



SAN LUIS OBISPO COUNTY

# DEPARTMENT OF PLANNING AND BUILDING

## THIS IS A NEW PROJECT REFERRAL

DATE: 11/2/2011

TO: \_\_\_\_\_

FROM: Cody Scheel, North County Inland Team

**PROJECT DESCRIPTION:** DRC2011-00034 MELNICK- Minor use permit for guest house distance waiver. 2.25 acre site located off Via Del Salinas in Paso Robles. APN: 026-106-007.

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

MINOR USE PERMIT

MUP TO REQUEST DISTANCE WAIVER FOR GUEST HOUSE.

SAL/ RSAL

PCS

RR

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

### APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Plot Plan
- Zoning Clearance
- Site Plan
- Minor Use Permit
- Variance
- Other
- Conditional Use Permit/Development Plan
- Surface Mining/Reclamation Plan
- Curb, Gutter & Sidewalk Waiver
- Modification to approved land use permit

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

Landowner Name JAY R MELNICK TRUST Daytime Phone (805) 226-7650  
 Mailing Address 155 VIA DEL SALINAS, PASO ROBLES Zip Code 93446  
 Email Address: \_\_\_\_\_

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

Agent Name RANDY O'CONNOR Daytime Phone 237 1687  
 Mailing Address 945 12th ST, PASO ROBLES Zip Code 93446  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 2.25 ACRES Assessor Parcel Number(s): 026 106,007  
 Legal Description: LOT 1 OF TRACT NO. 2400, ACCORD TO THE MAP RECORDED 9-3-07 IN BOOK 20 PGS.  
 Address of the project (if known): 155 VIA DEL SALINAS, PASO ROBLES 93446 45-59 OF MAPS IN COUNTY REC  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ON VIA DEL SALINAS, TAKE STOCKDALE RD OFF 101 FREEWAY

Describe current uses, existing structures, and other improvements and vegetation on the property:  
VACANT, EMPTY, UNIMPROVED LAND

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): CONSTRUCT 576 SF GUEST HOUSE

### 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 Jay R Melnick Date 10-18-11

**FOR STAFF USE ONLY**

Reason for Land Use Permit: \_\_\_\_\_

# 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): LOCATE GUEST HOUSE MORE THAN 50' FROM PRIMARY RESIDENCE

Describe existing and future access to the proposed project site: GATED ENTRY TO VIA DEL SALINAS FROM STOKDALE ROAD

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 / OPEN SPACE  
East: RESIDENTIAL w/ OPEN SPACE 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: 4,000 sq. feet 4 % Landscaping: 20,000 sq. feet 20 %

Paving: 12,000 sq. feet 12 %

Other (specify) \_\_\_\_\_

Total area of all paving and structures: 16,000  sq. feet  acres

Total area of grading or removal of ground cover: 2,000  sq. feet  acres

Number of parking spaces proposed: 0 Height of tallest structure: 25'

Number of trees to be removed: 0 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: CDF

**For commercial/industrial projects answer the following:**

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

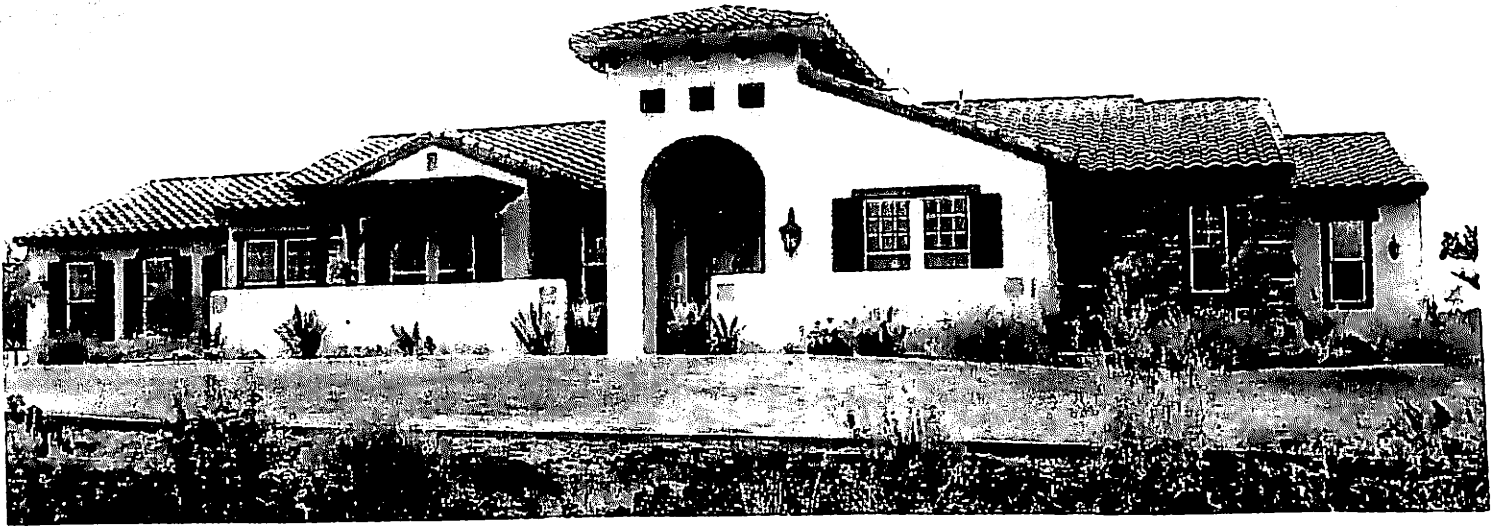
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

**For residential projects, answer the following:**

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

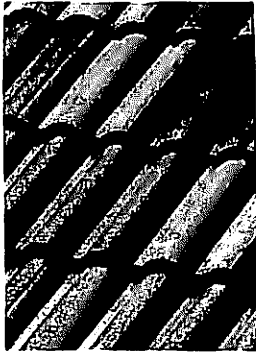
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_



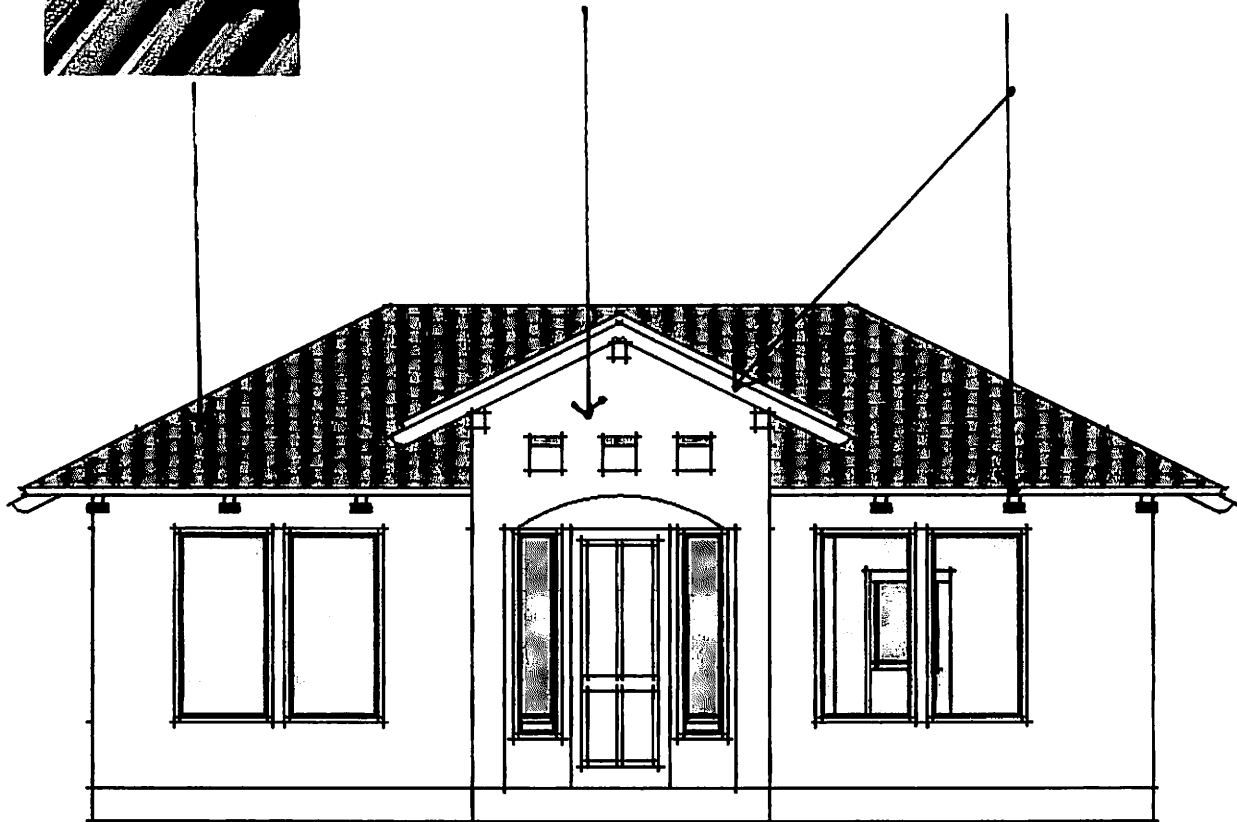
MATERIALS TO MATCH EXISTING

ROOF TILE



STUCCO

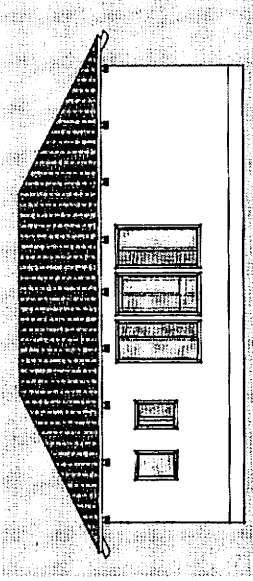
WOOD TRIM



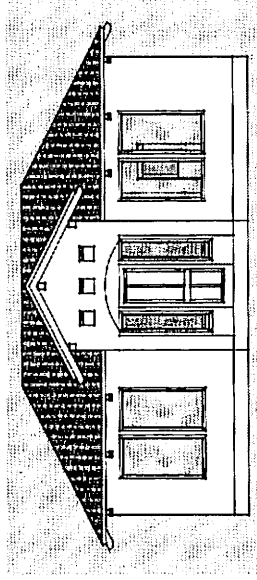


MELNICK  
GUEST HOUSE

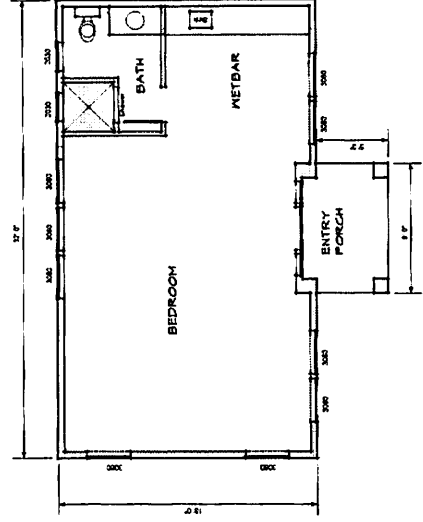
Floorplan  
Elevations  
SCALE 1/8" = 1'-0"



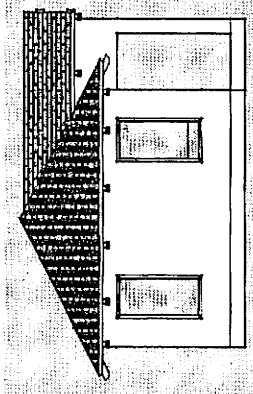
BACK ELEVATION



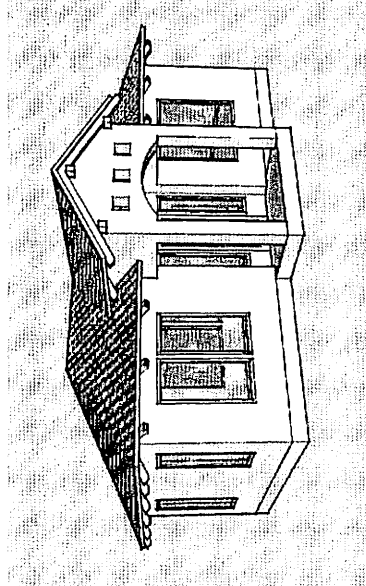
FRONT ELEVATION



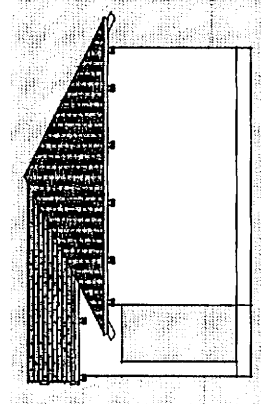
PLAN VIEW



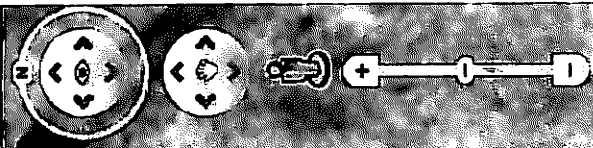
LEFT ELEVATION



PERSPECTIVE



RIGHT ELEVATION



Google

© 2010

Eye alt: 1320 ft

© 2011 Europa Technologies  
Image © 2011 Google

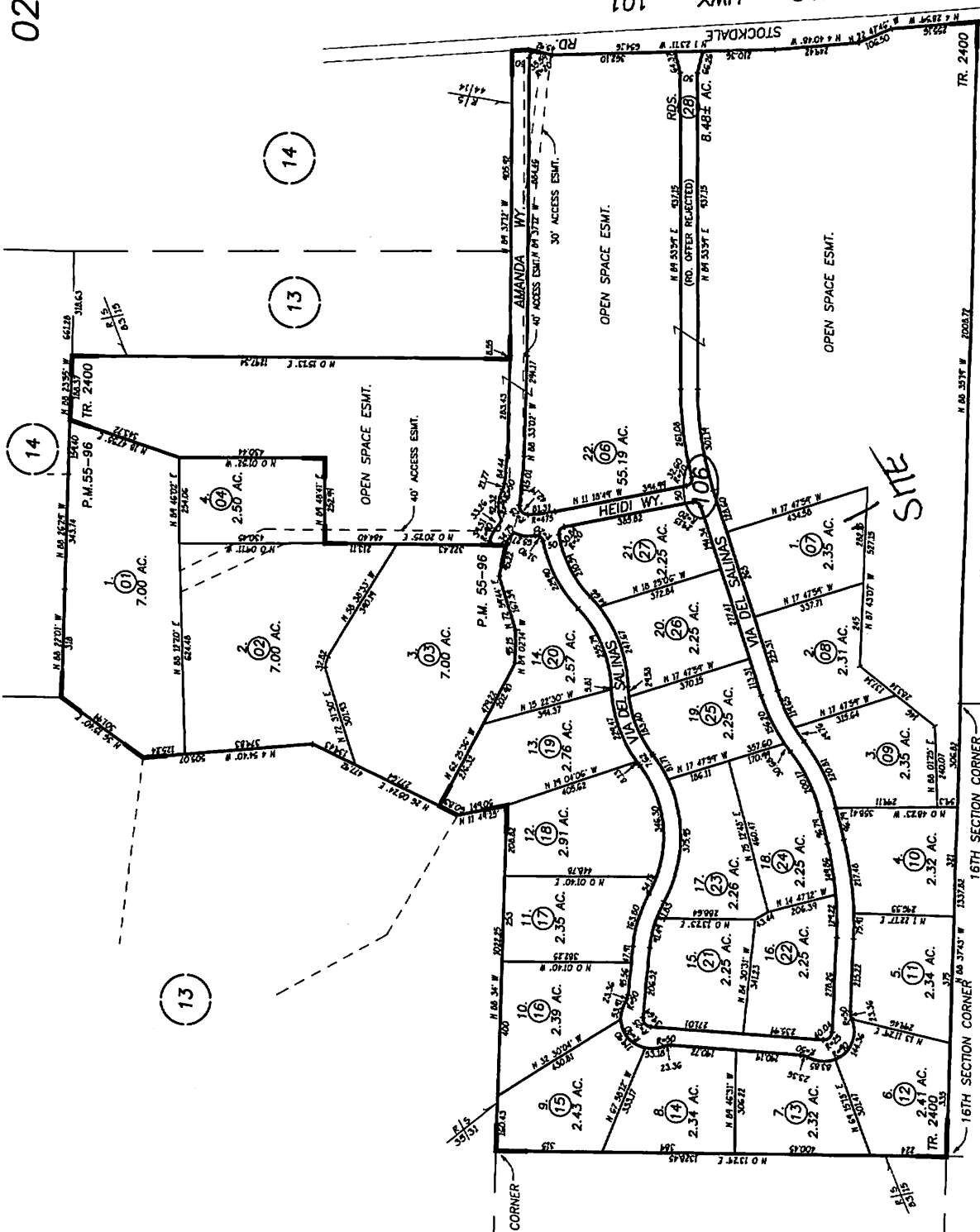
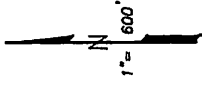
© 2011 Google

35° 40' 18.50" N 120° 42' 06.75" W elev: 763 ft

Imagery Date: 10/11-2008 1994



026-106



PASO ROBLES VICINITY  
ASSESSOR'S MAP COUNTY OF  
SANTA LUIS OBISPO, CA.  
BOOK 026 PAGE 106

TRACT NO. 2400, R.M. Bk. 20, Pg. 45-59.  
T. 26S.; R. 12E.; SECTION 17. M.D.B.M.

REVISIONS	
U.S.	DATE
NA	08-26-05

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

AG | A T C H | S U B S . | A G | C S

126 S

R 12 E

8 9

17 18

E X

N E

7

AG

MONTEREY

ROAD

101

RR

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SEC. 17

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1/4 SEC. COR.

SEC. 16

CGAL 82-043

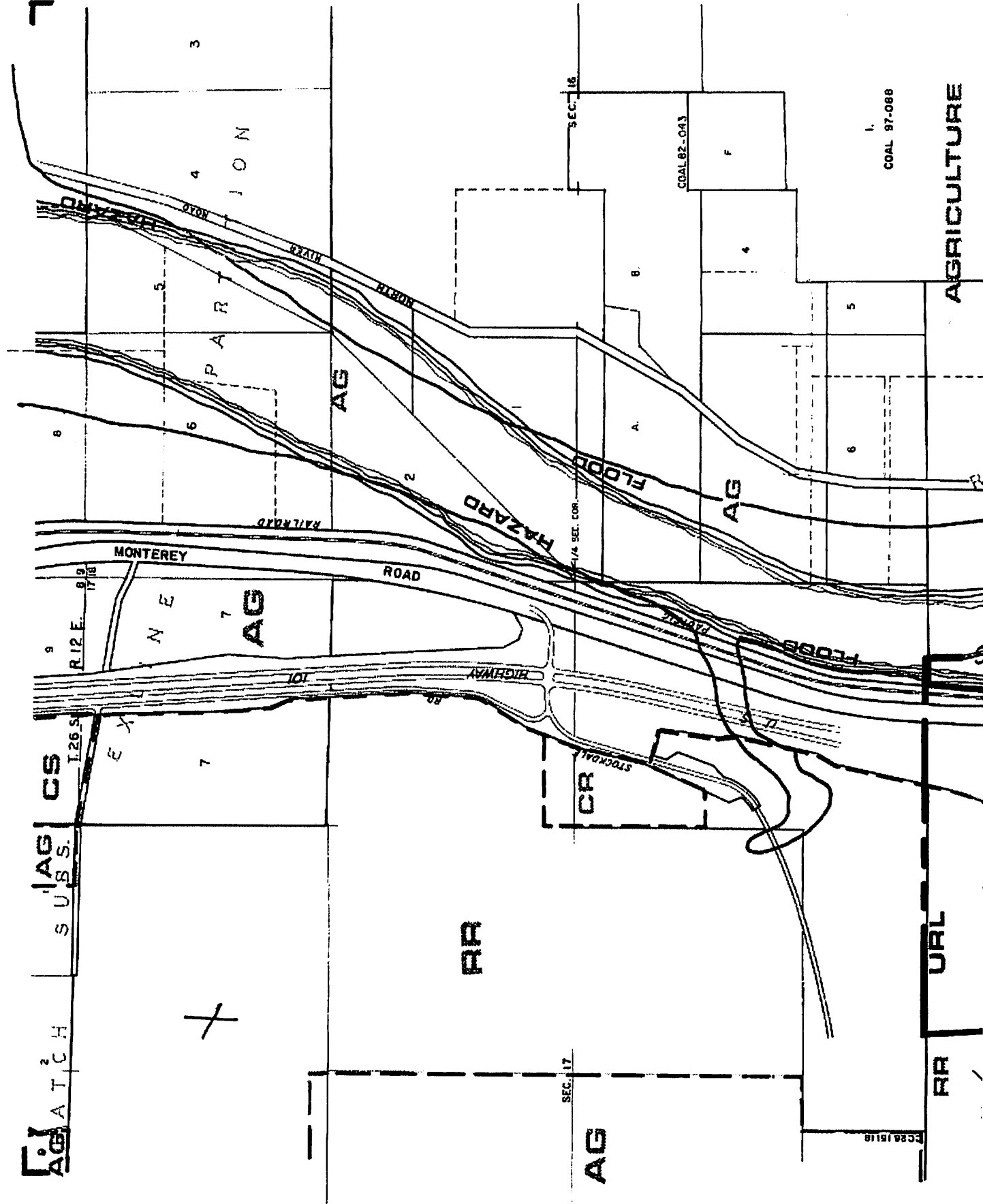
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RR

URL

COAL 97-088

AGRICULTURE





LOMA ROBLES TRACT  
3 Maps 40

GREG ALMOND TRACT  
2 Maps 21

WATER SUBDIVISION  
2 Maps 35

WATER LOTS  
8  
500  
82

EXLINE

PP

MUNTER PLACE

WINDMILL

MONTEREY AVENUE

18 Creek

WALLEY CREEK

SPR 7E

SPR 18

SPR 19

SPR 2

SPR 3

SPR 4

SPR 5

SPR 6

SPR 7

SPR 8

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SPR 284



# Parcel Summary Report For Parcel # 026-106-007

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    MELNICK JAY R  
155 VIA DEL SALINAS PASO ROBLES CA 93446-  
OWN    MELNICK JAY R 2009 TRUST

### Address Information

Status      Address  
P              00155 VIA DEL SALINAS RSAL

### Lot Information:

<u>Tract/ Township</u>	<u>Block/ Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
2400	0000	0001	Salinas Rural	Salinas	Y	SC	
						RR	

### Parcel Information

Status    Description

Active    TR 2400 LT 1

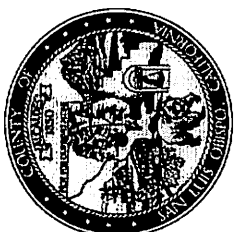
### Notes

#### Tax Districts

PASO ROBLES JT(27,40) (SB1537) UNIFIED SCHOOL  
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
PASO ROBLES PUBLIC CEMETERY  
NO. 01 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE

# Parcel Summary Report For Parcel # 026-106-007

San Luis Obispo County Department of Planning and Building  
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600



## Case Information

**Case Number:** **Case Status:**

DRC2011-00034 REC Primary Parcel

**Description:**

MUP TO REQUEST DISTANCE WAIVER FOR GUEST HOUSE.

PMT2004-01250 FNL Primary Parcel

**Description:**

SFD 2457 W/ATT GAR 804 - LOT 1 TR 2400 (MAJOR GRADING PMT2004-01512)

PMT2004-01512 FNL Primary Parcel

**Description:**

GRADING FOR 2 PADS & DRIVEWAY/LOT 1 TR 2400  
R. THOMPSON.RCE/ SOILS:BUENAPAD CERTIFY REQ'D

PMT2007-02674 FNL Primary Parcel

**Description:**

FIBERGLASS SWIMMING POOL - 372 SF - NO HEATER

S000074U RDD Related Parcel

**Description:**

CLUSTER DIVISION-22 LOTS

S010043N APV Related Parcel

**Description:**

ROAD NAME

S820010C RDD Related Parcel

**Description:**

PROP 2 COND CERT OF COMP

S880306T EXP Related Parcel

**Description:**

SUBDIVISION OF 5 PARCELS

S990334L APV Related Parcel

**Description:**

PROP 5 LOT ADJUSTMENT