



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
Notice of Exemption

PLN-1123
3/22/2018

Project Title and No.: Santana Minor Use Permit / N-DRC2022-00043 (ED23-119)

Project Location

1660 Ocean St, Oceano, CA 93445
County of San Luis Obispo (APN: 062-083-020)

Project Applicant/Phone No./Email:

Alex and Candelaria Santana / (805)598-5610 /
installcertified@gmail.com

Applicant Address (Street, City, State, Zip):

1633 Via Rubio, Santa Maria, CA 93454

Description of Nature, Purpose and Beneficiaries of Project

A request by Alex and Candelaria Santana for a Minor Use Permit to allow the construction of a one-story 2,846 square foot commercial/residential mixed-use building consisting of one 1,424 square foot commercial office space, three 474 square foot one-bedroom residential units, parking, and onsite improvements within the right-of-away. The applicant is also requesting a modification to reduce the required number of parking spaces from eight to six. The project will result in the disturbance of the entire 7,000 square foot parcel. The parcel is within the Commercial Retail land use category and is located at 1660 Ocean Street in the Community of Oceano. The site is in the San Luis Bay Sub-area of the South County Planning Area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status: (Check One)

- Ministerial {Sec. 21080(b)(1); 15268}
Declared Emergency {Sec. 21080(b)(3); 15269(a)}
Emergency Project {Sec. 21080(b)(4); 15269(b)(c)}
[X] Categorical Exemption. {Sec. 15303; Class: 3}
Statutory Exemption {Sec. ___}
General Rule Exemption. {Sec. 15061(b)(3)} (also complete GRE form PLN-1124)
Not a Project _____

Reasons why project is exempt:

The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) because the overall project consists of constructing a small mixed-use building with three residential units in an urbanized that is less than 10,000 square feet in size in an area that is not environmentally sensitive. The entire site has been previously disturbed, and conditions of approval have been incorporated to address any potential future concerns related to drainage, flood hazard, and archaeology.

Elizabeth Moreno- emoreno@co.slo.ca.us


(805) 781-5721

Lead Agency Contact Person

Telephone

If filed by applicant:

- 1. Attach certified document of exemption finding
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 4/24/24
Name: Elizabeth Moreno Title: Senior Planner

On April 5, 2024 the project was Approved by:

- Board of Supervisors
- Subdivision Review Board
- Other Planning Department Staff
- Planning Commission
- Planning Dept Hearing Officer