



THIS IS A NEW PROJECT REFERRAL

DATE: 2/25/2019
TO: 2nd District Legislative Assistant, Public Works, Coastal Commission, Los Osos Community Advisory Council
FROM: Sara Sanders (ssanders@co.slo.ca.us or 805-781-1397)

PROJECT NUMBER & NAME: DRC2019-00017 LUMLEY (SPARROW PROP LLC)
PROJECT DESCRIPTION: Proposed Minor Use Permit for a vacation rental at 1818 Maple Ave in Los Osos.
APN(s): 074-134-019

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 I: 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.

Form fields for Date, Name, and 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

DRC2019-00017

Minor Use Permit / Coastal Development Permit
074-134-019 / 1818 MAPLE AVE
SPARROW PROPERTIES, LLC
VACATION RENTAL

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Kim Lumley Daytime Phone 970.261.5080
Mailing Address PO Box 782 NEW CASTLE CO. Zip Code 81647
Email Address: tangerinetemple@yahoo.com

Applicant Name Sparrow Properties LLC Daytime Phone 970.261.5080
Mailing Address PO Box 782 NEW CASTLE CO. Zip Code 81647
Email Address: tangerinetemple@yahoo.com

Agent Name Sparrow Properties LLC Daytime Phone 970.261.5080
Mailing Address 359 Colorado Avenue #202 Zip Code 81501
Email Address: tangerinetemple@yahoo.com

PROPERTY INFORMATION

Total Size of Site: 100 x 40? Assessor Parcel Number(s): 074.134.019
Legal Description: Single Family Home
Address of the project (if known): 1818 Maple Avenue LOS OSOS CA. 93402
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: N/A

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Vacation Rental Permit

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 2/18/19

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): Vacation Rental Permit.

Describe existing and future access to the proposed project site: Front door.

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: 1000 sq. feet 100 % Landscaping: 400 sq. feet 100 %
Paving: 40 sq. feet 5 % Other (specify) _____

Total area of all paving and structures: 40 x 100 sq. feet acres

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

Number of parking spaces proposed: 645 Height of tallest structure: 2 stories.

Number of trees to be removed: NA 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: Golden State Water Company
Do you have a valid will-serve letter? Yes No (if yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other SLO Dept Public Works.

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: South Bay Station 15

For commercial/industrial projects answer the following:

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

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

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 1424 sf 1955 sq ft.
Total of area of the lot(s) minus building footprint and parking spaces: 2045 sf

Water Supply Information:

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? Residential Use 0.23/day SCF
4. How many service connections will be required? NA
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Toilets + taps + shower.
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 on community water
Chemical? Yes No Golden State
Physical? Yes No N/A
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 NA

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:

1. Has an engineered percolation test been accomplished? N/A
 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:

1. Is this project to be connected to an existing sewer line? Already on sewer
 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

 **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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
 Level to gently rolling, 0-10% slopes: All acres 4,000 sq. ft.
 Moderate slopes - 10-20%: _____ acres
 20-30%: _____ acres
 Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
 If yes, please describe: Cuesta By The Sea - Marsh Across street - houses between my house + marsh.
- Are there any flooding problems on the site or in the surrounding area? Yes No
 If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
 If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
 If yes, please explain: _____
- Has a grading plan been prepared? Yes No
 If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
 If yes, please list: _____

Solid Waste Information

- 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: Mission Country Disposal
- 3. Where is the waste disposal storage in relation to buildings? IN Driveway
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No we have a trash can for recyclables.

Community Service Information

- 1. Name of School District: Los Osos Middle School, Monarch Elementary, Mono Bay High
- 2. Location of nearest police station: Los Osos
- 3. Location of nearest fire station: South Bay Station 15
- 4. Location of nearest public transit stop: Bus stops - Very close
- 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: 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
 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): NA
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 *: NA

*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: NA
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): Vacation Rental Permit

(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)



OVERVIEW

PARCEL STATUS Active

TAX CODE 000

PRIMARY OWNER HOBMEIER CHAD ETUX
 1818 MAPLE AVE LOS OSOS, CA 93402

SECONDARY OWNERS HOBMEIER CHAD
 LUMLEY KIM

PARCEL ADDRESS(ES) 1818 MAPLE AVE LOS OSOS, CA 93402

COMMUNITY Los Osos

ADVISORY COUNCIL Los Osos Community Advisory Council

LEGAL DESCRIPTION CUESTA BY THE SEA BL 11 LT 5

PLANNING AREA(S) Estero Planning Area

LAND USE Residential Single-Family

COMBINING DESIGNATIONS Archaeologically Sensitive Area, Local Coastal Program

PLANNING AREA STANDARDS 22.14.060, 23.7.3 J, T23 Estero, T23 Estero LO

PARCEL FLAGS AS - Archeologically Sensitive Area, LCP - Local Coastal Plan, LDP - Sewage Discharge Prohibition, LGC - Los Osos Water Cons. Area, LOS1 - Los Osos Sewer Phase 1, MS4 - MS4 Stormwater Area, RD9 - Road Fee Area - South Bay, RSF - Residential Single-Family, STM - Stormwater Management Area

PARCEL DOCUMENTS

Recorded Date	Document Type	Document Number
03/29/1979	Lot (C)	1979-R-C12957
08/04/1997	Lot (O)	1997-R-041350

RECORDED LOTS

Lot Number	Lot Flags
T-CSTBYSEA-0011-0005-Y	

PARCEL HISTORY

Submitted	Case Number	Case Type	Status
02/19/2019 <i>VACATION RENTAL</i>	DRC2019-00017	Land Use	Submitted
04/07/2016 <i>Los Osos Sewer Connection</i> <i>This permit will allow the placement of a sewer line between the house, condominium, apartment house, or business and the public sewer line at the property line. It includes the proper abandonment of the existing septic tank. This permit is only valid in the Los Osos Sewer impact area.</i>	PMT2015-03055	PMTR - Residential Permit	Finalled
11/20/2014 <i>Forced Air Heating / Air Conditioning Unit Replacement</i> <i>This permit allows the replacement of the existing residential FAU, in the same location, for a single family dwelling.</i>	PMT2014-01387	PMTR - Residential Permit	Finalled
11/20/2014 <i>FAU - REPLACE IN SAME LOCATION - 80,000 BTU.</i>	PMT2014-01386	PMTR - Residential Permit	Withdrawn
09/24/2013 <i>Septic Inspection</i>	SEP2013-00151	CCM - Condition Compliance Moni	Issued
12/18/1996 <i>BOOK SELLER/RETAIL</i>	P960412P	Zoning Clearance	Approved
04/09/1993 <i>CONSTRUCT REROOF OF SINGLE-FAMILY DWELLING</i>	90549	PMTR - Residential Permit	Finalled

Interactive Data Viewer



Legend

- SLO County Parcels
- Roads
 - CalTrans
 - Maintained by SLO CO
 - Private Maintenance
 - Federal or State Maintenance

-96.00 0 48.00 96.00 Feet 1: 576

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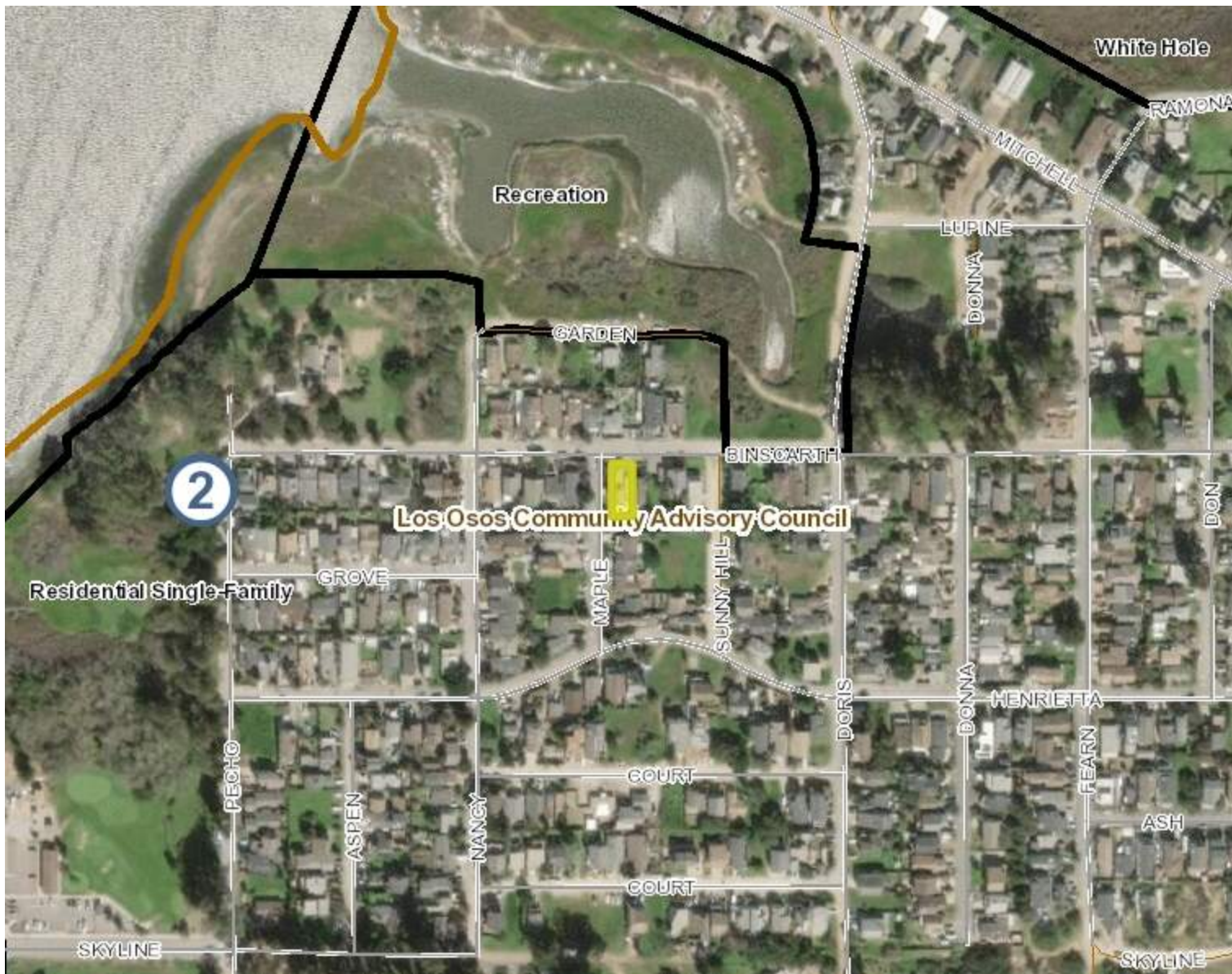


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Map for Reference Purposes Only







Interactive Data Viewer








Legend

Roads

-  CalTrans
-  Maintained by SLO CO
-  Private Maintenance
-  Federal or State Maintenance

Community Advisory Groups

-  Community Advisory Group Boundary
-  Cayucos Citizens Advisory Council Subarea
-  Creston Advisory Body Sub Areas

-  Supervisor Districts
-  Land Use Outlines

-752.33 0 376.17 752.33 Feet 1:4,514



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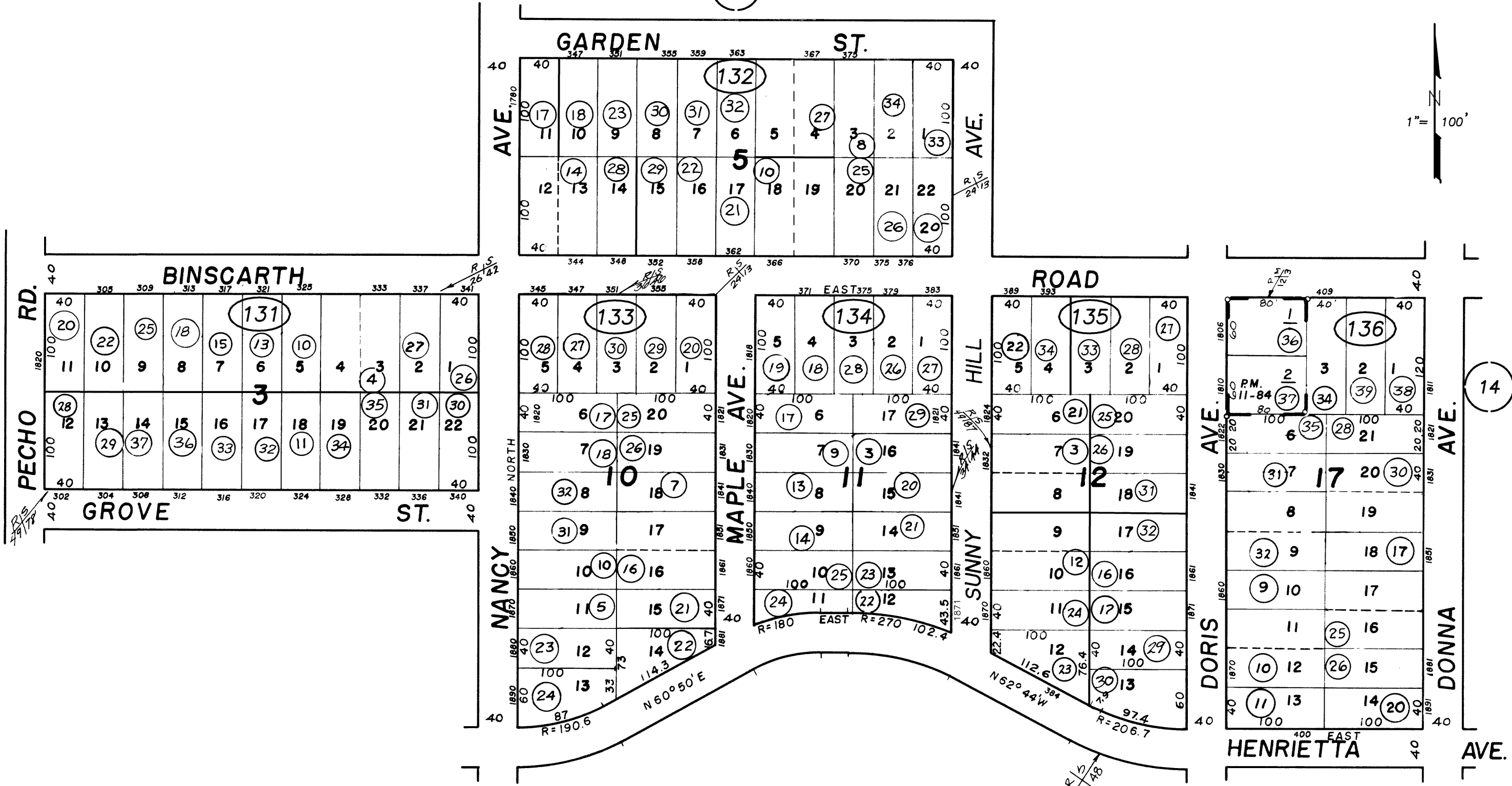
Map for Reference Purposes Only



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1" = 100'

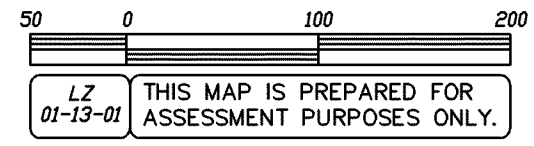
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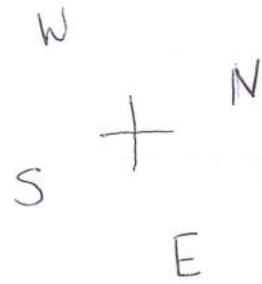
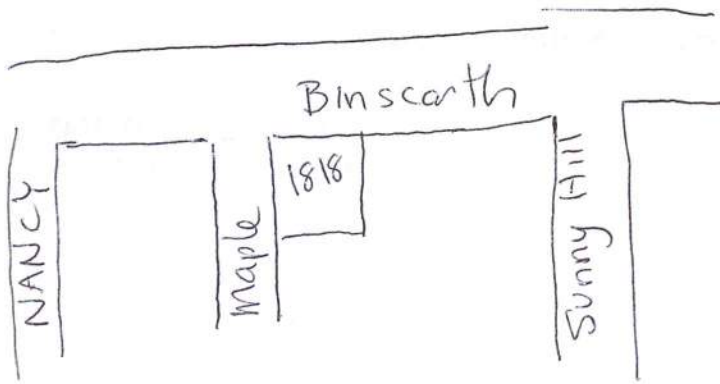


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REVISIONS	
I.S.	DATE
04-063	08-12-03





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