



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 6/02/09

TO: _____

FROM: Ryan Hostetter, Coastal Team

PROJECT DESCRIPTION: DRC2007-00139 ROSSI- MUP for a boutique- hotel w/ storage, and garage off Front Street in Avila. APN: 076-222-018.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.

By 6/17/2009 please.

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name ROSSI LIVING TRUST Daytime Phone _____
Mailing Address 750 PISMO ST., SLO, CA Zip Code 93401
Email Address: _____

Applicant Name ROSSI LIVING TRUST Daytime Phone _____
Mailing Address 750 PISMO ST. SLO, CA Zip Code 93401
Email Address: _____

Agent Name STUDIO DESIGN GROUP ARCHITECTS, INC. Daytime Phone 541-3848
Mailing Address 702 HIGHER ST., STE 212 SLO, CA Zip Code 93401
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 61,042 sq ft Assessor Parcel Number(s): 076-222-018
Legal Description: LOT 17:18 IN BLK. 14 OF THE TOWN OF AVILA BEACH, SLO COUNTY
Address of the project (if known): 272 FRONT ST. AVILA BEACH, CA
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 AVILA BEACH DRIVE, LEFT ON SAN LUIS ST., SITE IS ON CORNER OF SAN LUIS & FRONT STS
Describe current uses, existing structures, and other improvements and vegetation on the property: _____

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): BOUNIQUE HOTEL W/ 629 sq ft STORAGE GARAGE, 462 SQ. FT. STORAGE, 1,247 SQ. FT. LIVING AREA

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 _____

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): (2) ROOM BOUTIQUE HOTEL

Describe existing and future access to the proposed project site: RELOCATE EXISTING DRIVEWAY APON ON FRONT STREET.

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: RESIDENCE

South: FRONT ST.

East: HOTEL

West: CAFÉ

*** (E) CAFÉ UNDER SEPARATE PERMIT ***

For all projects, answer the following:

PAVING: (E) CAFÉ: 1368 SQ. FT. = 23%
BOUTIQUE: 826 SQ. FT. = 13%
HOTEL

Square footage and percentage of the total site (approximately) that will be used for the following:

BLDG (E) CAFÉ 1492 sq. feet 25%
BOUTIQUE 1247 sq. feet 21%
HOTEL

Landscaping: 1097 sq. feet 18%

Other (specify) IN ADDITION, 816 SQ. FT. OF STRUCTURE IS LANDSCAPED GREEN ROOF.

Total area of all paving and structures: 4,943 sq. feet acres

Total area of grading or removal of ground cover: 4,943 sq. feet acres

Number of parking spaces proposed: 0 Height of tallest structure: 12' ABOVE N.W. CORNER OF SITE

Number of trees to be removed: 0 Type: _____

Setbacks: Front 0' Right 4' Left 0' Back 10'

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 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: _____

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

Fire Agency: List the agency responsible for fire protection: C.D.F.

For commercial/industrial projects answer the following:

Total outdoor use area: 956 sq. feet acres (E) CAFÉ UNDER

Total floor area of all structures including upper stories: 3,820 sq. feet SEPARATE PERMIT

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

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

Total of area of the lot(s) minus building footprint and parking spaces: _____

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: .08 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- 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: SAN LUIS ST., FRONT ST.

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? _____
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING COMMERCIAL SERVICE
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? N/A
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 _____ G.P.M.
 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
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? Yes No
Distance to nearest sewer line: 10' Location of connection: _____
2. What is the amount of proposed flow? _____ 112 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

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: _____
3. Where is the waste disposal storage in relation to buildings? STORAGE GARAGE
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: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
4. Location of nearest public transit stop: _____
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
RESIDENCE/OFFICE
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 *EXISTING COMMERCIAL USE PER
USE PERMIT # D030068P

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 *: GREEN ROOF SYSTEM ; STORM WATER COLLECTION / REUSE CISTERN.

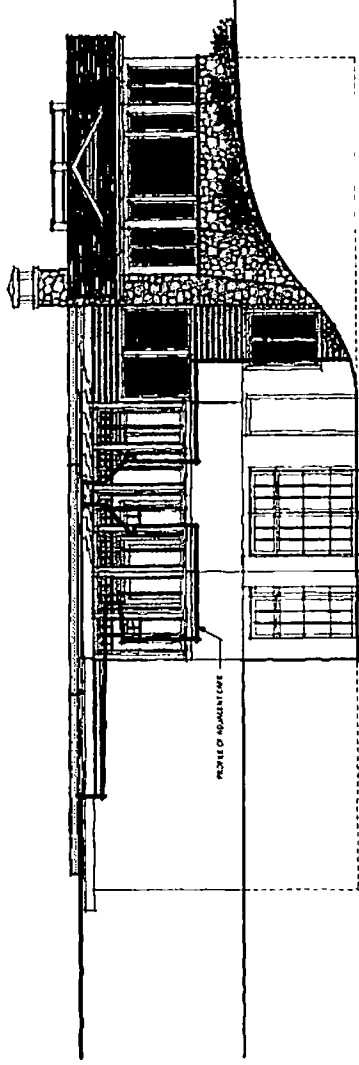
*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

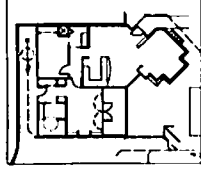
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
ON SITE REUSE OF STORM WATER AND ENERGY SAVING SOD ROOFS.

Avila Cottage Hotel

272 FRONT ST., AVILA BEACH, CA



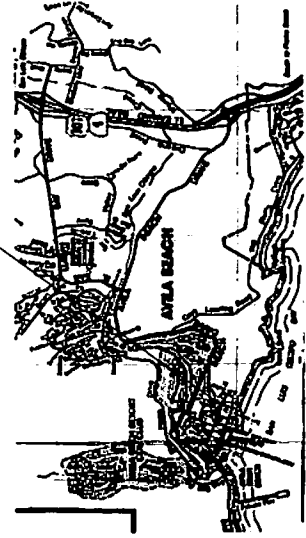
FRONT ST. ELEVATION



KEY PLAN

VICINITY MAP

PROJECT ADDRESS:
272 FRONT ST.
AVILA BEACH, CA 93424



PROJECT SUMMARY

PROPERTY OWNER:
ROSSI LIVING TRUST
750 PISMO ST.
SAN LUIS OBISPO, CA 93401

PROPERTY INFORMATION:
APN: 076-222-019

ADDRESS:
272 FRONT ST.
AVILA BEACH, CA 93424

LEGAL DESCRIPTION:
LOT 17 & 18 IN BLOCK 14 OF THE TOWN OF AVILA BEACH, IN
SAN LUIS OBISPO COUNTY IN THE STATE OF CALIFORNIA

LAND USE ZONE:
FRONT ST. COMMERCIAL (FCR)

LOT AREA: 6,000 SQ. FT.

BUILDING INFORMATION:
OCCUPANCY: R1

USE: HOTEL
(2) GUEST ROOMS

FLOOR AREA:
STORAGE GARAGE: 629 SQ. FT.
STORAGE: 462 SQ. FT.
LIVING: 1,260 SQ. FT.

HEIGHT:
ALLOWABLE BUILDING HEIGHT IS THE LOWER OF:
12' ABOVE NW PROPERTY CORNER PER
DEED. ≈21.81' ± 2.0' = 41.81'
15' ABOVE FRONT ST. BACK OF SIDEWALK PER
USE PERMIT. ≈28.77' ± 5' = 44.77'

BUILDING HEIGHT: 11.83' ABOVE NW PROPERTY CORNER.

**STUDIO
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641 Highway Street, Suite 203
San Luis Obispo, CA 93401
805-344-3343
info@sdgarchitects.com

These drawings are instruments of service
prepared by the undersigned architect in
accordance with the provisions of the
California Architects Act. All drawings and
specifications are prepared in accordance
with the standards and practice of the
profession and are not to be construed
as a contract. THE ARCHITECT'S LIABILITY
IS LIMITED TO THE PROFESSIONAL
SERVICES PROVIDED BY THE ARCHITECT.

Avila Cottage Hotel
272 FRONT ST., AVILA BEACH, CA

Development Permit
DPC2007-00139

Sheet Contents
FRONT ST. ELEV.
VICINITY MAP
PROJECT SUMMARY

Sheet Number

1

Of 4 Sheets

**STUDIO
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info@studioarchitects.com

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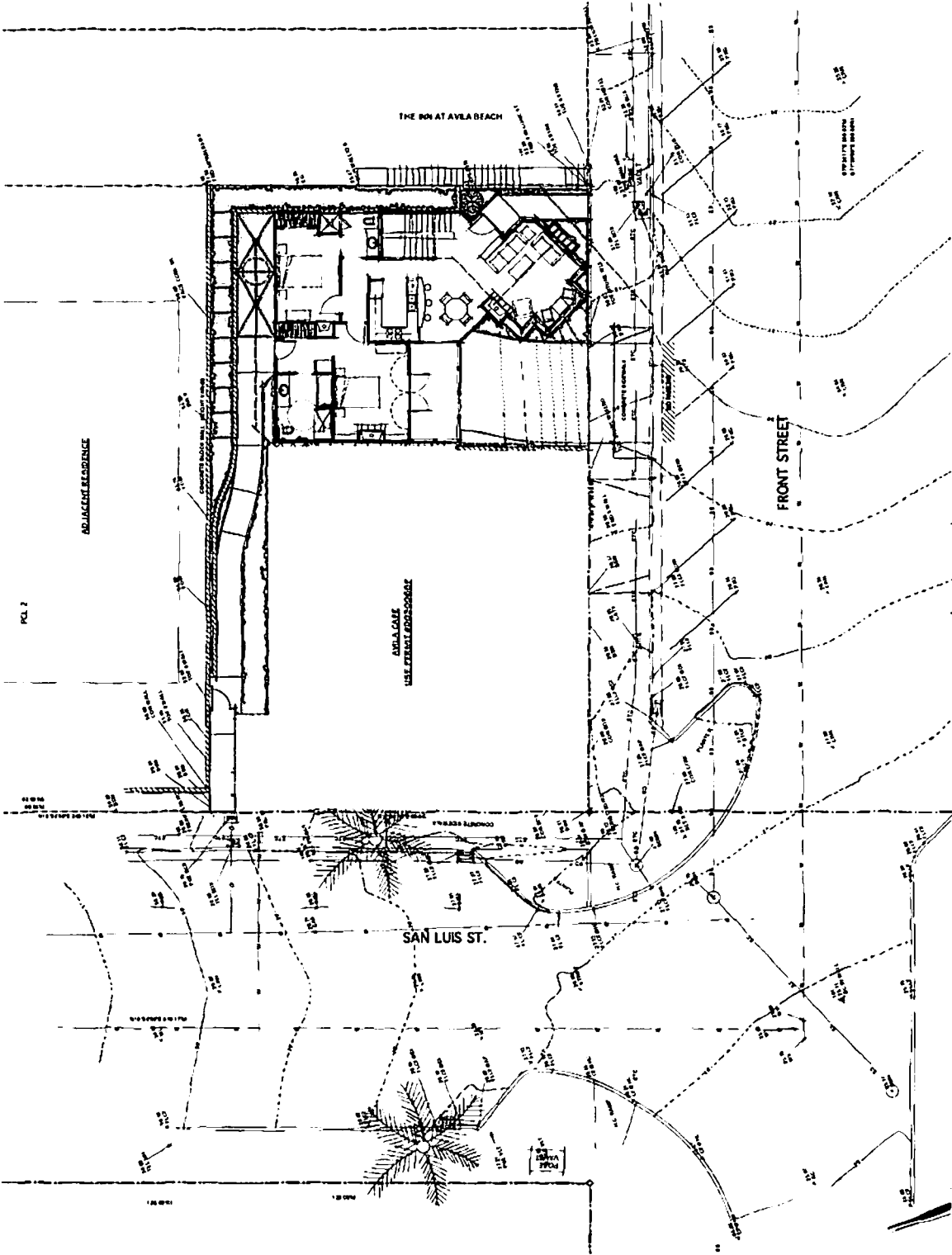
Avila Cottage Hotel
222 FRONT ST., AVILA BEACH, CA

Development Permit

Sheet Contents
SITE PLAN

Sheet Number
2

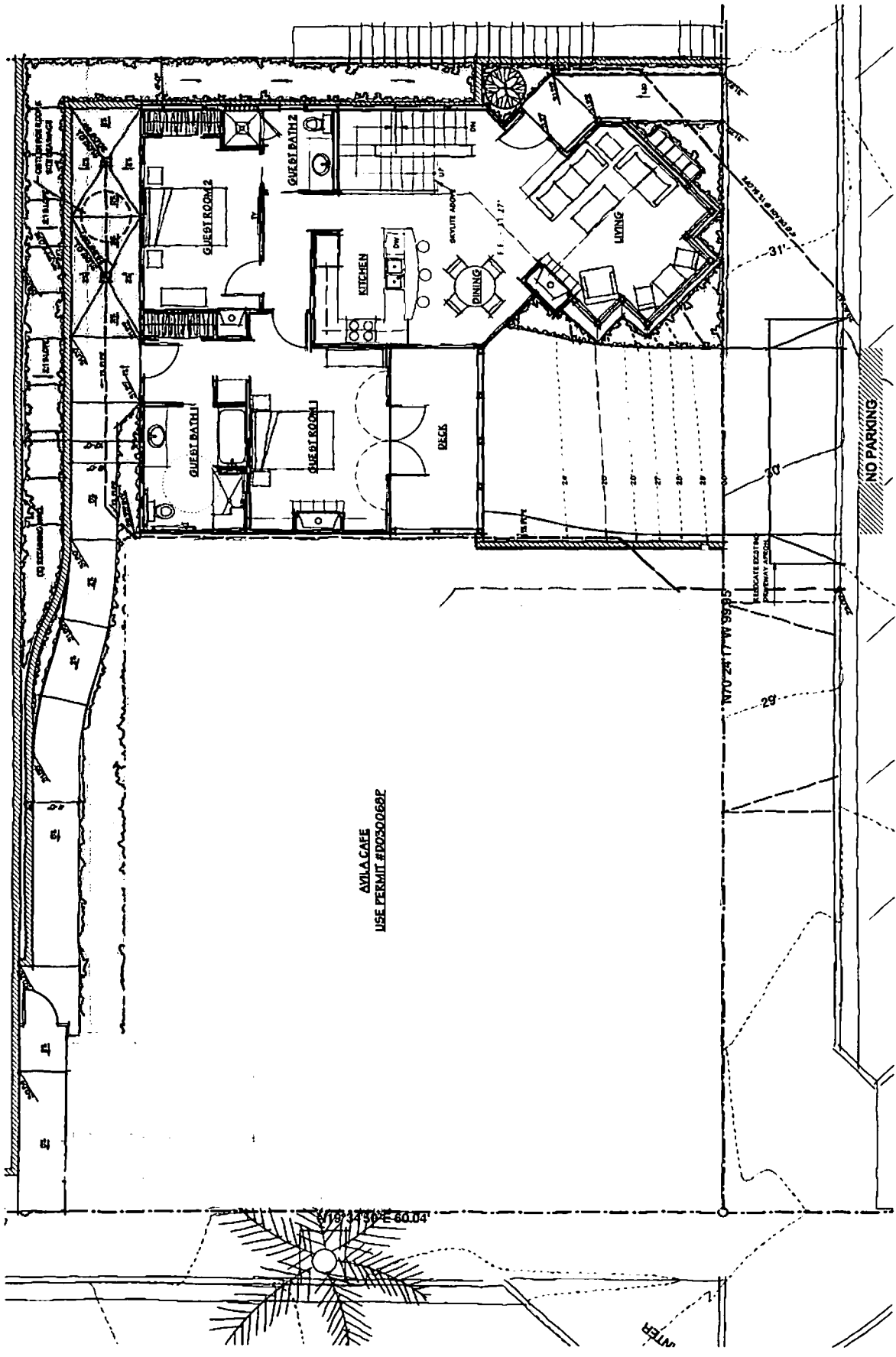
Civil Sheet



*See Sheet 4
for Drainage & Grading



SITE PLAN
NORTH

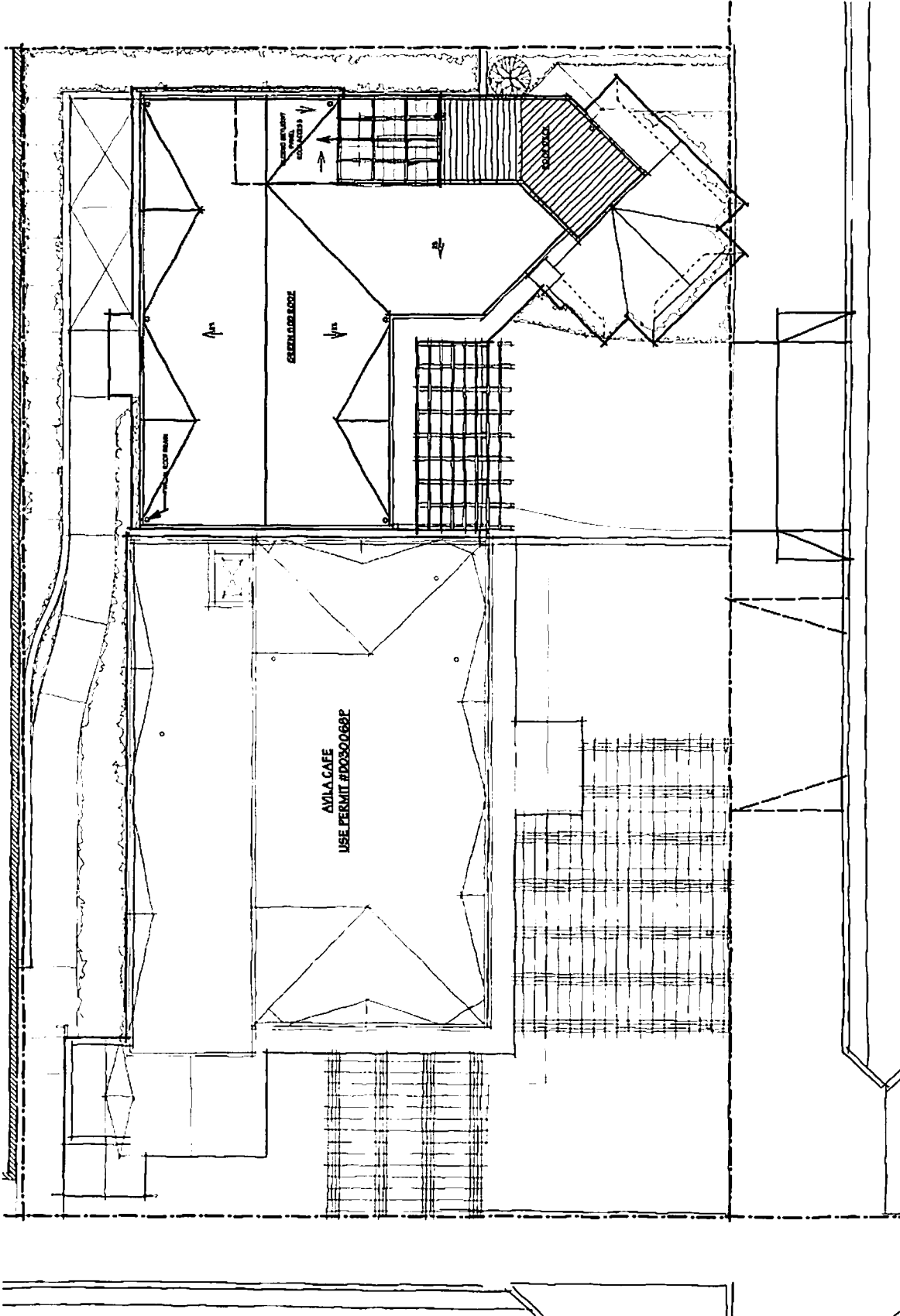


Floor Area = 1,247 sq.ft.
Deck Area = 128 sq.ft.



FIRST FLOOR PLAN





Roof Deck Area = 124 sq. ft.
Green Roof = 863 sq. ft.



ROOF PLAN



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451 Highway Street, Suite 303
San Luis Obispo, CA 93401
805-461-5333
info@studiodesigngroup.com

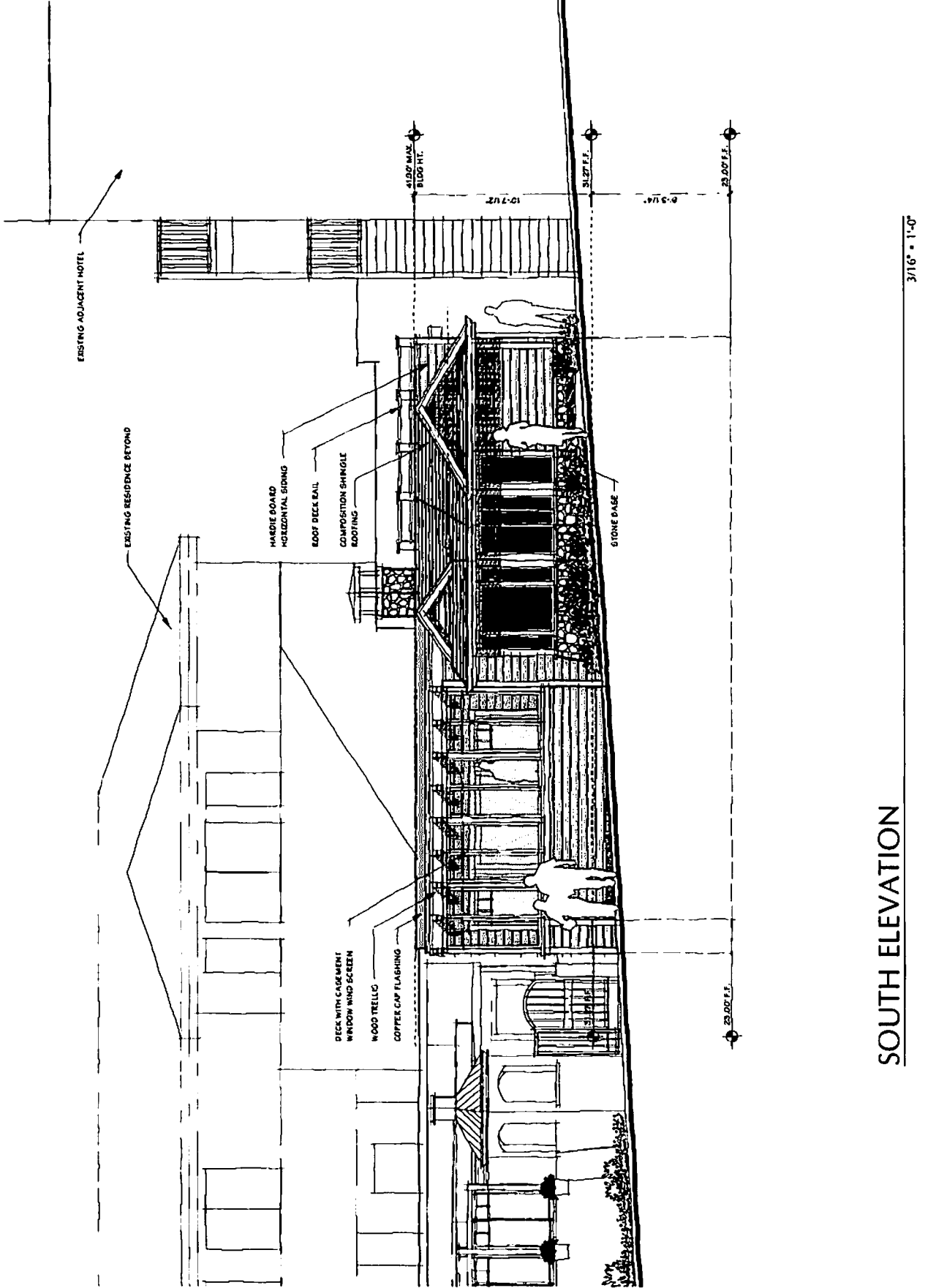
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Avila Cottage Hotel
272 FRONT ST., AVILA BEACH, CA

Development Permit

Sheet Contents
SOUTH ELEVATION

Sheet Number
6
Of 6 Sheets



SOUTH ELEVATION

3/16" = 1'-0"

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San Luis Obispo, CA 93401
805.464.1500
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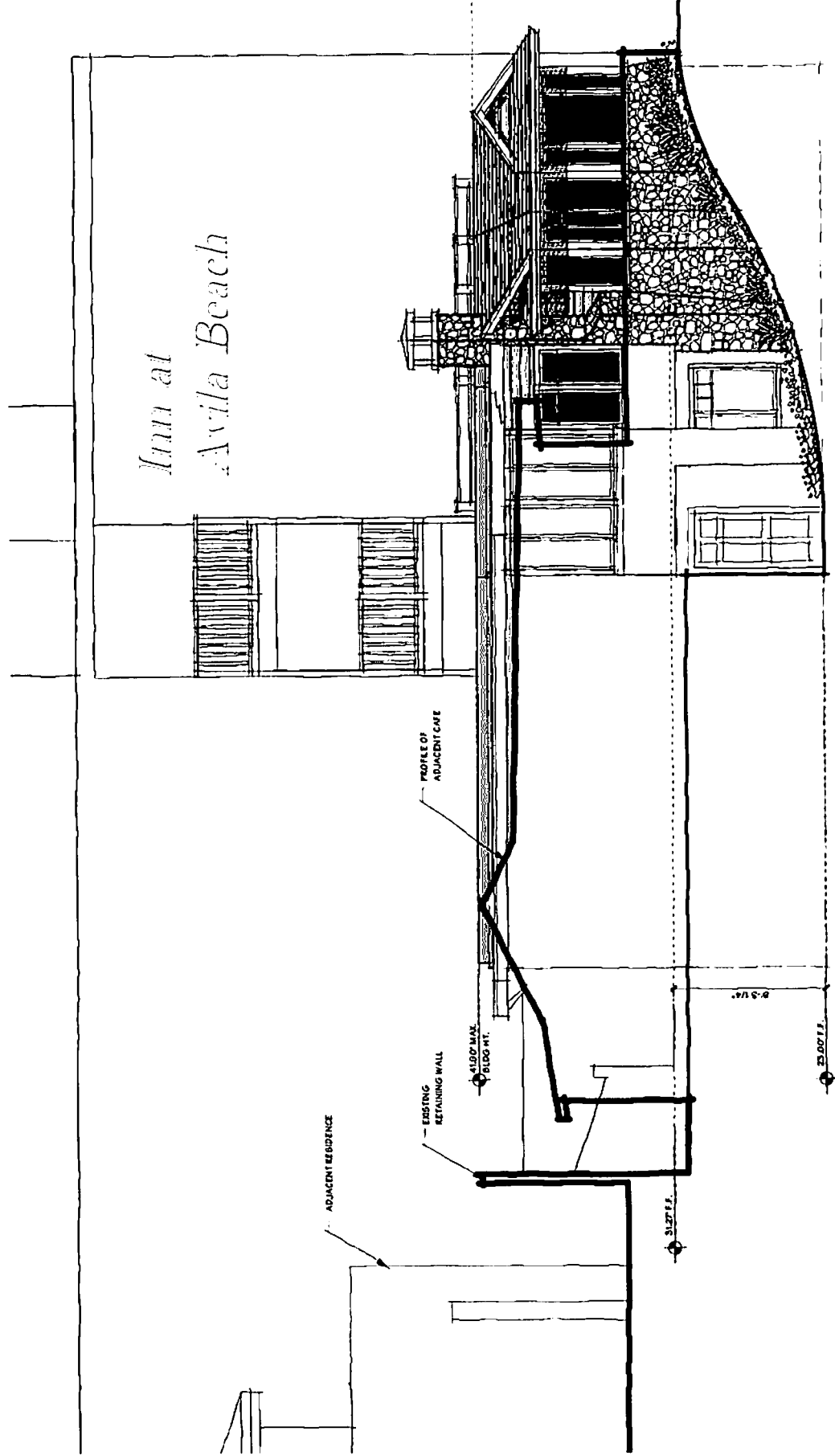
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Avila Cottage Hotel
272 FRONT ST., AVILA BEACH, CA

Sheet Number

WEST ELEVATION

7



WEST ELEVATION

3/16" = 1'-0"

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San Luis Obispo, CA 93401
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Avila Cottage Hotel
272 FRONT ST., AVILA BEACH, CA

Development Permit

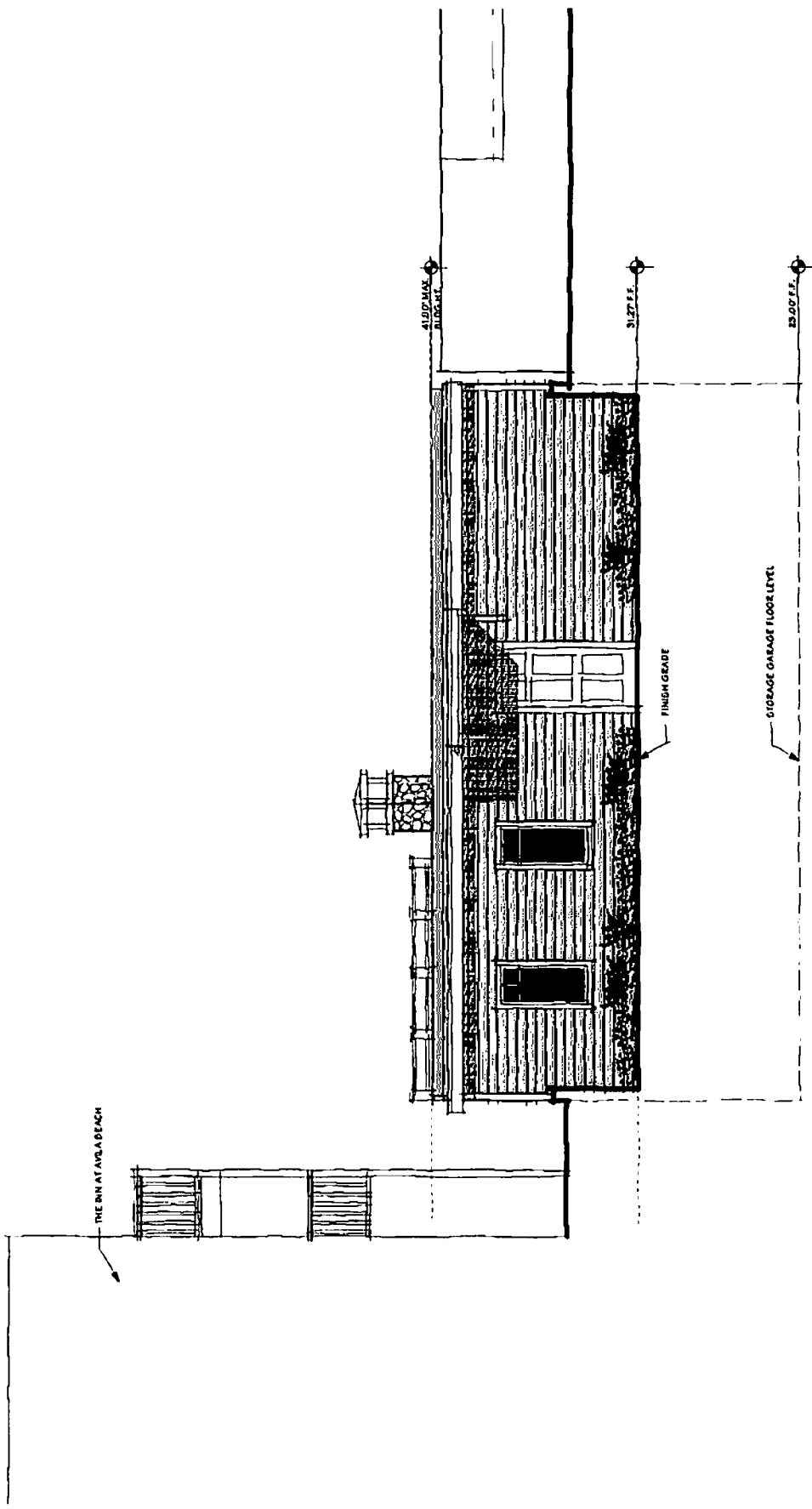
Sheet Contents

NORTH ELEVATION

Sheet Number

8

Of 8 Sheets



NORTH ELEVATION

3/16" = 1'-0"

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San Luis Obispo, CA 93401
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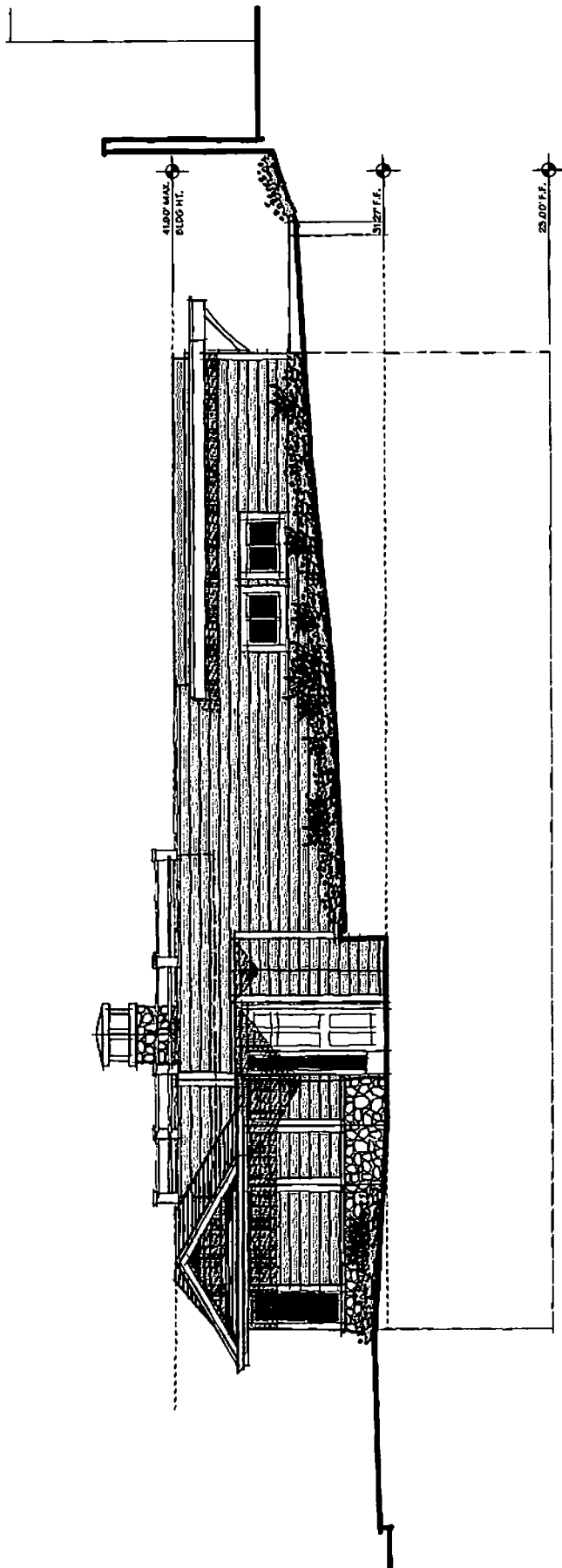
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Avila Cottage Hotel
222 FRONT ST., AVILA BEACH, CA

Development Permit

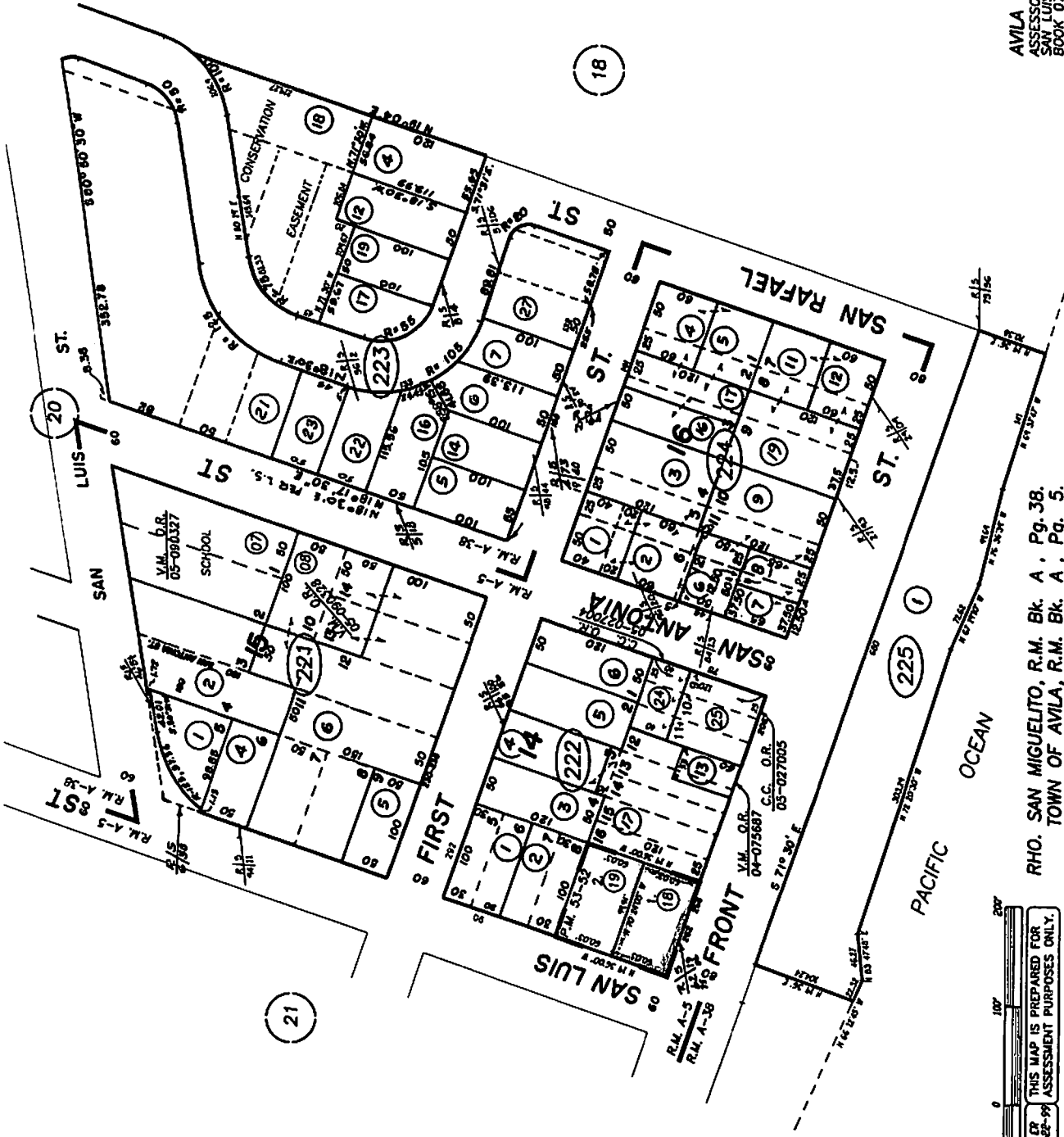
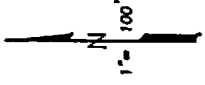
Sheet Contents
EAST ELEVATION

Sheet Number
9
Of 9 Sheets



EAST ELEVATION

3/16" = 1'-0"



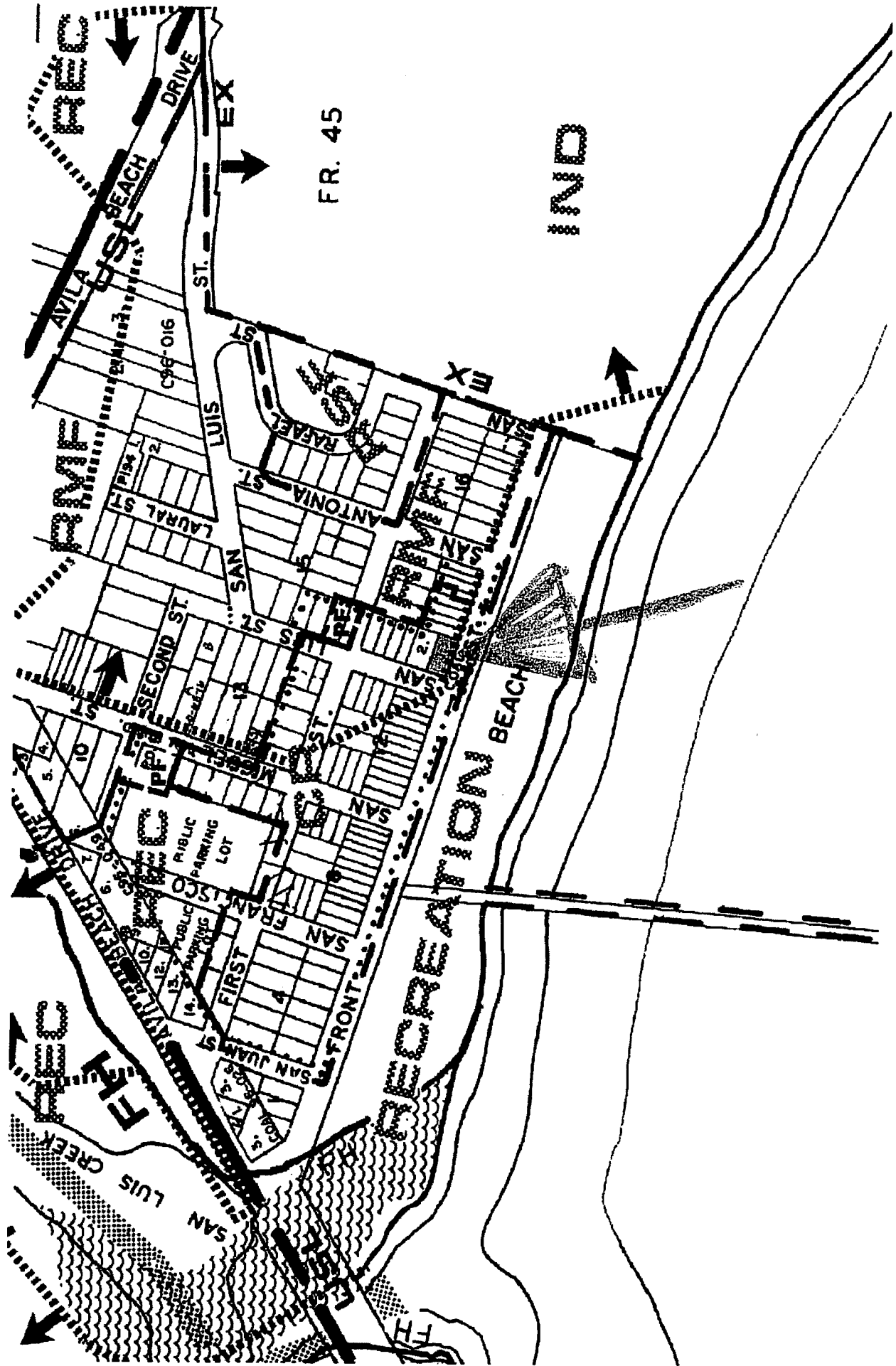
AVILA BEACH
 ASSESSOR'S MAP
 SAN LUIS OBISPO, CA
 BOOK 076 PAGE 22

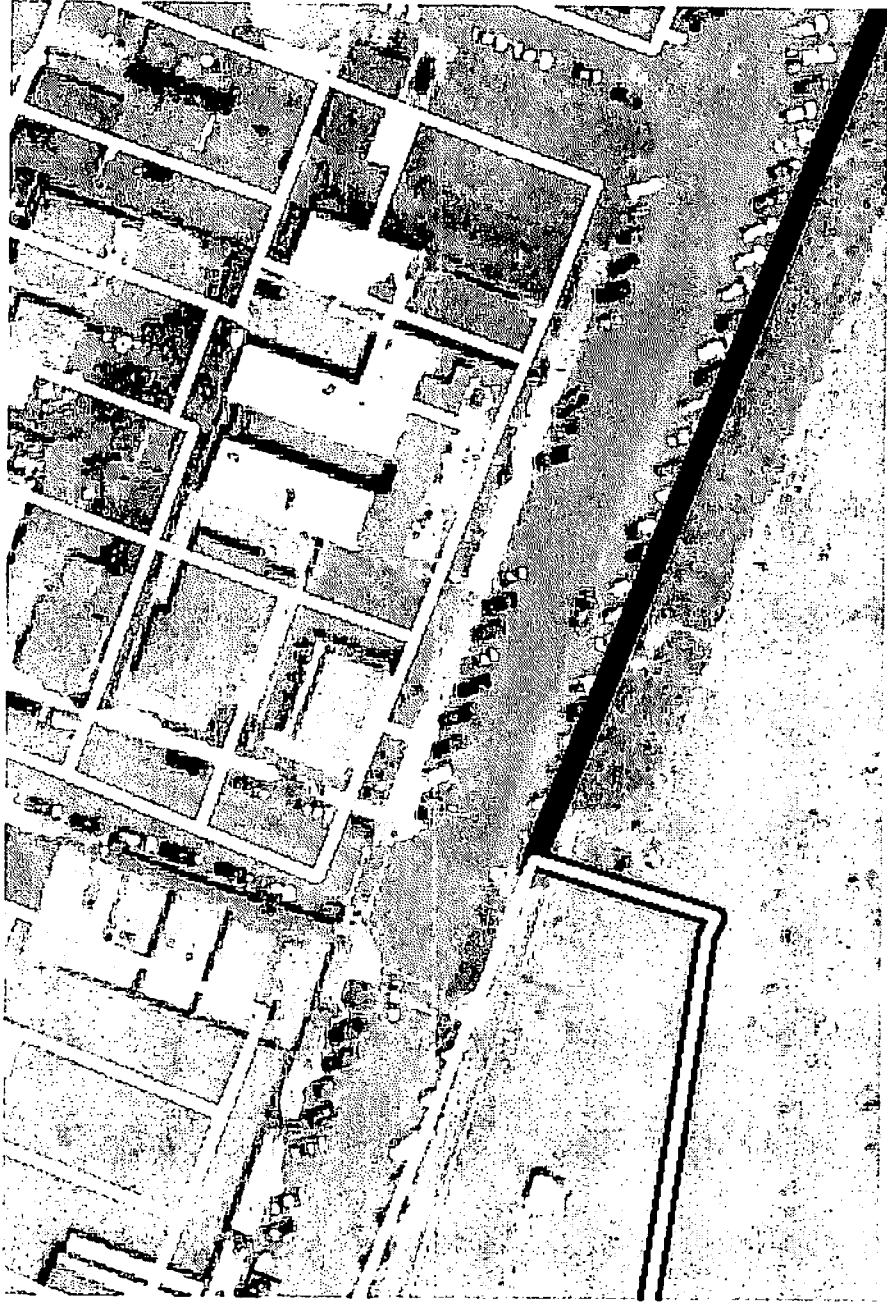
RHO. SAN MIGUELITO, R.M. Bk. A, Pg. 38.
 TOWN OF AVILA, R.M. Bk. A, Pg. 5.

REVISIONS	DATE
LS	03-27-05
MA	06-21-05
MA	06-21-05
MA	01-06-06
06-331	04-20-06

0 100' 200'

THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.







Parcel Summary Report For Parcel # 076-222-018

3/10/2008
12:52:18PM

San Luis Obispo County Department of Planning and Building

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

Address Information

Status A
Address 00262 FRONT ST AVLB

Lot Information:

Community: AVLB
Planning Area: SLB

<u>Lot Type</u>	<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	COAL97	205	0001	Y	FCR / LCP / AS		
P	076222	018	0001	N	CBD / CAZ / CSC	VP	P83012001 / E911007

People Information

Role Name and Address
 OWN ROSSI TRADING CO A LLC
 750 PISMO ST SLO CA 93401-3922
 OWN ROSSI TRADING COMPANY A LLC

OWN SCANLIN 1989 TRUST

OWN SCANLIN ANN L

OWN SCANLIN DONALD G

Notes

Phone Numbers and Contact info



Parcel Summary Report For Parcel # 076-222-018

3/10/2008
12:52:19PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN AVILA PM 53/52 PAR 1

Notes