



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 7/31/2013

TO: _____

FROM: Schani Siong, Coastal Team/ Development Review

PROJECT DESCRIPTION: SUB2013-00004 COAL 13-0065 LARSON- Proposed lot line adjustment between 2 vacant lots off Doris Ave. in Los Osos. APNs: 074-083-002 and 009.

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

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Lot Line Adjustment Pa
 Receiving Site Sending Site Rc
 Reversion to Acreage Reconsideration Cc
 Voluntary Merger Certificate of Compliance

SUB2013-00004 COAL13-0065 LARSON ERIC E

Lot Line Adjustment

LLA TWO PARCELS

EST/LSOS

AS CAZ LCP RSF

APPLICANT INFORMATION Check box for contact person :

Landowner Name Eric E & Doreen M Lew-Larson

Mailing Address 2916 Alder ave, MB, CA 93442

Zip Code _____

Email Address: elarsonus@yahoo.com

Applicant Name _____ Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

Agent Name Sandra Bean Daytime Phone 805-528-3475

Mailing Address Oceanside International / PO Box 6355, Los Osos, CA Zip Code 93412

Email Address: Sandy@sandybean.net

PROPERTY INFORMATION

Total Size of Site: 8100 sq. ft. & 3533 sq.ft. Assessor Parcel Number(s): 074-083-002 & 074-083-009

Legal Description: Lots umbers 9,10,11 and 12, Block 13, Cuesta By the Sea, Los Osos, CA 93402

Address of the project (if known): 1729 & 1725 Doris Ave, Los Osos, CA 93402

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take Los Osos Valley Road West to Pine, left on Mitchell, Left on Doris
Parcels are on the right side.

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

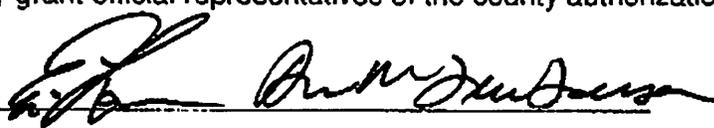
PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): _____

Same- Two Vacant Lots, with 4050 sq. ftl from 074-083-002 shifted to 074-083-009

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 18 Feb 2013

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: Current size accomodates 3 SFR, Future size will accomodate 3 SFR

Number of existing lots, parcels or certificates: 2 AP # / SAME Existing parcel sizes: 8100 + 3533

What will the property be used for after division: Same

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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? _____

Describe existing and future access to the proposed project site: Same, direct road access. No change.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses): All sides are RSF- Future size will be more conforming.

North: _____ South: _____

East: _____ West: _____

Proposed water source: On-site well Shared well Other N/A

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

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

Proposed sewage disposal: Individual on-site system Other N/A

Community System - List the agency or company responsible for sewage disposal: _____

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

Fire Agency: List the agency responsible for fire protection: Same - Los Osos

List available or proposed utilities: Gas Telephone Electricity Cable TV N/A

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request Parcel sizes and use will remain almost exactly the same except Lot Line between 2 existing assessor parcel numbers will be shifted south. There will still only be 2 assessor parcel numbers, but the change will accomodate a more consistent lot size for the two parcels on 1725 Doris in the future.

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance: **Not Applicable**

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acres of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

From: Sandy Bean <Sandy@SandyBean.net> 
Subject: Justification/Reason for Lot line adjustment 1725/1729 Doris, Los Osos, CA
Date: May 13, 2013 2:26:29 PM PDT
To: San Luis Obispo County



1 Attachment, 67 KB

Lot line adjustment Justification/Reason

There are two reasons:

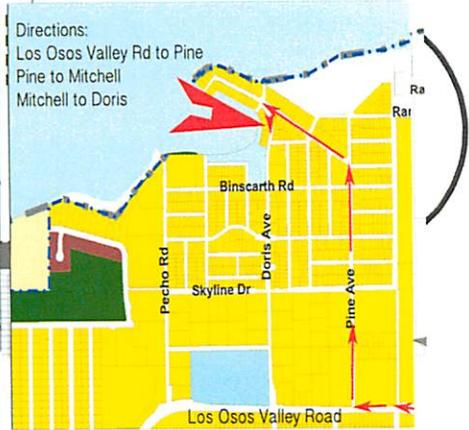
- 1) When 1729 Doris was purchased, the purchase gave the Seller the option to purchase back half of the lot. Current owner requires lot line adjustment approval to comply with purchase provisions.
- 2) Upon lot line adjustment approval, 1725 Doris (074-083-009) will comply with (over) minimum Lot Size for Cuesta By The Sea.

 agent

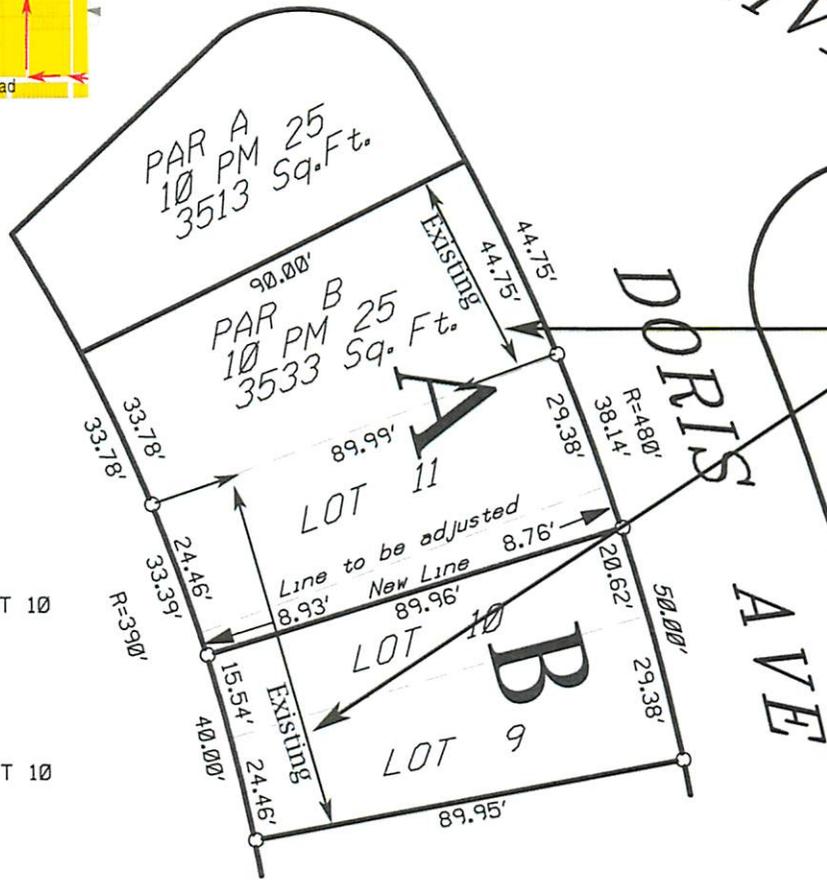
	At your Service,	
	Sandy Bean	
	(805) 528-3475	
	Fx. (805) 888-2788 Lic. # 00683212	



Proposed
 Lot Line Adjustment
 of the lot line common
 to Lots 10 & 11
 of Block 13
 according to the
 MAP of
MITCHELL CUESTA - BY- THE- SEA
 Book 3 of Maps Page 48



DRIVE



Existing Size:
 3533 &
 7265

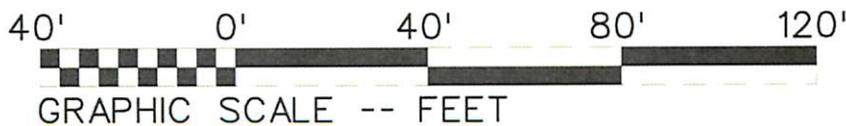
Proposed Size:

A: 6750
 B: 4048

PROPOSED AREA
 LOT 11 & PORTION LOT 10
 3217 Sq.Ft.

PROPOSED AREA
 LOT 9 & PORTION LOT 10
 4048 Sq.Ft.

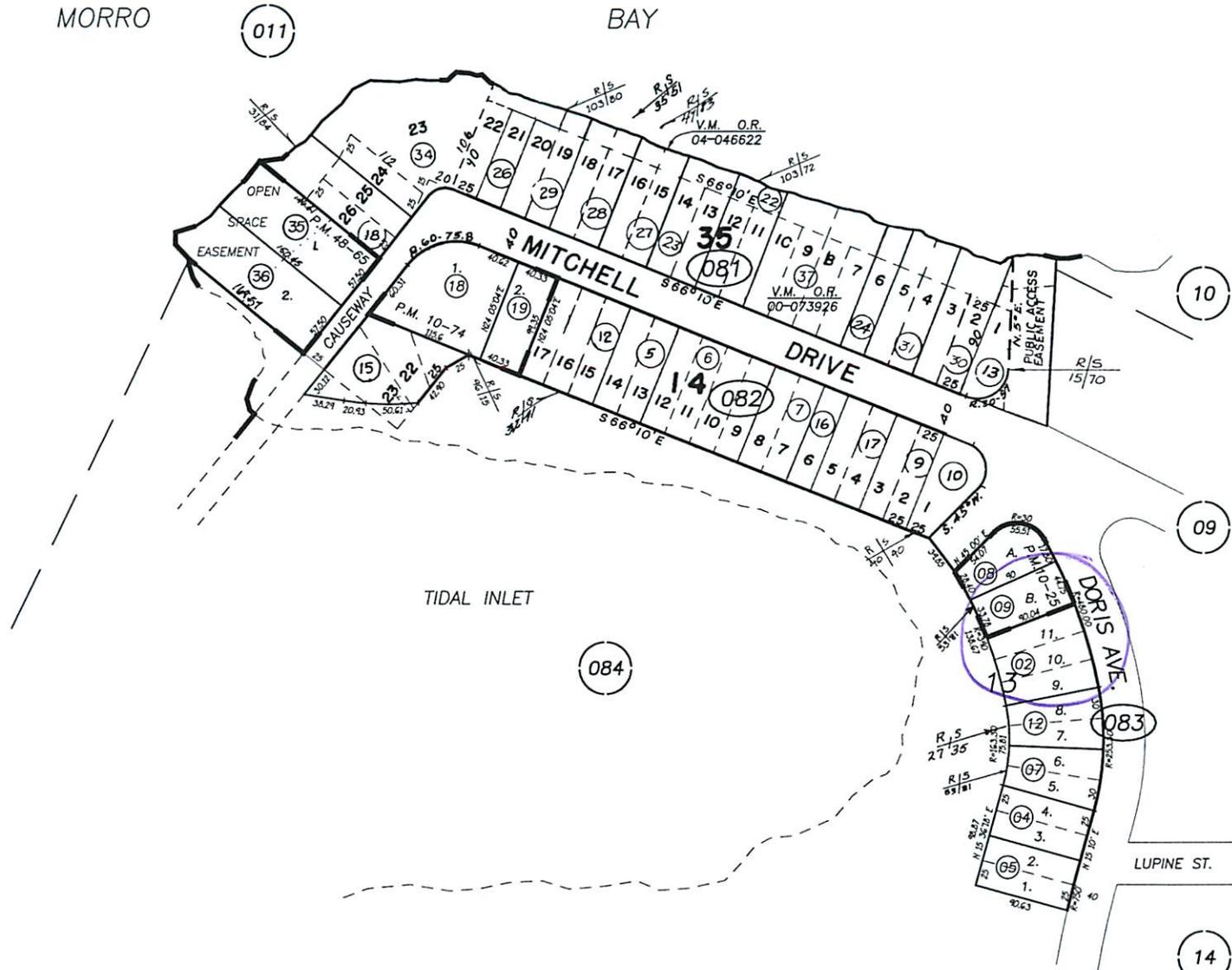
COAL 13-0065



MORRO

BAY

074-08



REVISIONS	
I.S.	DATE
NA	10-05-04
07-143	08-28-06
NA	01-31-08
NA	05-23-08
NA	11-20-08



LZ
01-13-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CUESTA BY THE SEA, R.M. Bk. 3, Pg. 48.

LOS OSOS
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 074 PAGE 08



Parcel Summary Report For Parcel # 074-083-002

7/26/2013
2:21:32PM

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 LARSON ERIC E
2916 ALDER AVE MORRO BAY CA 93442-1401
OWN LEW-LARSON DOREEN M

Address Information

Status Address
P 01729 DORIS AV LSOS

Lot Information:

<u>Tract / Townshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
CSTBYSEA	0013	0009	Los Osos	Estero	RSF	LCP	AS	Y	L3	
CSTBYSEA	0013	0010	Los Osos	Estero	CAZ			Y	L3	
CSTBYSEA	0013	0011	Los Osos	Estero				Y	L3	

Parcel Information

Status Description
Active CUESTA BY THE SEA BL 13 LTS 9 TO 11

Notes

1924 MAP DID NOT CREATE INDIVIDUAL LEGAL LOTS; DEED HISTORY SHOWS ALL 3 LOTS CONVEYED TOGETHER ON SAME DEED BACK TO 729 OR 517. NEED A SEPARATE PRE-1960 DEED FOR EACH INDIVIDUAL LOT TO CONFIRM THERE ARE 3 LEGAL PARCELS (ONE PER LOT).

Tax Districts

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



Parcel Summary Report For Parcel # 074-083-002

7/26/2013
2:21:33PM

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:

PRE2005-00117

Case Status:

REC

Primary Parcel

Description:

SITE LOCATED ALONG THE LOS OSOS COASTLINE. VERY NARROW STRIP OF PRPERTY. APPLICANT WOULD LIKE TO BUILD SFR.

SUB2013-00004

REC

Primary Parcel

Description:

LLA TWO PARCELS