SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 2/13/2014

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00064 MARQUEZ – Proposed minor use permit to construct two buildings: Unit A will be two-story, three bedroom (2,538 sf) and Unit B will be two-story, two bedroom (1,690 sf). Site location is Beach St and 22nd, Oceano. APN: 062-093-005.

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

DRC2013-00064 MARQUEZ RODO
MINOR USE PERMIT
MUP TO CONSTRUCT TWO LIVING UNITS. UNIT A WILL BE A 2-STORY, 3 BEDROOM
SLB/ OCNO
AR RMF

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Rodolfo Marquez Daytime Phone 805-770-2856
Mailing Address 1180 Obispo St, Guadalupe, CA Zip Code 93434
Email Address: rudy.marquez@outlook.com

■ Applicant Name Rogelio Solis Daytime Phone 805-868-4850
Mailing Address 4700 Wong st Guadalupe CA 93434 Zip Code 93434
Email Address: solis.rogelio@yahoo.com

■ Agent Name (SAME AS ABOVE) Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 7,000 Assessor Parcel Number(s): 062-083-005
Legal Description: 50 FT x 140 FT LOT
Address of the project (if known): 1880 22ND STREET, 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.: BEACH STREET & 22ND STREET

Describe current uses, existing structures, and other improvements and vegetation on the property:
VACANT LOT (CURRENTLY NO STRUCTURES), FLAT GRADE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Propose 2 BUILDINGS. UNIT A WILL BE A 2-STORY 3 BEDROOM BLDG (2,538.2 SF) AND UNIT B WILL BE A 2-STORY 2 BEDROOM BLDG (1,690.5 SF)

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 1/21/14

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): MODIFICATION TO ORDINANCE 22.18.050 TO REDUCE PARKING REQUIRED FROM 6 SPACES TO 4 SPACES ONLY. WE ARE @ A CORNER LOT AND WILL BE BUILT SPACE FOR GUEST PARKING.

Describe existing and future access to the proposed project site: CURRENT LOT IS VACANT. ACCESS TO PROPOSED SITE WILL BE THROUGH BEACH AND 22ND ST TO UNIT A. ACCESS TO UNIT B WILL BE THROUGH 22ND STREET AND REAR ALLEY.

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

East: RESIDENTIAL 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: 2941 sq. feet 42 % Landscaping: 3,879.7 sq. feet 55.4 %

Paving: 179.7 sq. feet 2.6 % Other (specify) _____

Total area of all paving and structures: 3,120.7 ■ sq. feet ☐ acres

Total area of grading or removal of ground cover: N/A ☐ sq. feet ☐ acres

Number of parking spaces proposed: 4 Height of tallest structure: 22' 6"

Number of trees to be removed: NONE Type: _____

Setbacks: Front 25' 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 SERVICES DISTRICT

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

Proposed sewage disposal: ☐ Individual on-site system ☐ Other OCEANO COMMUNITY SERVICES DISTRICT.

■ 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: _____

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: UNIT A | UNIT B

Number of residential units: 2 Number of bedrooms per unit: 3 BEDROOM | 2 BEDROOM.

Total floor area of all structures including upper stories, but not garages and carports: 3,426.5 SF

Total of area of the lot(s) minus building footprint and parking spaces: 3,879.7 SF

1880 22nd Street
Residences

PROFESSIONALS

DRAFTSMAN / DESIGNER

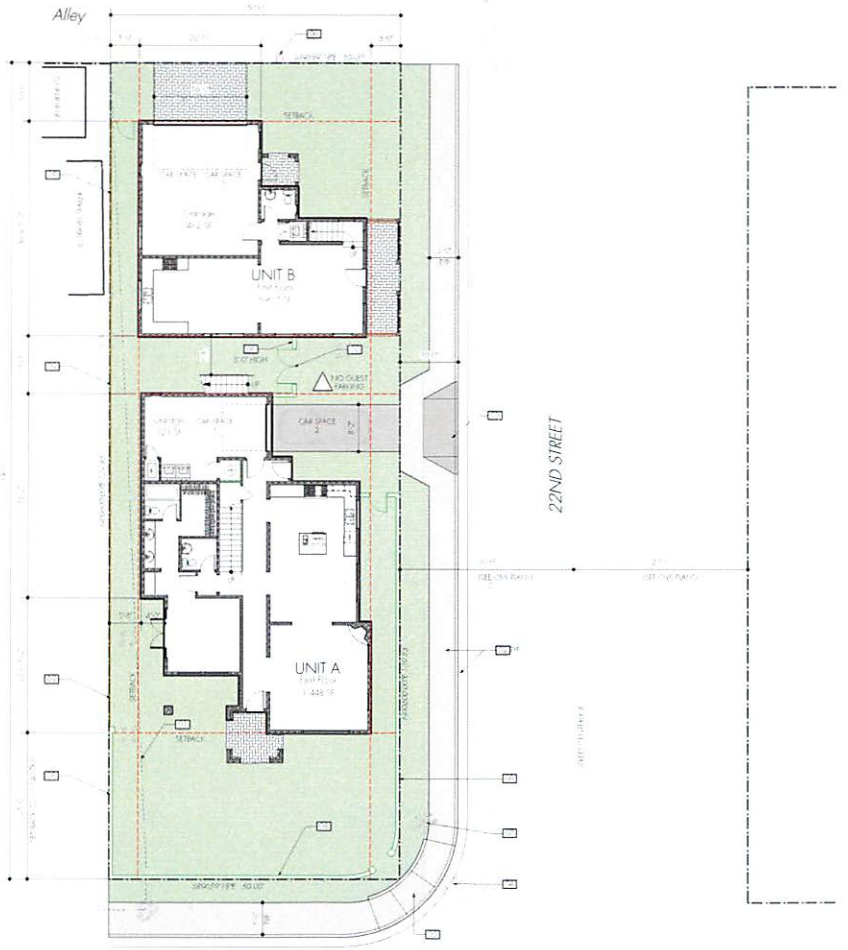
STRUCTURAL ENGINEER

SOILS ENGINEER

GEOTECHNICAL ENGINEER

SITE LEGEND

SITE NOTES



1 Site Plan - Proposed Units

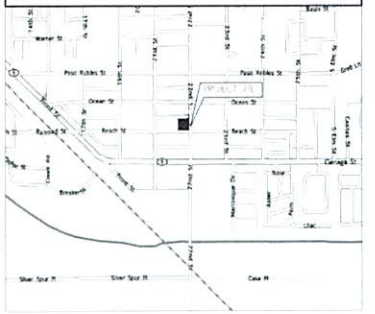
PROJECT STATISTICS

062-093-005

SCOPE OF WORK

DRAWING INDEX

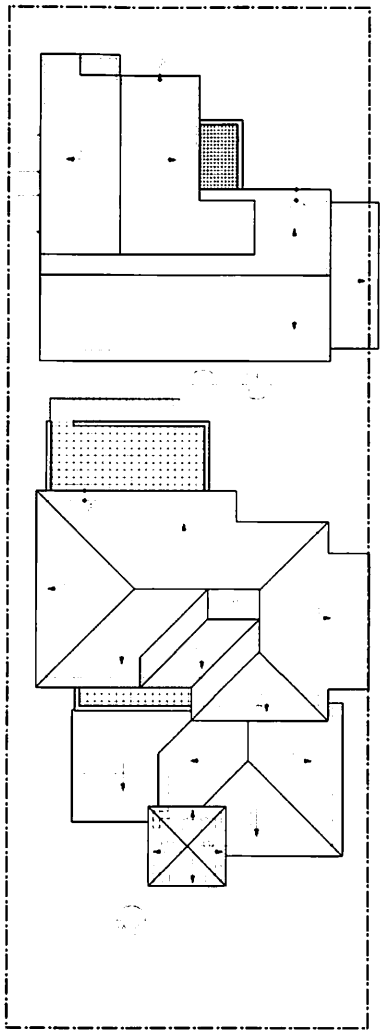
VICINITY MAP



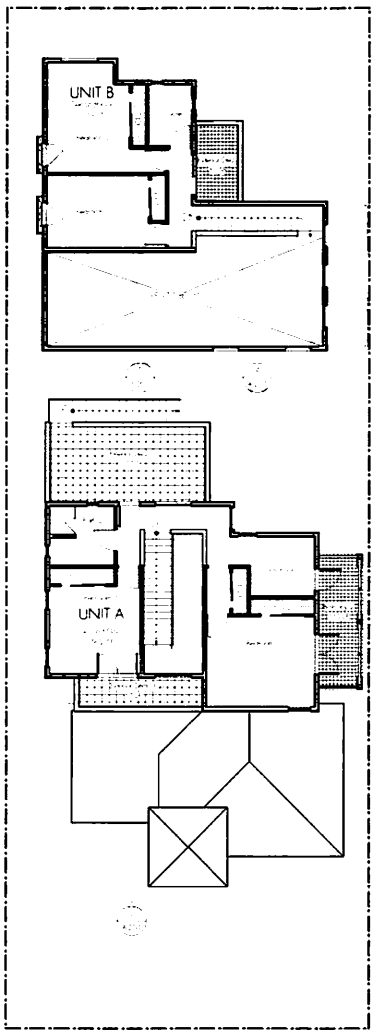
ROGELIO SOLIS
ARCHITECTURAL DRAFTING
4206 WONG STREET
GUADALUPE, CA 93434
P: 805 888 4650
sois_rogelio@yahoo.com

Proposed project at:
1880 22nd Street, Residences
1880 22nd Street
Oceano, CA 93445

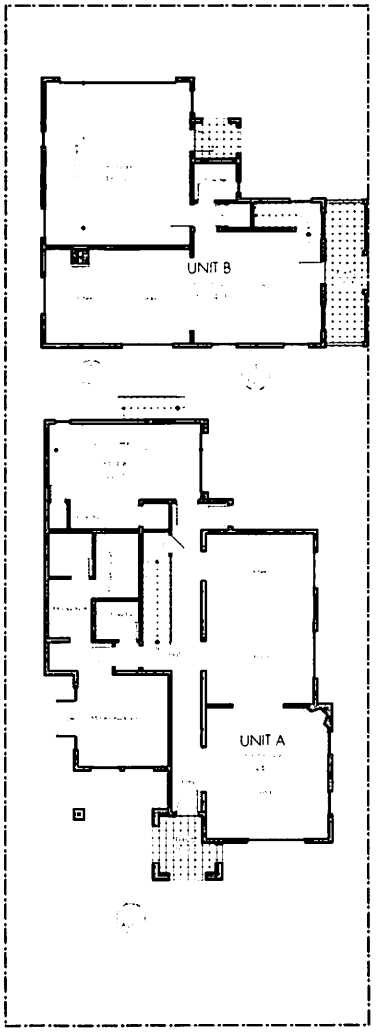
A-000



3 Roof Plan



2 2nd Floor Plan



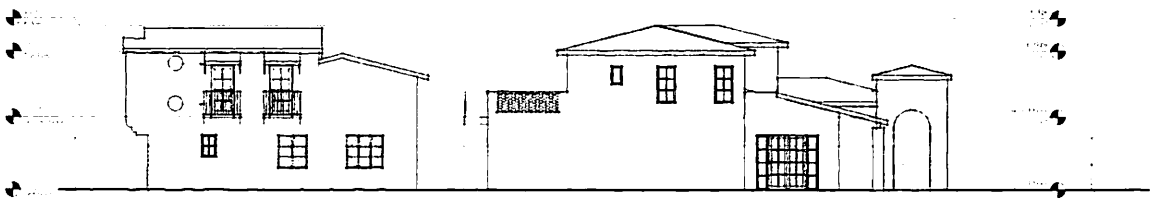
1 1st Floor Plan

ROGELIO SOLIS
DRAFTING
4706 WONG STREET
GUADALUPE, CA 93434
P 805 588 4853
solis_rogelio@yahoo.com

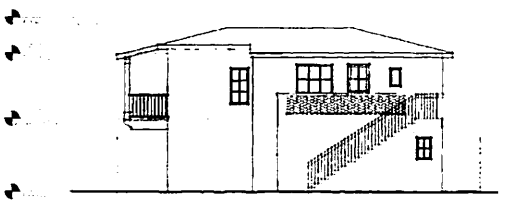
Proposed property at:
1880 22nd Street Residences
1880 22nd Street
Oceano, CA 93445

A-101

1 22nd Street Elevation (Side)

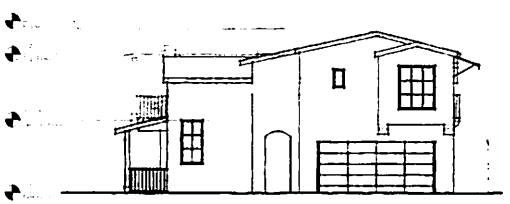


2 Side Elevation



4 Interior Side Elevation

3 Beach Street Elevation (Front)



6 Alley Elevation (Rear)

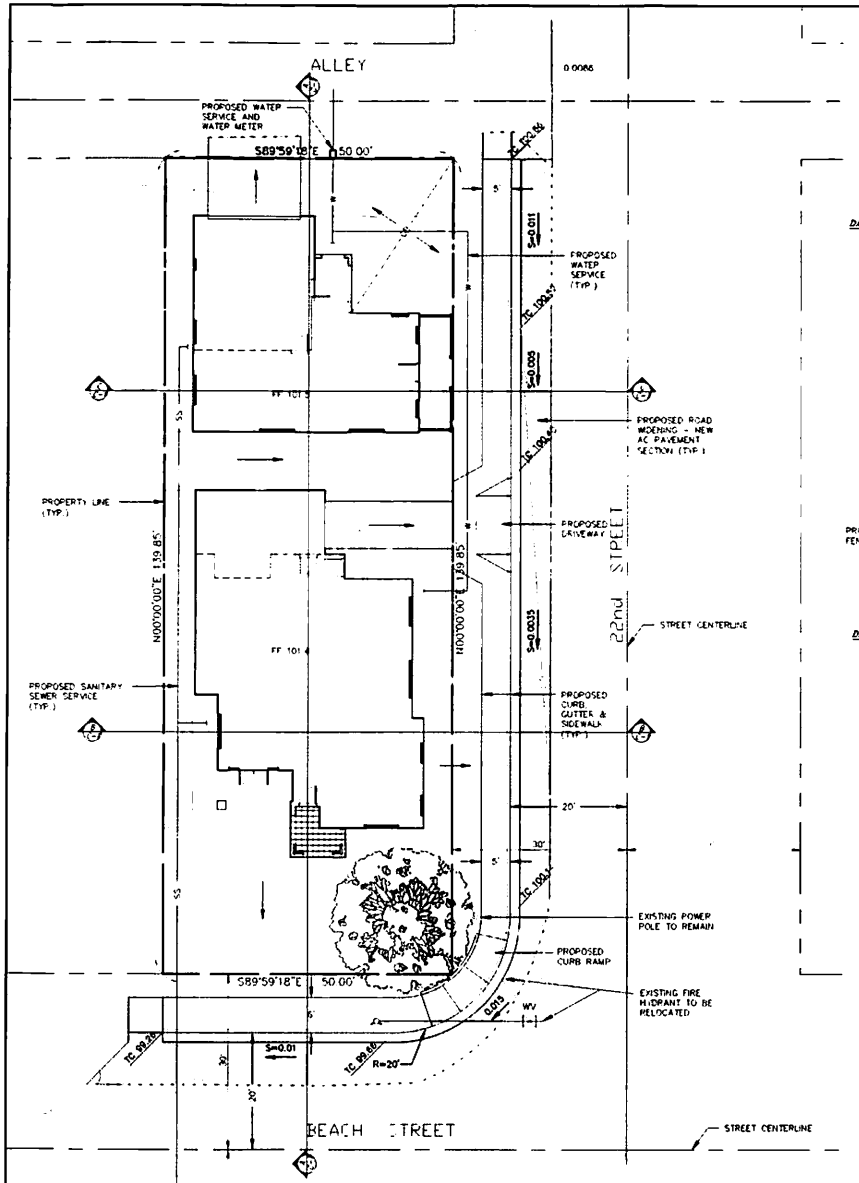
5 Interior Side Elevation

TYPICAL FINISHES & COLORS

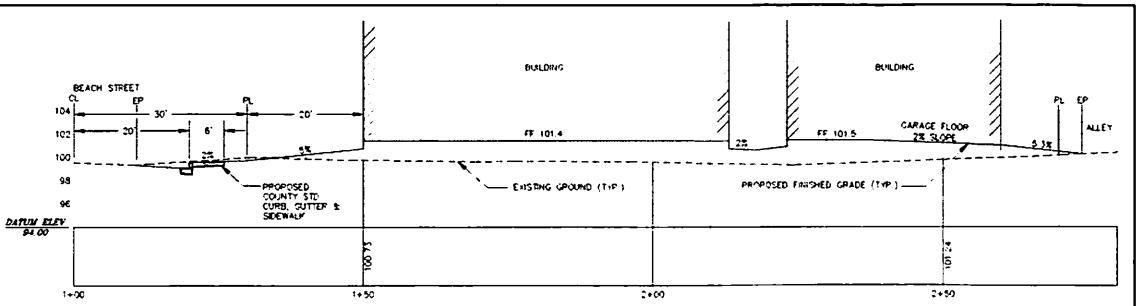
ROGELIO SOLIS
DRAFTING
4706 WONG STREET
GRADALUPE, CA 93434
P 805 888 4850
sols_rogelio@yahoo.com

Proposed project for
1880 22nd Street, Residences
1880 22nd Street
Oceano, CA 93110

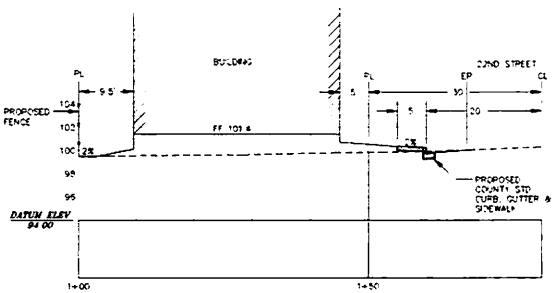
A-201



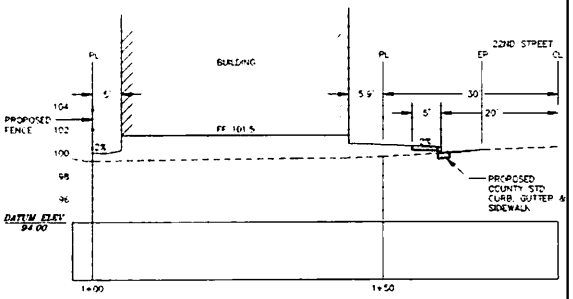
PLAN



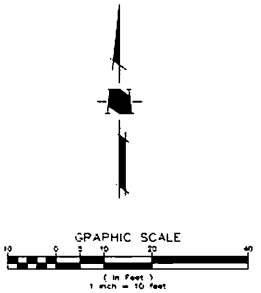
SECTION A-A
SCALE: HOR. 1" = 10'
VERT. 1" = 5'



SECTION B-B
SCALE: HOR. 1" = 10'
VERT. 1" = 5'



SECTION C-C
SCALE: HOR. 1" = 10'
VERT. 1" = 5'



SURVEY STATEMENT

THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON ARE BASED UPON A A SURVEY OF THE SITE PROVIDED BY THE APPLICANT AND PREPARED BY LACHAINE & ASSOCIATES, INC DATED JULY 3, 2013. INSITECIVIL, INC DOES NOT GUARANTEE THE ACCURACY OF SAID SURVEY INFORMATION SHOWN HEREON.

PRELIMINARY EARTHWORK ESTIMATE

ESTIMATED CUT = 0 C.Y.
ESTIMATED FILL = 220 C.Y.

NO	DATE	BY	APPROVED	REVISIONS
△				
△				
△				
△				
△				

INSITECIVIL, INCORPORATED
Professional Engineering Services
P.O. Box 926, Templeton, CA 93465 (805) 434-3256

PROJECT ENGINEER _____ DATE _____

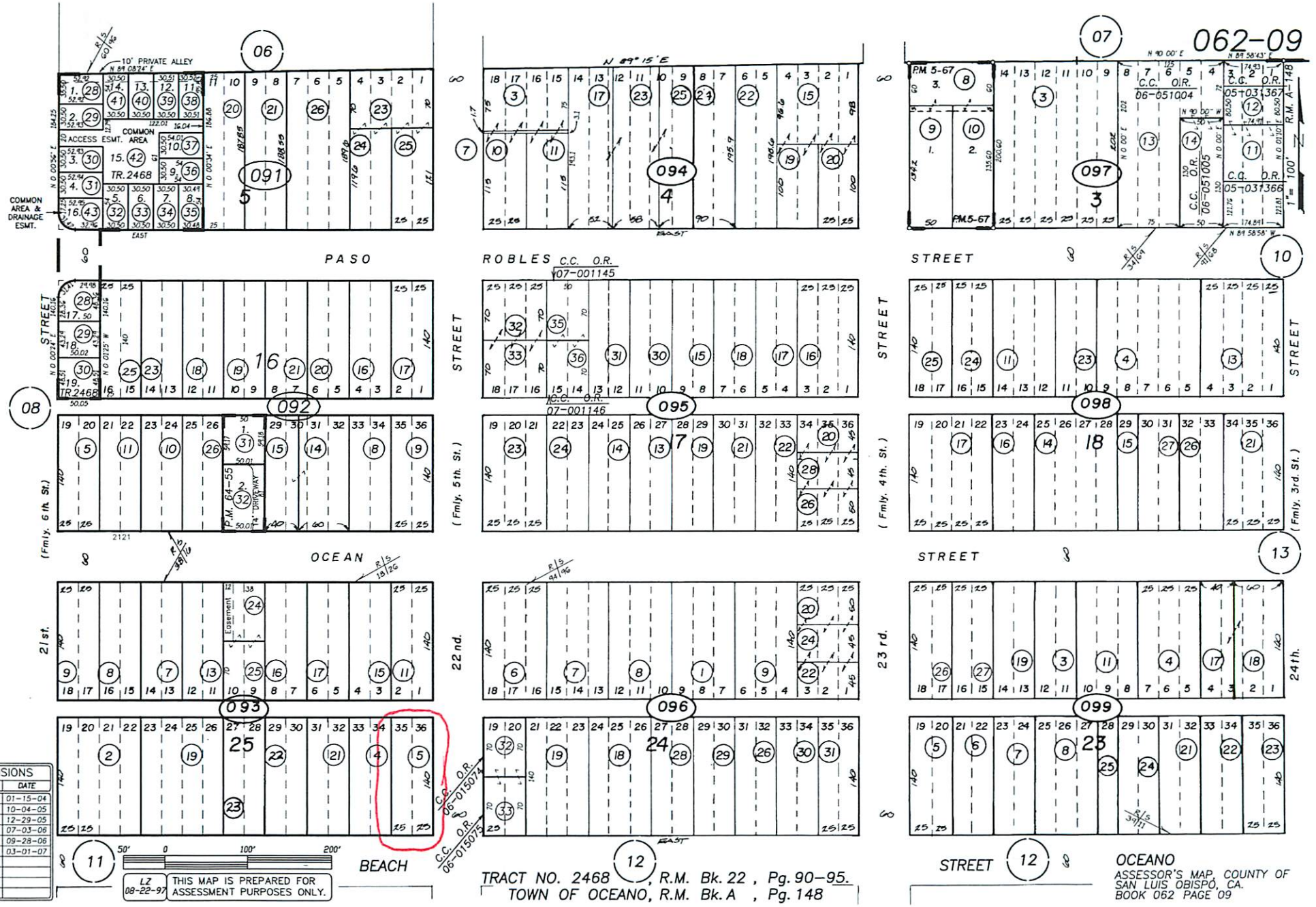
Date	
Scale	
Designed	
Drawn	
Checked	
Proj. Engr.	
File	

PROPOSED RESIDENTIAL PROJECT
1880 22ND STREET
OCEANO, CA

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

Sheet **C-1** Of 1 Sheets

JOB NUMBER 13014



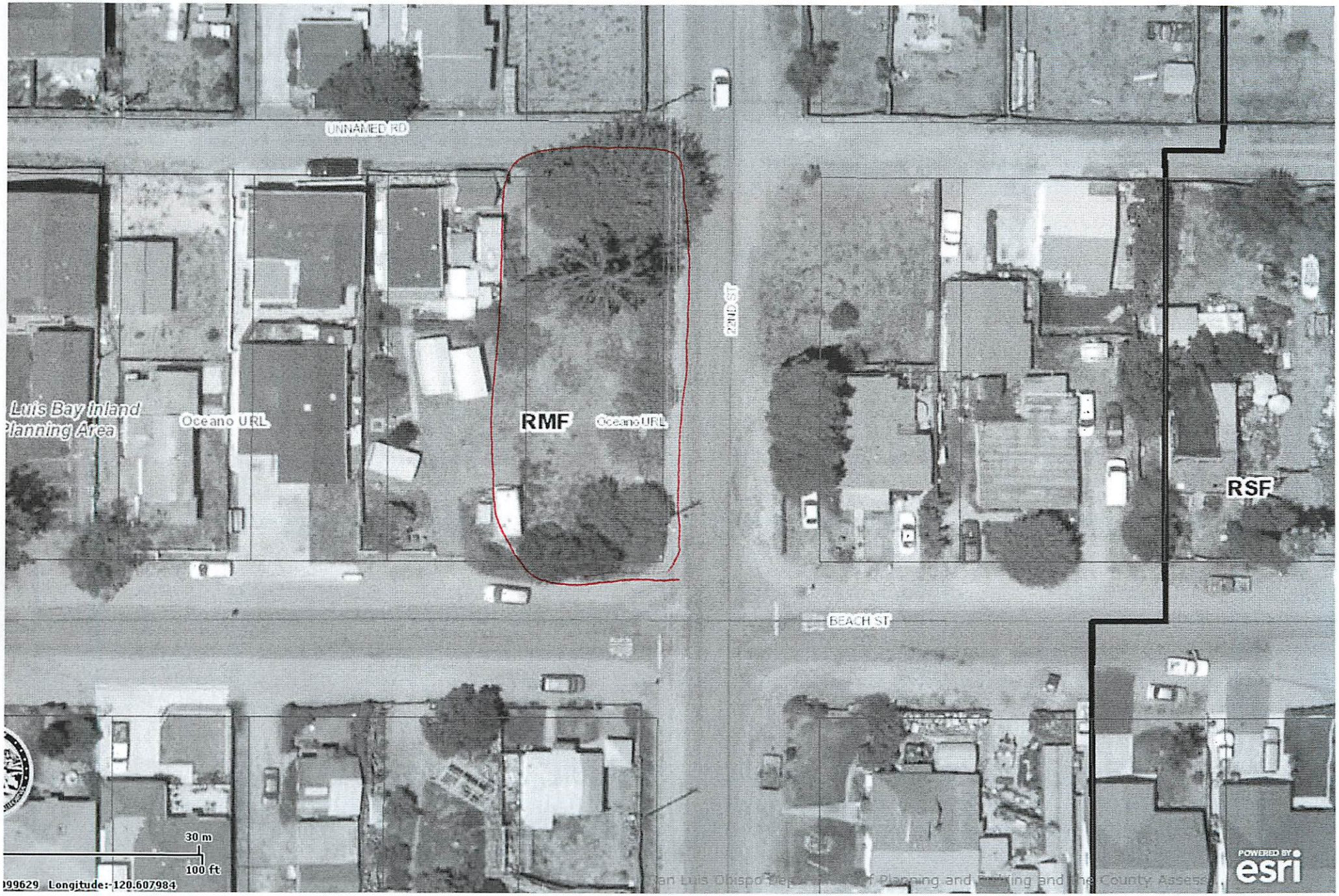
REVISIONS	
I.S.	DATE
04-280	01-15-04
06-127	10-04-05
06-212	12-29-05
07-055	07-03-06
07-176	09-28-06
08-005	03-01-07

LZ 08-22-97

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2468, R.M. Bk. 22, Pg. 90-95.
TOWN OF OCEANO, R.M. Bk. A, Pg. 148

OCEANO
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 062 PAGE 09


UNNAMED RD
22ND ST
Luis Bay Inland
Planning Area
Oceano URL
RMF
Oceano URL
RSF
BEACH ST
30 m
100 ft
099629 Longitude:-120.607984
esri

Parcel Summary Report For Parcel # 062-093-005

1/30/2014
1:57:06PM

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	MARQUEZ RODOLFO
	1180 OBISPO ST GUADALUPE CA 93434-1409
OWN	MARQUEZ SILVIA

Address Information

Status	Address
P	01880 22ND ST OCNO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
TNOCNO	0025	0036	Oceano	San Luis Bay				Y	L2	
TNOCNO	0025	0035	Oceano	San Luis Bay	RMF	AR		Y	L2 / VP	E030364

Parcel Information

Status	Description
Active	TN OCEANO BL 25 LT 35&36

Notes

LEGAL PARCEL PER DEED 416 OR 372, BOTH LOTS ARE ON ONE DEED OF A 1889 MAP THEREFORE THE TWO LOTS TOGETHER ARE ONE LEGAL PARCEL. TO SHOW TWO SEPARATE LOTS WOULD NEED SEPARATE PRE-1960 DEEDS, ONE DEED FOR EACH INDIVIDUAL HISTORICAL LOT. JSM

Tax Districts

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

Parcel Summary Report For Parcel # 062-093-005

1/30/2014
1:57:07PM

San Luis Obispo County Department of Planning and Building

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

SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21

Case Information

Case Number:	Case Status:	
COD2003-00364	CLD	Primary Parcel

Description:
USE NOT ALLOWED: MOBILE HOME/STORAGE

DRC2004-00221	DEN	Primary Parcel

Description:
CURB, GUTTER, SIDEWALK WAIVER

DRC2006-00197	ERR	Primary Parcel

Description:
CURB GUTTER SIDEWALK WAIVER FOR 1880 22ND ST OCEANO

DRC2013-00064	REC	Primary Parcel

Description:
MUP TO CONSTRUCT TWO LIVING UNITS. UNIT A WILL BE A 2-STORY, 3 BEDROOM BUILDING 2,538.2 SQ FT, UNIT B WILL BE A 2-STORY 2 BEDROOM BUILDING 1,690.5 SQ FT.

PMT2003-01020	WIT	Primary Parcel

Description:
WITHDRAWN - MOBILE HOME TO BE REMOVED - AS BUILT MOBILE HOME W/ PERMANENT FOUNDATION SYSTEM (18551) SPA#30-5F DO NOT UPDATE FEES PER COURT ORDER - SEE TIM FIELDER

PRE2013-00004	REC	Primary Parcel

Description:
CONSTRUCTING 2 RESIDENTIAL TWO- STORY UNITS ON ONE PARCEL.