



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 3/3/2016

TO: _____

FROM: Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00092 NOVY – Proposed minor use permit for a new single family residence of 3,000 sf, with an attached garage of 484 sf and a workshop of 351 sf. Site location is 1325 Pasadena Dr, Los Osos. APNs: 038-732-016 and -017

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

DRC2015-00092

NOVY FREDERIC

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

CONSTRUCTION OF AN APPROX. 3000 SQ. FT. SINGLE-FAMILY RESIDENCE W/ 484 SQ. EST/ LSOS

AS CAZ FH LCP RSF SRA
SSN WET

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name FREDERICK G. NOVY Daytime Phone _____
Mailing Address 698 SANTA LUCIA AVE., LOS OSOS Zip Code 93402
Email Address: _____

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

Agent Name JEFF EDWARDS Daytime Phone (805) 235-0873
Mailing Address P.O. BOX 6070 LOS OSOS CA Zip Code 93412
Email Address: jhedwardscompany@gmail.com

PROPERTY INFORMATION

Total Size of Site: 17,097 SQ. FT. Assessor Parcel Number(s): 038-732-016
038-732-017

Legal Description: LOTS 3+4 IN BLOCK 4 OF TRACT 40

Address of the project (if known): 1325 PASADENA DR., 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.: SOUTH BAY BLVD TO SANTA YSABEL, GO WEST TO 2ND ST., GO SOUTH TO PASADENA DR. AND TURN RIGHT, SITE ON

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONSTRUCTION OF AN APPROX. 3000 SQ. FT. SINGLE-FAMILY RESIDENCE W/ 484 SQ. FT. GARAGE AND 351 SQ. FT. WORKSHOP.

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 2/22/16

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): PLEASE SEE ATTACHED LETTER

Describe existing and future access to the proposed project site: EXISTING AND FUTURE ACCESS FROM PASADENA DR.

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: RSF
East: RSF

South: OPEN SPACE
West: RSF

For all projects, answer the following:

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

Buildings: 4800 sq. feet 28 % Landscaping: 5350 sq. feet 32 %
Paving: 850 sq. feet 5 % Other (specify) OPEN SPACE 6000 sq. ft. 35%
Total area of all paving and structures: ~~850~~ 7000 sq. feet acres
Total area of grading or removal of ground cover: 8,000 sq. feet acres
Number of parking spaces proposed: 4 Height of tallest structure: 14' ANG
Number of trees to be removed: 0 Type: _____
Setbacks: Front 15' Right 9' Left 9' Back 65'

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: LOCSD
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: LO WRF
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: _____ 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: 3
Total floor area of all structures including upper stories, but not garages and carports: 3,048 sq. ft.
Total of area of the lot(s) minus building footprint and parking spaces: _____
17,000 sq ft lots minus approx. 8,000 sq. ft. = 9,000 sq. ft.

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: .39 acres
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: MONROE BAY TIDAL FLATS
- 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: _____
- 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: PASADENA DR.

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? 150 gpd
4. How many service connections will be required? 1
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?
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: 0 Location of connection: AT PROPERTY LINE
2. What is the amount of proposed flow? _____ 150 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 COUNTY DISPOSAL
- 3. Where is the waste disposal storage in relation to buildings? BEHIND 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: SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT
- 2. Location of nearest police station: APPROX. 2 MILES SOUTH
- 3. Location of nearest fire station: " " "
- 4. Location of nearest public transit stop: SANTA YSABEL SECOND ST. & EL MONO AVE.
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? BAYWOOD LIQUOR feet/miles
1/8 MI.

Historic and Archeological Information

- 1. Please describe the historic use of the property:
VACANT
- 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): N/A
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 *: SOLAR

*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

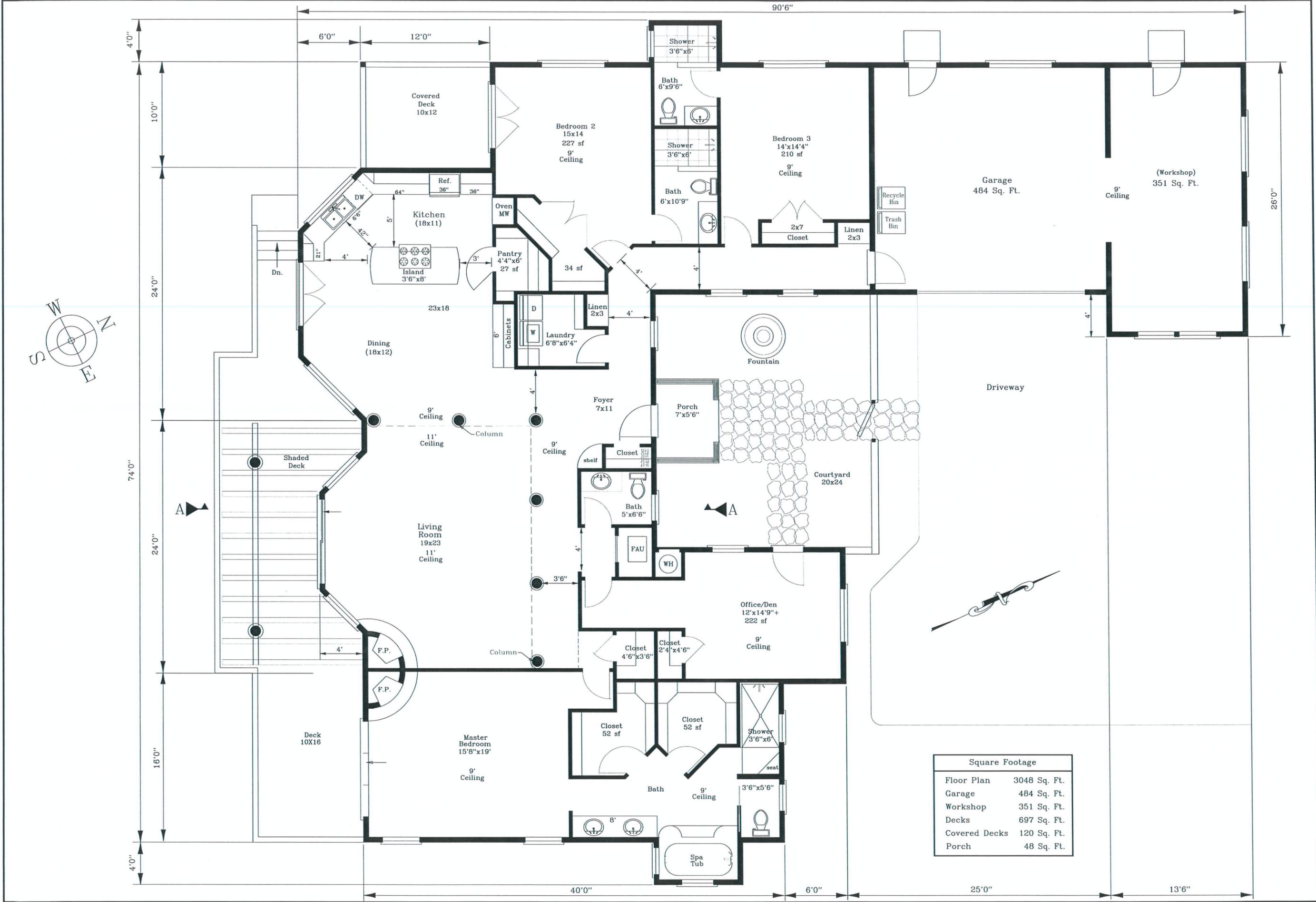
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
OPEN SPACE BETWEEN RESIDENCE AND MORRO BAY

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): MUP/CDP FROM SLO 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.)



Square Footage	
Floor Plan	3048 Sq. Ft.
Garage	484 Sq. Ft.
Workshop	351 Sq. Ft.
Decks	697 Sq. Ft.
Covered Decks	120 Sq. Ft.
Porch	48 Sq. Ft.

Revisions

Dana Belmonte
 Residential Design
 14006 Morro Rd.
 Encinitas, CA 92022
 Ca. 93422
 (805) 461-8317
 dana@belmonte@gmail.com

The use of these plans and specifications shall be restricted to the original site and location. Any other use, including but not limited to, resale, rental, or other use, is prohibited without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the plans, specifications, or any other documents prepared by or for the architect. The architect shall not be responsible for any construction or other work that is not shown on the plans, specifications, or any other documents prepared by or for the architect.

Fred Novy
 1325 Pasadena Dr.
 Los Osos, CA

Floor Plan

Drawn	Dana Belmonte
Date	Feb. 15, 2016
Scale	1/4"=1'0"
Job Number	1604
Sheet	A-2

A-2



North Elevation



South Elevation



East Elevation

Revisions

Dana Belmonte

Residential Design

14006 Morro Rd.

Carlsbad, CA 92008

Ca. 95422

(805) 461-8317

danabelmonte@gmail.com

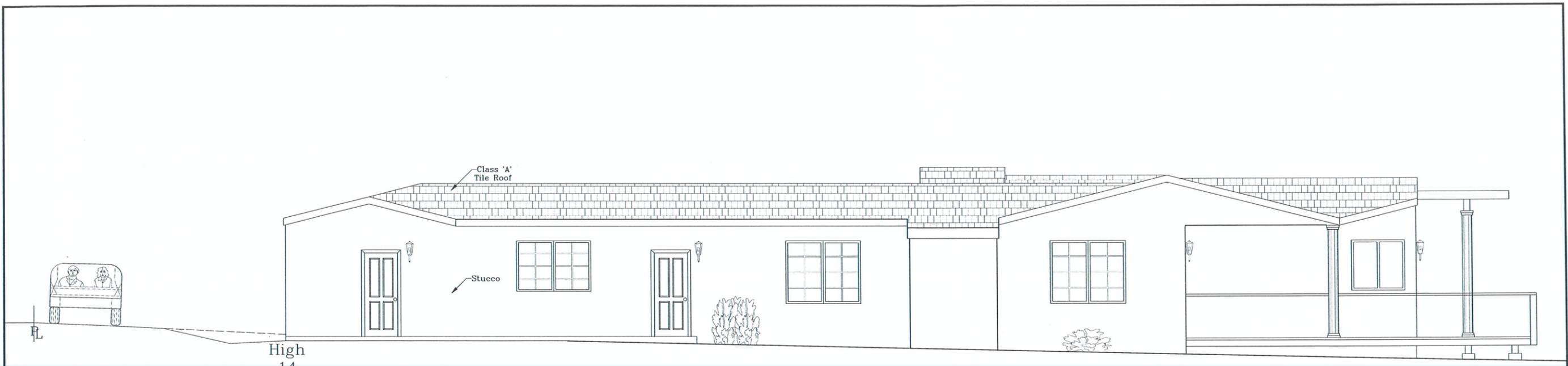
The use of these plans and specifications shall be restricted to the original site for which they were prepared and published in accordance with the provisions of the Uniform Building Code, California Building Code, and applicable local codes. The Contractor shall verify and be responsible for all dimensions and existing conditions on the job, and shall provide all necessary permits and approvals for construction.

Fred Novy
1325 Pasadena Dr.
Los Osos, CA

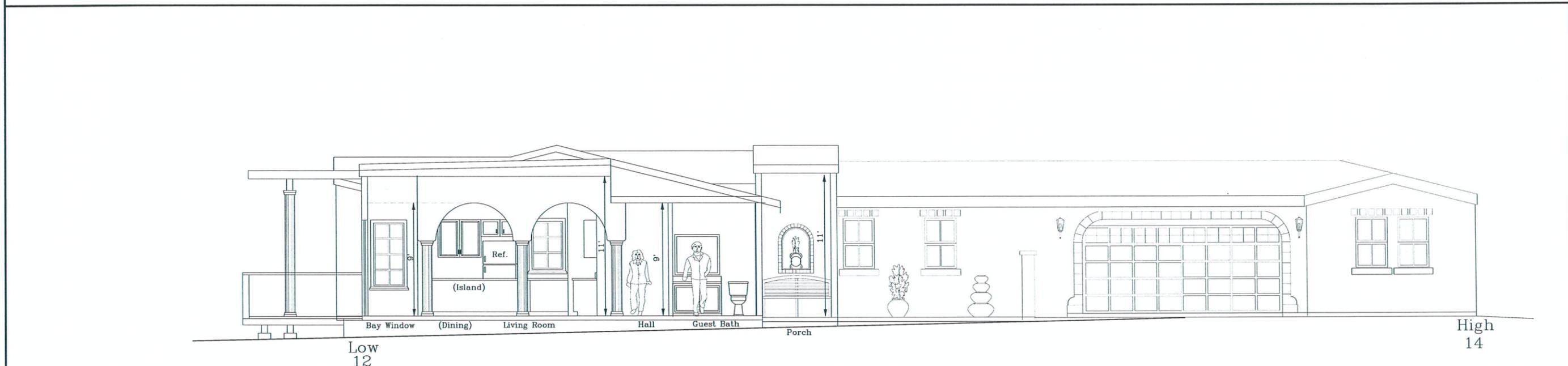
North,
South
& East
Elevations

Drawn Dana Belmonte
Date Feb. 15, 2016
Scale 1/4"=1'0"
Job Number 1604

Sheet A-3



West Elevation



Section AA

Revisions

Dana Belmonte
 Residential Design
 14006 Morro Rd.
 Atascadero,
 Ca 93422
 (805) 461-8917
 danabelmonte@gmail.com

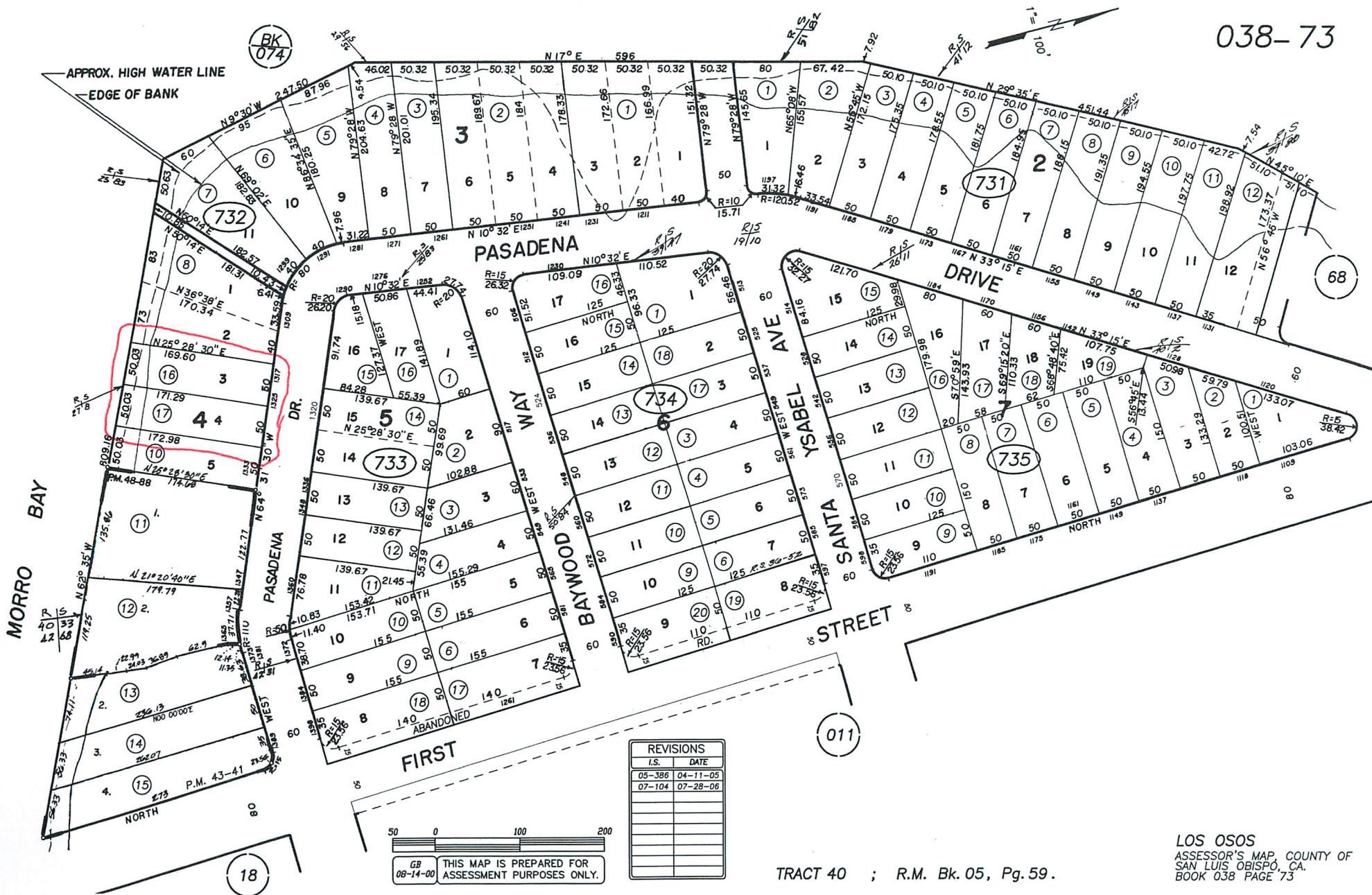
The use of these plans and specifications shall be restricted to the original site for which they are prepared and published. No other use, reproduction, or modification is permitted without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the plans or specifications, nor for any discrepancies between the drawings and the actual construction. The contractor shall verify all dimensions and existing conditions on the job, and shall report any discrepancies to the architect in writing prior to commencing the work.

Fred Novy
 1325 Pasadena Dr.
 Los Osos, CA

West
 Elevation
 &
 Section

Drawn
 Dana Belmonte
 Date
 Feb. 15, 2016
 Scale
 1/4" = 1'0"
 Job Number
 1604

Sheet
 A-4



REVISIONS	
I.S.	DATE
05-386	04-11-05
07-104	07-28-06

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 40 ; R.M. Bk. 05, Pg. 59.

LOS OSOS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 038 PAGE 73





Parcel Summary Report For Parcel # 038-732-016

2/24/2016
3:43:02PM

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 NOVY FREDERICK G
698 SANTA LUCIA AVE LOS OSOS CA 93402-1140
OWN NOVY FREDERICK G TRUST

Address Information

Status **Address**
00000 PASADENA DR LSOS

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
038732	016	0003	Los Osos	Estero Plannin	SRA	CAZ	SSN	N		
40	0004	0003	Los Osos	Estero Plannin	RSF	LCP	FH	Y		

Parcel Information

Status **Description**
Active TR 40 BL 4 LT 3

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
LOS OSOS, ZONE J



Parcel Summary Report For Parcel # 038-732-016

2/24/2016
3:43:02PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

DRC2015-00092

REC

Primary Parcel

Description:

CONSTRUCTION OF AN APPROX. 3000 SQ. FT. SINGLE-FAMILY RESIDENCE W/ 484 SQ. FT. GARAGE AND 351 SQ. FT. WORKSHOP



Parcel Summary Report For Parcel # 038-732-017

2/24/2016
3:44:04PM

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 NOVY FREDERICK G
 698 SANTA LUCIA AVE LOS OSOS CA 93402-1140
 OWN NOVY FREDERICK G TRUST

Address Information

Status **Address**
 00000 PASADENA DR LSOS

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
038732	017	0001	Los Osos	Estero Plannin	SRA	CAZ	SSN	N		
038732	017	0002	Los Osos	Estero Plannin	AS	FH	LCP	N		
40	0004	0004	Los Osos	Estero Plannin	RSF	CA	WET	Y	VP	E020468L

Parcel Information

Status **Description**
 Active TR 40 BL 4 LT 4

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 # 038-732-017

2/24/2016
3:44:04PM

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:

E020468

RES

Primary Parcel

Description:

STORED VEHICLE

DRC2015-00092

REC

Related Parcel

Description:

CONSTRUCTION OF AN APPROX. 3000 SQ. FT. SINGLE-FAMILY RESIDENCE W/ 484 SQ. FT. GARAGE AND 351 SQ. FT. WORKSHOP