SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/25/2011

TO: _____

FROM: Bill Robeson, South County Team

PROJECT DESCRIPTION: DRC2010-00070 MURRAY- Minor Use Permit for the conversion of an existing SFR resulting in 470 sf to be used as a medical marijuana dispensary, leaving 461 sf of remaining residential space. Site located off 4th Street in Cayucos. APN: 062-291-019.

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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

DRC2010-00070 **MURRAY TAMMY**
MINOR USE PERMIT
MUP TO CONVERT 470 SQ FT OF EXISTING RESIDENCE TO MEDICAL MARIJUANA
SLB/ OCNO
AR CS

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Buildi

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 Tammy Murray Daytime Phone 805-202-8484
Mailing Address 1409 S. 4th St. Oceano Zip Code 93445
Email Address:

☐ Applicant Name Compassionate Cannabis Info. Center Inc Daytime Phone 805-503-5868
Mailing Address 1409 S. 4th St. Oceano Zip Code 93445
Email Address:

☐ Agent Name Cebulla Associates Daytime Phone 473-1298
Mailing Address P.O. Box 42 Pismo Beach Zip Code 93448
Email Address:

PROPERTY INFORMATION

Total Size of Site: 5,500 SF Assessor Parcel Number(s): 062-291-019
Legal Description:
Address of the project (if known): 1409 S. 4th St. Oceano
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 4th St. Off Hwy 1

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Covert existing Residence to 470 SF of Commercial and 461 SF Residential. add 75SF off commecial Restroom

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 5-10-11

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): _____

Describe existing and future access to the proposed project site: Existing S. 4th st. to property

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: Train tracks
East: Comercial 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: 931 sq. feet 17 % Landscaping: 4414 sq. feet 80 %
Paving: 155 sq. feet 3 % Other (specify) _____
Total area of all paving and structures: 1,086 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: none ☐ sq. feet ☐ acres
Number of parking spaces proposed: 1 Height of tallest structure: _____
Number of trees to be removed: 0 Type: _____
Setbacks: Front 34 Right 16 Left 6 Back 28

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

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

For commercial/industrial projects answer the following:
Total outdoor use area: 150 ☒ sq. feet ☐ acres
Total floor area of all structures including upper stories: 470 sq. feet

For residential projects, answer the following:
Number of residential units: 1 Number of bedrooms per unit: 1
Total floor area of all structures including upper stories, but not garages and carports: 461
Total of area of the lot(s) minus building footprint and parking spaces: 4196

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: .13 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: _____
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: S. 4th Street

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 washing hands, Bathroom
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
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: 50' Location of connection: Front
2. What is the amount of proposed flow? 30 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

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. 2 Between 4:00 to 6:00 p.m. 2
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: N/A

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): none
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 *: water saving faucets

   *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:
   none

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: South County Disposal
3. Where is the waste disposal storage in relation to buildings? side yard
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: Lucia Mar
2. Location of nearest police station: 1/2 mile east
3. Location of nearest fire station: 1/2 mile east
4. Location of nearest public transit stop: 1/2 mile east
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:
   Residence
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.

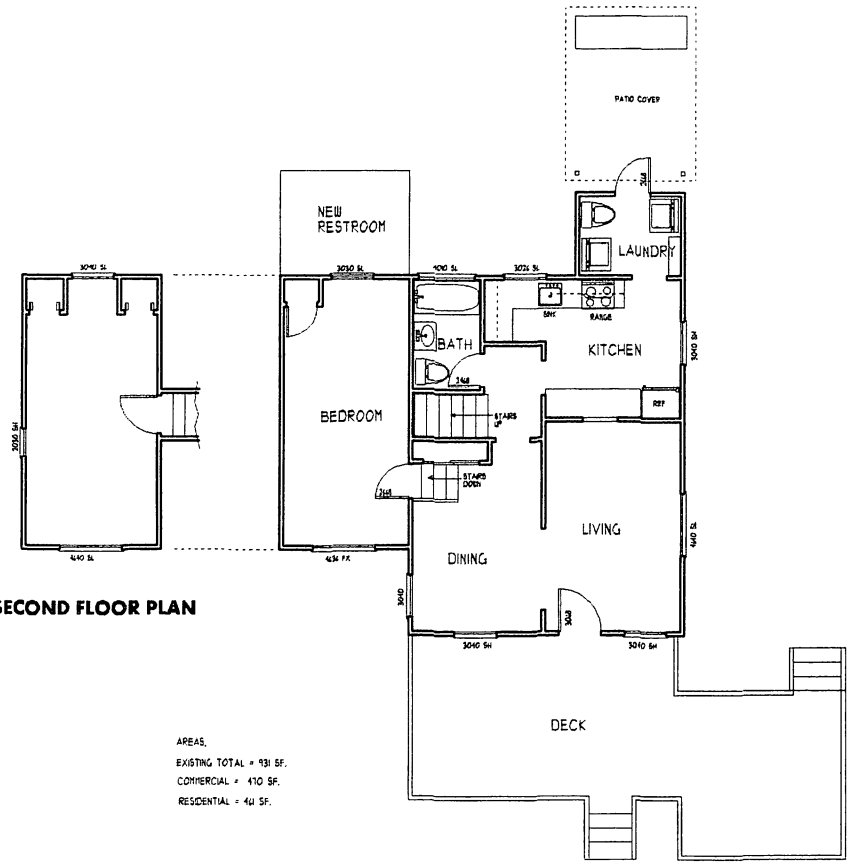
1. Days of Operation: Mon - Sat Hours of Operation: 8 hrs/day
2. How many people will this project employ? 2
3. Will employees work in shifts? ☒ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift
   11 AM - 7 PM (one shift)
4. Will this project produce any emissions (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:
   none
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.

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): minor Use Permit

   (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.)



SECOND FLOOR PLAN

AREAS,

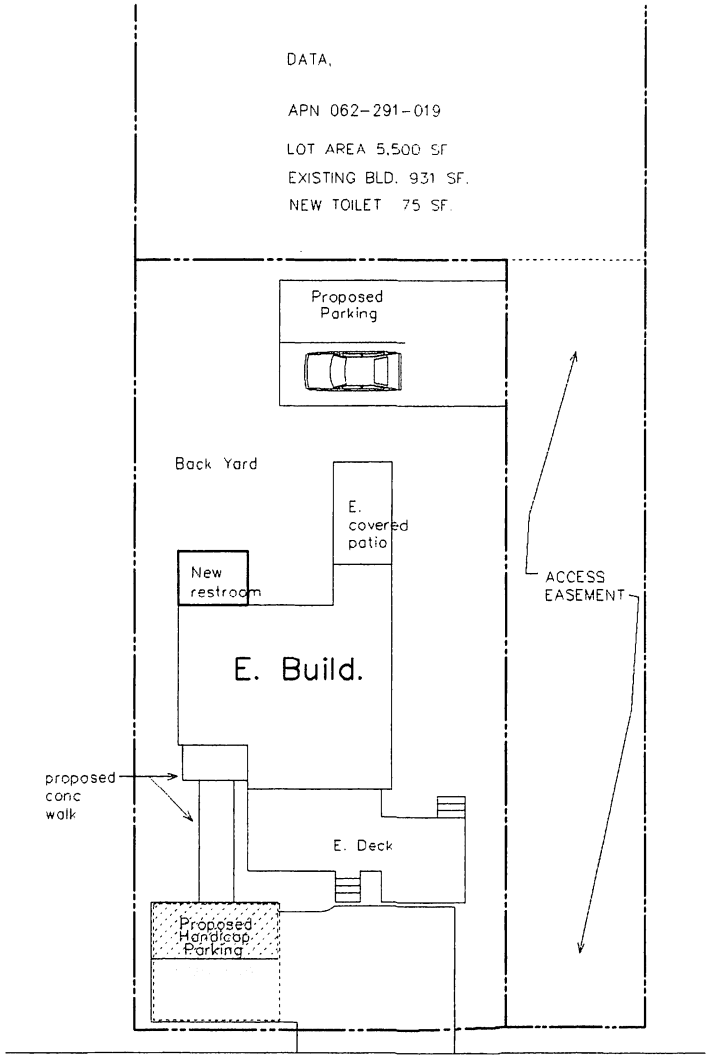
EXISTING TOTAL = 931 SF.

COMMERCIAL = 470 SF.

RESIDENTIAL = 461 SF.

FIRST FLOOR PLAN

SCALE, 1/4" = 1'-0"



SITE PLAN

SCALE, 1/8" = 1'-0"

Cebulla ASSOCIATES

CEBULLA ASSOCIATES
P.O. BOX 42
PISMO BEACH, CA 93448
PH.(805) 473-1296
FAX (805) 473-6603
www.cebullaassociates.net
Architect: CHARLES CEBULLA
Designer: MATT CEBULLA

PROJECT:
MIXED USE REMODEL PROJECT
1409 SOUTH 4TH STREET
OCEANO, CA

OWNER:
TAMMY MURRAY
1409 SOUTH 4TH STREET
OCEANO, CA 93445
805-503-5848

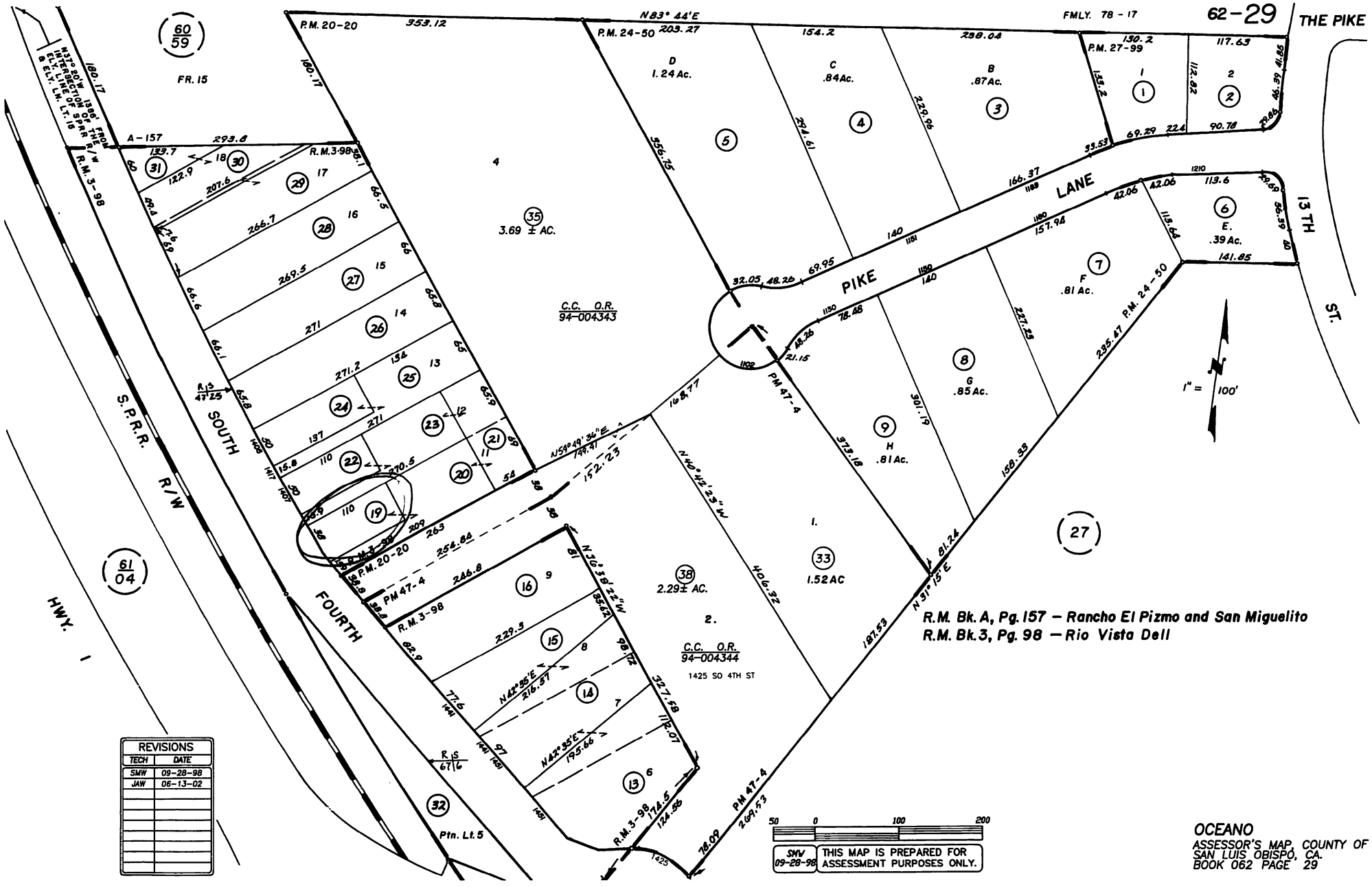
LICENSED ARCHITECT
CHARLES CEBULLA
C-3445
REN. 03-31-13
STATE OF CALIFORNIA

REVISIONS.

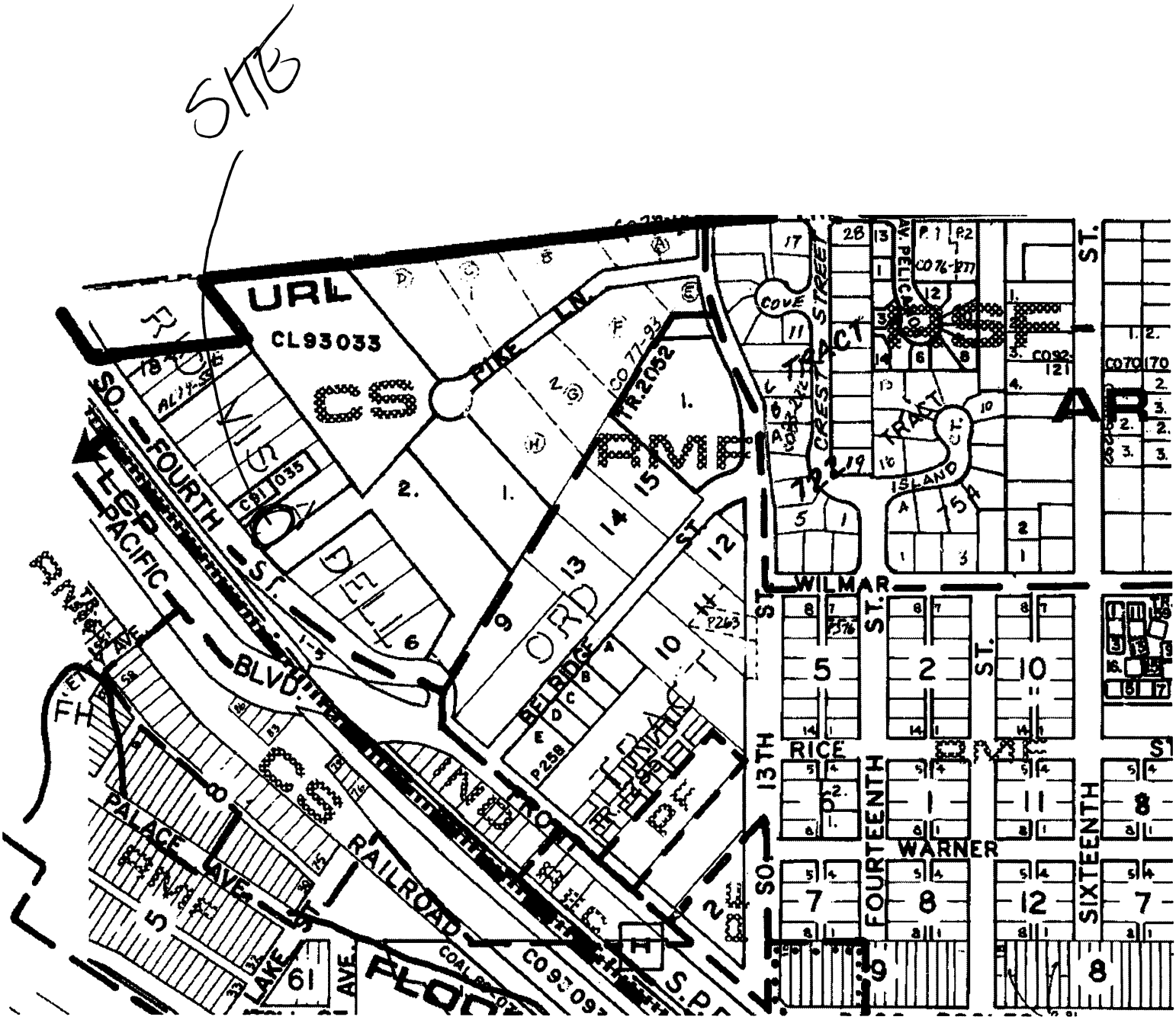
JOB # 11

DATE: 05-09-2011

SHEET NO
1

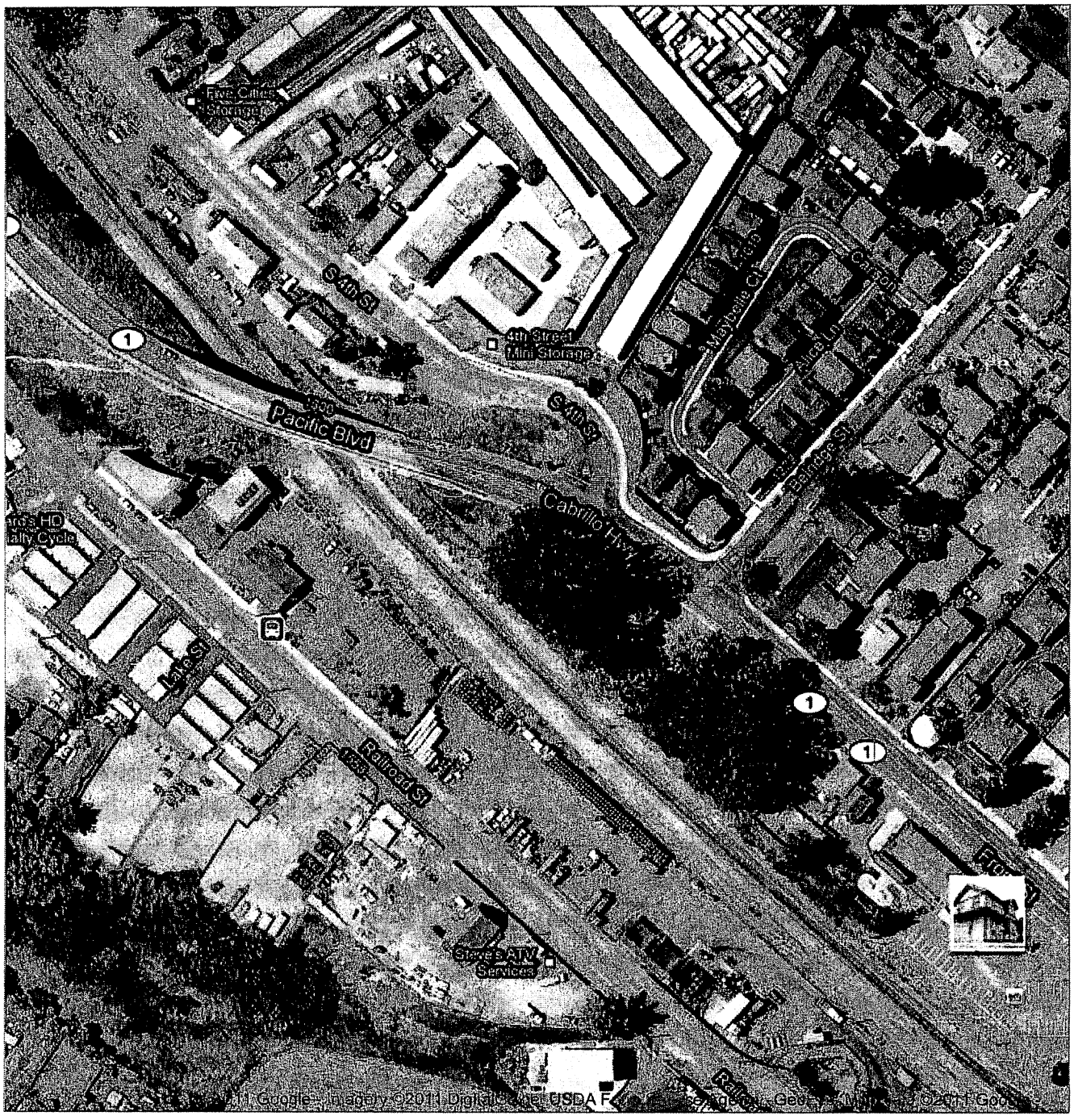


OCEANO
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 062 PAGE 29


SITE
URL
CL93033
CS
PIKE LN.
CO 77-93
TR.2052
RMF
ORD
BELRIDGE
P258
TRACT
CREST STREET
COVE
AV. PELICAN
ISLAND CT.
754
WILMAR
RICE
WARNER
13TH ST.
FOURTEENTH ST.
SIXTEENTH ST.
SO. FOURTH ST.
PACIFIC BLVD.
PALACE AVE.
RAILROAD
LAKE AVE.
COAL
S.P.
61
AR

Google maps

To see all the details that are visible on the screen, use the "Print" link next to the map.



Photos

Find Tag

Parcel Summary Report For Parcel # 062-291-019

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	CHAN PHILLIP W 3205 W SIERRA FRESNO CA 93711-1066
OWN	CHAN ELAINE T

Address Information

Status	Address
	01409 SO 4TH ST OCNO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
062291	019	0001	Oceano	San Luis Bay	CS	AR		U		

Parcel Information

Status	Description
Active	RIO VST DELL TR PTN LT 11

Notes

Tax Districts

LUCIA MAR UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
ARROYO GRANDE CEMETERY
COASTAL SAN LUIS RESOURCE CONSV.
COUNTY-ZONE NO. 03 FLOOD CONTROL
SAN LUIS PORT & HARBOR
NO. 04 ROAD-CO/SUPVR
SOUTH SAN LUIS OBISPO COUNTY SANITATION

Parcel Summary Report For Parcel # 062-291-019

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

OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number:	Case Status:	
DRC2010-00070	REC	Primary Parcel

Description:
MUP TO CONVERT 470 SQ FT OF EXISTING RESIDENCE TO MEDICAL MARIJUANA DISPENSERY AND 461 SQ FT TO REMAIN RESIDENTIAL.