



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/7/2016

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2015-00138 EISEMANN – Proposed minor use permit for a patio addition to existing commercial restaurant. Project location is 78 North Ocean Avenue in Cayucos. APN: 064-114-004

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

DRC2015-00138

EISEMANN HENR

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

PATIO ADDITION TO EXISTING
COMMERCIAL RESTAURANT.
EST/ CAYU

CBD CR CSC FH LCP VSA

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name MARC EISEMANN Daytime Phone _____
Mailing Address 4875 SHADOW CANYON RD TEMPLETON Zip Code _____
Email Address: MARCSINIT@201.COM

Applicant Name Michael Smith Daytime Phone 805.457.5440
Mailing Address PO BOX 1500 SLO CA 93400 Zip Code 93400
Email Address: MIKE@MICHAELSMITHARCHITECT.COM

Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 15,000 ϕ Assessor Parcel Number(s): 064-114-004

Legal Description: _____

Address of the project (if known): 78 N OCEAN, 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.: _____

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

(E) RESTAURANT / EVENT SPACE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): REPLACE DETERIORATING PATIO COVER

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature]

Date 5/27/16

FOR STAFF USE ONLY

Coastal special community

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): N/A

Describe existing and future access to the proposed project site: PROPOSED PROJECT SITE TO REMAIN RESTAURANT / EVENTS AREA

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: _____ South: _____
East: _____ West: _____

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) PATIO 20 x 22 = 0380
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

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

Fire Agency: List the agency responsible for fire protection: _____

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: _____ 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: .30 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? _____
4. How many service connections will be required? _____
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: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:

2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____

2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____

4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

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): _____

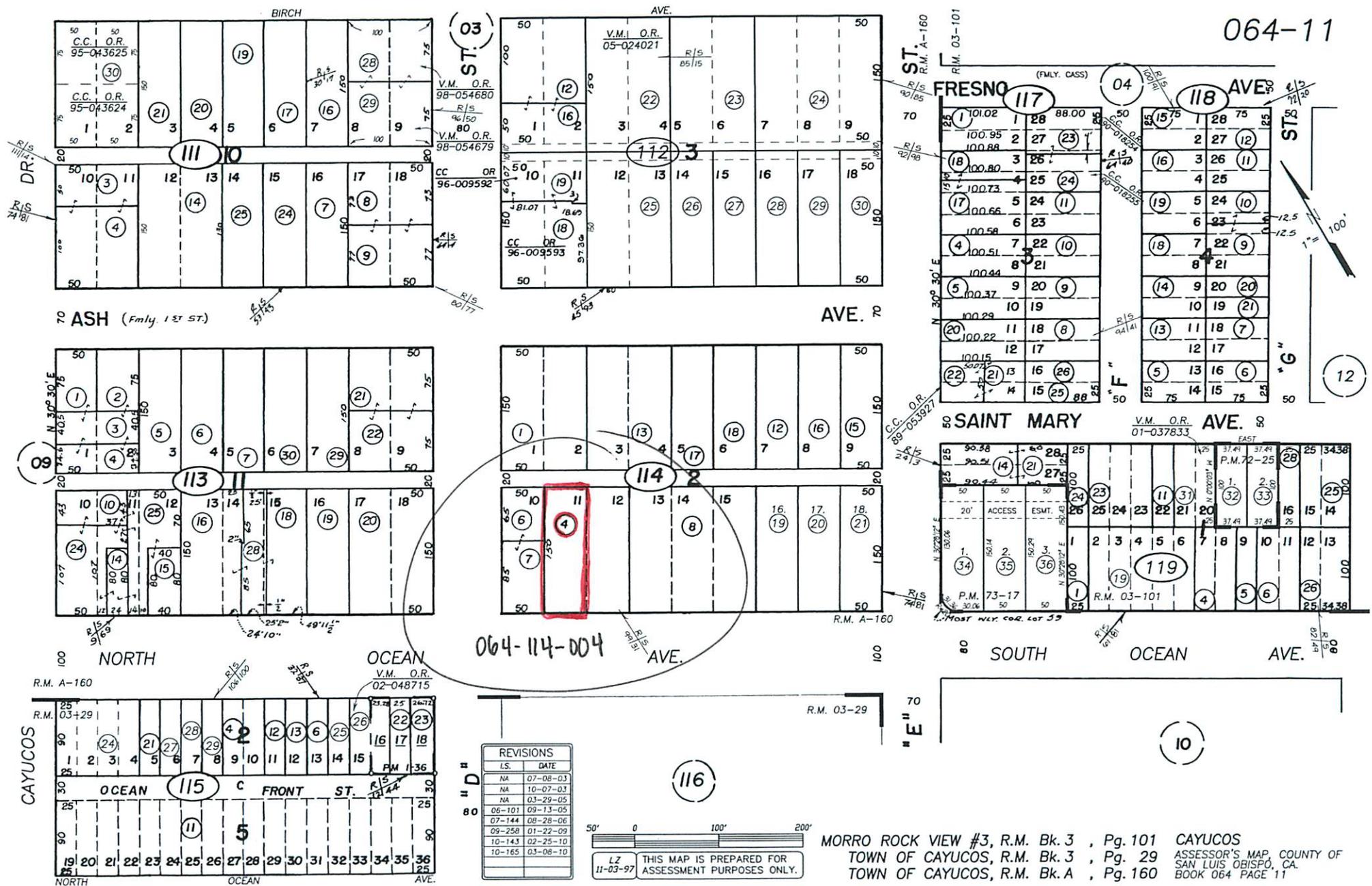
Other Related Permits

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

(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.)



064-114-004



REVISIONS	
I.S.	DATE
NA	07-08-03
NA	10-07-03
NA	03-29-05
06-101	09-13-05
07-144	08-28-06
09-258	01-22-09
10-143	07-25-10
10-165	03-08-10

LZ 11-03-97 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

MORRO ROCK VIEW #3, R.M. Bk. 3 , Pg. 101
 TOWN OF CAYUCOS, R.M. Bk. 3 , Pg. 29
 TOWN OF CAYUCOS, R.M. Bk. A , Pg. 160

CAYUCOS
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 064 PAGE 11



Parcel Summary Report For Parcel # 064-114-004

6/6/2016
11:16:39AM

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 EISEMANN HENRY
 PO BOX 456 CAYUCOS CA 93430-0456

OWN DECLARATION OF TRUST

OWN EISEMANN HENRY JR

OWN EISEMANN MARY E

Address Information

<u>Status</u>	<u>Address</u>
P	00080 NO OCEAN AV A&B CAYU
P	00078 NO OCEAN AV CAYU
P	00086 NO OCEAN AV CAYU
P	00084 NO OCEAN AVE CAYU

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>
064114	004	0001	Cayucos	Estero Plannin	VSA			N	VP	E920904S
TNCAY	0002	0011	Cayucos	Estero Plannin	CR	LCP	FH	Y		D920098P
TNCAY	0002	0012	Cayucos	Estero Plannin	SRV	CBD	CSC	Y		

Parcel Information

Status Description

Active TN CAY BL 2 LTS 11&12

Notes

Tax Districts



Parcel Summary Report For Parcel # 064-114-004

6/6/2016
11:16:40AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10
AREA NO. 21

Case Information

Case Number:

Case Status:

89233 FNL Primary Parcel

Description:

DEMO FIRE DAMAGED RESTAURANT/COMM BLB

90061 FNL Primary Parcel

Description:

MURAL PANEL MOUNTED ON SIDE OF BLDG.

90357 FNL Primary Parcel

Description:

ADD NEW OFFICE /REBUILD BURNED STD

A9816 FNL Primary Parcel

Description:

REROOF WITH SHEATHING

C1135 FNL Primary Parcel

Description:

COMMERCIAL ADD/ALT ADD ELECTRICAL; 1 SINK REMOVE/ADD FENCE; INSTALL HOOD, WALK-IN FREEZER

D920098P CMP Primary Parcel

Description:

FIRE DAMAGE REST, REMODEL OF STORES

DRC2005-00173 CMP Primary Parcel

Description:

MODIFICATION OF EXISTING MIXED USE PROJECT



Parcel Summary Report For Parcel # 064-114-004

6/6/2016
11:16:40AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2009-00021 CMP Primary Parcel

Description:

PARKING WAIVER FOR EXISTING BAKERY

DRC2011-00022 CMP Primary Parcel

Description:

CONVERT 2ND STORY OFFICES TO HOTEL UNITS

DRC2015-00138 REC Primary Parcel

Description:

PATIO ADDITION TO EXISTING COMMERCIAL RESTAURANT.

P000092Z WIT Primary Parcel

Description:

RESTAURANT IN EXIST. BUILDING

P950889Z APP Primary Parcel

Description:

CANDY SHOP

P960068Z APP Primary Parcel

Description:

ARTS & CRAFTS RETAIL

P960382Z APP Primary Parcel

Description:

TEAS/SPICES/OILS/CLOTHING

P970859Z APP Primary Parcel

Description:

MASSAGE THERAPY DBA

INTUITIVE TOUCH

P980773Z APP Primary Parcel

Description:

RETAIL SALES

PMT2004-00811 FNL Primary Parcel

Description:

REPLACE ELECTRIC METER/100 AMP/ ON SHED BEHIND BUSINESS

PMT2005-03316 FNL Primary Parcel

Description:

CHANGE CANDY STORE TO RESTAURANT WINE RETAIL SHOP

PMT2007-01423 FNL Primary Parcel

Description:

SHELL FOR 1024 SF COMMERCIAL BUILDING (BAKERY 348 SF, RETAIL 427 SF, STORAGE 259 SF) WITH REPLACEMENT 1200 SF CARETAKER RESIDENCE ABOVE (DEMO PMT2007-01424) (DRC2005-00173) ADDRESSES: BAKERY IS 84 NO OCEAN AV, CARETAKER RES IS 86 NO OCEAN AV (7/09/08-PCS) REVISION ON 12/23/2008 TLA



Parcel Summary Report For Parcel # 064-114-004

6/6/2016
11:16:40AM

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San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2007-01424 FNL Primary Parcel

Description:

DEMO 480 SF DWELLING - (REPLACE WITH COMMERCIAL BUILDING WITH CARETAKER RESIDENCE ON SECOND FLOOR - PMT2007-01423)

PMT2007-02609 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR BAKERY AND COVERED GARDEN WITH CARETAKERS ABOVE PMT2007-01423/ NFPA 13 2002 EDITION / COMMERCIAL ORDINARY HAZARD GROUP 2/ DWELLING LIGHT HAZARD

PMT2008-01196 FNL Primary Parcel

Description:

TI - 1024 SF COMMERCIAL BLDG (BAKERY 348 SF, RETAIL 427 SF, STORAGE 259SF) - ADDRESS: BAKERY IS 84 NO. OCEAN AV (SEE 2007-01423)

PMT2009-00768 FNL Primary Parcel

Description:

PHOTOVOLTAIC - ROOF MOUNTED

PMT2011-01794 FNL Primary Parcel

Description:

CONVERSION OF 2ND STORY OFFICES TO 2 HOTEL UNITS: UNIT 'A' 430 SF, UNIT 'B' 521 SF, HALLWAY 142 SF (TOTAL 1,217 SF), REPLACE EXISTING STAIRS AND LANDING, REMODEL 2ND FLOOR EXISTING BATH & INTERIOR REMODEL CREATING ADDITIONAL BATH - THE WAY STATION (DRC2011-00022) (FIRESPRINKLERS - PMT2011-01868)

PMT2011-01868 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR "THE WAY STATION" -PMT2011-01794 NFPA 13 2010 EDITION HOPPE'S RESTAURANT GROUND LEVEL,ORDINARY HAZARD GRP I/ VACATION RENTAL ON 2ND FLOOR , 2 HOTEL UNITS LIGHT HAZARD/ATTIC SPRINKLERS THROUGH OUT.

PMT2014-00129 ISS Primary Parcel

Description:

REPAIR / REPLACE PORTION OF FLOOR STRUCTURE - REPLACE EXISTING CONCRETE FOOTING FOR SUPPORT - ON 3/12/15 SCOPE OF WORK REVISED TO INCLUDE NEW PERIMETER FOUNDATION FOR REAR WALL, REPLUMB EXISTING FLOOR DARINS AND FLOOR SINKS, REMOVE AND REPLACE KITCHEN WALLS DAMAGED BY DRY ROT, REPLACE ELECTRICAL WIRING IN THOSE WALLS + REWIRE ELECTRICAL PANEL AS REQUIRED - FOR "THE WAY STATION"

ZON2008-00528 APV Primary Parcel

Description:

VACATION RENTAL

ZON2008-00529 APV Primary Parcel

Description:

RETAIL FOOD, BAKERY & DELI

ZON2010-00187 APV Primary Parcel

Description:

NAME CHANGE FOR MESSAGE BUSINESS



Parcel Summary Report For Parcel # 064-114-004

6/6/2016
11:16:40AM

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San Luis Obispo, California 93408

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ZON2011-00216	APV	Primary Parcel
Description: BEAUTY SALON		
ZON2012-00054	APV	Primary Parcel
Description: VACATION RENTAL		
ZON2012-00177	APV	Primary Parcel
Description: RESTAURANT		
ZON2012-00588	APV	Primary Parcel
Description: RESTUARANT		
ZON2014-00281	APV	Primary Parcel
Description: CAFE & CATERING		