



2

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/6/2013

TO: _____ *file*

FROM: Stephanie Fuchs Development Review

PROJECT DESCRIPTION: DRC2012-00114 MENDOZA- Minor Use Permit for the proposed construction of a 600 square foot office building, a fenced storage area, public improvements, and the removal of a temporary recycling trailer. Project site located off 17th Street in Oceano. APN: 062-083-004.

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

File No _____

DRC2012-00114

MENDOZA YESE

MINOR USE PERMIT

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Site Plan
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Tree Permit
- Minor Use Permit

600 SQ FT BUILDING(OFFICE & PAY CENTER); FENCED STORAGE AREA; PUBLIC SLB/ OCNO
AR CBD CR SEF

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name YEsenia Mendoza Daytime Phone (805) 598-5610
 Mailing Address 508 S. PINE SANTA MARIA Zip Code 93458
 Email Address: _____

Applicant Name Alex SANTANA Daytime Phone (805) 598-5610
 Mailing Address 508 S. PINE SANTA MARIA Zip Code 93458
 Email Address: builderSANTANA@aol.com

Agent Name Cathy Novak Daytime Phone (805) 772-9499
 Mailing Address PO BOX 296 MORRO BAY Zip Code 93443
 Email Address: NOVAK CONSULTING @ CHARTER.NET

PROPERTY INFORMATION

Total Size of Site: 2,905 SF Assessor Parcel Number(s): 062-083-004

Legal Description: _____

Address of the project (if known): 1755 17th 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.: BEACH ST + 17th STREET NEAR Hwy 1

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

Recycling Center - DRC 2010-00063

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 600 sq ft building (office + pay center); FENCED STORAGE AREA; public improvements; Remove temp Recycle TRAILER.

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 [Signature]

Date 6/5/13.

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
RETAIL

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Parking Adjustment - off-site parking requested for 3 spaces to allow for customer drop off through site.

Describe existing and future access to the proposed project site: Existing Driveway Access via Alley off 17th St. Future Access via Alleys on/off 17th 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? _____

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

North: Comm Retail - undeveloped

South: Comm Retail - Market

East: Comm Retail - Church

West: Comm Retail - Melodrama

For all projects, answer the following:

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

Buildings: 600 sq. feet 21 % Landscaping: _____ sq. feet _____ %

Paving: 2305 sq. feet 79 % Other (specify) _____

Total area of all paving and structures: 2,905 sq. feet acres

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

Number of parking spaces proposed: 4 Height of tallest structure: 20'

Number of trees to be removed: N/A 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: Oceanco CSD

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 CSD

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: 2,305 sq. feet acres

Total floor area of all structures including upper stories: 600 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: _____

Vector Control Plan

S. Earth Recycling

1755 17th Street, Oceano

The applicants are not only concerned with the satisfaction of the customers but also with cleanliness and preserving the appearance of the community. Regularly cleaning throughout the day ensures that customers will not find the ground sticky or littered with debris which allows S. Earth Recycling to provide a welcome and safe environment at their facilities along with an exceptional service experience.

The site will be kept clean on a daily basis by performing a site walkthrough twice per day to pick up trash and other debris. At the end of each day the site and office area will be swept to ensure cleanliness. The paved area will be washed once per week to eliminate any residual materials from building up.

The fenced area will be utilized to store all CRV materials received. These materials will be transported to the main warehouse, off-site, once to twice per week depending on the amount of materials received. All plastic bottles and aluminum cans will be stored in 100% recycled bulk bags and the glass in plastic trash cans.



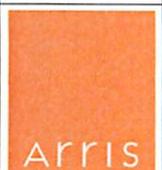
Google earth

feet
meters



OCEANO RECYCLING CENTER

17TH STREET OCEANO, CA



ARRIS
STUDIO
ARCHITECTS
1540 MARSH STREET, STE. 150
SAN LUIS OBISPO, CA 93401
+805/547-2240 +805/547-2241
ARRISSTUDIOARCH.COM
THOMAS E. JESS ARCHITECT #C37408
STEPHEN HUGH ARCHITECT #C63473



PROJECT DESCRIPTION

THIS PROJECT PROPOSES AN OFFICE/PAY CENTER AND ACCESSIBLE RESTROOM TO A PREVIOUSLY APPROVED TEMPORARY RECYCLING CENTER. BY ADDING THIS OFFICE, WILL ALLOW THE APPLICANT TO MAKE THE RECYCLING CENTER PERMANENT.

IMPROVEMENTS INCLUDE: CREATING A 600 S.F. OFFICE BUILDING ALONG THE STREET. REMOVAL OF EXISTING TRAILER, EXPANDING FENCED IN STORAGE AREA AND CURB GUTTER AND SIDEWALK IMPROVEMENTS. ADDITIONAL LANDSCAPING WILL BE PROVIDED AROUND SITE AS WELL.

APPLICANT ALSO REQUESTS ABANDONMENT OF EXISTING ALLEY R.O.W. LOCATED TO THE NORTH OF THIS PROPERTY. THIS WILL REMOVE THE HAZARDOUS ALLEY INTERSECTION TO THE DIRECT WEST OF THIS SITE.

DRAWING INDEX

- 1 COVER SHEET
- 2 PREVIOUSLY APPROVED SITE PLAN
- 3A PROPOSED SITE PLAN - WITHOUT ALLEY ABANDONMENT
- 3B PROPOSED SITE PLAN - WITH ALLEY ABANDONMENT
- 4 CONCEPTUAL GRADING & DRAINAGE PLAN
- 5 CONCEPTUAL UTILITY PLAN
- 6 PROPOSED FLOOR PLAN
- 7 PROPOSED PERSPECTIVES
- 8 PROPOSED PERSPECTIVES
- 9 COLOR AND MATERIALS

PROJECT DESCRIPTION

ADDRESS:	1755 17th STREET
APN:	062-083-004
EXISTING SITE AREA:	2,905 S.F. (0.067 ACRES)
EXISTING ALLEY AREA:	1,907 S.F. (0.044 ACRES)
AREA ADDED TO PROJECT	1,392 S.F. (0.032 ACRES)
AREA ADDED TO ADJACENT PARCELS	515 S.F. (0.012 ACRES)
SITE AREA (WITH ALLEY ABANDONMENT)	4,297 S.F. (0.099 ACRES)
LOT COVERAGE	
EXISTING SITE WITHOUT ABANDONMENT	20.7%
WITH ABANDONMENT	13.9%
ZONING:	C-R (RETAIL-COMMERCIAL)
PROPOSED USE:	RETAIL/RECYCLING CENTER
PROPOSED OCCUPANCY:	M
PROPOSED CONSTRUCTION TYPE:	TYPE V-B
PROPOSED SPRINKLERS:	NO
PROPOSED NUMBER OF STORIES:	1
ALLOWABLE BUILDING HEIGHT:	45'
PROPOSED BUILDING HEIGHT:	20'-0"
PROPOSED LOT COVERAGE:	21%
PROPOSED BUILDING AREA:	600 S.F.
PROPOSED PARKING SPACES:	4
INCLUDES: (1) ACCESSIBLE ON-SITE SPACE AND (3) OFF-SITE STREET PARKING	

VICINITY MAP



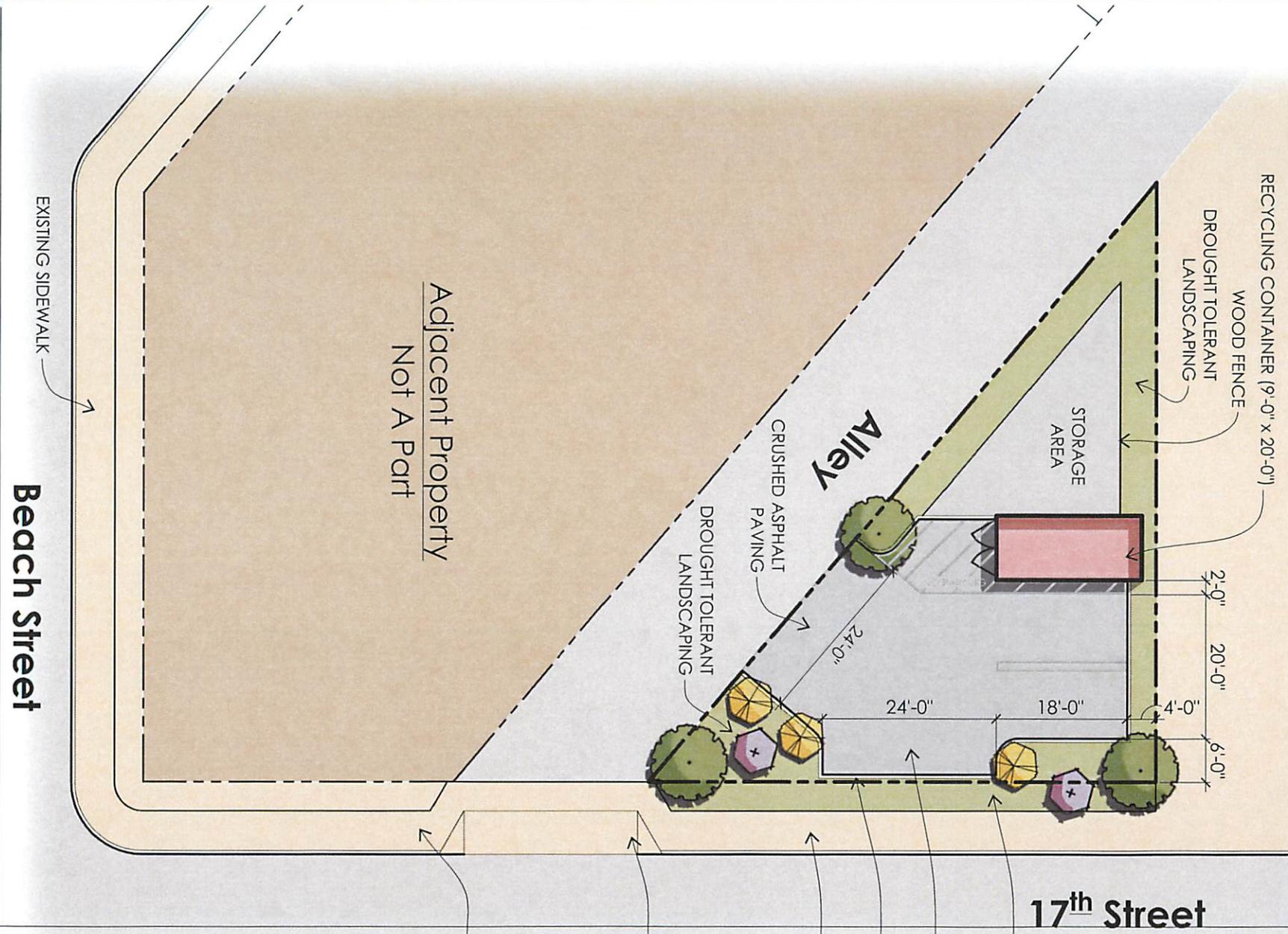
Owner
S. Earth Recycling LLC
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

Oceano Recycling Center
17th Street
Oceano, CA

Date: **May 20, 2013**
Scale: **Not to Scale**
Sheet Title:

COVER SHEET

Adjacent Property
Not A Part



STUDIO
ARCHITECTS
1504 MARSH STREET, STE 100
ANN ARBOR, MI 48106-4228
ANNAR@STUDIOARCH.COM
WWW.STUDIOARCH.COM

EXISTING SIDEWALK
EXISTING DRIVEWAY
EXISTING PAVING
CURB
BACK-UP SPACE
DROUGHT TOLERANT LANDSCAPING

S. Earth Recycling LLC
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

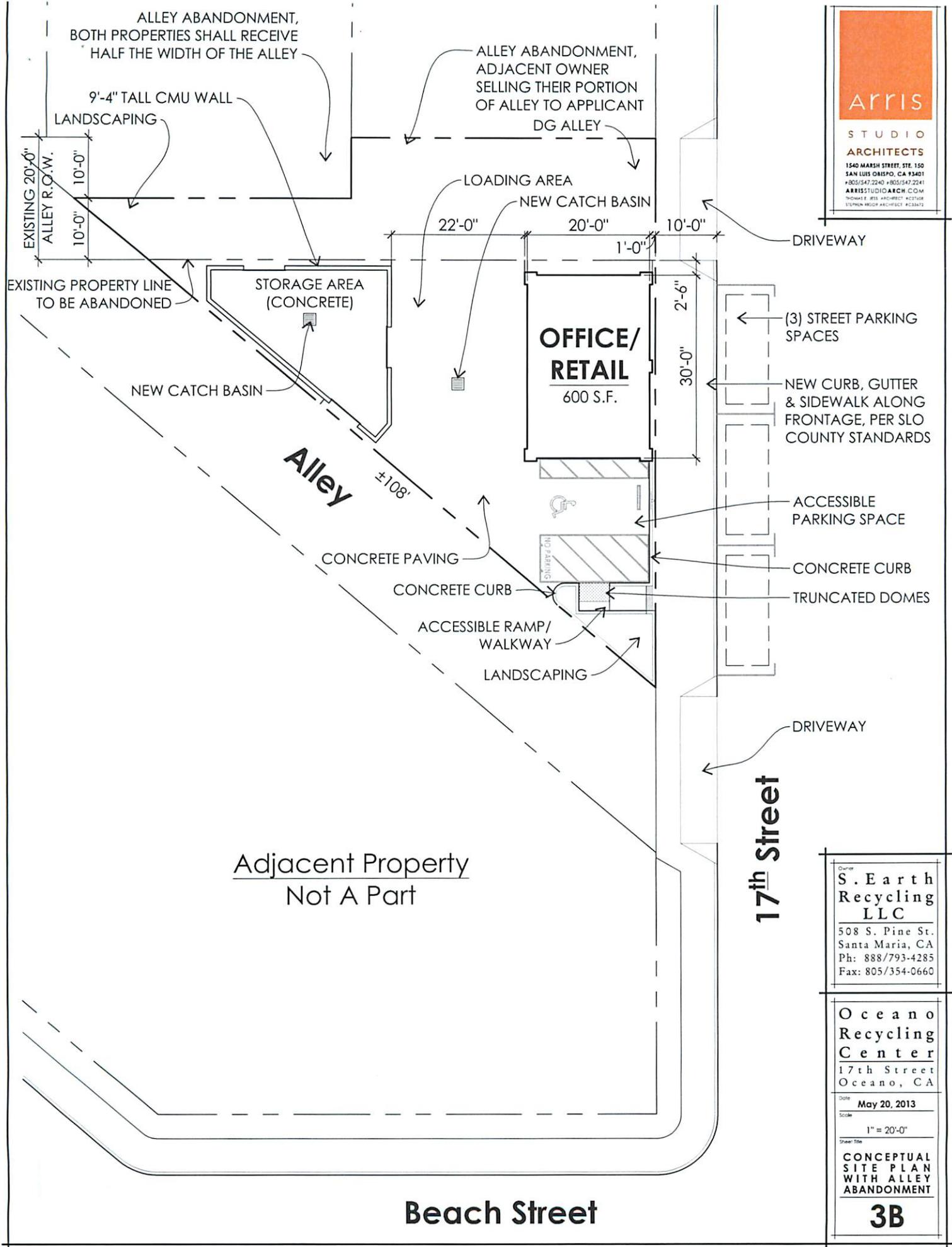
Ocean o Recycling Center
17th Street
Oceano, CA

DATE: May 6, 2013

SCALE: 1" = 20'-0"

PREVIOUSLY APPROVED SITE PLAN

ARRIS
STUDIO
ARCHITECTS
1540 MARSH STREET, STE. 150
SAN LUIS OBISPO, CA 93401
+805/547-2240 +805/547-2241
ARRISSTUDIOARCH.COM
THOMAS E. REIS ARCHITECT #C27408
STEPHEN REISER ARCHITECT #C28472



Owner
S. Earth Recycling LLC
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

Owner
Oceano Recycling Center
17th Street
Oceano, CA

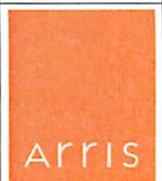
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Scale: **1" = 20'-0"**

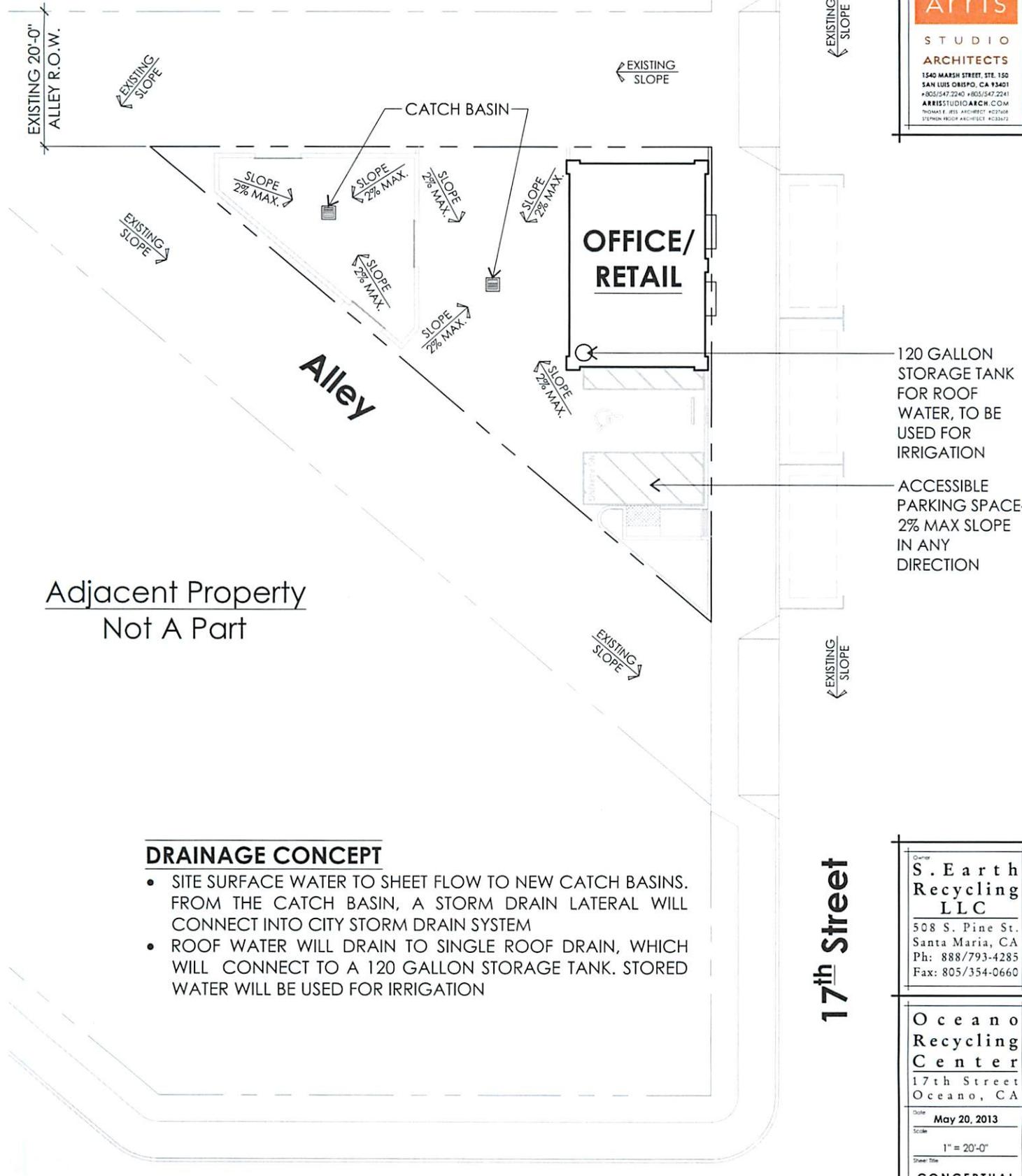
Sheet Title: **CONCEPTUAL SITE PLAN WITH ALLEY ABANDONMENT**

3B

Adjacent Property
Not A Part



ARRIS
STUDIO
ARCHITECTS
1540 MARSH STREET, STE. 150
SAN LUIS OBISPO, CA 93401
+805/547-2240 +805/547-2241
ARRISSTUDIOARCH.COM
THOMAS E. ARIS ARCHITECT #C27408
STEPHEN HIGHT ARCHITECT #C28472



Adjacent Property
Not A Part

120 GALLON STORAGE TANK FOR ROOF WATER, TO BE USED FOR IRRIGATION

ACCESSIBLE PARKING SPACE- 2% MAX SLOPE IN ANY DIRECTION

DRAINAGE CONCEPT

- SITE SURFACE WATER TO SHEET FLOW TO NEW CATCH BASINS. FROM THE CATCH BASIN, A STORM DRAIN LATERAL WILL CONNECT INTO CITY STORM DRAIN SYSTEM
- ROOF WATER WILL DRAIN TO SINGLE ROOF DRAIN, WHICH WILL CONNECT TO A 120 GALLON STORAGE TANK. STORED WATER WILL BE USED FOR IRRIGATION

Beach Street

17th Street

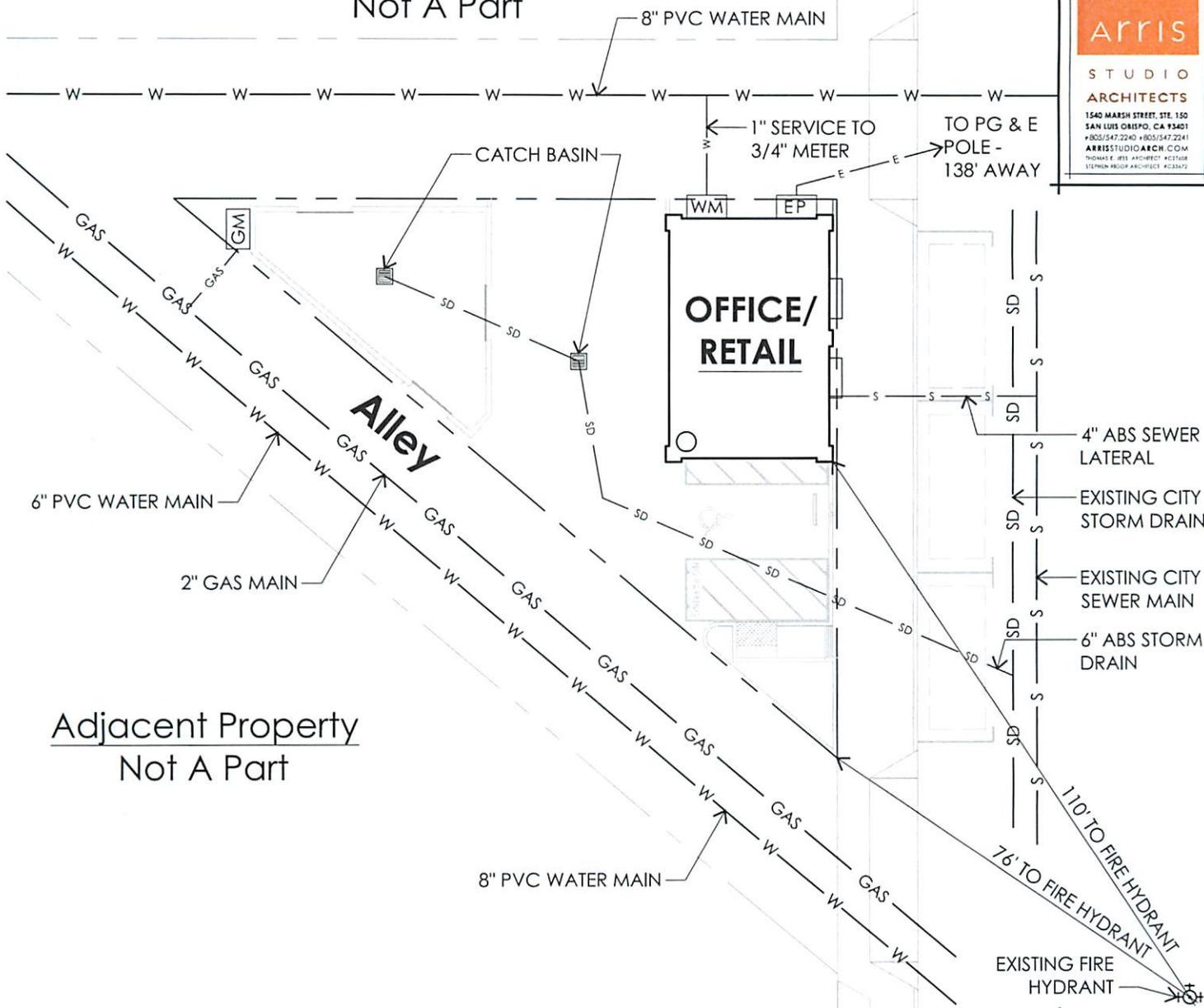
Owner
S. Earth Recycling LLC
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

Oceano Recycling Center
17th Street
Oceano, CA

Date: **May 20, 2013**
Scale: **1" = 20'-0"**
Sheet Title: **CONCEPTUAL GRADING & DRAINAGE PLAN**

Adjacent Property
Not A Part

ARRIS
STUDIO
ARCHITECTS
1540 MARSH STREET, STE. 150
SAN LUIS OBISPO, CA 95401
+805/547-2240 +805/547-2241
ARRISSTUDIOARCH.COM
THOMAS E. JESS ARCHITECT #C23478
STEPHEN REIGF ARCHITECT #C23472



Adjacent Property
Not A Part

UTILITY LEGEND

— E —	ELECTRICAL LINE
— W —	DOMESTIC WATER LINE
— S —	SEWER LINE
— GAS —	GAS LINE
— SD —	STORM DRAIN LINE
EP	ELECTRICAL PANEL/METER
WM	WATER METER
GM	GAS METER

17th Street

Beach Street

Owner
S. Earth Recycling LLC
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

Oceano Recycling Center
17th Street
Oceano, CA

Date **May 20, 2013**
Scale
1" = 20'-0"

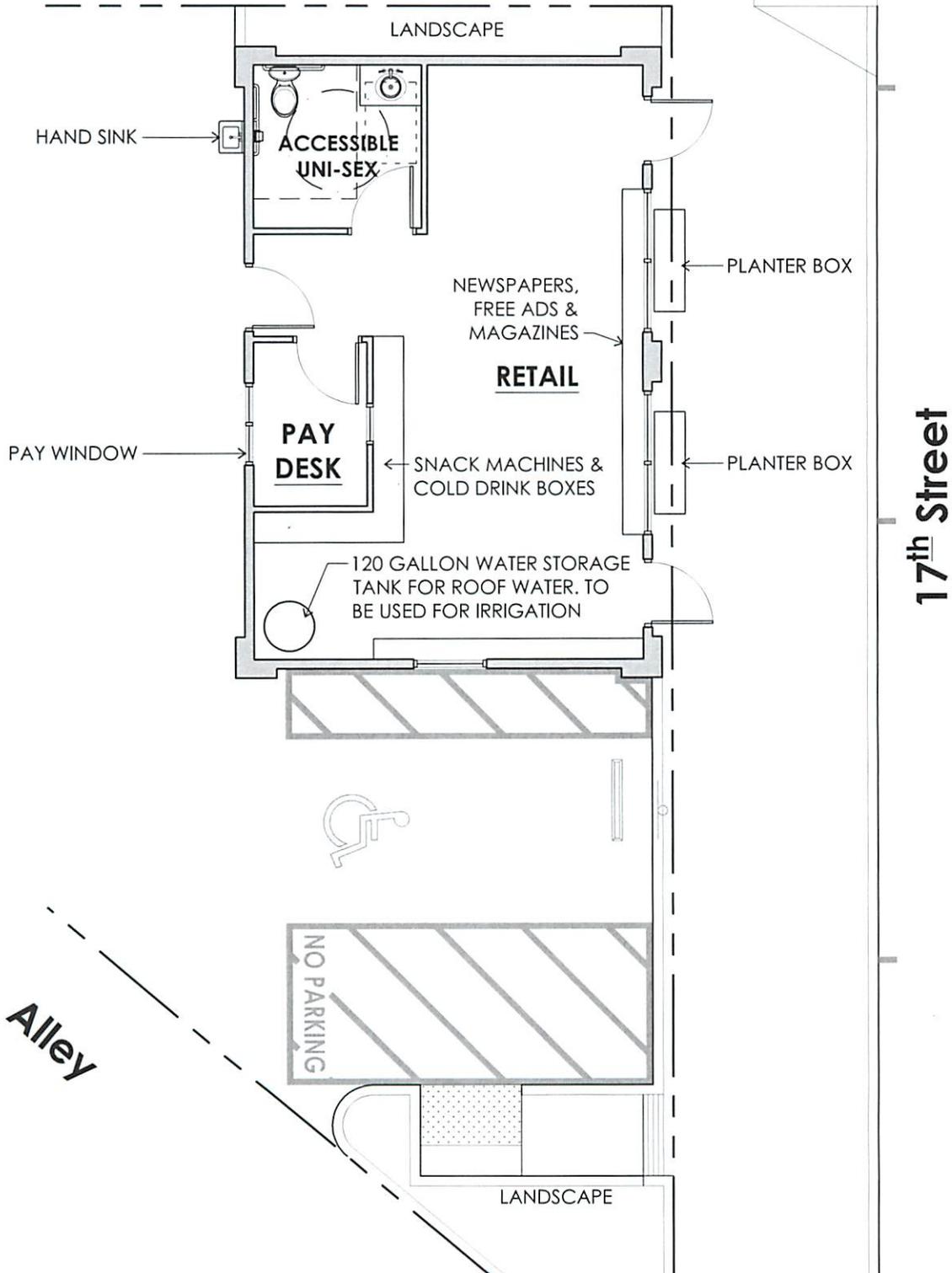
CONCEPTUAL UTILITY PLAN
5

ARRIS

STUDIO
ARCHITECTS

1540 MARSH STREET, STE. 100
SAN LUIS OBISPO, CA 93401
+805/547-2240 +805/547-2241
ARRISSTUDIOARCH.COM
THOMAS E. JESS ARCHITECT #C27408
STEPHEN HUGH ARCHITECT #C23473

Alley



Owner
**S. Earth
Recycling
LLC**

508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

**Oceano
Recycling
Center**

17th Street
Oceano, CA

Date **May 20, 2013**

Scale
1/8" = 1'-0"

Sheet Title

**CONCEPTUAL
FLOOR PLAN**

6



VIEW LOOKING NORTH

SIGNAGE

ALLOWED: 100 S.F.

PROPOSED: 95 S.F.
FRONT ELEVATION: 35 S.F.
SIDE ELEVATION: 30 S.F.
SIDE ELEVATION: 30 S.F.

POTTED PLANTS
VINYL WINDOW AND DOOR
SMOOTH STUCCO BASE



VIEW LOOKING SOUTH

PLANT VINES TO
CRAWL UP WALL

Owner
**S. Earth
Recycling
LLC**
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

**Oceano
Recycling
Center**
17th Street
Oceano, CA

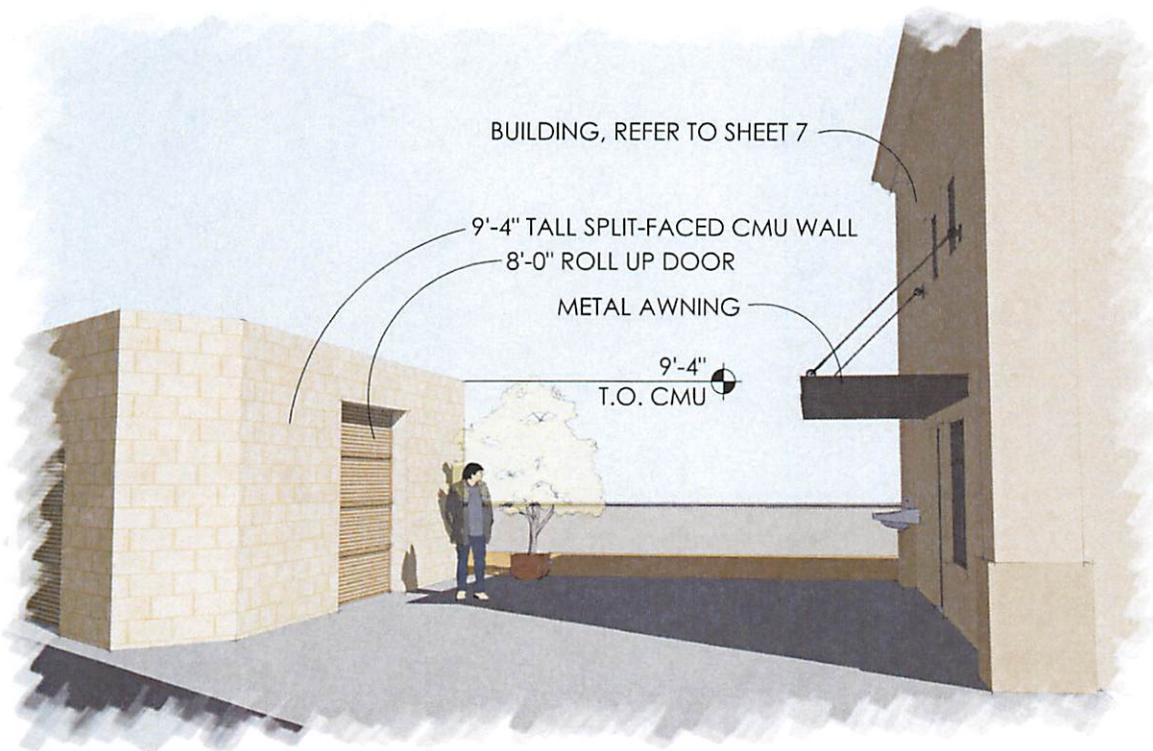
Date: **May 20, 2013**
Scale:
Not to Scale

**CONCEPTUAL
PERSPECTIVES**

ARRIS

STUDIO
ARCHITECTS

1540 MARSH STREET, STE. 150
SAN LUIS CRISPO, CA 95001
+805/547-2240 +805/547-2241
ARRISSTUDIOARCH.COM
THOMAS E. JETT ARCHITECT AC21108
STEPHEN HIGGS ARCHITECT #223472



VIEW LOOKING AT STORAGE AREA

Owner
**S. Earth
Recycling
LLC**
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

**Oceano
Recycling
Center**
17th Street
Oceano, CA

Date **May 20, 2013**

Scale
Not to Scale

Sheet Title

**CONCEPTUAL
PERSPECTIVES**

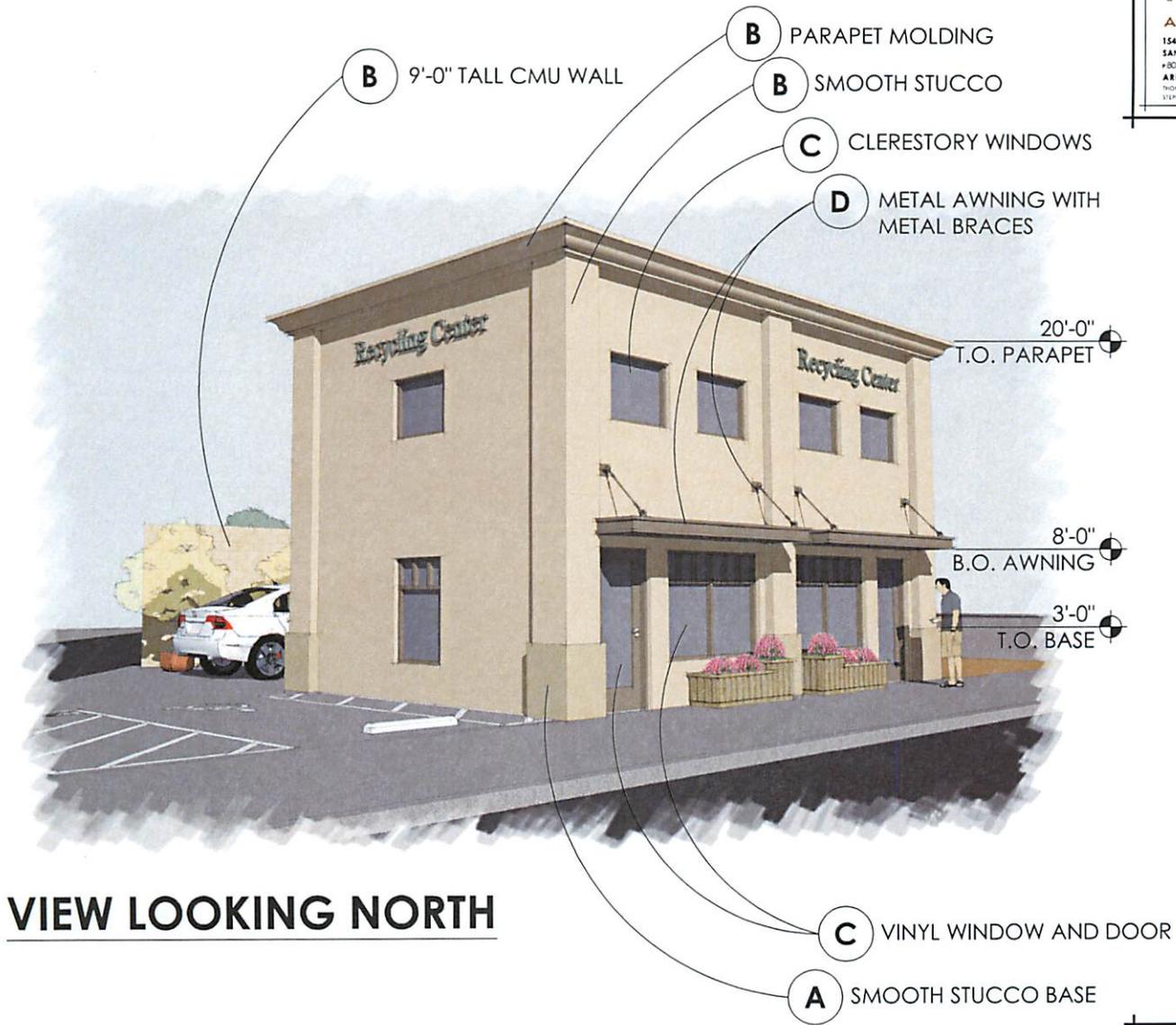
8

ARRIS

STUDIO

ARCHITECTS

1540 MARSH STREET, STE. 150
SAN LUIS OBISPO, CA 93401
P: 805/547-2240 F: 805/547-2241
ARRISSTUDIOARCH.COM
THOMAS E. JESS ARCHITECT #C27468
STEPHEN KRIGER ARCHITECT #C23472



VIEW LOOKING NORTH

COLOR & MATERIALS

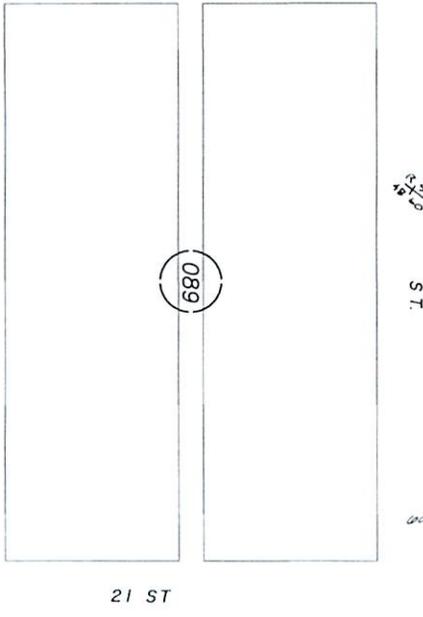
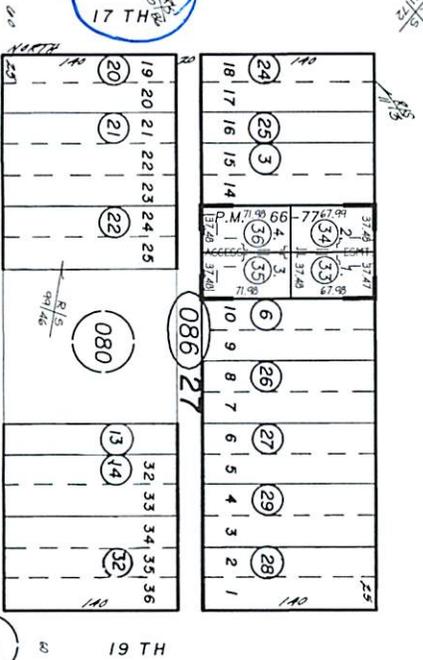
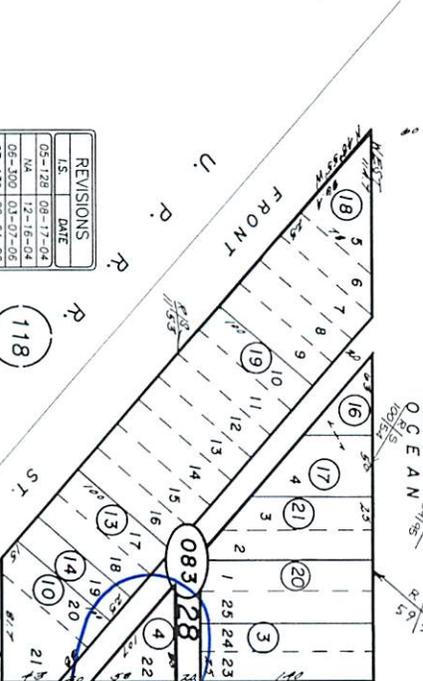
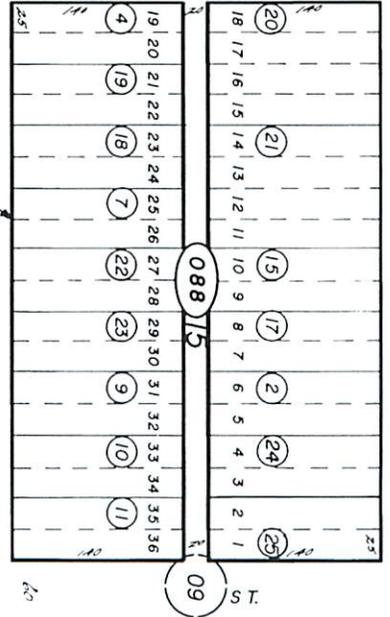
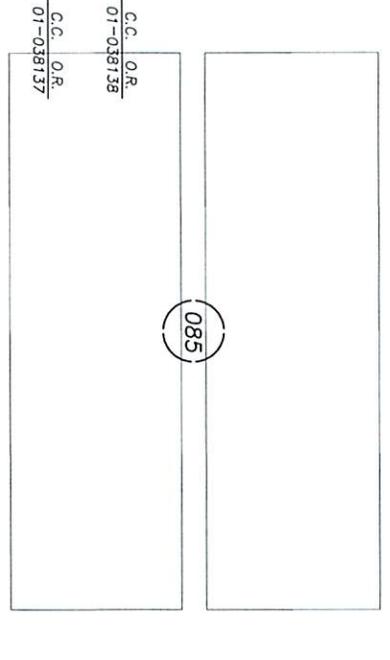
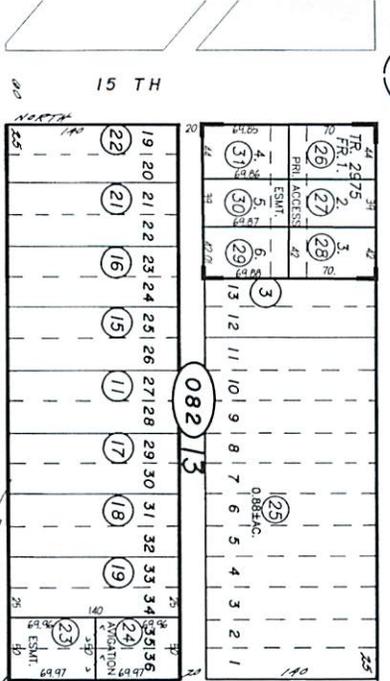
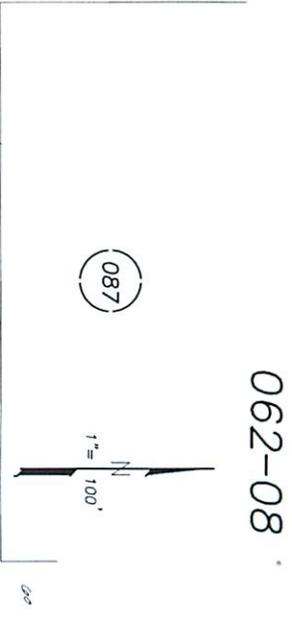
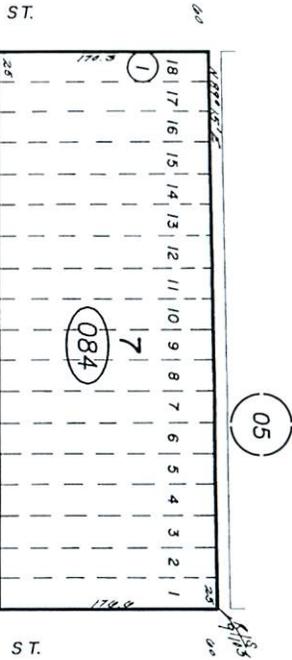
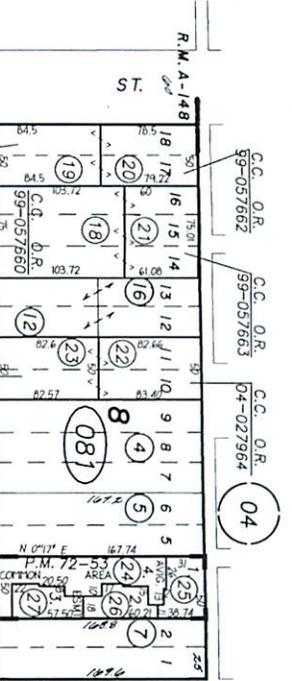
- A** SMOOTH STUCCO BASE
BENJAMIN MOORE HC-79
"GREENBRIER BEIGE"
- B** SMOOTH STUCCO WALL
BENJAMIN MOORE HC-80
"BLEEKER BIEGE"
- C** VINYL WINDOWS & DOORS
STANDARD BRONZE
- D** METAL AWNING
BENJAMIN MOORE HC-85
"FAIRVIEW TAUPE"

Owner
**S. Earth
Recycling
LLC**
508 S. Pine St.
Santa Maria, CA
Ph: 888/793-4285
Fax: 805/354-0660

**Oceano
Recycling
Center**
17th Street
Oceano, CA

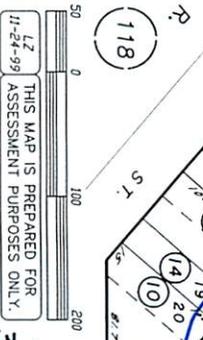
Date: **May 20, 2013**
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COLOR & MATERIALS
9



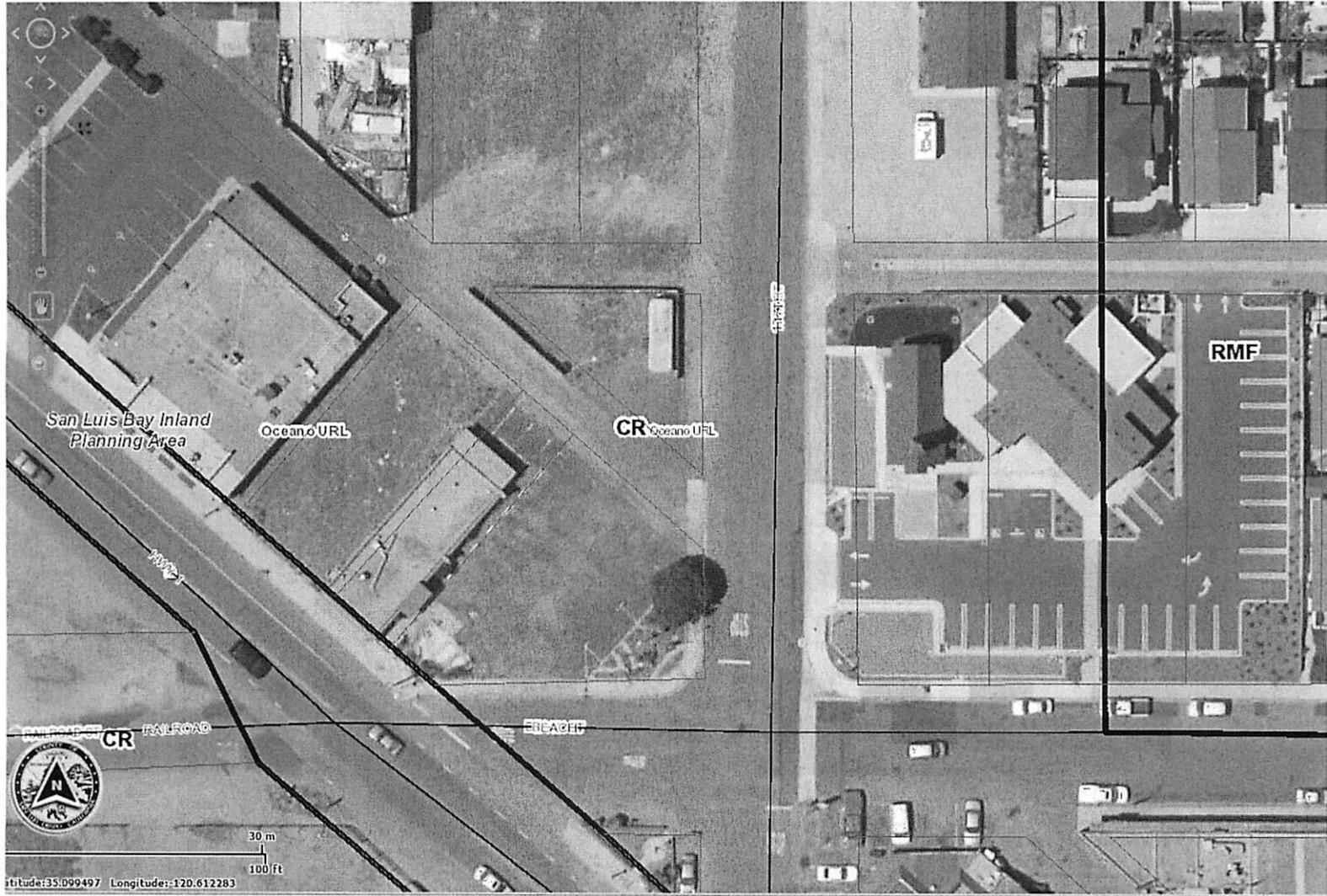
REVISIONS

LS.	DATE
05-128	08-17-04
06-000	12-16-04
06-000	01-07-06
07-139	08-24-06
10-016	04-20-09
11-002	07-08-10



OCEANO HOMES, TRACT NO. 2975, R.M. Bk. 32, Pg. 66-68.
TOWN OF OCEANO, MAP 2, R.M. Bk. A, Pg. 148.

OCEANO ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA. BOOK 062 PAGE 08



San Luis Bay Inland Planning Area

Ocean URL

CR Ocean URL

RMF

RAILROAD CR

30 m
100 ft

Latitude: 35.099497 Longitude: -120.612283



Parcel Summary Report For Parcel # 062-083-004

6/18/2013
1:12:13PM

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 MENDOZA YESENIA I
508 S PINE ST SANTA MARIA CA 93458-5650

Address Information

Status Address
P 01755 17TH 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>
TNOCNO	0028	0022	Oceano	San Luis Bay	CR	AR	CBD	Y		

Parcel Information

Status Description
Active TN OCEANO BL 28 LT 22

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
COUNTY-ZONE NO. 03
SAN LUIS
NO. 04
SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21



Parcel Summary Report For Parcel # 062-083-004

6/18/2013
1:12:13PM

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:

COD2010-00801 CLD Primary Parcel

Description:

RECYCLE CENTER "SET UP" PRIOR TO LAND USE APPROVAL

COD2011-00524 ACR Primary Parcel

Description:

CONDITION COMPLIANCE REGARDING CC RECYCLE STATION BEING REMOVED FROM SITE ON A WEEKLY BASIS - CASE CLOSED IN ACCOUNTS REC'ABLE, CAN BE CLOSED UPON PAYMENT OF V03.

DRC2004-00251 EXP Primary Parcel

Description:

16,000 SF MIXED USE PROJECT

DRC2010-00063 APV Primary Parcel

Description:

RECYCLING COLLECTION STATION

DRC2012-00114 REC Primary Parcel

Description:

600 SQ FT BUILDING(OFFICE & PAY CENTER); FENCED STORAGE AREA; PUBLIC IMPROVEMENTS; REMVOE TEMP RECYCLING TRAILER.

PMT2002-16345 EXP Primary Parcel

Description:

COMM W/ CARETAKER