



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/27/2011

TO: _____

FROM: Cody Scheel, South County Team

PROJECT DESCRIPTION: DRC2011-00017 LUCAS- Curb, gutter and sidewalk waiver- For site located off 4th Street in Oceano. APN: 062-291-030.

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

SLB/ OCNO
AR CS

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 Edward and Fernanda Lucas Daytime Phone (805) 709-0553
 Mailing Address P.O. Box 826 Grover Beach, Ca Zip Code 93483
 Email Address: _____

Applicant Name Edward and Fernanda Lucas Daytime Phone (805) 709-0553
 Mailing Address PO Box 826 Grover Beach, Ca Zip Code 93483
 Email Address: _____

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: _____ Assessor Parcel Number(s): 062-291-030

Legal Description: _____

Address of the project (if known): 1351 s. 4th st Oceano Ca 93445

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 4th st is our primary access road and High way 1 is our cross road.

Describe current uses, existing structures, and other improvements and vegetation on the property:
We're using the building as storage for a time being and land is consistit of wild grass.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Used to be a garage, but we cleaned it up. We're trying to get it permitted for a 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 Edward Lucas Date _____

FOR STAFF USE ONLY
Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No PMT2010-01163

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): No CHANGES TO PROPOSAL

Describe existing and future access to the proposed project site: SAME ACCESS THROUGH 4th ST.

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? 8225

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

North: STRAWBERRIES FIELD
East: BUSSINESS + HOUSES

South: HOUSES
West: RAILROAD + TREES + HOUSES, BEACH OR OCEAN

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 2603 sq. feet 32 % Landscaping: 4643 sq. feet 57 %

Paving: 917 sq. feet 11 %

Other (specify) _____

Total area of all paving and structures: 3520 sq. feet acres

Total area of grading or removal of ground cover: 0 sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 14 ft

Number of trees to be removed: 0

Type: _____

Setbacks: Front 20 Right 5 Left 5 Back 10

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: OCEANO COMMUNITY SERVICE
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 COMMUNITY SERV
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 FIRE DEPARTMENT

For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet acres

Total floor area of all structures including upper stories: 2203 sq. feet

For residential projects, answer the following:

Number of residential units: 2 Number of bedrooms per unit: 2

Total floor area of all structures including upper stories, but not garages and carports: 2203

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

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No PMT 2010-01163

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
1315 4th st Oceano Ca 93445, identified as Assessor Parcel Number
062-291-030, for which a construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county requesting an approval for: conversion of permitted garage to guest house (Specify type of project, for example: addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Edward Lucas
Daytime Telephone Number: (805) 709-0553
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property NONE

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Edward Lucas
Print Address: 1351 4th st Oceano Ca 93445
Daytime Telephone Number: (805) 709-0553
Signature of landowner: Edward Lucas Date: 5/31/11

AUTHORIZED AGENT:

Print Name: _____
Print Address: _____
Daytime Telephone Number: _____
Signature of authorized agent: _____ Date: _____



CURB, GUTTER & SIDEWALK WAIVER APPLICATION

San Luis Obispo County Department of Planning and Building

PROJECT INFORMATION

Type of land use permit associated with the request for curb, gutter and sidewalk waiver:

- Plot Plan
 Site Plan
 Minor Use Permit
 Development Plan
 Variance

File Number: PMT 2010-01163

Date the above application was filed with the department: 9/7/11

Street(s) fronting the site: 4TH ST

Street(s) requesting waiver for: 4TH ST

Type of improvement to be waived:
 Curb
 Gutter
 Sidewalk
 All

REASON FOR WAIVER REQUEST

- INCOMPATIBLE GRADE.** The topography of the site is not appropriate for the required curb, gutter and sidewalk.

Explain: _____

- INCOMPATIBLE DEVELOPMENT.** The curb, gutter and sidewalk are incompatible with the land uses in the vicinity as well as with existing and projected needs for drainage and traffic control.

Explain: _____

- PREMATURE DEVELOPMENT.** The rest of the area doesn't have curbs, gutters and sidewalks and because the project is an interim use of the site, the required improvements can be obtained with further or intensified development later.

Explain: Commercial Service land use category - home existing. As built permit triggered CGSW. The As built was done years ago. No other CGSW on street.

- OTHER.**

Explain: _____

OFFICE USE ONLY		
Date Received: _____	By: _____	Receipt No: _____
Planning Approved/Denied Date: _____	By: _____	
Co-Eng Dept Approved/Denied Date: _____	By: _____	
Reason: <input type="checkbox"/> Incompatible Grade	<input type="checkbox"/> Incompatible Grade	<input type="checkbox"/> Premature Development
<input type="checkbox"/> Other		
Comments from Engineering: _____	<input type="checkbox"/> Comments Attached	<input type="checkbox"/> _____
Revised 4/11/01		

62-29

F.M.L.Y. 78-17

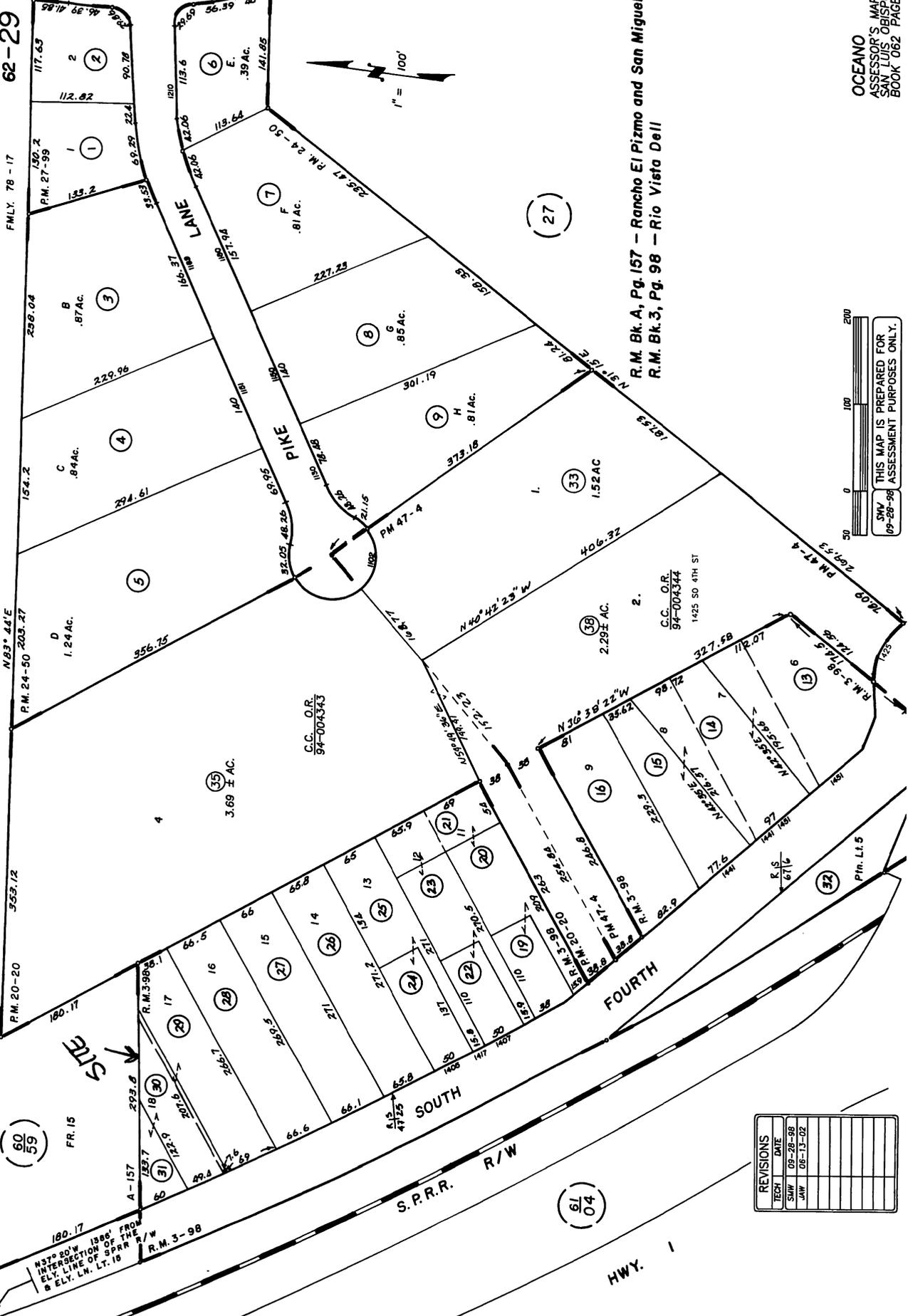
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Parcel Summary Report For Parcel # 062-291-030

9/27/2011
1:46:07PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

<u>Role</u>	<u>Name and Address</u>
OWN	LUCAS EDWARD 1351 S FOURTH ST OCEANO CA 93445-8806
OWN	LUCAS FERNANDA

Address Information

<u>Status</u>	<u>Address</u>
	01351 SO 4TH ST OCNO

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot 1:</u>	<u>Lot 2:</u>	<u>Lot 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
AL79-	055 A	Oceano		San Luis Bay	CS	AR		Y	VP	E980022L

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RIO VISTA DELL PTN LTS 17 & 18

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



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9/27/2011
1:46:07PM

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OCEANO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: **Case Status:**

COD2009-00793 REC Primary Parcel

Description:

UNPERMITTED CONSTRUCTION- REMODEL OF 2 HOMES ON PROPERTY (ZONED "CS")

DRC2011-00017 REC Primary Parcel

Description:

CURB, GUTTER & SIDEWALK WAIVER.

E980022 RES Primary Parcel

Description:

RV OCC/GARAGE OCC

PMT2010-01163 RVW Primary Parcel

Description:

AS BUILT CONVERSION OF PERMITTED GARAGE TO GUEST HOUSE (633 SF) (NO CODE ENFORCEMENT FEE PER GREG CAMACK)
REAL TIME BILLING *

ZON2004-00228 APV Primary Parcel

Description:

DOG GROOMING

ZON2004-00693 APV Primary Parcel

Description:

MOBILE AUTO REPAIR