



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/25/2011

TO: File copy

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 Oceano. 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 _____

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 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: 5,506 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): Convert existing Residence to 470 SF of Commercial and 461 SF Residential. add 75 SF

off commercial 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 Tammy Murray

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

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

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:

- 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: 0.13 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: 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? 1 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~~ 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
2 people 2 shifts 11AM - 7PM (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: _____

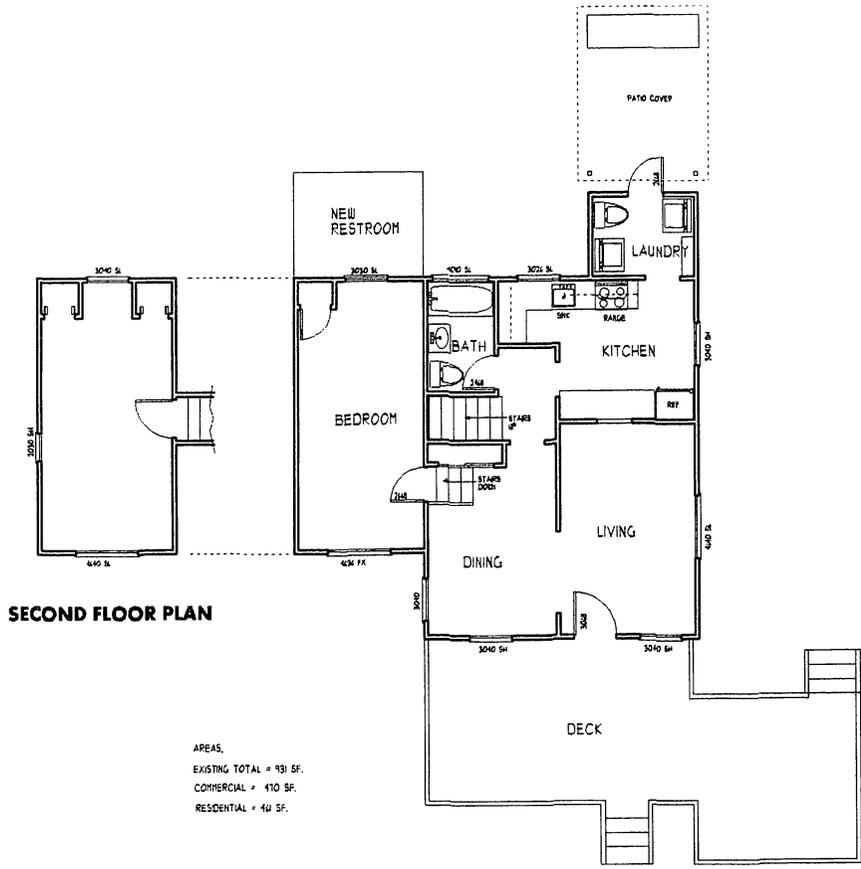
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No

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.)

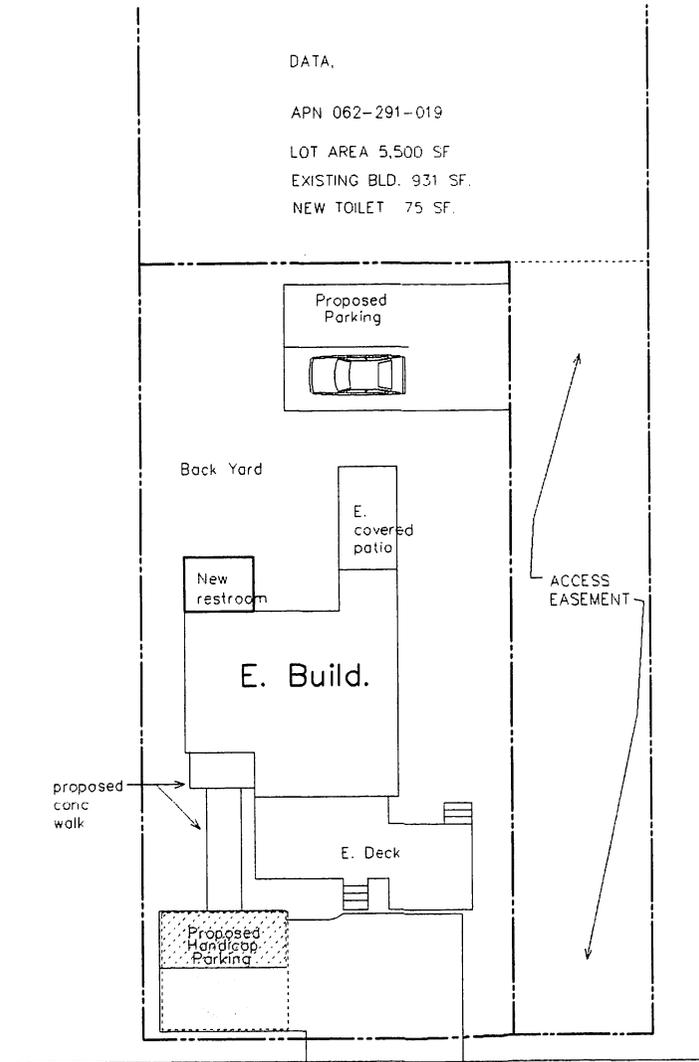


SECOND FLOOR PLAN

AREAS
 EXISTING TOTAL = 931 SF.
 COMMERCIAL = 410 SF.
 RESIDENTIAL = 411 SF.

FIRST FLOOR PLAN

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



DATA.
 APN 062-291-019
 LOT AREA 5,500 SF
 EXISTING BLD. 931 SF.
 NEW TOILET 75 SF.

4th. Street

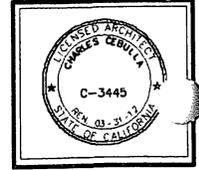
SITE PLAN

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



CEBULLA ASSOCIATES
 P.O. BOX 42
 PRIMO BEACH, CA 93148
 PH: (805) 478-1978
 FAX: (805) 478-5200
www.cebullaassociates.net
 Architect: CHARLES CEBULLA
 Designer: MATT CEBULLA

PROJECT:
 MIXED USE REMODEL PROJECT
 1401 SOUTH 4TH STREET
 OCEANO, CA
 OWNER:
 TERRY MURRAY
 1001 SOUTH 4TH STREET
 OCEANO, CA 93146
 805-403-5618



REVISIONS:

JOB # 1-11
 DATE: 05-04-2011
SHEET NO
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62-29

F.M.L.Y. 78-17

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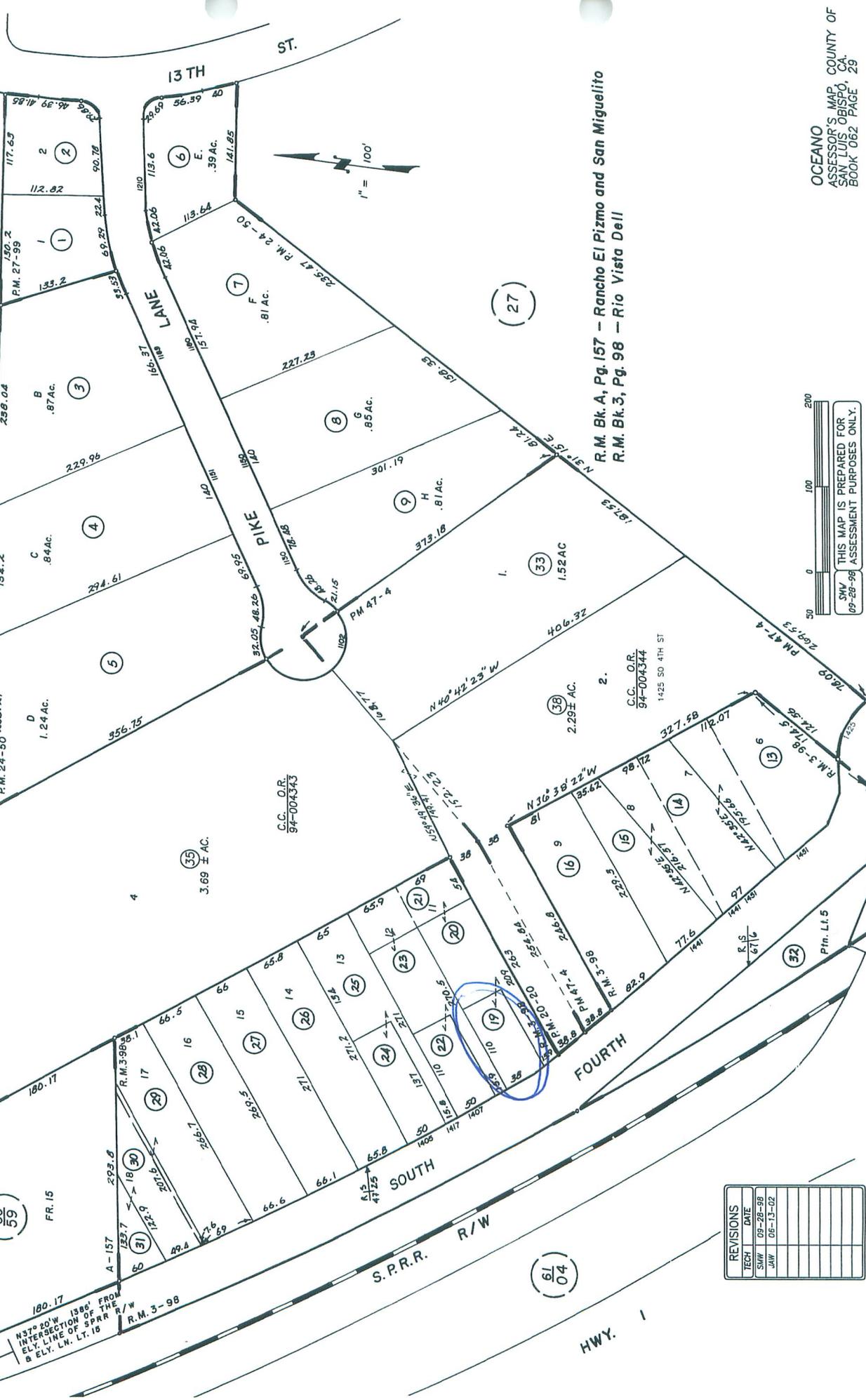
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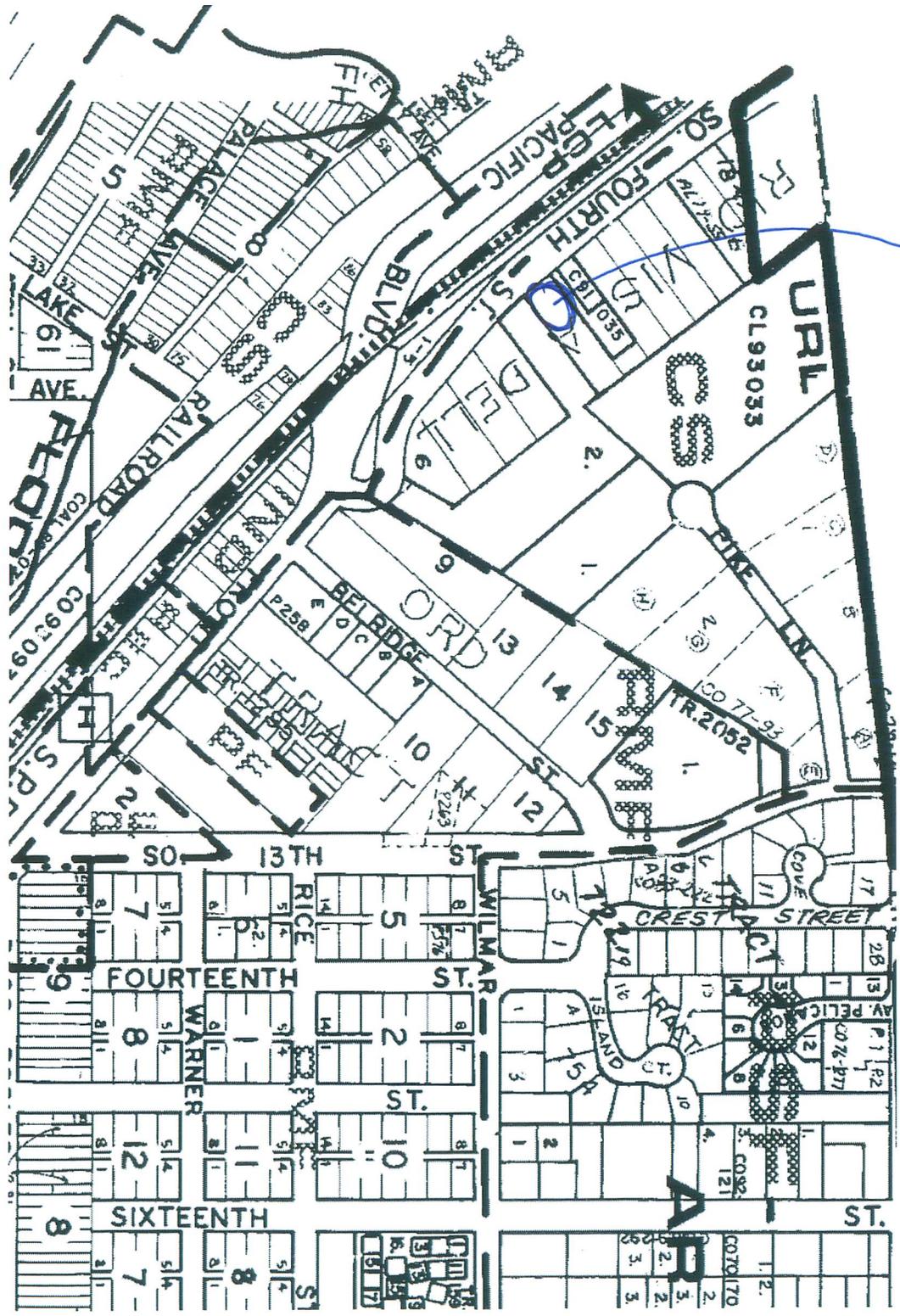
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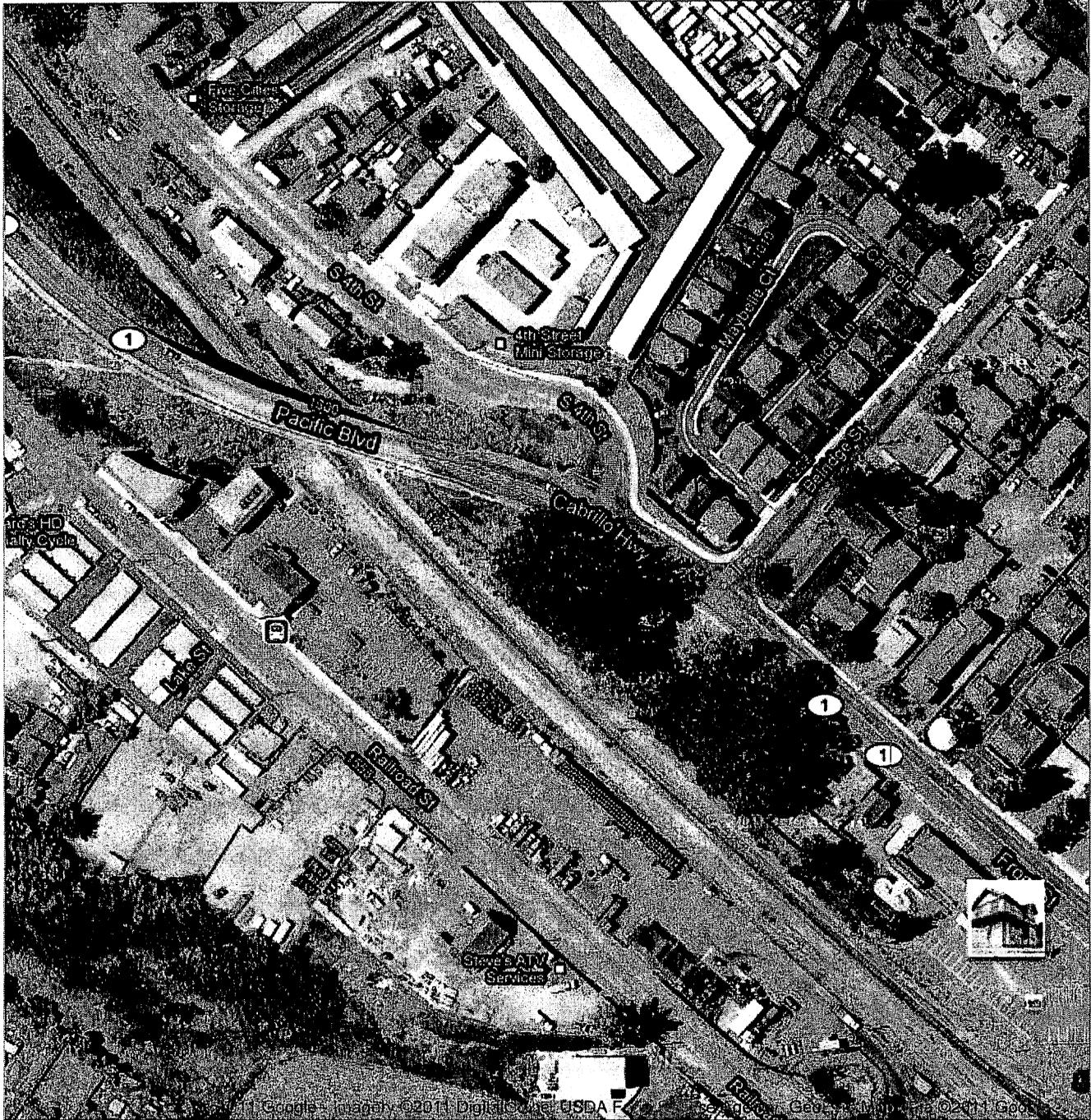
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SIXTEENTH

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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

5/11/2011
12:51:00PM

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:

<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>
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

5/11/2011
12:51:00PM

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:

DRC2010-00070

Case Status:

REC

Primary Parcel

Description:

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