



# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00091

SANTOS DAVID F I

## 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

MINOR USE PERMIT

EXTERIOR, UPPER, REAR, DECK & STAIRS

EST/ CAYU

CAZ LCP RSF SSN

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Carmelina & DAVID SANTOS Daytime Phone 209.769.7264  
Mailing Address 720 JEFFERSON AVE, LOS BANOS Zip Code 93635  
Email Address: dsfarm@aol.com

Applicant Name SAME Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name LOUISA SMITH Daytime Phone 805.544.6615  
Mailing Address 979 OSOS ST., STE. A-2 SLO Zip Code 93401  
Email Address: LOUISA.SMITH@obeGLOBAL.NET

## PROPERTY INFORMATION

Total Size of Site: 4407.2 S.F. Assessor Parcel Number(s): 064-123-012

Legal Description: PRB # 1, BLOCK 3, LOT 10

Address of the project (if known): 125 PACIFIC AVE., CAYUCOS

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, 13TH ST OFF-RAMP TO PACIFIC ST., NORTH

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): EXTERIOR, UPPER, REAR DECK & STAIR

## 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 \_\_\_\_\_ Date \_\_\_\_\_

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: FROM PACIFIC 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: RESIDENTIAL  
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: \_\_\_\_\_ sq. feet \_\_\_\_\_% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_% Other (specify) 200 S.F. DECK  
Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres  
Total area of grading or removal of ground cover: 0  sq. feet  acres  
Number of parking spaces proposed: 2 EX. Height of tallest structure: 13'-6"  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 10' Right 4' Left 4' Back 10'

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: P.R.B.W.D.  
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: CSD  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAYUCOS FIRE DISTRICT

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: JUST DECK  
Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_  
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_  
Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- 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: 4407 <sup>S.F.</sup> ~~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: \_\_\_\_\_
- 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: \_\_\_\_\_

**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? RESIDENTIAL - EXIST.
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
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?  
*N/A* 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.  
*N/A*  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? EXISTING       Yes       No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? N/A \_\_\_\_\_ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?       Yes       No N/A

**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
- 3. Where is the waste disposal storage in relation to buildings? REAR
- 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: CAYUCOS SCHOOL DISTRICT
- 2. Location of nearest police station: LOS ODOS
- 3. Location of nearest fire station: CAYUCOS
- 4. Location of nearest public transit stop: CAYUCOS
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
If yes, what is the distance? 1/4 mile feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
RESIDENTIAL
- 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): JUST DECK
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 \*: JUST A DECK

\*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:  
RECYCLING OF MATERIALS AS MUCH AS POSSIBLE

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): BUILDING PERMIT FROM COUNTY

(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.)

# SANTOS

## EXTERIOR, REAR, UPPER DECK & STAIR

125 PACIFIC AVE. , CAYUCOS

Louisa Anne Smith

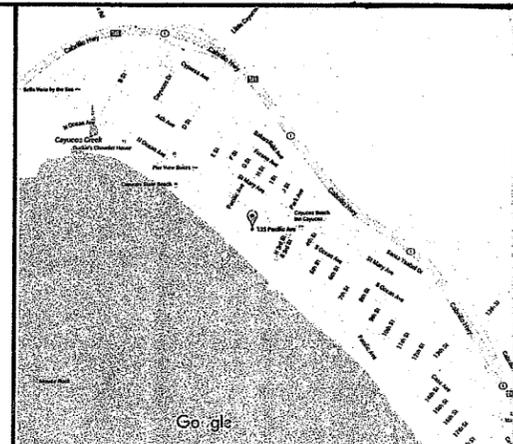
architect



Carolyn & David Santos  
720 Jefferson Ave.  
Los Banos  
California  
93635

Project

REAR EXTERIOR  
UPPER DECK  
& STAIR  
125 Pacific Ave.  
Cayucos



VICINITY MAP

**OWNER:** Carolyn and David Santos  
720 Jefferson Ave.  
Los Banos, CA 93635  
209.709.7264  
dsfarm@aol.com

**ARCHITECT:** Louisa Anne Smith  
979 Osos Street, Suite A-2  
San Luis Obispo, CA 93401  
805.544.6615 - phone  
louisa@smith@sglobal.net

**SURVEYOR:** Green Land Surveys  
723 E. Grand Ave.  
Arroyo Grande, CA 93420  
P.O. Box 107  
Grover Beach, CA 93483  
805.481.0330  
terri@greenlandsurveys.com

**ENGINEER:** Eric Silva  
P.O. Box 6356  
Los Osos, CA 93412  
805.459.4980  
805.534.1336 - Fax  
esengineering@aol.com

A. P. NUMBER.....064 - 123 - 012  
ADDRESS.....125 Pacific Ave Cayucos  
LEGAL DESCRIPTION.....PRB #1, Block 3, Lot 10  
CURRENT ZONING.....Single Family Residential  
CURRENT USE.....Residential  
TYPE OF CONSTRUCTION.....VB  
OCCUPANCY TYPE.....R3  
SITE AREA.....4407.2 s.f.  
BUILDING AREA.....Existing Residence: 3118 s.f.  
UNCOVERED DECK.....Existing - 366 s.f.  
NEW: 288 s.f.

T.1 TITLE SHEET  
C.1 SITE/TOPOGRAPHY/DRAINAGE PLAN  
A.1 DECK PLANS  
A.2 EXTERIOR ELEVATIONS

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication or by any method, in whole or in part, is prohibited. Title to these plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these conditions.

Date 2.18.16

Job Number

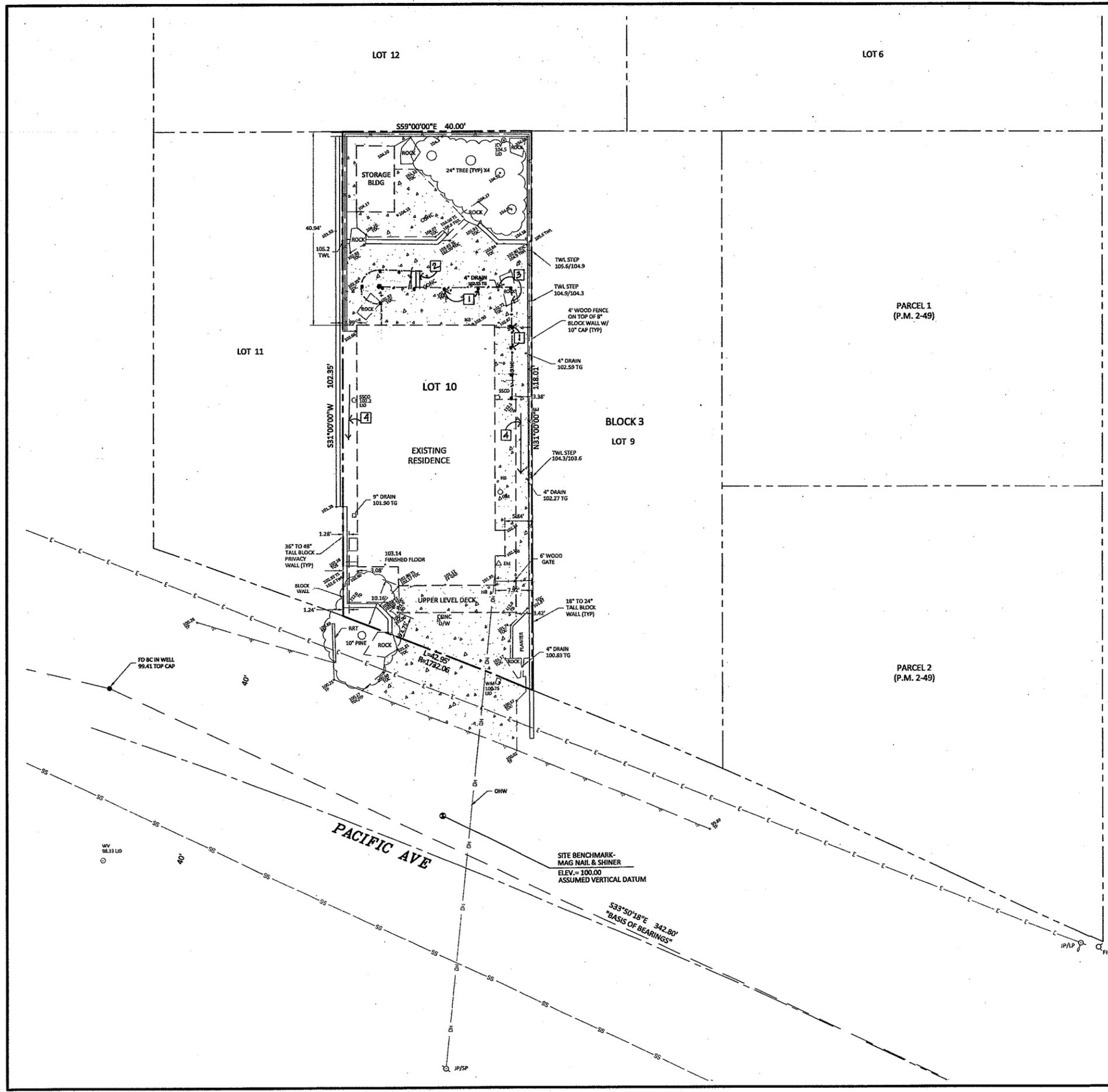
Sheet Title

TITLE SHEET

Sheet Number T.1

PROJECT DATA

SHEET INDEX



**LEGEND**

---	PROPERTY LINE
---	BUILDING LINE
---	CENTERLINE
---	FENCE LINE (FNL)
---	CONCRETE EDGE
---	EDGE OF PAVEMENT (EP)
---	WEEPLINE
AC	ASPHALT
BD	BOTTOM OF DECK
CONC	CONCRETE
D/W	DRIVE WAY
FF	FINISHED FLOOR
FF GAR	FINISHED FLOOR GARAGE
RRT	RAILROAD TIE
TD	TOP OF DECK
TOC	TOP OF CONCRETE
TP	TOP OF PAVEMENT
TS	TOP OF STEP

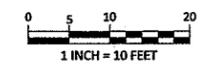
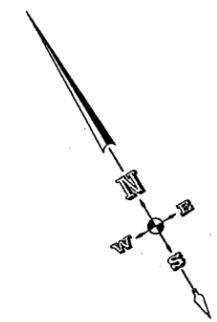
**EXIST UTILITY LEGEND**

---	OVERHEAD UTILITY LINE
□ DI	DROP INLET
△ EM	ELECTRIC METER
▽ FH	FIRE HYDRANT
○ GM	GAS METER
• HB	HOSE BIB
○ ICV	IRRIGATION CONTROL VALVE
○ JP	JOINT POLE
○ SP	SERVICE POLE
○ SSCO	SANITARY SEWER CLEAN OUT
□ WM	WATER METER
○ WV	WATER VALVE

**NOTE**  
BEARINGS AND DISTANCES SHOWN ARE BASED UPON FOUND MONUMENTS AND RECORD CALCULATIONS  
A CURRENT TITLE REPORT SHOULD BE REFERENCED FOR ANY POSSIBLE EASEMENTS NOT SHOWN ON THIS MAP.

**SITE BENCHMARK**  
MAG NAIL AND SHINER ON PACIFIC STREET AT STREET CROWN AS PROJECTED AT CENTER OF SITE BEING PARALLEL TO SITE SIDE PROPERTY LINES.  
ELEVATION = 100.00' (ASSUMED DATUM)

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY BEARS S 33°50'18" E PER 3 MB 15 BETWEEN FOUND CENTERLINE MONUMENTS



**SITE PLAN KEYNOTES NOTES**

UNLESS NOTED OTHERWISE ALL EXISTING IMPROVEMENTS TO REMAIN

1. New wood posts to support new deck above
2. New wood stair
3. Dash dot dash line indicates new upper deck stair
4. Historic drainage

**SURVEYOR'S STATEMENT**  
THIS PLANIMETRIC MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF LOU SMITH IN SEPTEMBER, 2014.  
BY: *TERRI A. GREEN*  
TERRI A. GREEN P.L.S. 7868



**Green Land Surveys**  
P.O. Box 107, Grover Beach, Ca 93483  
723 E. Grand Ave, Arroyo Grande, Ca 93420  
Ph: 805-481-0330 / greenlandsurveys.com

**PLANIMETRIC SURVEY**  
125 Pacific Ave  
064-123-012  
LOT 10 IN BLOCK 3 OF  
PASO ROBLES BEACH SUBDIVISION NO. 1  
(3 MB 15)

Town of Cayucos  
County of San Luis Obispo  
State of California

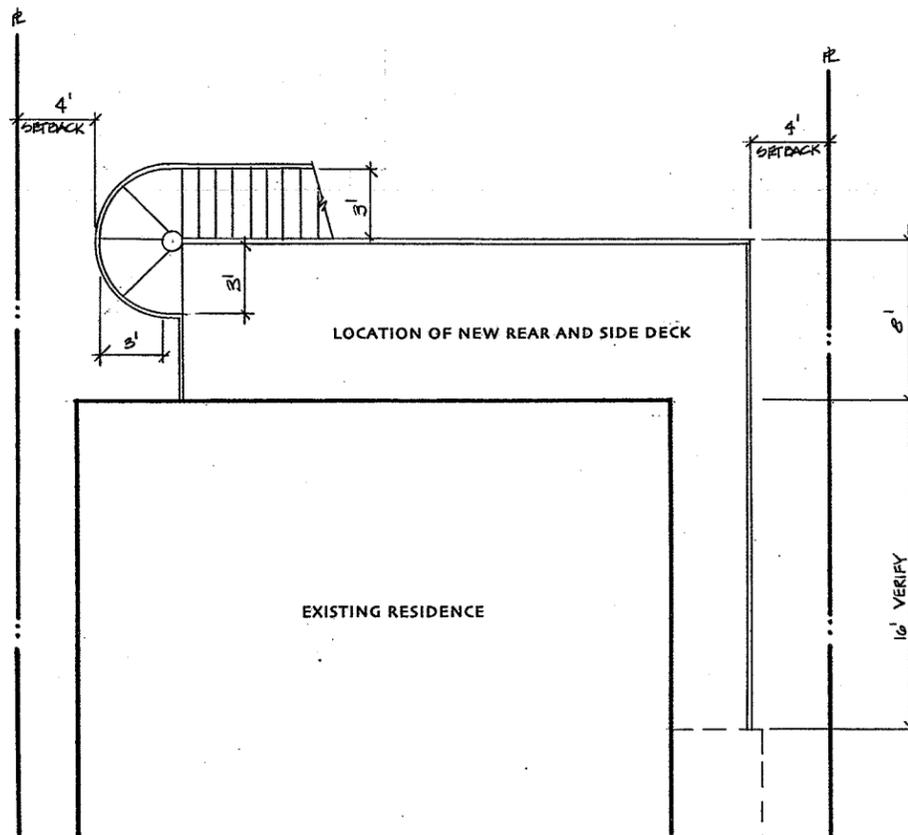
SEPTEMBER 2014

SHEET 1 OF 1

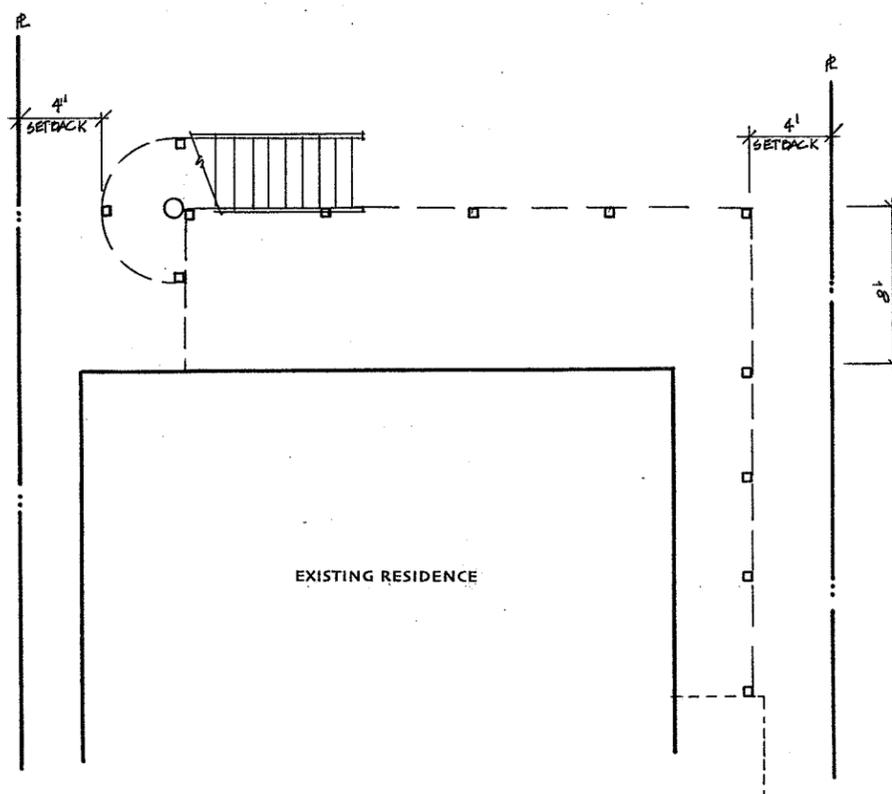
GLS JOB NO. SMITH14005

C.1

*9-18-16*



UPPER



LOWER



DECK PLAN

1/4" = 1'-0"

Louisa  
Anne  
Smith

architect



Carolyn & David Santos  
720 Jefferson Ave.  
Los Banos  
California  
93635

Project

REAR EXTERIOR  
UPPER DECK  
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Date 2-18-16

Job Number

Sheet Title

DECK PLAN

Sheet Number A.1

Louisa  
Anne  
Smith

architect

800.544.6615



Carolyn & David Santos  
720 Jefferson Ave.  
Los Banos  
California  
93635

Project

REAR EXTERIOR  
UPPER DECK  
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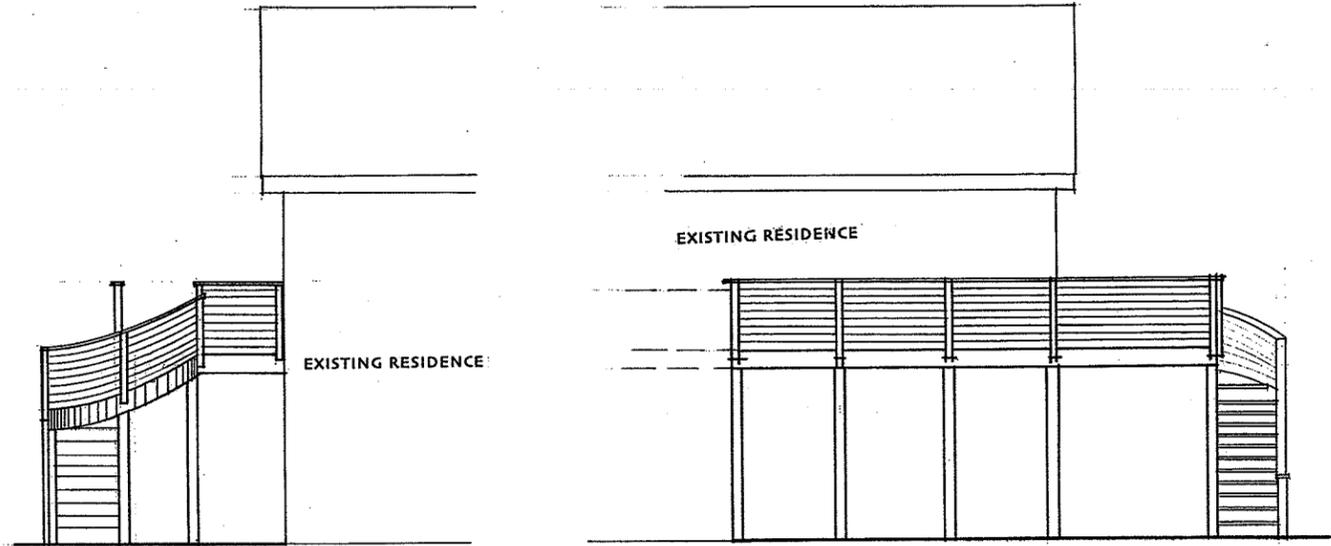
Date 2.18.16

Job Number

Sheet Title

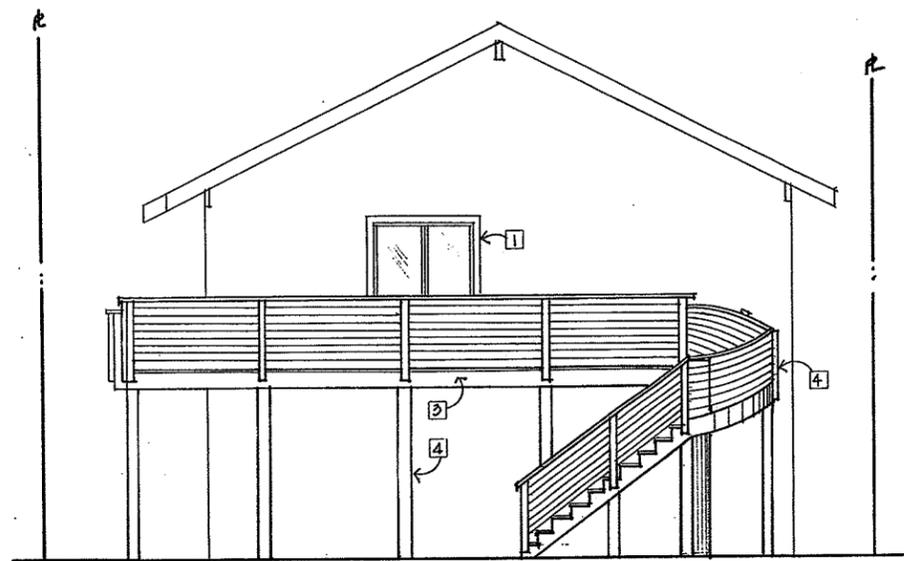
EXTERIOR  
ELEVATIONS

Sheet Number A.2



WEST

EAST



NORTH

**EXTERIOR ELEVATION KEYNOTES**

NEW WORK SHOWN DELINEATED, EXISTING TO  
REMAIN SHOWN WITHOUT DELINEATION

- 1. New sliding glass door
- 2. New wood posts
- 3. New wood deck and cable guardrail
- 4. New wood steps and cable handrail

EXTERIOR ELEVATIONS  
1/4" = 1'-0"

DATEPLOT 1/16/2016





**Residential Multi-Family**

**Commercial Retail**

**Coastal Zone  
Planning Area**

**Estero Planning Area  
Planning Area**

**Recreation**

**Residential Single-Family**

**Cayuco UFL**

**Cayuco UFL**



# Parcel Summary Report For Parcel # 064-123-012

2/23/2016  
4:12:17PM

## 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    SANTOS DAVID F  
        720 JEFFERSON AVE LOS BANOS CA 93635-4713

OWN    SANTOS CAROLYN J

OWN    SANTOS DAVID F & CAROLYN J 2007 TRU

### Address Information

<u>Status</u>	<u>Address</u>
P	00125 PACIFIC AV CAYU

### 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>
064123	012	0001	Cayucos	Estero Plannin	CAZ			N		
PRBCH1	0003	0010	Cayucos	Estero Plannin	RSF	LCP	SSN	Y		

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	PR BCH SUB 1 BL 3 LT 10

### Notes

#### Tax Districts

COAST (SB1537)  
 CAYUCOS  
 SAN LUIS OBISPO JT(27,40)  
 CAYUCOS-MORRO  
 CAYUCOS COUNTY



# Parcel Summary Report For Parcel # 064-123-012

2/23/2016  
4:12:17PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 02  
CAYUCOS  
AREA NO. 10  
AREA NO. 21

### Case Information

**Case Number:**

**Case Status:**

DRC2015-00091

REC

Primary Parcel

**Description:**

EXTERIOR UPPER REAR DECK & STAIRS

PMT2012-00744

FNL

Primary Parcel

**Description:**

KITCHEN REMODEL, WITH NEW ISLAND SINK W/ AIR ADMITTANCE VALVE/ RELOCATE SLIDER IN DINING AREA, REMOVE SHOWER & SINKS (2) IN LAUNDRY ROOM, CONVERT LOWER LEVEL BATH TO TWO BATHS, DEMO ROCK WALL FACADE & HEARTH, REMOVE WALL BETWEEN DINING ROOM AND LIVING ROOM, EXTEND WALL BETWEEN KITCHEN AND HALL, REPLACE WINDOW IN BATH #3, UPGRADE ELECTRICAL IN KITCHEN AND BATH AREAS.