



DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 2/2/2015

TO: _____

FROM: CODY SCHEEL, (805) 781-5157, CScheel@co.slo.ca.us
COASTAL Team / Development Review

PROJECT DESCRIPTION: SUB2015-00046 COAL16-0121 KARNER LLA, PROPOSED LOT LINE ADJUSTMENT OF 11' BETWEEN LOTS 22 & 21. LOT 22 GIVES IT'S NORTH EASTERN BY FRONT PORTION TO LOTS 21 AND 20 LOCATED AT 356 MITCHELL DRIVE, LOS OSOS
APNS: 074-081-034 & -038

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

SUB2015-00046 COAL16-0121 KARNER GARY E

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

Lot Line Adjustment

LOT LINE ADJUSTMENT OF 11' BETWEEN LOTS 22 & 21 LOT 22 GIVES ITS NORTH EST/ LSOS

AS CA COJ FH LCP RSF
SRA WET

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name GARY KARNER SHARON SHELTER Daytime Phone 528-7014
Mailing Address 350 MITCHELL DR. LOS OSOS 1401 MAIN ST. VISALIA, CA. Zip Code 93402
Email Address: _____

Applicant Name CO-APPLICANT 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: 9361.4 Assessor Parcel Number(s): 74-081-034

Legal Description: LOT-22 BLOCK-35 LOTS-21,20,19 BLOCK 35 CUESTA BY THE SEA

Address of the project (if known): 356 MITCHELL 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.: LOVR TO PINE AVE. NORTH TO MITCHELL DR. WEST 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): LOT LINE ADJUSTMENT OF 11' BETWEEN LOTS 22 & 21 LOT 22 GIVES ITS NORTH EASTERN BAY FRONT PORTION TO LOTS 21,20

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 1/27/16

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 8338.5 SQ. FT. 12,951.7 SQ. FT.

Number of existing lots, parcels or certificates: 4 Existing parcel sizes: 9381.4 9750.7

What will the property be used for after division: 2 EXISTING SINGLE FAMILY DWELLINGS

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

If Yes, what was the map number: Tract No: _____ CO _____ COAL 13-0103

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? 14415 SQ. FT.

Describe existing and future access to the proposed project site: EXISTING DRIVEWAYS OFF MITCHELL DR.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: BAY South: RESIDENTIAL

East: RESIDENTIAL West: RESIDENTIAL

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

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

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

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 (if yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: CAL FIRE

List available or proposed utilities: Gas Telephone Electricity Cable TV

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 LOT 22 WOOD STAIR AND WALKWAY ENCROACH ON LOT 21

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

How are you proposing to meet the requirements of the Quimby Ordinance:

- 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".

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: .4 acres
Moderate slopes - 10-20%: _____ acres
20-30%: _____ 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: MORRO BAY
- 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: LOTS 21,20,19 CONSTRUCTION OF A HOUSE IN PROGRESS
- 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? EXISTING
4. How many service connections will be required? EXISTING
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 2 WATER METERS
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? Yes No
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 If 'Yes', please attach.
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? SIDE OF 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: SLCUSD
2. Location of nearest police station: 10 TH ST LOS OSOS
3. Location of nearest fire station: BAYVIEW HEIGHTS LOS OSOS
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?
 Yes No

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.

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: _____

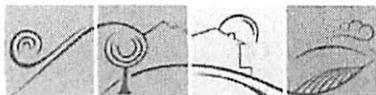
3. Are you aware of any previous environmental determinations for all or portions of this property?
 Yes No

If yes, please describe and provide "ED" number(s): PREVIOUS LLA COAL- 13-103

Other Related Permits

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

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project.)



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): _____

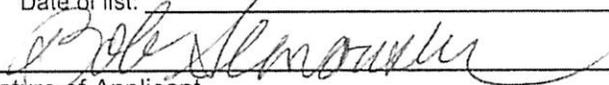
Local agency (city/county): _____

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: _____



Signature of Applicant

BOB GEMOLKEN

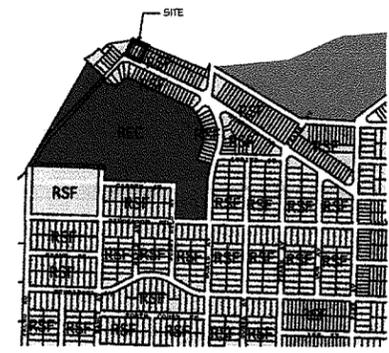
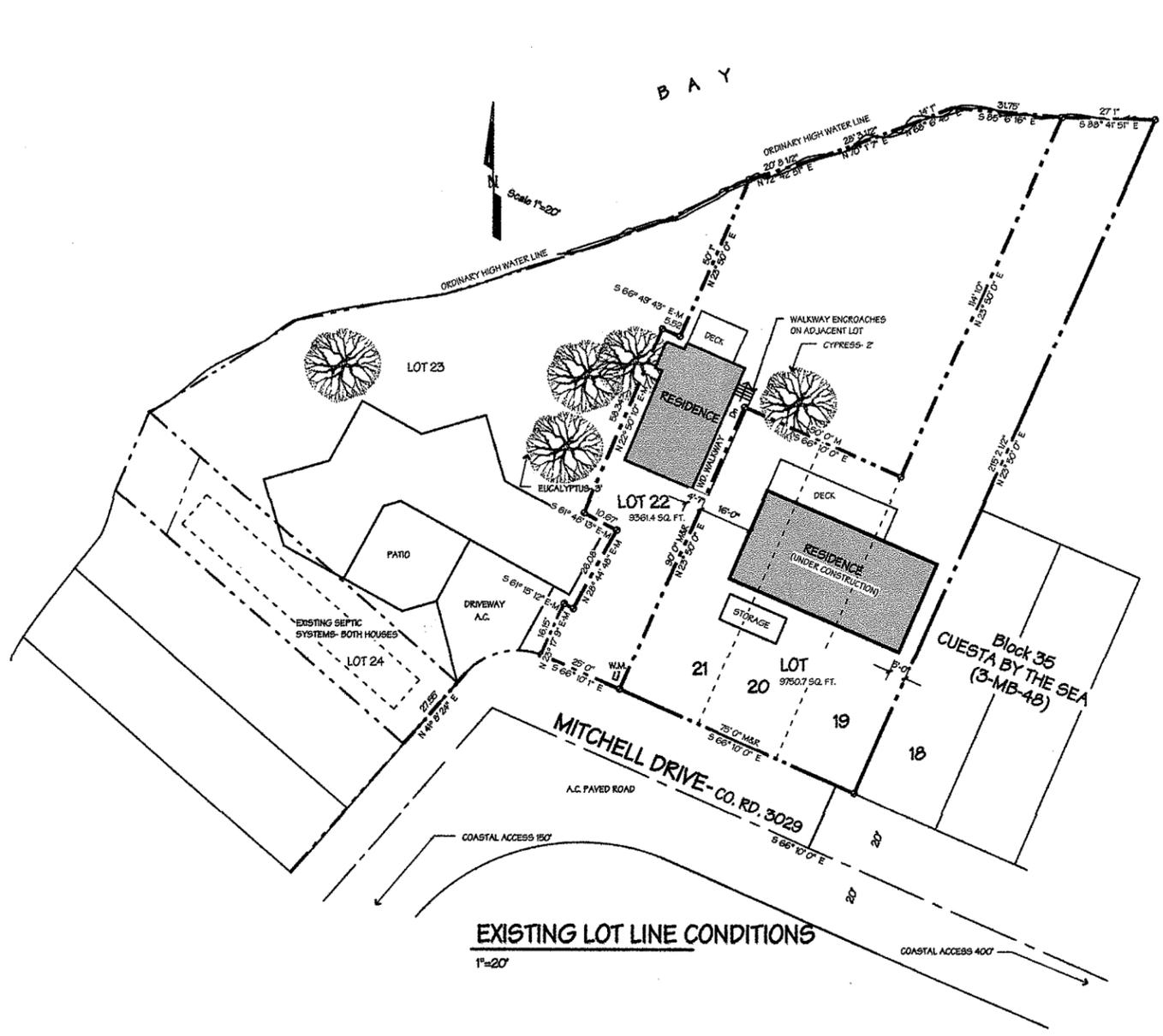
Name of Applicant (Print)

1/28/10

Date

805-528-7289

Telephone



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION- LOTS- 22 BLOCK- 35 CUESTA BY THE SEA	LEGAL DESCRIPTION- LOTS- 21,20,19 BLOCK- 35 CUESTA BY THE SEA
APN- 74-081-034	APN- 74-081-026- LOT 21 74-081-029- LOT 20,19
OWNER- GARY E. KARNER AND PANDORA NASH KARNER TRUST	OWNER- MIKE AND SHARON SHELTLER

LOT#	EXISTING	PROPOSED
22	3561.4	6339.5
21		
20	9750.7	12,951.7
19		

PROJECT DESCRIPTION
LOT LINE ADJUSTMENT. SHELTLER PROPERTY TO GIVE 1'00" OF NORTHWESTERN PORTION OF LOT 21 TO KARNER ADJACENT LOT 22.
KARNER PROPERTY TO GIVE VARYING PORTION OF NORTHERN PORTION OF LOT 22 TO SHELTLER LOTS 21 AND 20.
RESULTS IN REDUCTION OF TOTAL SIZE OF LOT 22 FROM 3561.4 SQ. FT. TO 6339.5 SQ. FT.
RESULTS IN ENLARGEMENT OF LOTS 21,20,19 FROM 9750.7 SQ. FT. TO 12,951.7 SQ. FT.
THE 1' ADDED TO THE SOUTHEASTERN SIDE OF LOT 22 WILL ALLOW THE EXISTING EXTERIOR STAIR AND WALKWAY TO REMAIN AND MEET ALL SETBACK REQUIREMENTS.

EXISTING LOT LINE CONDITIONS
1"=20'

COAL 16-10-21

REVISIONS	

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

PROJECT TITLE
LOT LINE ADJUSTMENT FOR
GARY & PANDORA KARNER
MIKE & SHARON SHELTLER

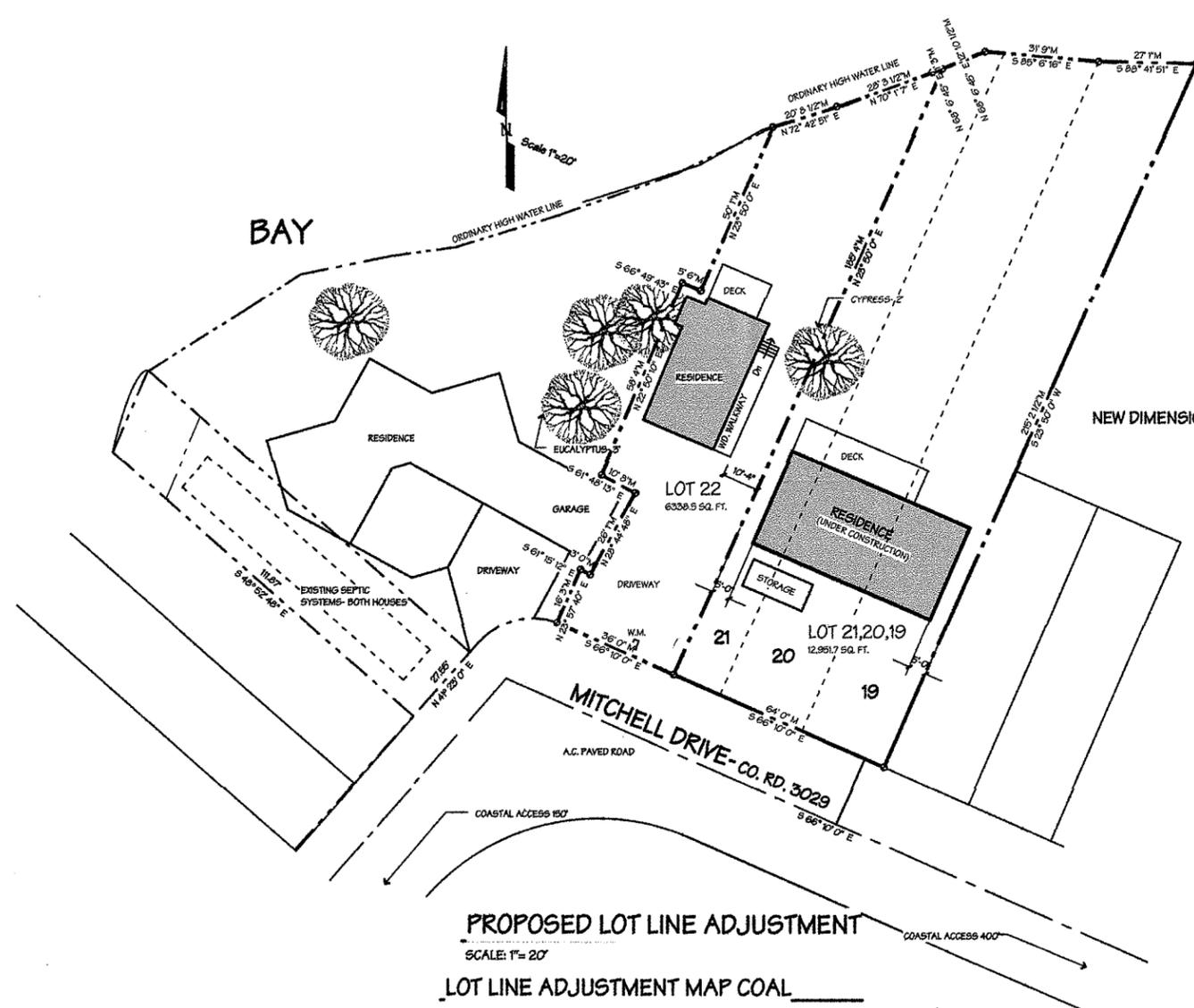
PROJECT OWNER
GARY E. KARNER TRU.
250 MITCHELL DR.
LOS OSOS, CA.
MIKE & SHARON SHELTLER
1401 W. MAIN
VISALIA, CA.

PROJECT ADDRESS
KARNER PROPERTY-
356 MITCHELL DR.
LOS OSOS, CA.
SHELTLER PROPERTY-
362 MITCHELL DR.
LOS OSOS, CA.

LEGAL DESCRIPTION
KARNER
APN- 74-081-034
LOT- 22
BLOCK- 35
TRACT- CUESTA BY THE SEA
SHELTLER
APN- 74-081-026
APN- 74-081-029
LOT- 21,20,19
BLOCK- 35
TRACT- CUESTA BY THE SEA

SHEET NAME
EXISTING LOT
LINES

LL-1



LEGAL DESCRIPTION-
 LOTS- 22
 BLOCK- 35
 CUESTA BY THE SEA

APN-
 74-081-034

OWNER-
 GARY E. KARNER AND
 PANDORA NASH KARNER
 TRUST

LEGAL DESCRIPTION-
 LOTS- 21,20,19
 BLOCK- 35
 CUESTA BY THE SEA

APN-
 74-081-026- LOT 21
 74-081-029- LOT 20,19

OWNER-
 MIKE AND SHARON SHELTER

LOT#	EXISTING	PROPOSED
22	9361.4	6338.5
21		
20	9750.7	12,951.7
19		

PROPOSED LOT LINE ADJUSTMENT
 SCALE: 1"= 20'
 LOT LINE ADJUSTMENT MAP COAL

COAL 10-0121

REVISIONS	

COUNTRY COALITION
 DESIGN
 BOB SEMONSEN
 835 SAN LUIS REY
 MISSION BCH CA.
 (805) 628-7289

PROJECT TITLE
 LOT LINE ADJUSTMENT FOR
 GARY & PANDORA KARNER
 MIKE & SHARON SHELTER

PROJECT OWNER
 GARY E. KARNER TRU.
 350 MITCHELL DR.
 LOS OSOS, CA.
 MIKE & SHARON SHELTER
 1401 W. MAIN
 VISALIA, CA.

PROJECT ADDRESS
 KARNER PROPERTY
 356 MITCHELL DR.
 LOS OSOS, CA.
 SHELTER PROPERTY
 362 MITCHELL DR.
 LOS OSOS, CA.

LEGAL DESCRIPTION
 KARNER
 APN- 74-081-034
 LOT- 22
 BLOCK- 35
 TRACT- CUESTA BY THE SEA
 SHELTER
 APN- 74-081-026
 APN- 74-081-029
 LOT- 21,20,19
 BLOCK- 35
 TRACT- CUESTA BY THE SEA

SHEET NAME
 PROPOSED LOT
 LINES

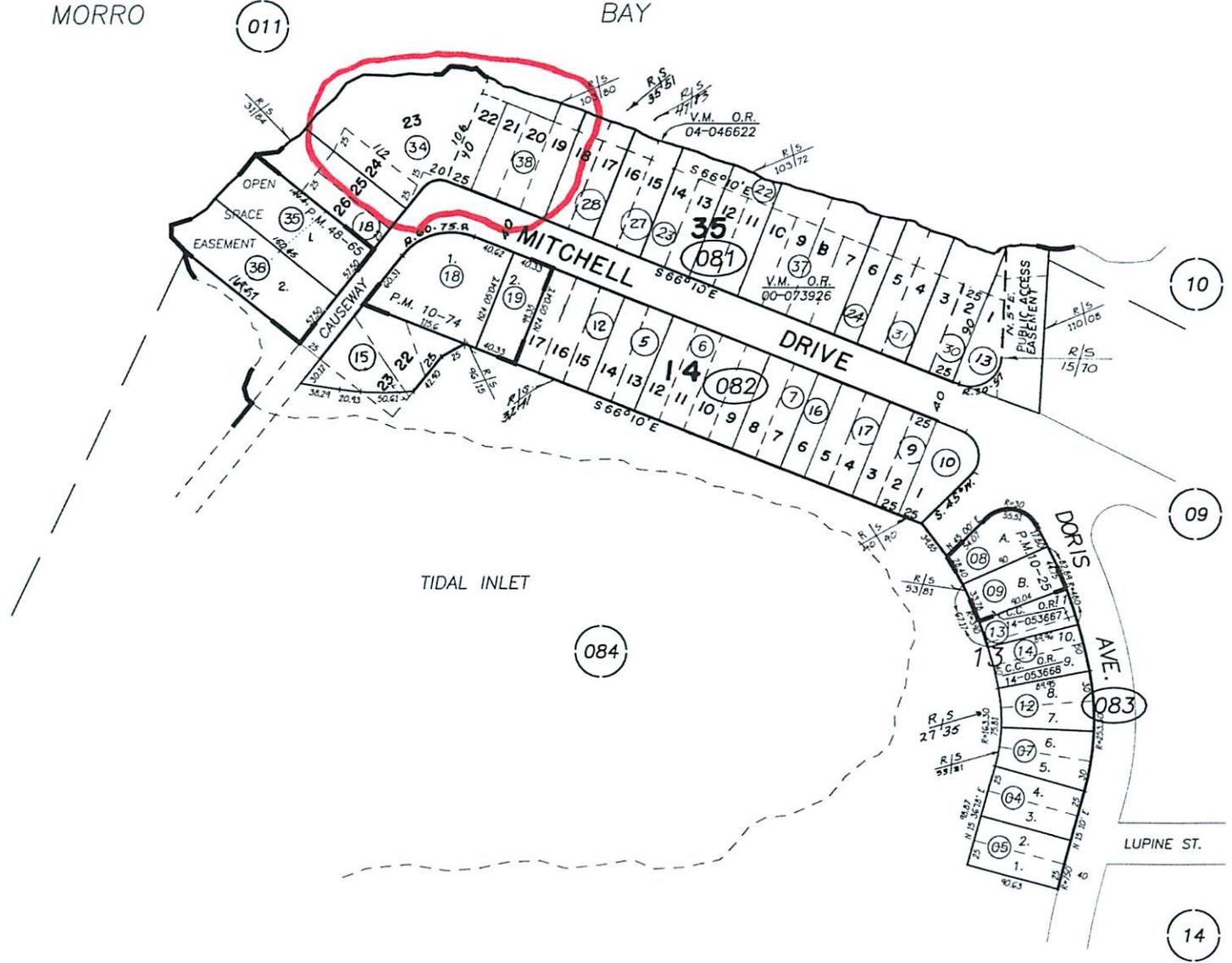
DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

LL-2

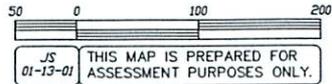
MORRO

BAY

074-08

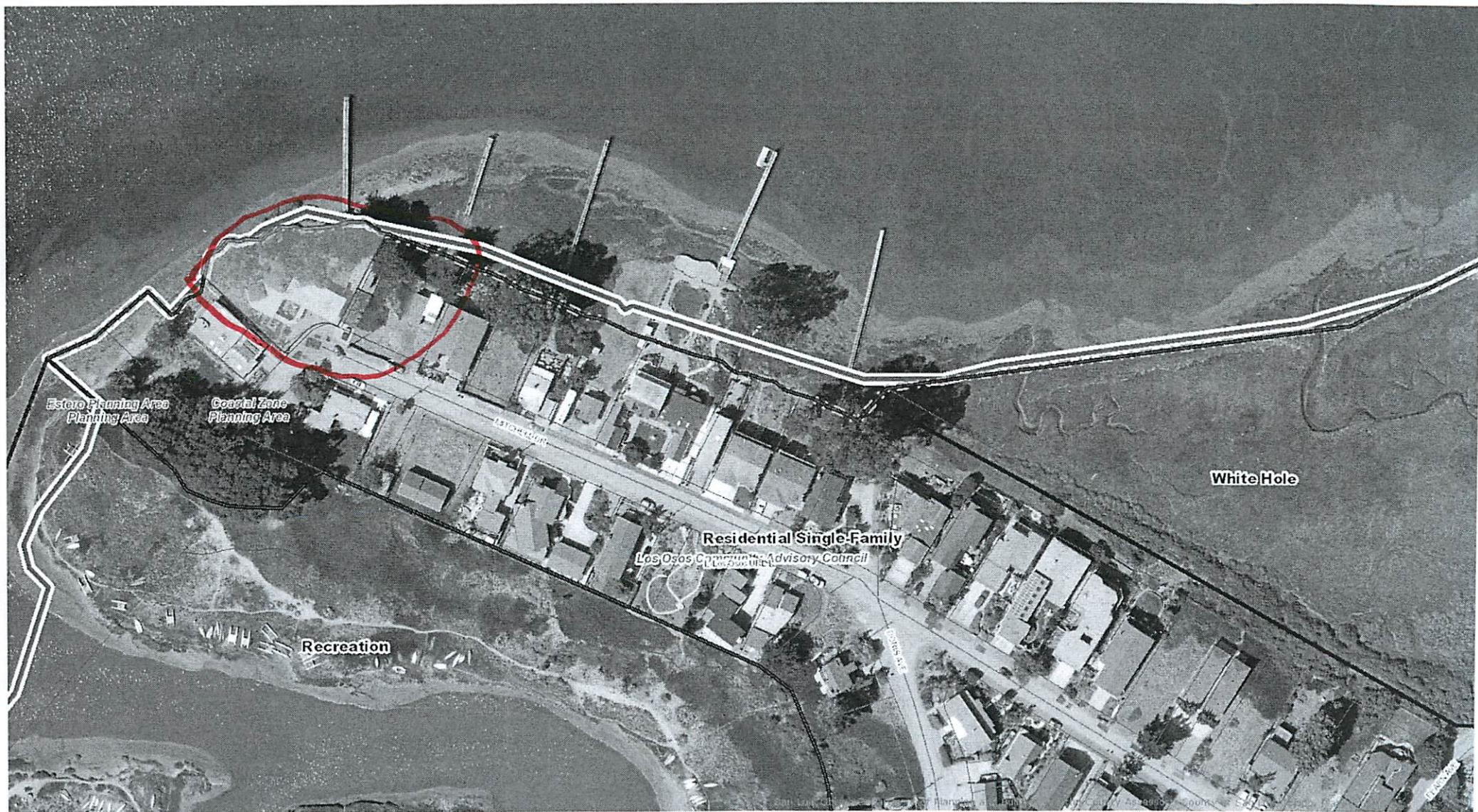


REVISIONS	
I.S.	DATE
NA	10-05-04
07-143	08-28-06
NA	01-31-08
NA	05-23-08
NA	11-20-08
15-164	02-17-15



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



Estero Planning Area
Planning Area

Coastal Zone
Planning Area

White Hole

Residential Single-Family

Los Osos Community Advisory Council

Recreation



Parcel Summary Report For Parcel # 074-081-034

1/29/2016
8:27:30AM

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 KARNER GARY E
 350 MITCHELL DR LOS OSOS CA 93402-2022
OWN KARNER GARY E & PANDORA N TRUST

Address Information

Status Address
P 00356 MITCHELL DR LSOS
P 00354 MITCHELL 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>
T30S	R10E	13P	Los Osos	Estero Plannin	WET	COJ		U	LM	
CSTBYSEA	0035	0022	Los Osos	Estero Plannin	RSF	LCP	FH	Y	LM	
CSTBYSEA	0035	0023	Los Osos	Estero Plannin	SRA	AS	CA	Y	LM	
CSTBYSEA	0035	0024	Los Osos	Estero Plannin				Y	LM	

Parcel Information

Status Description
Active CUESTA BY THE SEA BL 35 L TS 22,23,24 & ADJ LAND

Notes

PER EMAIL REQUEST BY OWNER (MR. KARNER), DELETED INCORRECT ADDRESS 356 MITCHELL DR FROM ADJACENT PARCEL (074-081-026), AND ASSOCIATED CORRECT ADDRESS "356" TO THIS APN. 7/2/13-PCS THIS SITE COMPLETELY WITHIN COASTAL COMMISSION JURISDICTION. AND USE PERMITS WILL BE THROUGH CCC. WE ONLY REQUIRE A BUILDNG PERMIT IF NECESSARY. SWC/BR/MJ 9/23/14

Tax Districts
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
NO. 02
LOS OSOS, ZONE B



Parcel Summary Report For Parcel # 074-081-034

1/29/2016
8:27:31AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21
LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

87978 FNL Primary Parcel

Description:

LEACHFIELD REPAIR

DRC2010-00038 APV Primary Parcel

Description:

MUP FOR A VACATION RENTAL 830 SQ. FT.

SUB2004-00371 APV Primary Parcel

Description:

LOT LINE ADJUSTMENT/COASTAL DEVELOPMENT PERMIT TO ADJUST THE LOT LINES BETWEEN THREE PARCELS OF 2,272, 2,757 AND 18,612 SQUARE FEET EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 9,180 AND 14,461 SQUARE FEET EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS

SUB2013-00037 APV Primary Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN THREE PARCELS OF 2,272, 2,757 AND 18,612 SQUARE FEET EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 9,108 AND 14,461 SQUARE FEET EACH.

SUB2015-00046 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT OF 11' BETWEEN LOTS 22 & 21 LOT 22 GIVES ITS NORTH EASTERN BAY FRONT PORTION TO LOTS 21,20

D910298P APP Related Parcel

Description:

CONSTRUCT RETAINING WALL



Parcel Summary Report For Parcel # 074-081-038

1/29/2016
8:50:26AM

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 SHELTZER MICHAEL B
 1401 W MAIN ST VISALIA CA 93291-5822
OWN SHELTZER SHARON D

Address Information

Status Address
P 00362 MITCHELL DR 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>
CSTBYSEA	0035	0021			RSF	LCP	SRA	Y	L3 / VP	
074081	038	0001			AS	CAZ	FH	N		
074081	038	0002			WET	COJ		N		
CSTBYSEA	0035	0019						Y	L3	
CSTBYSEA	0035	0020						Y	L3	

Parcel Information

Status Description
Active CUESTA BY THE SEA BL 35 L TS 19 20 21 & ADJ LD

Notes

OWNER OF 074-081-038 CAME IN TO DO REPAIR AND MAINTENANCE ON THE DOCK IN FRONT OF THE HOUSE. APN 074-011-009. WE WOULD NEED A LETTER FROM COASTAL COMMISSION THAT SAYS IT DOES NOT NEED A CDP. WE GAVE THE OWNER AN APPLICATION AND CONSENT OF LAND OWNER FORM SINCE THE DOCK IS NOT ON THIS PROPERTY.

PER EMAIL REQUEST BY ADJACENT PARCEL OWNER (MR. KARNER), DELETED INCORRECT ADDRESS 356 MITCHELL DR FROM THIS PARCEL, AND ASSOCIATED CORRECT ADDRESS "356" TO ADJACENT APN (074-081-034). 7/2/13-PCS

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

NO. 02



Parcel Summary Report For Parcel # 074-081-038

1/29/2016
8:50:26AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOS OSOS, ZONE B
AREA NO. 21
LOS OSOS, ZONE J
LOS OSOS, ZONE K
LOS OSOS

Case Information

Case Number:

Case Status:

DRC2010-00065 EX2 Primary Parcel

Description:

MUP TO DEMO EXISTING HOUSE AND REPLACE WITH NEW SFR 1 BEDROOM; 1 BATH.

PMT2009-02132 FNL Primary Parcel

Description:

SEPTIC TANK & LEACH REPAIR

PMT2014-01841 ISS Primary Parcel

Description:

REPLACEMENT SFD (1,488 SF) & DECK (57 SF) (PMT2014-01842 - DEMO 264 SF DWELLING #6625) (PMT2014-02002 - DETACHED SHED)

DRC2010-00065 (PMT2014-02284 - FIRESPRINKLERS)

PMT2014-01842 ISS Primary Parcel

Description:

DEMO 220 SF DWELLING PER ASSESSOR'S RECORDS (REPLACEMENT SFD - PMT2014-01841) DRC2010-00065

PMT2014-02002 ISS Primary Parcel

Description:

DETACHED SHED (144 SF) INCLUDES ELECTRICAL (PMT2014-01841- SFD) DRC2010-00065

PMT2014-02284 REC Primary Parcel

Description:

FIRE SPRINKLERS FOR SINGLE FAMILY DWELLING (PMT2014-01841) NFPA 13D 2013 EDITION/ PIPING CPVC/ SPRINKLERS RELIABLE

RA0616/ 1" WATER METER

PRE2009-00041 REC Primary Parcel

Description:

SEP2010-00255 ISS Primary Parcel

Description:

Septic Inspection



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1/29/2016
8:50:26AM

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ZON2011-00200 AUT Primary Parcel

Description:

REQUEST TO REMOVE ONE (1) CYPRESS TREE LOCATED AT THE NORTHWEST CORNER OF 356 MITCHELL DRIVE; TREE IS DISEASED, ROTTING, AND A HAZARD IN A STORM AND OVERHANGS HOUSE. ONE (1) CYPRESS TREE LEANING OVER STRUCTURE, TREE IS LESS THAN FIVE FEET FROM HOUSE AND HAS DAMAGE TO BASE AND BARK SEPARATING. O.K. TO REMOVE ONE (1) CYPRESS TREE.

ZON2013-00491 AUT Primary Parcel

Description:

REQUEST TO REMOVE ONE (1) MONTEREY CYPRESS TREE LOCATED IN BACK OF PROPERTY, LEANING NEXT TO PROPERTY LINE; TREE HAS SEIRIDIUM CANKER AND IS HAZARDOUS. ONE (1) CYPRESS TREE TARGETING HOUSE IS IN DECLINE WITH DIEBACK THROUGHOUT UPPER CROWN. O.K. TO REMOVE ONE (1) CYPRESS TREE.

ZON2014-00500 APV Primary Parcel

Description:

REQUEST TO REMOVE TWO (2) CYPRESS TREES LOCATED IN BACK BY THE BAY; TREE IS IN DANGER OF FALLING DOWN, HAS EXTREME TILT AND SHALLOW ROOTS; OTHER TREE SHOULD BE INSPECTED TO ASSESS POSSIBILITY OF FALLING; WILL BE CONSTRUCTING NEW HOUSE UNDER ITS CRASH RANGE. TWO MONTEREY CYPRESS TREES INSPECTED; ONE FOUND TO BE LEANING MORE THAN FIFTEEN DEGREES AND TO BE HAZARDOUS, SECOND TREE JUST NEEDS TO BE PRUNED AND THINNED. O.K. TO REMOVE ONE (1) MONTEREY CYPRESS TREE AND REMOVAL OF ONE MONTEREY CYPRESS TREE DENIED.

SUB2015-00046 REC Related Parcel

Description:

LOT LINE ADJUSTMENT OF 11' BETWEEN LOTS 22 & 21 LOT 22 GIVES ITS NORTH EASTERN BAY FRONT PORTION TO LOTS 21,20