



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A RECONSIDERATION PROJECT REFERRAL

DATE: 11/8/2011

TO: _____

FROM: Brian Pedrotti, South County Team

PROJECT DESCRIPTION: SUB2010-00066 TRACT 2689 691 WEST TEFFT STREET LLC- Reconsideration of Tentative Tract Map (TR 2689) and Conditional Use Permit to subdivide an existing 2.85 acre parcel into seven parcels ranging from .07 to 1.5 acres each for the purpose of a mixed use development plan including retail, office and residential uses. This proposed project would replace the previously approved tract map (SUB2006-00014) for six parcels and twenty condominiums units. No site changes are proposed with the project. The proposal is to change parcel lines only, from a condominium to a planned development. Site located off West Tefft in Nipomo. APN: 092-577-008.

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 _____

Conc. Tract Map w/ CUP

RECONSIDERATION TO CHANGE TO PLANNED UNIT DEVELOPMENT ORIGINAL / CR

CR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Build

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot
- Receiving Site
- Reversion to Acreage
- Voluntary Merger
- Lot Line Adjustment
- Sending Site
- Reconsideration
- Certificate of Compliance
- Parcel Map
- Road Abandonment
- Condominium (new or conversion)
- Tract Map
- Road Name

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Terry Flatley Daytime Phone 451-4086
 Mailing Address 1715 N. Refugio Rd Santa Ynez Zip Code 93460
 Email Address: _____

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

Agent Name Czbulka Assoc. Daytime Phone 805-440-5016
 Mailing Address Box 42 Pismo Zip Code 93448
 Email Address: mtc@cyahoo.com

PROPERTY INFORMATION

Total Size of Site: _____ Assessor Parcel Number(s): 92-577-008

Legal Description: _____

Address of the project (if known): 691 West Tefft N. Pismo

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: 101 to Tefft

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

Vacant lot

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): 25 Lots Mixed Use

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 3-1-11

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: _____

Number of existing lots, parcels or certificates: _____ Existing parcel sizes: _____

What will the property be used for after division: Commercial Residential

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: 2098 CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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? _____

Describe existing and future access to the proposed project site: exist: roads

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

North: Commercial South: residential

East: Commercial West: residential

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

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

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

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option, please complete below)

Acres of open space: _____ Average slope of open space: _____

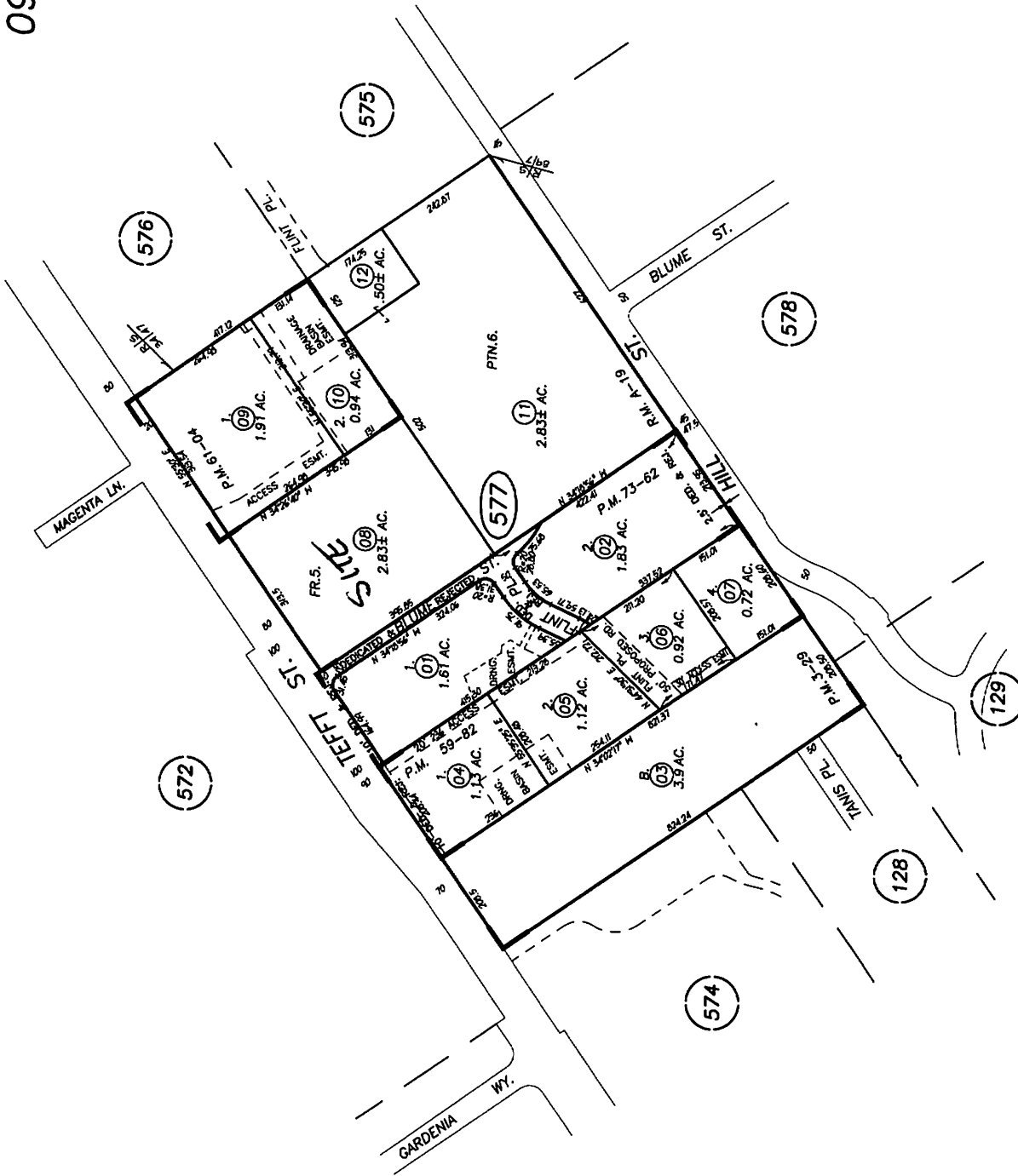
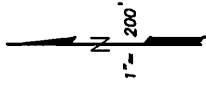
Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

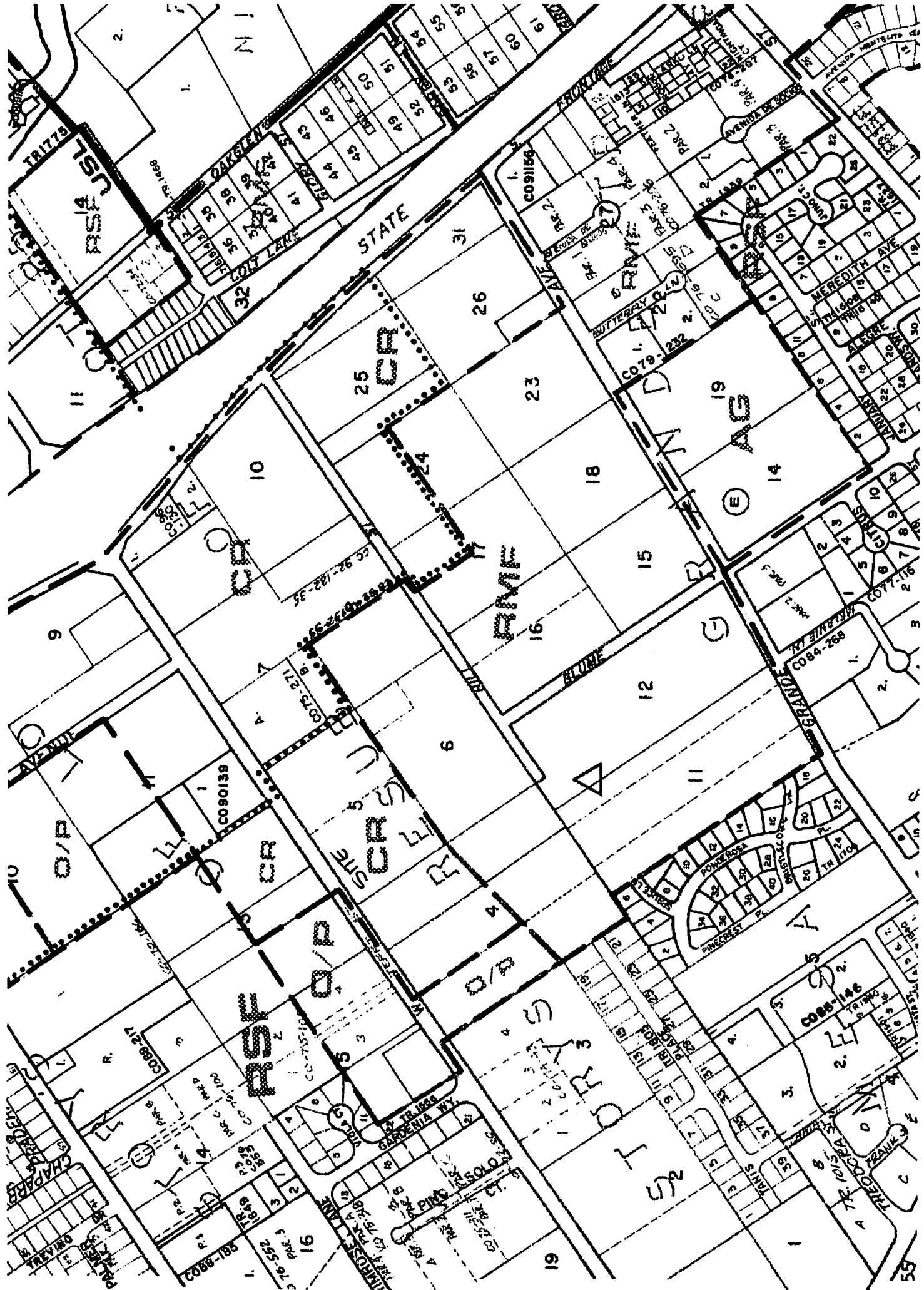
- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".



STORY'S RESUB. (PTN. OF RHO. NIPOMO), R.M. Bk. A , Pg. 19.

100 0 200 400
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

REVISIONS	
LS.	DATE
0-133	02-18-10
11-072	07-14-10



TRISTE
PRSA
USP

DAKLEN
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STATE

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26

AVENUE
COSISE

23

18

AVENUE
BUTTERFLY

CO79-232

BRAD
19

14

AVENUE
MERCEDITH

CO77-166

9

CR
10

CC 92-182-35

RRNF
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12

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AVENUE
O/P

CO90139

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CR
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BLONE

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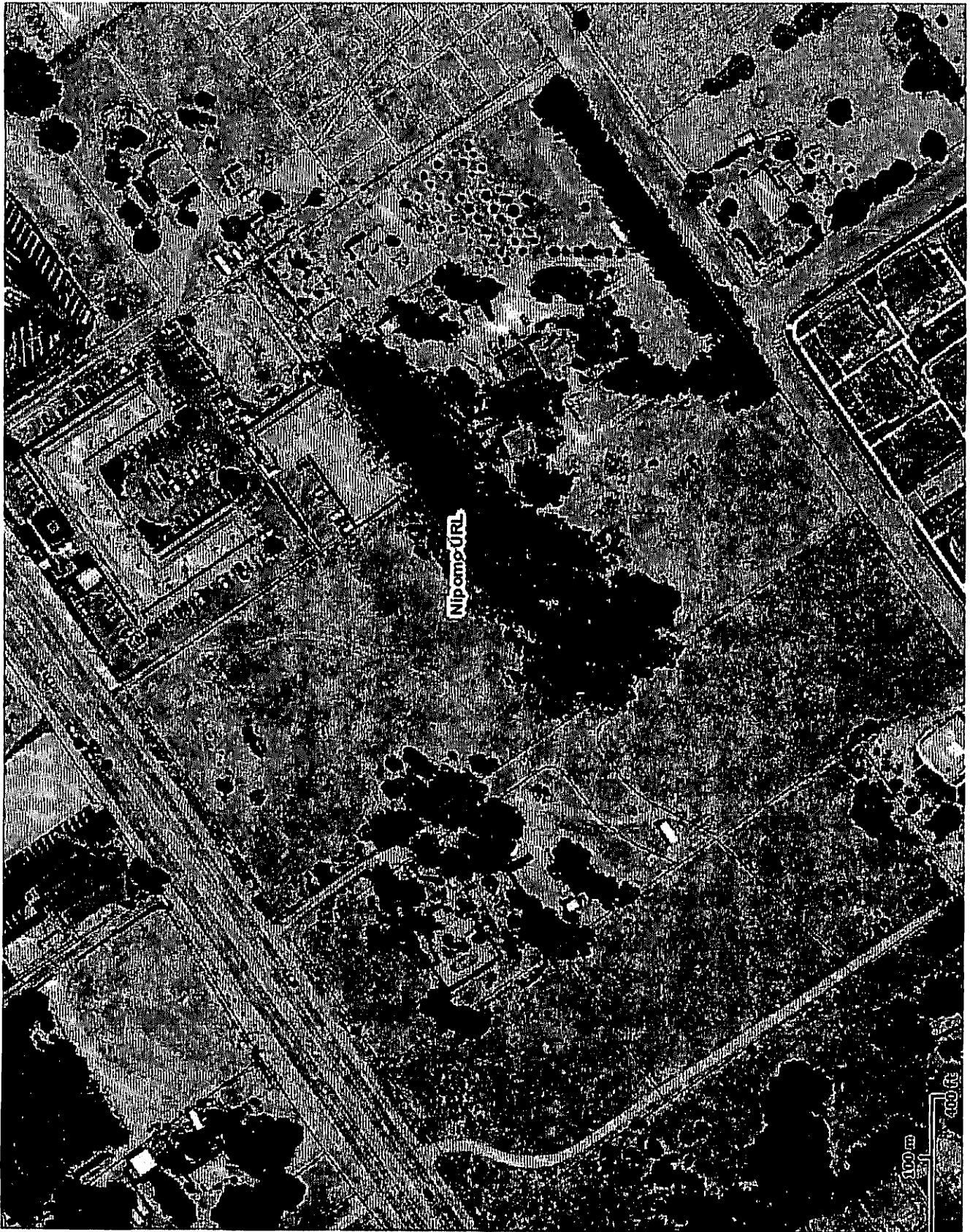
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Parcel Summary Report For Parcel # 092-577-008

11/8/2011
12:06:39PM

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	691 WEST TEFFT STREET LLC 1715 REFUGIO RD SANTA YNEZ CA 93460-9313
OWN	691 WEST TEFFT ST LLC A CA LLC

Address Information

<u>Status</u>	<u>Address</u>
P	00691 WE TEFFT ST NIPO
P	00714 TANIS PL NIPO
P	00720 TANIS PL NIPO
P	00710 TANIS PL NIPO

Lot Information:

<u>Tract / Township</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
STORYSB	0000	5P	CR		Y		U800116:1 / D890207

Parcel Information

<u>Status</u>	<u>Description</u>
Active	RHO NIPOMO PTN LT 5

Notes

LEGAL PARCEL PER DEED 546 OR 105. JSM
 THIS APN HAS NUMEROUS ADDITIONAL ADDRESS THAT CANNOT BE PUT INTO THE PARCEL AS TIDEMARK ONLY ALLOWS 4 ADDRESSES PER
Tax Districts
 LUCIA MAR UNIFIED SCHOOL
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
 AREA NO. 21 COUNTY SERVICE
 SAN LUIS PORT & HARBOR
 NO. 04 ROAD-CO/SUPVR



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NIPOMO COMM. SERVICE
COASTAL SAN LUIS RESOURCE CONSV.
NIPOMO HWY. LIGHTING

Case Information

Case Number: **Case Status:**

PMT2005-01048 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING G-1 - 3 RESIDENTIAL UNITS, 3 OFFICE/COMMERCIAL UNITS- (MASTER PLAN CHECK FOR SITE ACCESSIBILITY)

PMT2005-01049 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING G-2 - 3 RESIDENTIAL UNITS, 3 OFFICE/COMMERCIAL UNITS

PMT2005-01050 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING H-1 RESIDENTIAL UNITS -2, COMMERCIAL UNITS-2

PMT2005-01051 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING H-2 RESIDENTIAL UNITS -2, COMMERCIAL UNITS-2

PMT2005-01052 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING H-3 RESIDENTIAL UNITS -2, COMMERCIAL UNITS-2

PMT2005-01053 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING H-4 RESIDENTIAL UNITS -2, COMMERCIAL UNITS-2

PMT2005-01055 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING F-1 RESIDENTIAL UNITS-2, COMMERCIAL UNITS-2

PMT2005-01056 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING F-2 RESIDENTIAL UNITS-2, COMMERCIAL UNITS-2

PMT2005-01057 EXP Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING F-3 RESIDENTIAL UNITS-2, COMMERCIAL UNITS-2



Parcel Summary Report For Parcel # 092-577-008

11/8/2011
12:06:39PM

San Luis Obispo County Department of Planning and Building

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

PMT2005-01058

EXP

Primary Parcel

Description:

EXPIRED - COMMERCIAL/RETAIL BUILDING D (3959 SF)

PMT2005-01059

EXP

Primary Parcel

Description:

EXPIRED - COMMERCIAL/RETAIL BUILDING A (6866 SF)W/ DECK/BRIDGE (120 SF)

PMT2005-01061

EXP

Primary Parcel

Description:

EXPIRED - COMMERCIAL/RETAIL BUILDING B (5854 SF) DECK/BRIDGE (120 SF)

PMT2005-01063

EXP

Primary Parcel

Description:

EXPIRED - COMMERCIAL/RETAIL BUILDING C (4882 SF) DECK/BRIDGE (120 SF)

PMT2005-01064

EXP

Primary Parcel

Description:

EXPIRED - MIXED USE BUILDING E, RESIDENTIAL UNITS -2, COMMERCIAL UNIT -1

SUB2004-00134

APV

Primary Parcel

Description:

CONDITIONAL USE PERMIT AND VESTING TENTATIVE TRACT MAP TO ALLOW: 1) A MIXED-USE PLANNED DEVELOPMENT INCLUDING RETAIL, OFFICE, AND RESIDENTIAL USES, AND 2) SUBDIVISION OF AN EXISTING 2.85-ACRE PARCEL INTO SEVEN PARCELS RANGING FROM .07 TO 1.5 ACRES EACH, WHICH WILL RESULT IN THE DISTURBANCE OF THE ENTIRE 2.85-ACRE PARCEL AND TWO ON-SITE ROADS.

SUB2006-00014

PTX

Primary Parcel

Description:

REQUEST BY 691 WEST TEFFT, LLC FOR A CONDITIONAL USE PERMIT AND VESTING TENTATIVE TRACT MAP TO ALLOW A CONDOMINIUM SUBDIVISION OF AN EXISTING 2.85-ACRE PARCEL INTO SIX PARCELS RANGING FROM .14 TO 1.04 ACRES EACH, AND TWENTY RESIDENTIAL CONDOMINIUM UNITS ON PROPOSED PARCELS 1 AND 2, EACH FOR INDIVIDUAL SALE AND DEVELOPMENT. THE INDIVIDUALLY OWNED RESIDENTIAL LIVE/WORK UNITS VARY IN SIZE FROM 1,018 SQUARE FEET TO 2,644 SQUARE FEET. THIS PROJECT IS A REVISION TO AN APPROVED MIXED-USE PLANNED DEVELOPMENT INCLUDING RETAIL, OFFICE, AND RESIDENTIAL USES APPROVED BY THE PLANNING COMMISSION IN AUGUST OF 2005 (SUB2004-00134). THE PROJECT WAS ORIGINALLY APPROVED WITH ALL RESIDENTIAL LIVE/WORK UNITS UNDER COMMON OWNERSHIP.

SUB2006-00105

APV

Primary Parcel

Description:

PROPOSED ROAD NAME: STONEBRIDGE STREET

SUB2010-00066

REC

Primary Parcel

Description:

RECONSIDERATION TO CHANGE TO PLANNED UNIT DEVELOPMENT ORIGINAL MAP HAD 7 PARCELS.