BCH CA.
 (805) 528-7289

PROJECT
 COMMERCIAL &
 RESIDENTIAL BLDG.
 FOR ALEX BENSON

OWNER
 ALEX BENSON
 1130 GARDEN ST.
 SAN LUIS OBISPO
 CA.

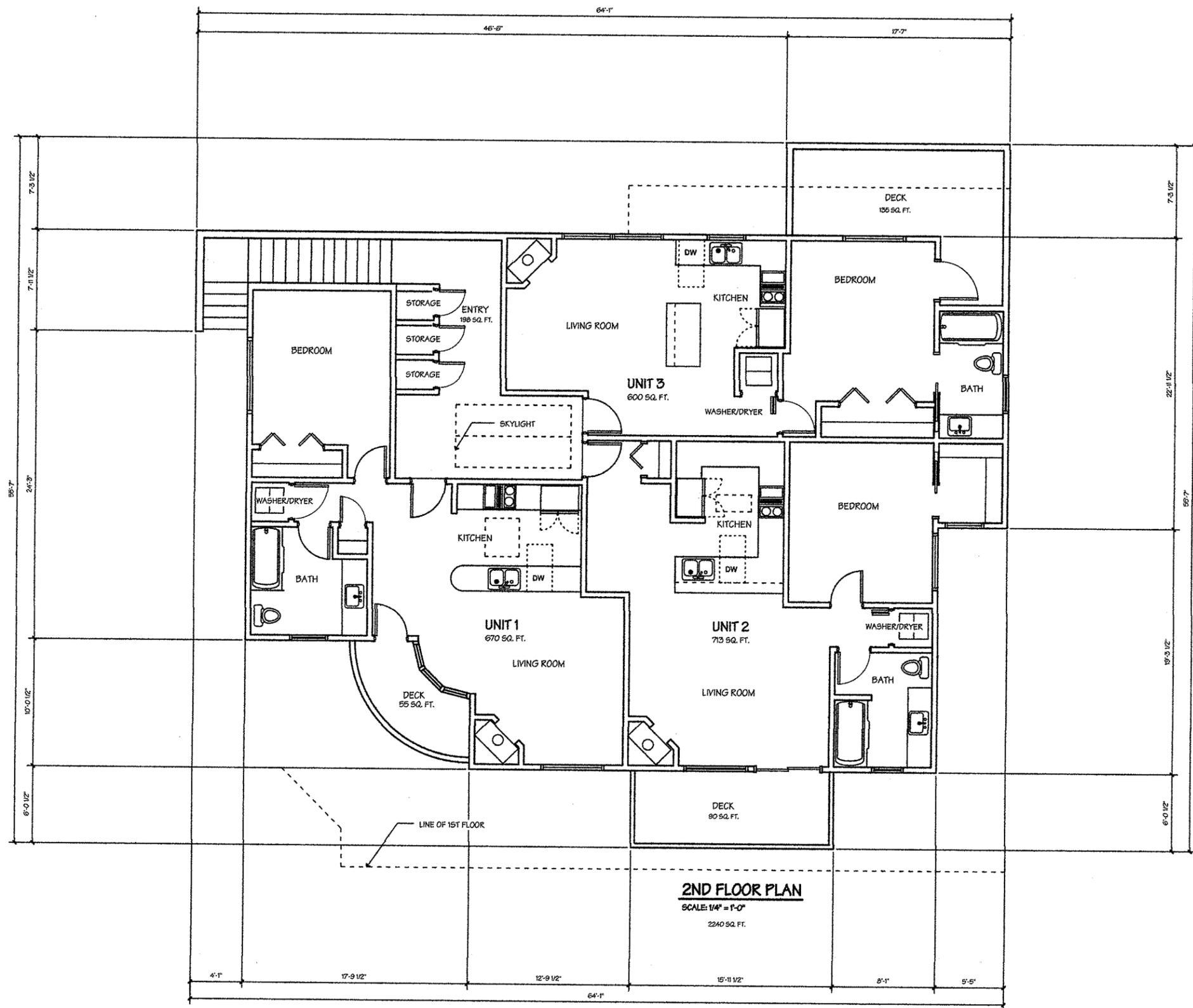
PROJECT ADDRESS
 1300 2ND ST.
 LOS OSOS, CA.

LEGAL DESCRIPTION
 LOT- 34,35,36
 BLOCK- 64
 TRACT- 10EM
 APN- 38-182-001

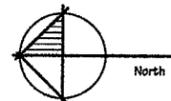
SHEET TITLE
 COMMERCIAL
 FLOOR PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

A-3



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
2240 SQ. FT.



REVISIONS	

COUNTRY COALITION DESIGN
BOB SEMONSEN
835 SAN LUIS REY
MISSION BCH CA.
(805) 628-7288

PROJECT
COMMERCIAL &
RESIDENTIAL BLDG.
FOR ALEX BENSON

OWNER
ALEX BENSON
1130 GARDEN ST.
SAN LUIS OBISPO
CA.

PROJECT ADDRESS
1300 2ND ST.
LOS OSOS, CA.

LEGAL DESCRIPTION
LOT- 34,35,36
BLOCK- 64
TRACT- 10EM
APN- 38-182-001

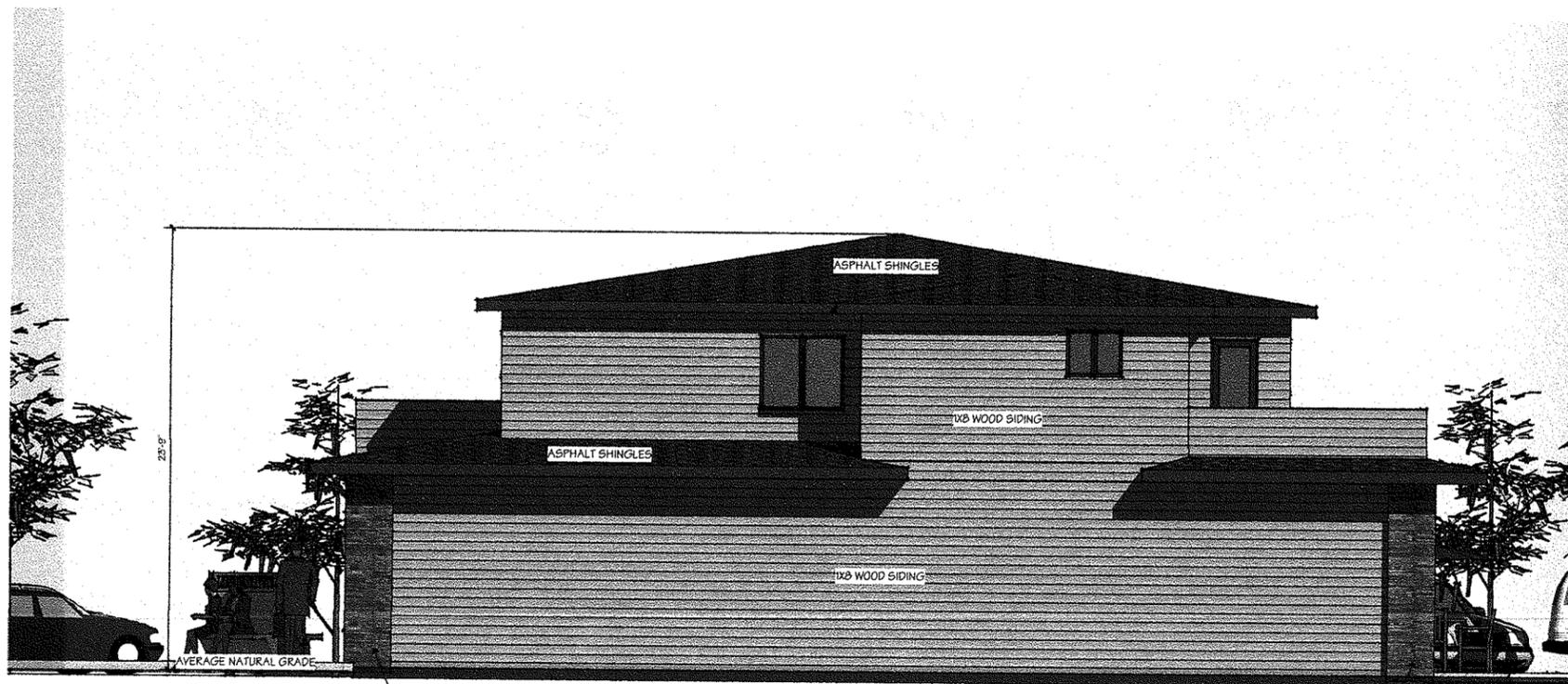
SHEET TITLE
RESIDENTIAL
FLOOR PLAN

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

A-4



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



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

REVISIONS	

COUNTRY COALITION DESIGN
BOB SEMONSEN
836 SAN LUIS REY
MISSION BCH CA.
(805) 528-7289

PROJECT
COMMERCIAL &
RESIDENTIAL BLDG.
FOR ALEX BENSON

OWNER
ALEX BENSON
1130 GARDEN ST.
SAN LUIS OBISPO
CA.

PROJECT ADDRESS
1300 2ND ST.
LOS OSOS, CA.

LEGAL DESCRIPTION
LOT- 34,35,36
BLOCK- 64
TRACT- 10EM
APN- 38-182-001

SHEET TITLE
NORTH & SOUTH
ELEVATIONS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-5



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

CRAFTSMEN PANEL
ROCK



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

REVISIONS

COUNTRY COALITION
DESIGN

BOB SEMONSEN
835 SAN LUIS KEY
MISSION BCH CA.
(805) 528-7289

PROJECT
COMMERCIAL &
RESIDENTIAL BLDG.
FOR ALEX BENSON

OWNER
ALEX BENSON
1130 GARDEN ST.
SAN LUIS OBISPO
CA.

PROJECT ADDRESS
1300 2ND ST.
LOS OSOS, CA.

LEGAL DESCRIPTION
LOT- 34,35,36
BLOCK- 64
TRACT- TOEM
APN- 38-182-001

SHEET TITLE
WEST & EAST
ELEVATIONS

DRAWN

CHECKED

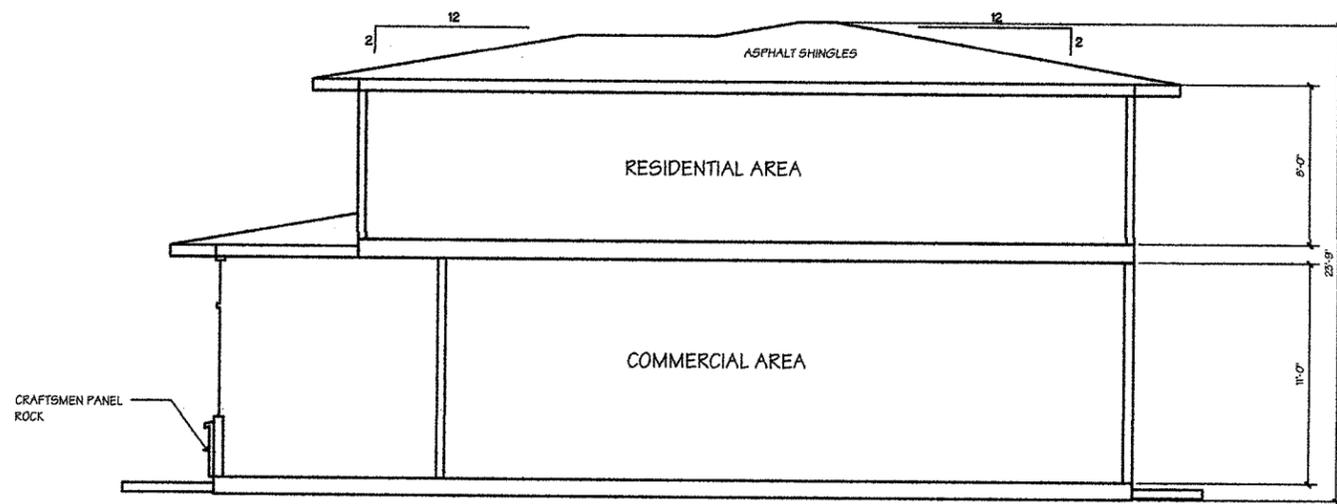
DATE

SCALE

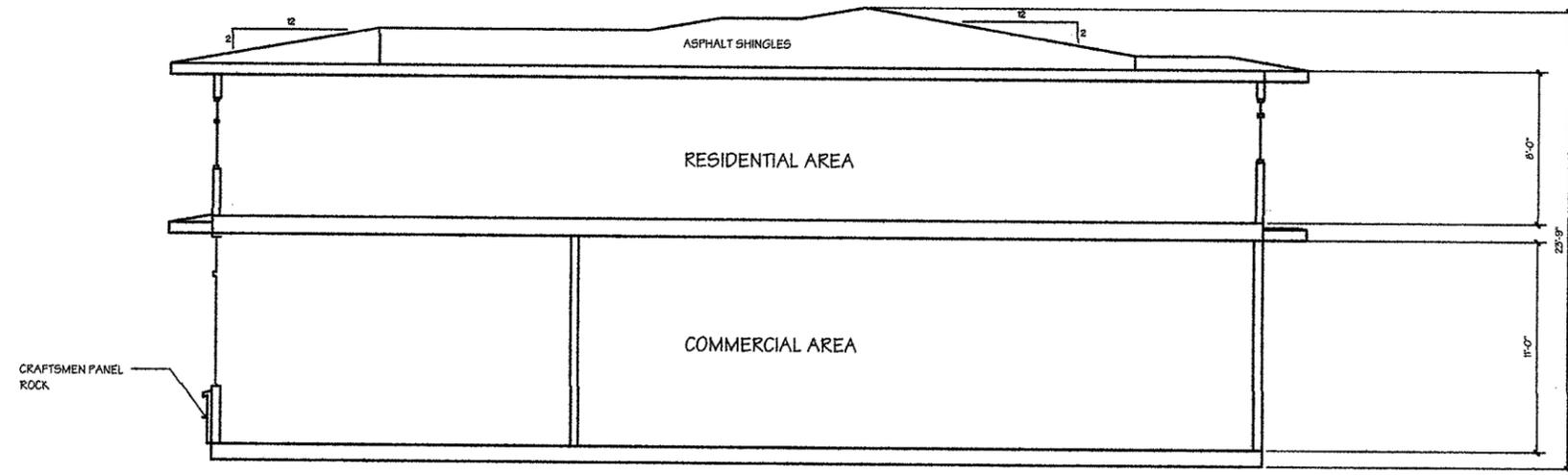
JOB NO.

SHEET

A-6



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



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

REVISIONS	

COUNTRY COALITION DESIGN
BOB SIMONSEN
885 SAN LUIS REY
MISSION BCH CA.
(805) 528-7288

PROJECT
COMMERCIAL &
RESIDENTIAL BLDG.
FOR ALEX BENSON

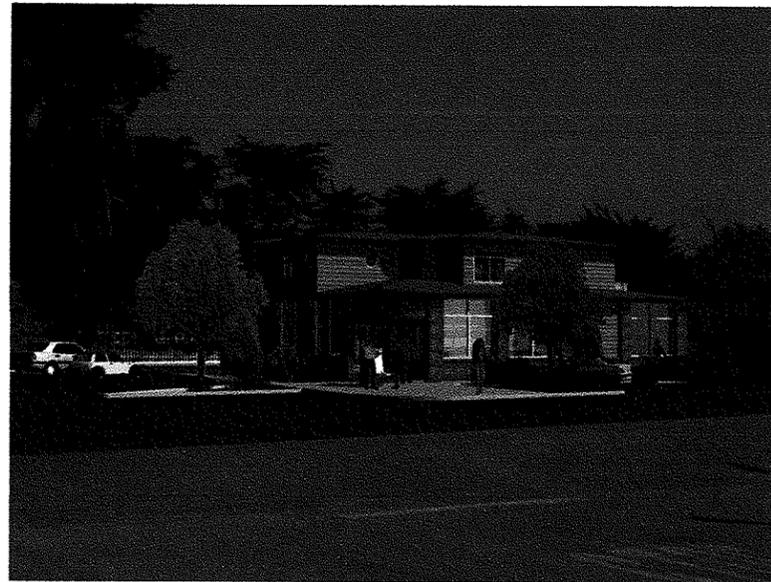
OWNER
ALEX BENSON
1130 GARDEN ST.
SAN LUIS OBISPO
CA.

PROJECT ADDRESS
1300 2ND ST.
LOS OSOS, CA.

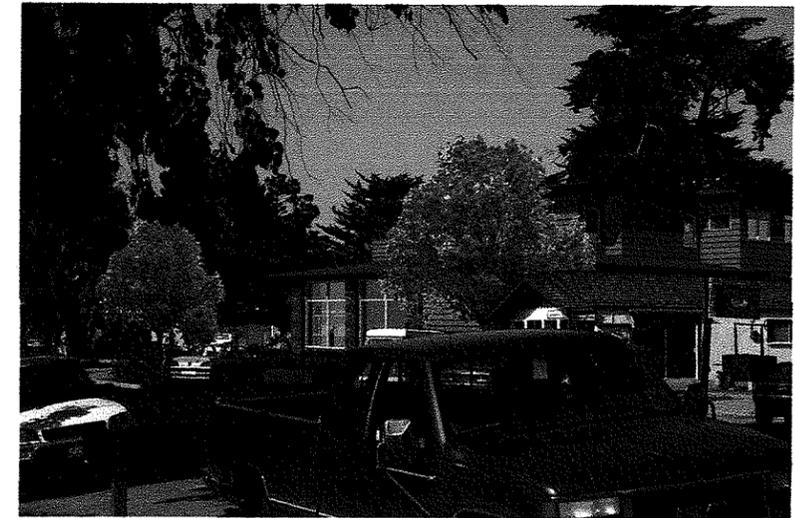
LEGAL DESCRIPTION
LOT- 34,35,36
BLOCK- 64
TRACT- TOEM
APN- 38-182-001

SHEET TITLE
SECTIONS A,B

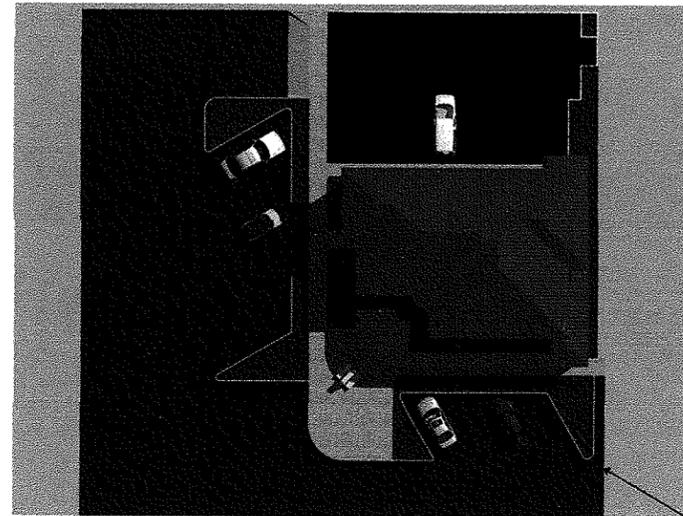
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A-7



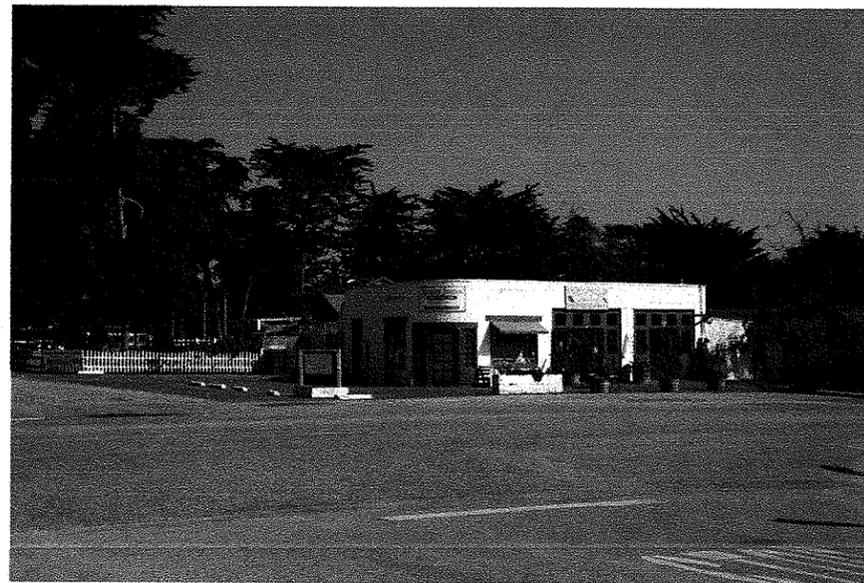
VIEW 1- PROPOSED



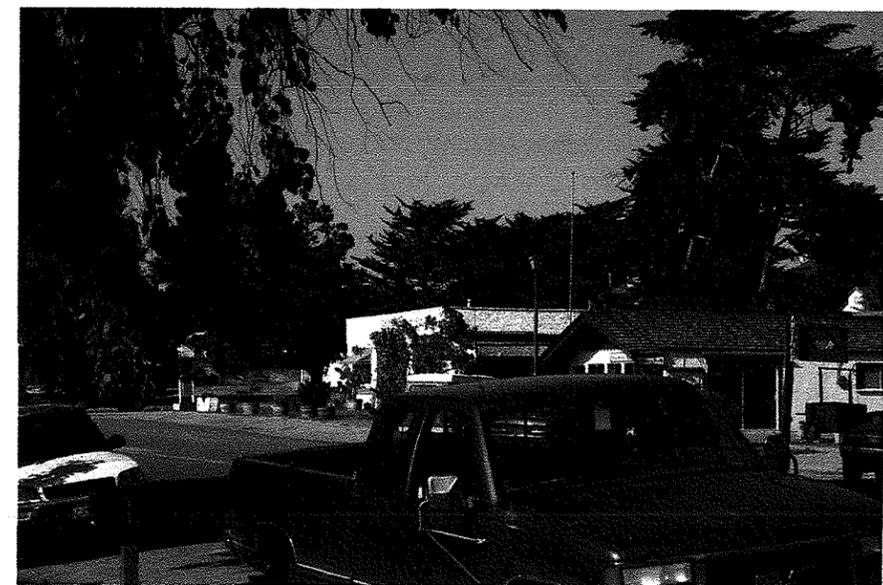
VIEW 2- PROPOSED



SITE PLAN



VIEW 1- EXISTING



VIEW 2- EXISTING

VIEW 1

VIEW 2

BENSON BUILDING

REVISIONS	

COUNTRY COALITION
DESIGN
BOB SEMONSEN
836 SAN LUIS REY
MISSION BCH CA.
(805) 528-7289

PROJECT
COMMERCIAL &
RESIDENTIAL BLDG.
FOR ALEX BENSON

OWNER
ALEX BENSON
1130 GARDEN ST.
SAN LUIS OBISPO
CA.

PROJECT ADDRESS
1300 2ND ST.
LOS OSOS, CA.

LEGAL DESCRIPTION
LOT- 34,35,36
BLOCK- 64
TRACT- TOEM
APN- 38-182-001

SHEET TITLE
COLOR
RENDERINGS

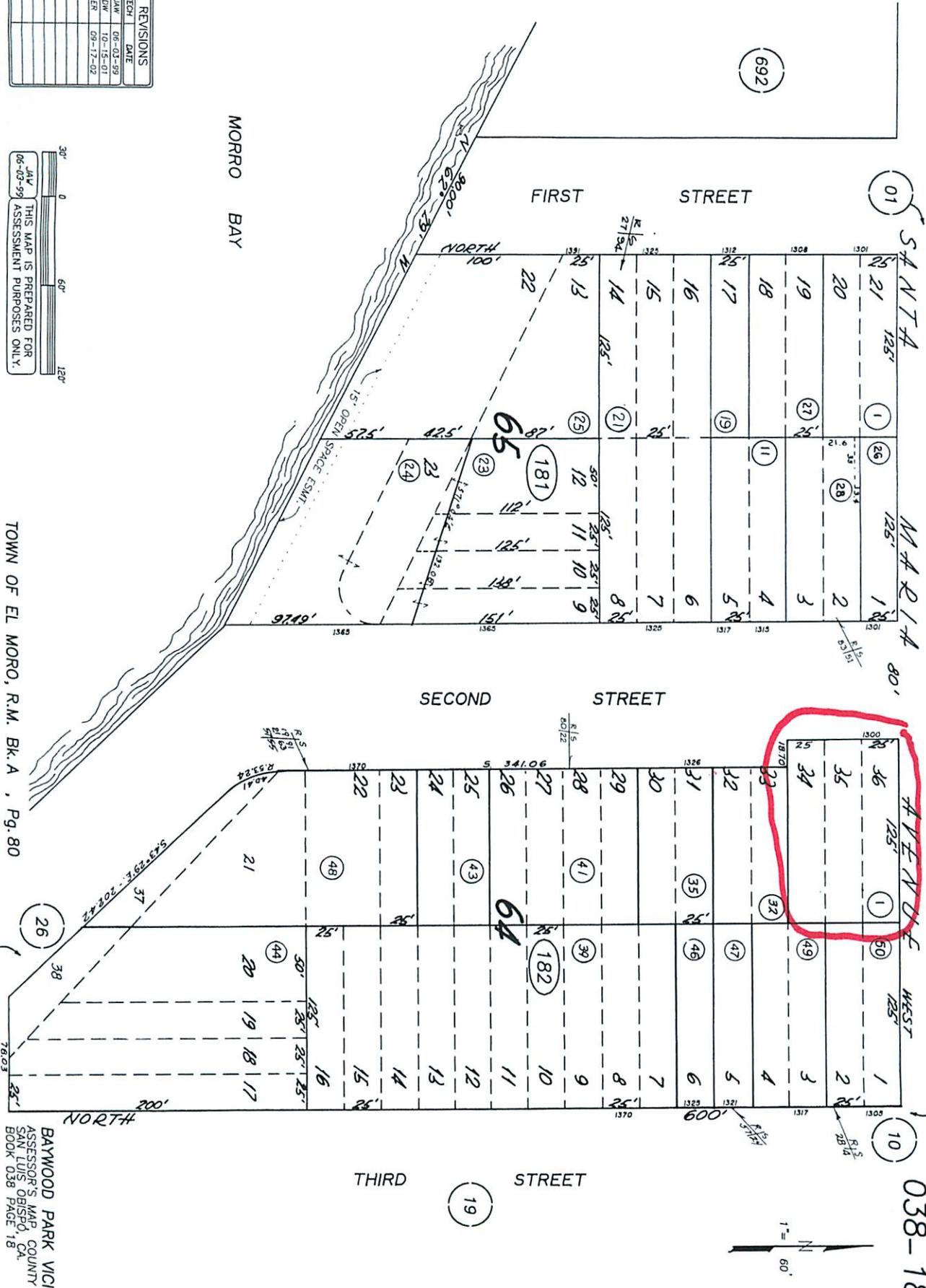
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

A-8

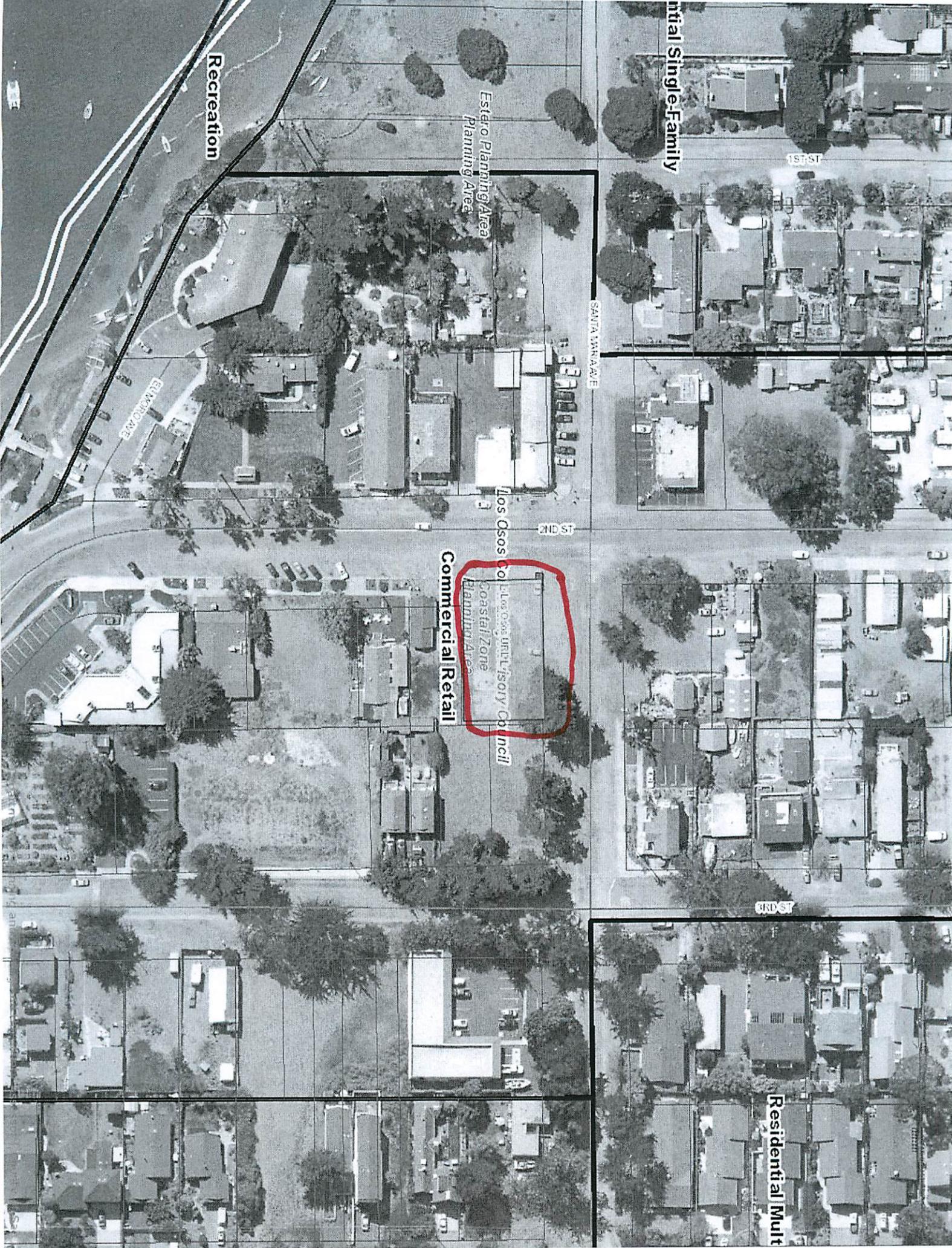
REVISIONS	
TECH	DATE
JAW	06-03-99
DW	10-15-01
ER	09-17-02

30' 0 60' 120'

JAW
06-03-99
THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.



BAYWOOD PARK VICINITY
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO CALIF.
BOOK 038 PAGE 18



Recreation

Estero Planning Area

Initial Single-Family

1ST ST

SANTA MONICA

2ND ST

Commercial Retail

Los Osos Coastal Zone Planning Area

Los Osos City Council

3RD ST

Residential Multi

BLANCKOWE



Parcel Summary Report For Parcel # 038-182-001

1/28/2016
2:38:48PM

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 BENSON RYAN A
 PO BOX 13209 SLO CA 93401-3209
OWN BENSON MAX T

Address Information

Status Address
P 01300 2ND ST LSOS

Lot Information:

<u>Tract / Twncshp</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>
ELMORO	0064	0034	Los Osos	Estero Plannin	CR	LCP	AS	Y	VP / L3 / VP	P82033101 / E910828
ELMORO	0064	0035	Los Osos	Estero Plannin				Y	BU / L3	
ELMORO	0064	0036	Los Osos	Estero Plannin	CSC			Y	L3	

Parcel Information

Status Description
Active TN EL MORO BL 64 LTS 34 35 & 36

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
NO. 02
LOS OSOS, ZONE A
LOS OSOS, ZONE B
AREA NO. 21



Parcel Summary Report For Parcel # 038-182-001

1/28/2016
2:38:48PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

81319 EXP Primary Parcel

Description:

REROOF AND CONSTRUCT SIDING EXISTING SHED

88175 FNL Primary Parcel

Description:

REPAIR ROOF OVER SHED & BATHROOM

COD2008-00573 CLD Primary Parcel

Description:

REPORTED BLIGHT AND HEALTH AND SAFETY ISSUES - INITIAL ISP

DRC2003-00131 EXP Primary Parcel

Description:

REMOVE EXISTING COMMERCIAL AND SFD AND REPLACE WITH ONE COMMERCIAL BUILDING

DRC2009-00112 EX2 Primary Parcel

Description:

MUP DEMO EXISTING BUILDINGS AND CONSTRUCT NEW COMMERCIAL BUILDING.

DRC2015-00082 REC Primary Parcel

Description:

1ST STORY COMMERCIAL USE 3018 SQ. FT. 2ND STORY 3 1 BEDROOM APTS. 2240 SQ. FT. TOTAL 5258 SQ. FT.

P020196Z APP Primary Parcel

Description:

DBA ANDY'S PLACE

P020274Z APP Primary Parcel

Description:

TEA HOUSE

P930213Z APP Primary Parcel

Description:

FLOWER SALES TWO DAYS/WEEK

P940940Z APP Primary Parcel

Description:

RETAIL JEWELRY SALES



Parcel Summary Report For Parcel # 038-182-001

1/28/2016
2:38:48PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P940953Z APP Primary Parcel

Description:

JOCKOS WOODWORKS AMALL FURNITURE JEWELRY SCROLL ART AND BOWL TURNINS

P960135Z APP Primary Parcel

Description:

SISTER'S GIFTS/RETAIL AT SHOWS, ETC.

P980589Z APP Primary Parcel

Description:

RETAIL IMPORTED GOODS

DBA RUNAWAY IMPORTS

SITUS IS 1300 2ND STREET

PMT2006-00794 CAN Primary Parcel

Description:

CANCELLED - SEE PMT2008-02347 - DEMO 1293 SF COMMERCIAL BUILDING (RETAIL USE) AND SFD (548 SF) (REPLACEMENT BLDG PMT2007-01703) (DRC2003-00131)

PMT2007-01703 WIT Primary Parcel

Description:

WITHDRAWN - COMMERCIAL BUILDING ON FIRST FLOOR, SHELL BUILDING ON SECOND FLOOR FOR FUTURE RESIDENTIAL (REPLACEMENT 1293 SF COMMERCIAL BUILDING (RETAIL USE) AND SFD (548 SF) (DEMO PMT2006-00794) (DRC2003-00131)

PMT2008-02347 FNL Primary Parcel

Description:

DEMO EXISTING BUILDINGS (TW0) COMMERCIAL BLDG 1434 SF & SFD - 774 SF

G810025T DEN Related Parcel

Description:

LU TEXT ALLOW MIXED USE RES/COMM