



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 9/26/2016

**TO:** \_\_\_\_\_

**FROM:** Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2016-00018 DOLL – Proposed minor use permit / request to modify parking requirements (Section 22.18.030(A)) to allow front setback to be counted towards parking requirement for future secondary residence (garage conversion). Project location is 2480 Paso Robles Street in Oceano.  
APN: 062-102-025

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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.

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\_\_\_\_\_

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

DRC2016-00018

DOLL CINDY

MINOR USE PERMIT

REQUEST TO MODIFY SECTION 22.18.030(A)

- PARKING STANARD

SCSLB/ OCNO

AR RSF

### APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name CINDY DOLL Daytime Phone 712-3743  
 Mailing Address P.O. Box 1253 Grover beach Zip Code 93483  
 Email Address: Doll@PismoCoastRealtors.com

Applicant Name SAME Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name N/A Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 4688 # Assessor Parcel Number(s): 062-102-025  
 Legal Description: 2480 Paso Robles St.  
 Address of the project (if known): 2480 Paso Robles 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.: Near corner of 25th St & Paso Robles St.  
 Describe current uses, existing structures, and other improvements and vegetation on the property:  
Currently my primary single family residence

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Request to modify Section

### 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.

22.18.030 CA) - parking standard to create a second unit in the garage.

Property owner signature Cindy Doll Date 9/14/16

**FOR STAFF USE ONLY**



# 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): Request to modify Section 22.18.030 CA - parking standard

Describe existing and future access to the proposed project site: Driveway parking

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: \_\_\_\_\_ sq. feet 51 % Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) \_\_\_\_\_

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

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

Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: \_\_\_\_\_ 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: OCSD

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: OCSD

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

Fire Agency: List the agency responsible for fire protection: FIVE CITIES FIRE

### For commercial/industrial projects answer the following:

Total outdoor use area: N/A  sq. feet  acres

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

### For residential projects, answer the following:

Number of residential units: 2 Number of bedrooms per unit: UNIT 1 → 2, UNIT 2 → 1 → TOTAL 3

Total floor area of all structures including upper stories, but not garages and carports: N/A sf

Total of area of the lot(s) minus building footprint and parking spaces: N/A sf



# 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: \_\_\_\_\_ acres  
 Moderate slopes - 10-20%: \_\_\_\_\_ acres  
 20-30%: \_\_\_\_\_ 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: This is an existing primary residence on Asarobles St.

**Water Supply Information**

*Has already been supplying water for dozens of years*

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 \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
3. - What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? \_\_\_\_\_
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 / \_\_\_\_\_ GPM  
 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:**

*N/A*

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    If 'Yes', please attach.
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:** *Has already been supplying for dozens of years*

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: \_\_\_\_\_ Location of connection: \_\_\_\_\_
2. What is the amount of proposed flow? \_\_\_\_\_ GPD
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No

**Solid Waste Information** *Has already been installed for dozens of years*

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: \_\_\_\_\_
3. Where is the waste disposal storage in relation to buildings? \_\_\_\_\_
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: Lmcsd
2. Location of nearest police station: Sheriff substation 1 mile up Hwy 1
3. Location of nearest fire station: Arroyo Grande
4. Location of nearest public transit stop: bus stop on Elm St.
5. Are services (grocery/other shopping) within walking distance (1/2 mile or closer) of the project?  Yes  No

**Historic and Archeological Information**

1. Please describe the historic use of the property: Has been built out + used as Residential
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity?  Yes  No *since 1930's*  
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: \_\_\_\_\_ Hours of Operation: \_\_\_\_\_
2. How many people will this project employ? \_\_\_\_\_
3. Will employees work in shifts?  Yes  No  
If yes, please identify the shift times and number of employees for each 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: \_\_\_\_\_
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.
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. \_\_\_\_\_ Between 4:00 to 6:00 p.m. \_\_\_\_\_

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: \_\_\_\_\_

**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): N/A
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 \*: \_\_\_\_\_

\*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:  
 \_\_\_\_\_
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): \_\_\_\_\_

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project

**MINOR USE PERMIT – Cindy Doll – (805) 712-3743**

**2480 Paso Robles Street – APN 062-102-025**

This minor use permit is requesting a modification to Section 22.18.030 (A) for parking.

This is an 80+ year old residential primary residence on 2480 Paso Robles Street in Oceano, surrounded by other residential primary residences. Residences throughout the entire neighborhood use front driveways within a setback (accessed from Paso Robles Street) as the primary and/or only parking. I am requesting that my front driveway/parking space be classified as a required parking space. Two additional parking spaces can be created at the back of the property, accessed by the alley access from 25<sup>th</sup> Street.

Classifying this front driveway/parking space (accessed from Paso Robles Street) is completely consistent with the use of front driveways in nearby homes. Neither my front driveway parking space nor that of neighbors has ever caused any type of traffic safety problems. Neither the police, sheriff, OCSD, nor County have indicated to anyone in our neighborhood that our spaces relate to any type of traffic problem and no auto accidents have been related to the spaces.

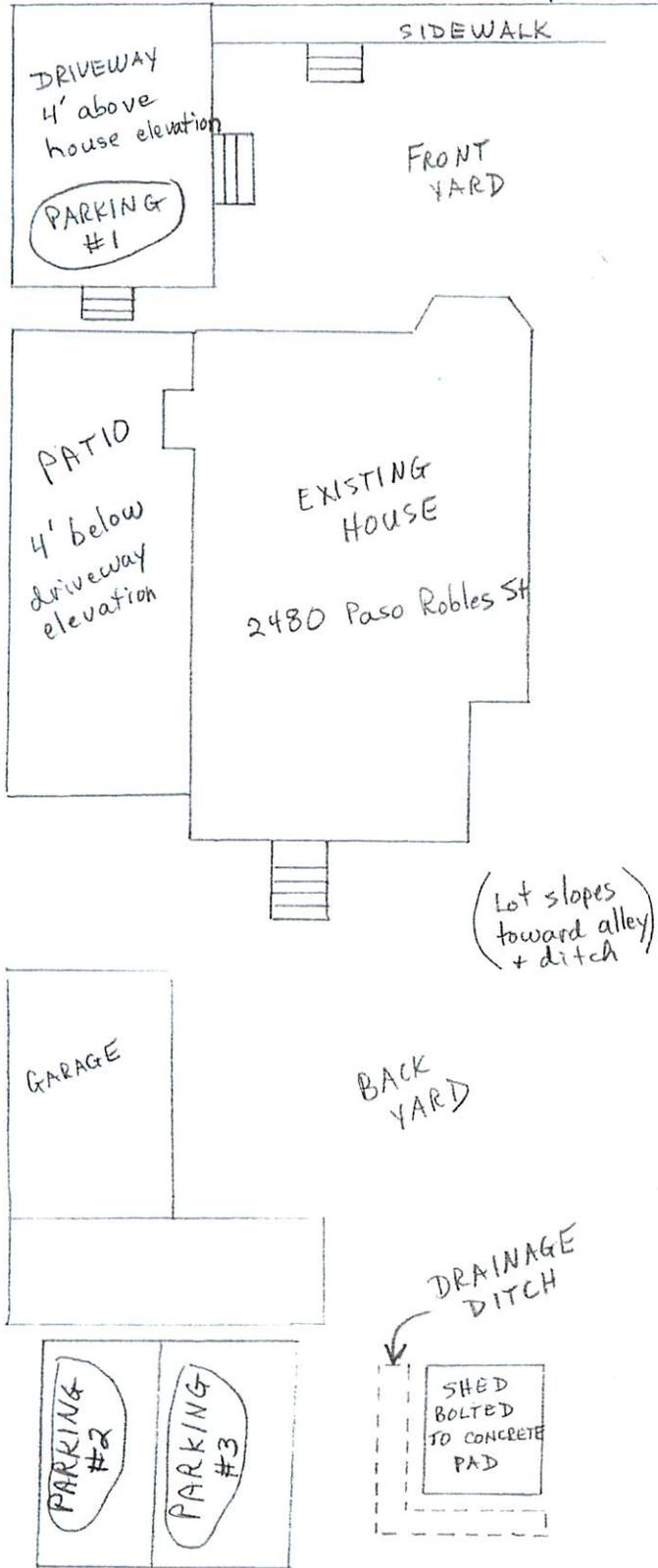
Classifying the front driveway/parking space as a required space will allow the back of the property, accessed from the alley, to accommodate two additional parking spaces without disturbing the rain runoff drainage ditch on my property. The rain runoff drainage ditch was created when a previous building permit was obtained many years ago to add a bathroom to the primary residence and I was required to ensure all rain runoff is retained on my property. At that time, the OCSD also required me to pave the alley, plus pave it in a manner which sloped 100% of the pavement grade toward my property, consequently leaving me to take in 100% of all rain runoff from the alley. Therefore I cannot remove the drainage ditch or it will cause flooding on my property when it rains. If the drainage ditch can remain intact, I can use the remaining back portion of the property to create two additional parking spaces with disturbance of the ditch.

Thank you.



Cindy Doll

PASO ROBLES ST.



Neighbor's house

25th Street

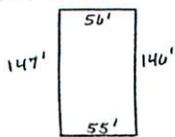
~~OCSD~~ MAKE SLOPE  
ALLEY PAVEMENT 100%  
ONTO MY PROPERTY FOR ALL  
RAIN RUNOFF

↑  
↑  
↑

ALLEY

ALLEY

(per tax data)  
Lot dimensions



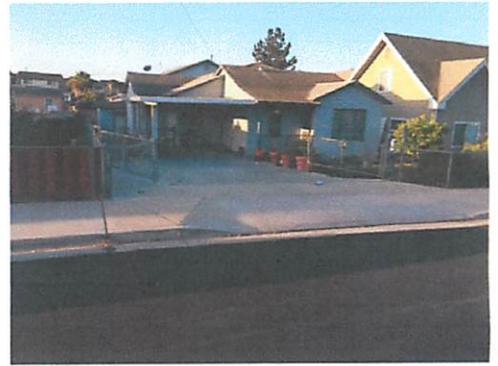
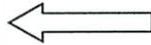
Minor Use Permit—CINDY DOLL—(805) 712-3743



**SUBJECT PROPERTY at 2480 Paso Robles St  
(Driveway accessed from Paso Robles St)**



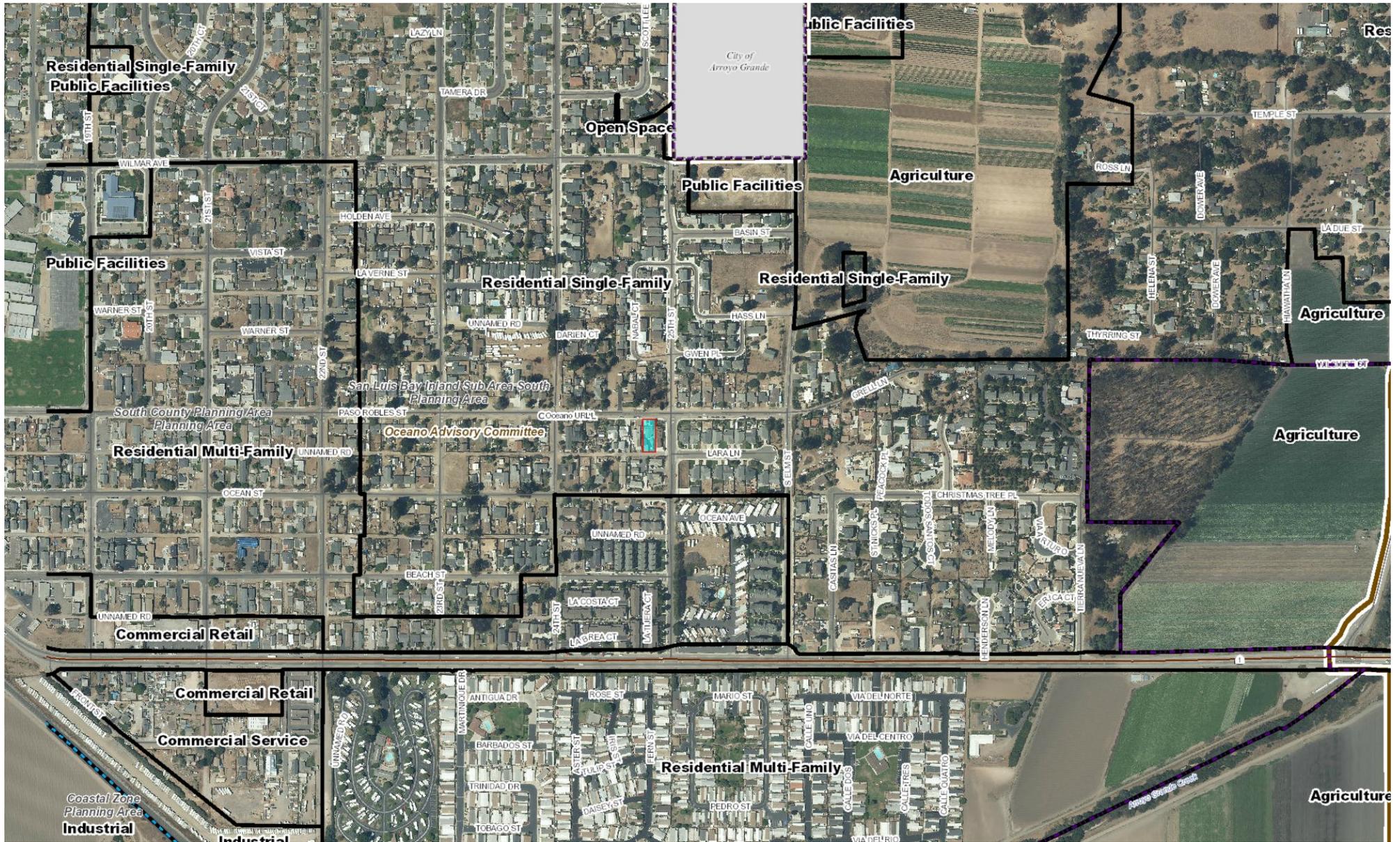
Many neighbors have  
primary driveways  
accessed from  
Paso Robles St



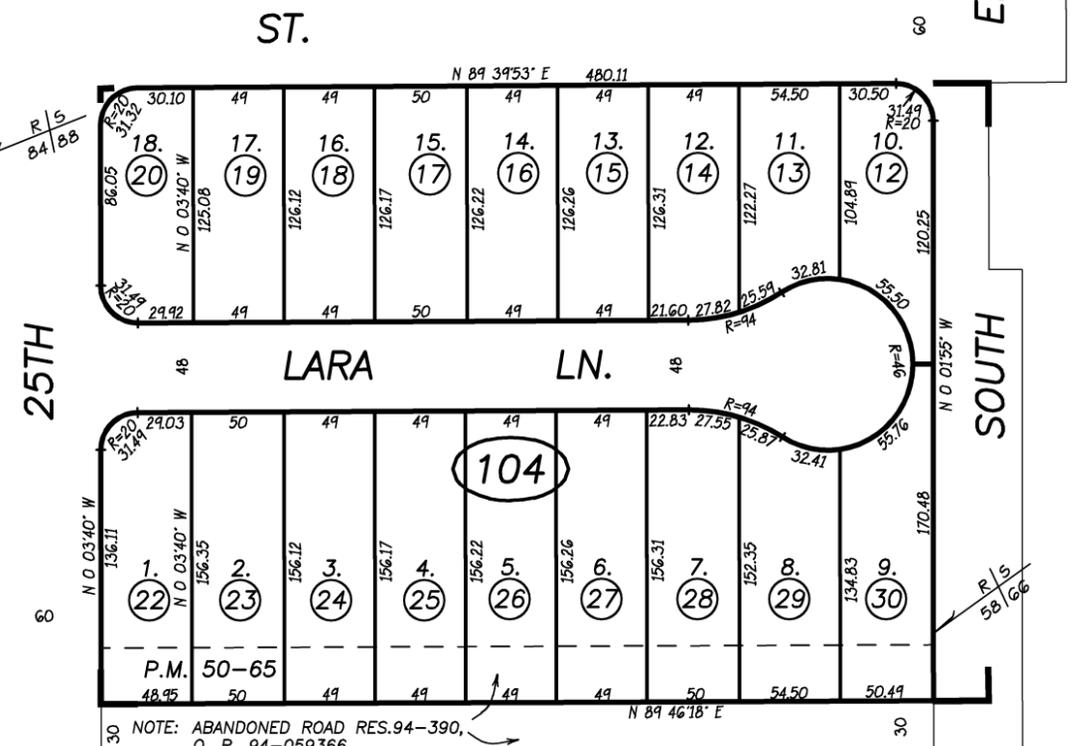
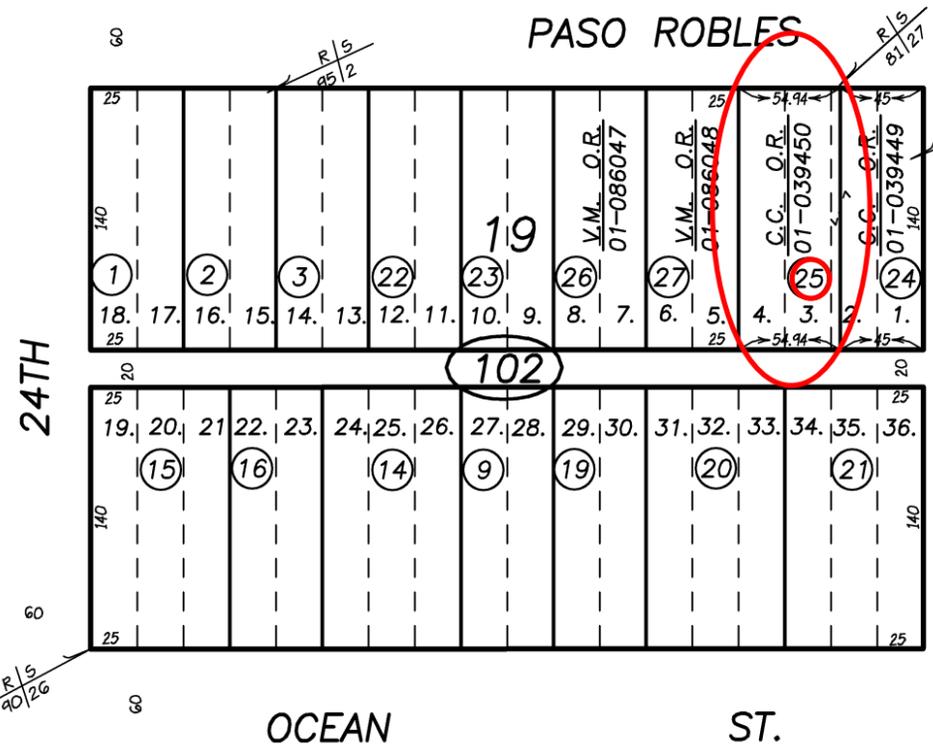
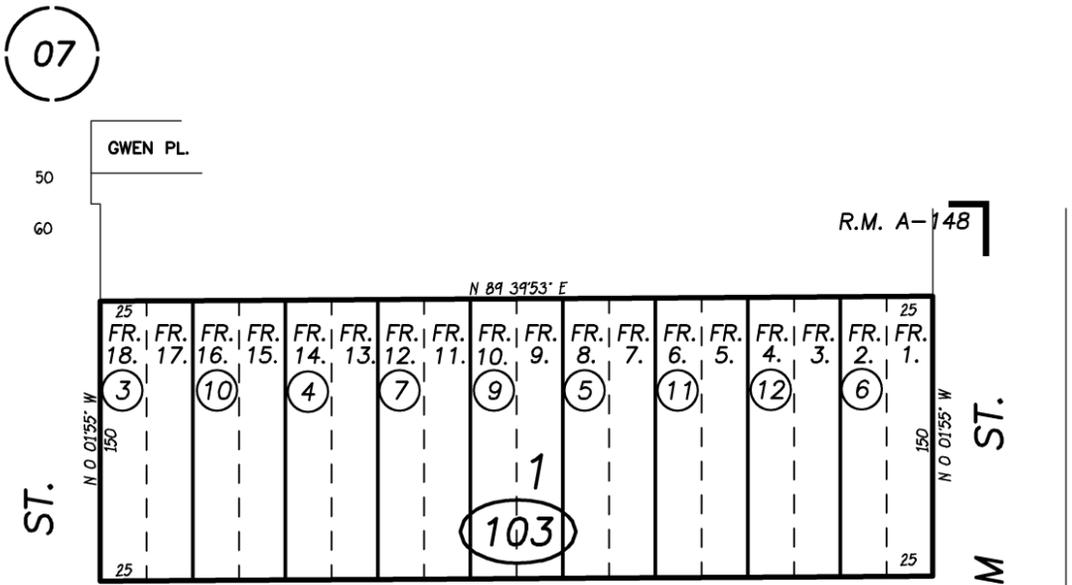
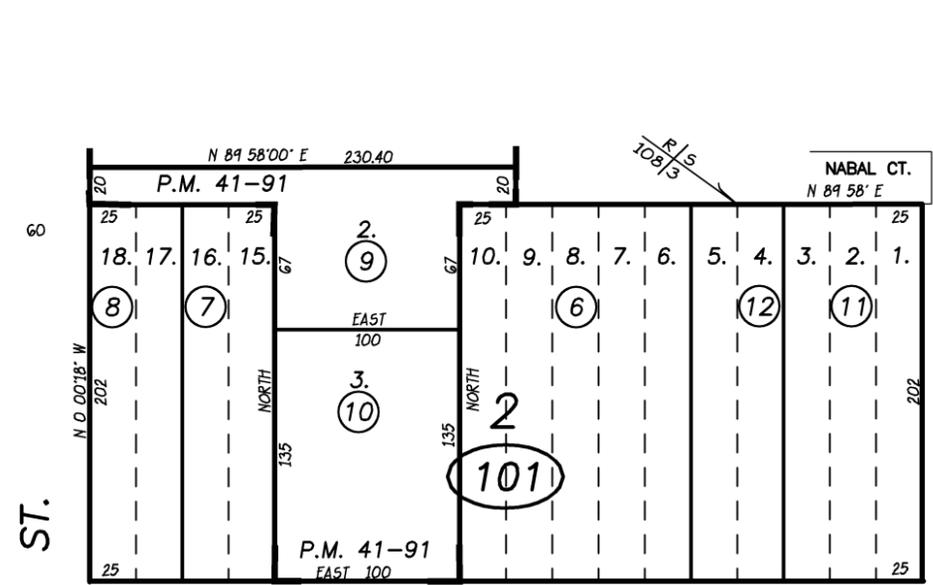
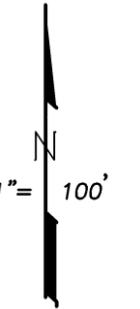
Drainage ditch for rain water runoff from  
property and from 100% of alley pavement



Room for 2 additional required  
parking spaces—access from alley







09

07

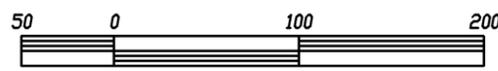
09

303

131

133

REVISIONS	
I.S.	DATE
04-156	10-29-03
NA	02-02-05
12-174	03-15-12



GB 02/25/94 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



# Parcel Summary Report For Parcel # 062-102-025

9/26/2016  
11:36:07AM

## 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    DOLL CINDY  
         PO BOX 1253 GROVER BEACH CA 93483-1253  
OWN    DOLL CINDY TRUST

### Address Information

**Status**            **Address**  
A                    02480 PASO ROBLES ST OCNO

### Lot Information:

<u>Tract / Townshp</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>
COAL00-	139	0002	Oceano	South County P	RSF	AR		Y		

### Parcel Information

**Status**    **Description**  
Active    TN OCEANO BL 19 PTN LTS 4 ,3 7 PTN 2

### Notes

OWNER WANTS TO HAVE A ONE BEDROOM SECONDARY DWELLING (CONVERT GARAGE AND DO AN ADDITION) THEY HAVE 1 CARPORT SPACE AND WILL HAVE TO REMOVE THE SHED TO GET THE OTHER 2 SPACES. THEY NEED 3 SPACES TOTAL. SWC 10/7/15

### 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



# Parcel Summary Report For Parcel # 062-102-025

9/26/2016  
11:36:07AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

OCEANO  
AREA NO. 21

### **Case Information**

<b><u>Case Number:</u></b>	<b><u>Case Status:</u></b>	
A1507	FNL	Primary Parcel
<b><u>Description:</u></b> UPGRADE ELECTRICAL TO HOUSE		
A8946	FNL	Primary Parcel
<b><u>Description:</u></b> DETACHED GARAGE - 364 S.F.		
DRC2016-00018	REC	Primary Parcel
<b><u>Description:</u></b> REQUEST TO MODIFY PARKING REQUIREMENTS (SECTION 22.18.030(A)) TO ALLOW FRONT SETBACK TO BE COUNTED TOWARDS PARKING REQUIREMENT FOR FUTURE SECONDARY RESIDENCE (GARAGE CONVERSION).		
PMT2005-00293	FNL	Primary Parcel
<b><u>Description:</u></b> RELOCATE GAS METER		
PMT2006-00756	FNL	Primary Parcel
<b><u>Description:</u></b> 120 SF BATHROOM , HALL, LAUNDRY AND DECK ADDITION TO SFD AND A COVERED PORCH 200 SF WITH ELECTRICAL FOR A SPA -		
PMT2006-00758	WIT	Primary Parcel
<b><u>Description:</u></b> WITHDRAWN - CONVERSION OF GARAGE AND 2ND STORY ADDITION FOR SECONDARY DWELLING , MUST HAVE PEDESTRIAN ACCESS TO PASO ROBLES ST.		
S990314L	RDD	Related Parcel
<b><u>Description:</u></b> LOT LINE ADJUSTMENT		