



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6-9-2010

TO: _____

FROM: Airlin Singewald, Coastal Team

PROJECT DESCRIPTION: DRC2009-00092 SAN LUIS TRUST BANK- CUP for a 3 unit planned development, including curb. .42 acre site located off Arliss Street, in Cambria. APN: 024-191-063.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 6-23-2010 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

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name SAN LUIS TRUST BANK ATTN: BRIAN ROBER Daytime Phone 541.9200
 Mailing Address 1001 MARSH ST. SLO Zip Code 93401
 Email Address: _____

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

Agent Name MICHAEL HODGE Daytime Phone 215.8753
 Mailing Address 351 SAN MIGUEL AVE. SLO Zip Code 93405
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 0.42 AC Assessor Parcel Number(s): 024-191-0623
 Legal Description: BLOCK 137
 Address of the project (if known): ARLISS

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: THE WAY ONE NORTH TO ARDATH THEN LEFT TO LONDONDERRY; THEN LEFT TO ARLISS

Describe current uses, existing structures, and other improvements and vegetation on the property: VACANT, NO STRUCTURES, DYING PINES

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): LOT LINE ADJUSTMENT w THREE HOMES; UNIT A = 1775 SF. UNIT B 1677 SF EACH

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 Brian Rober Date 3/25/10

FOR STAFF USE ONLY
 Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
_____, identified as Assessor Parcel Number
_____, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: _____ (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: MICHAEL HODGE
Daytime Telephone Number: 215.8753
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: BRIAN ROBER
Print Address: 1001 MARSH, SAN LUIS OBISPO, CA 93401
Daytime Telephone Number: 805 541 9200
Signature of landowner: Brian Rober Date: 3/25/10

AUTHORIZED AGENT:

Print Name: MICHAEL HODGE
Print Address: 351 SAN MIGUEL AVE SAN LUIS OBISPO, CA 93405
Daytime Telephone Number: 215.8753
Signature of authorized agent: [Signature] Date: MAY 10, 2010

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 of 10-30%: 0.30 acres
Steep slopes over 30%: 0.12 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: GREEN ST. FLASHWAY ONE, ARLISS

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? 800 GPD
4. How many service connections will be required? THREE
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? NA
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? NA
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: NA

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: 125' Location of connection: Green St
2. What is the amount of proposed flow? 750 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? GARAGES
- 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: COAST UNIFIED
- 2. Location of nearest police station: SLO
- 3. Location of nearest fire station: BURTON
- 4. Location of nearest public transit stop: ARDATH
- 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:
VACANT
- 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): 30% OF SITE LEFT AS OPEN SPACE, W/ PINE TREE RESTORATION
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: PINE TREES & CAMBRIA MORNING GLORY

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 in either Current Planning or the Environmental Division.)



REQUEST FOR HAZARDOUS TREE REMOVAL

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

| | |
|--|---|
| Property Owner | <u>SAN LUIS TRUST BANK - 1/2 MICHAEL HODGE</u> |
| Street address of property | <u>ARLISS</u> |
| City, State, Zip Code | <u>CAMBERIA</u> |
| APN (Assessor's Parcel Number) | <u>024-191-060</u> |
| Daytime phone number | <u>215-8753</u> |
| Number and Type of tree(s) | <u>5 PINES & 1 OAK</u> |
| Location of the tree(s) (Mark trees with ribbon or paint) | <u>SEE USE PERMIT PLANS. TREES HAVE TAG #'S</u> |
| Reason for request | <u>PROPOSED HOMES & DISEASED TREES</u> |
| Signature of Individual requesting inspection |  |
| Date of request | |
| Send authorization to: | |

Please fill out request form and submit with \$123.00 fee. This fee covers the cost of the inspection, for up to three trees. If your tree meets the requirements for removal, you will be mailed a Land Use Authorization, giving you permission to remove the tree(s). The authorization will be valid for one year from the date of issuance.

If you have questions, please call Patricia Warren at (805) 788-2958

Date Received _____ By _____ Receipt No. _____

HODGE
Land Planning + Civil Engineering

May 20, 2010

County of San Luis Obispo
County Government Center
Planning Department
San Luis Obispo, Ca. 93401

Attention: Arlin Singewald
Re: Bungalow Pines, Planned Development
COAL 10-0008

Introduction:

Bungalow Pines is a planned development of three residential units in the Lodge Hill planning area of Cambria. The property is comprised of six existing legal lots, as confirmed by Joe Manson with the Planning Department, each of which take access from Arliss Drive. The property's total land area is 0.42 acres with a zoning designation of multi-family and a medium intensity factor.

Property History:

The current owner of the property is San Luis Trust Bank as a result of foreclosure proceedings. The aforementioned six existing lots (31-36) are part of a larger ownership of lots; five adjoining lots (25-29) and nine nearby yet disconnected lots (17-22 & 40-42). Both the adjoining and disconnected lots are in the process of being sold to individuals; however it is unknown when use permit applications will be submitted.

Comprehensive Surveys:

Surveys of all the lots referenced above were completed for efficiency and to provide a comprehensive overview. These surveys include topography and project boundary (Pasquini Surveys), soils engineering and geology (Mid Coast Geotechnical and Earth Systems Pacific, respectively), biological and wildlife (V.L. Holland and Mike McGovern) and botanical (TM Environmental Services).

TM Environmental Services completed a tree survey to determine the health of the trees on all of the lots referenced above. Their evaluation includes a range of health from 1 (excellent health) to 5 (dead). Of the 104 pine trees, 52 (50%) have a value of 4 (steep decline where recovery is not possible) or 5 (dead), and 39 (38%) trees are showing signs of deterioration due to diseases and pests.

Site Characteristics:

The Bungalow Pines site has topography that slopes downward from Arliss Drive at approximately 20% with the exception of a drainage ravine on the south side. The subject property includes 12 living pines and one oak tree. The twelve pines in the area that pertains to this application (COAL 10-0008) mostly have values of 3 (showing deterioration with signs of diseases or pests). The proposed building and road improvements require the removal of five pine trees and one oak tree.

Project Description:

The existing six lots will be reconfigured to three residential lots and a remainder area as part of a lot merger/lot line adjustment map. The site area allows a density of 11 units with an open area requirement of 8,233 s.f. and an allowable floor area of 8,782 s.f. The remainder area is over 30% of the total site and is proposed to be set aside as permanent open space and a restoration area for the ongoing loss of the diseased pine trees.

Due to the connectivity of lots 31-36 (COAL 10-0008) with 25-29, site planning was evaluated for both sites for access, home placement, grading and utilities. Three homes are included on lots 31-36 and two conceptual homes are on lots 25-29.

The buildings and driveway were placed to minimize tree removal and clustered (two duplexes) to minimize site grading. The new owner of lots 25-29, which are down slope of the project site, has agreed to grant a sewer easement in exchange for an access easement from Arliss Drive, allow the ravine area to be used as a pine restoration area, and utilize Bungalow Pines' architectural style as part of a future planned development application at a later date.

Architecture:

The Bungalow Pines buildings are reminiscent of the Bungalow and Arts and Crafts styles of architecture. Forms are simple with gable roofs and the use of materials and structural elements as decoration. Low pitched roofs and extended rafter tails create the horizontal look typical to this style of architecture. Material choices portray a natural look such as wood or stone. The color palette expresses wood and earth tones of browns and greens which are accented by warm tones of subtle orange. Exterior lighting fixtures will include down lighting and fixtures that have a shielding element to minimize glare and obtrusive light that is misdirected.

The floor areas for units A and B are 1,775 s.f. and 1,677 s.f., respectively. Two of the three units have a common wall and driveway and the remaining detached unit takes access from Arliss Street.

Biological and Wildlife Survey:

V.L. Holland and Mike McGovern made site visits to the property to survey the existing vegetation, flora, and wildlife habitats, and in particular, for the presence or potential presence of rare, endangered, or sensitive species and environmentally sensitive habitats. Impacts of the proposed project on the biological resources were evaluated with mitigation measures.

Visual Analysis:

Headley and Associates, Puglisi Design and Garcia Architecture + Design have collaborated to prepare a photo simulation of the proposed five buildings (three units as part of COAL 10-0008 and two future units on lots 25-29). The future homes are viewed from Highway One, Ardath and Highway One, and the two adjacent local streets. The results show the proposed homes have negligible visual impacts from Highway One.

Landscaping:

A landscape and restoration plan has been prepared by FIRMA and coordinated with V.L. Holland. The trees that have a value of 4 (steep decline without recovery) and 5 (dead) are shown to be removed to provide adequate area for the required tree replacement of pine trees removed due to the proposed improvements.

Supplemental off-site property, formerly owned by San Luis Trust Bank and subsequently granted to the CCSD, will also be used to complete the tree replacement. The implementation standards are as follows:

Final construction plans will include a Monterey Pine Forest Habitat Restoration and Enhancement Plan. The Plan shall:

- Protect the designated restoration and enhancement area and delineate the project limit area by a permanent rail fence.
- Replace removed Monterey Pine and Coast Live Oak trees as tabulated on Table A below at ratios of 4:1 and 6:1 respectively, using local seed sources.
- Provide temporary irrigation and a maintenance program to establish the replacement plants and control exotic vegetation (e.g. French Broom).
- Enhance the forest understory by planting native plants from the Monterey Pine Forest Habitat plant community (North Coast Planning Area Standards page 7-25)
- Prescribe construction stage habitat protection measures consistent with the Cambria Forest Management Plan and good arboriculture practice.

Fire Safety

The layout of restoration and enhancement vegetation shall establish low fuel zones nearest to the proposed residences to avoid fire ladders. Replacement trees will avoid overhanging buildings at maturity as feasible.

The water service improvements include on on-site dry fire line and stand pipe pursuant to the requirements of the Cambria Fire Department.

Geology:

Earth Systems Pacific prepared a geologic hazards report and found the site to have a very low potential for gross slope instability and that the proposed grading will not impact the stability of the site.

Reports and Plans:

Topographic survey (Pasquini Surveys)
Tree health report (TM Environmental Services)
Biological and Wildlife Survey (V.L. Holland and Mike McGovern)
Photo Simulation (Garcia Architecture + Design)
Visual Analysis Report (Headley and Associates)
Geology and Soils Reports (Earth Systems Pacific and Mid-Coast Geotechnical)
Tree survey plan, LLA Map and grading and utility plan (Hodge Company + LHB)
Architectural site plan, floor plans, elevations and site section (Puglisi Design)
Landscape and restoration plan (FIRMA)



Steven Pugliesi
ARCHITECTURE
AIA

583 Dana Street San Luis Obispo, CA 93401
Phone 805.595.1962 fax 805.595.1980

COLOR & MATERIAL BOARD

BUILDING A

Bungalow Pines
Cambria, California



ROOF MATERIAL

Product: Composition Shingle
Manufacturer: Elk (or equivalent)
Color: Forest Green (or similar)



WALL MATERIAL & COLOR

Product: Fiber Cement Shingle
Color: Frazee: Bullit Mark CL 2576A
(or similar manufacturer's color)



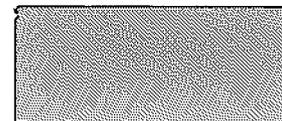
ACCENT COLOR, EXTERIOR DOORS & WINDOWS

Color: Frazee: Billable Hours CL 2985D
(or similar manufacturer's color)



WOOD TRIM

Color: Frazee: Ott CLC 1276
(or similar manufacturer's color)



STONE MATERIAL

Material: Stone Veneer - Bluffstone
Manufacturer: El Dorado Stone (or equivalent)
Color: Prescott (or similar manufacturer's color)





Steven Puglisi
ARCHITECTURE
AIA

583 Dana Street San Luis Obispo, CA 93401
Phone 805.595.1962 fax 805.595.1980

COLOR & MATERIAL BOARD BUILDING B

Bungalow Pines
Cambria, California



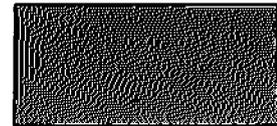
ROOF MATERIAL

Product: Composition Shingle
Manufacturer: Elk (or equivalent)
Color: Barkwood (or similar)



WALL MATERIAL & COLOR

Product: Fiber Cement Horizontal Siding
Color: Frazee: Mommia CL 2675
(or similar manufacturer's color)



EXTERIOR DOORS & WINDOWS

Color: Frazee: Nepal CL 1486A
(or similar manufacturer's color)



WOOD TRIM & GARAGE DOOR

Color: Frazee: Asteroid CL 2657N
(or similar manufacturer's color)



STONE MATERIAL

Material: Stone Veneer – Country Rubble
Manufacturer: El Dorado Stone (or equivalent)
Color: Cognac (or similar manufacturer's color)

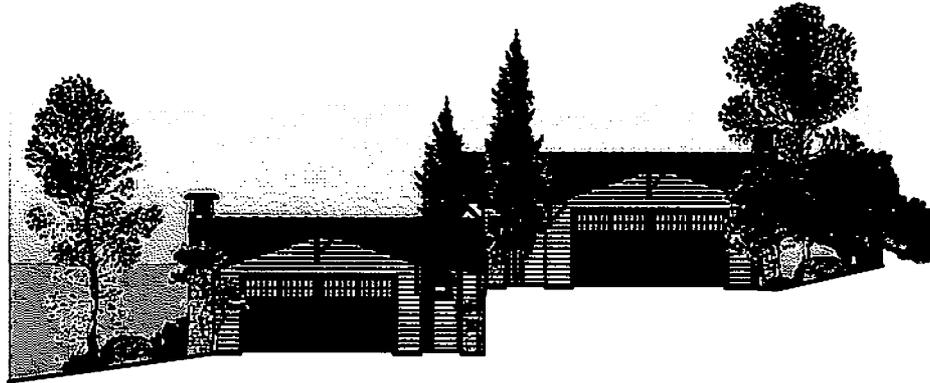


BUNGALOW PINES

A Planned Development

Cambria, California

COAL 10-0008 (Lots 31-36)



GENERAL INFORMATION

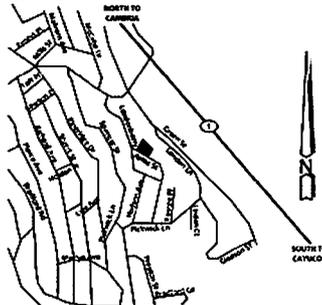
OWNER: SAN LUIS TRUST BANK
1000 MARSH STREET
SAN LUIS OBISPO, CA 93901
PH: (805) 549-3300

ARCHITECT: STEVE PUGLISI ARCHITECTURE
1410 DUNN STREET
SAN LUIS OBISPO, CA 93901
PH: (805) 599-1010
FAX: (805) 599-1010

ENGINEER: HODGE COMPANY
391 SAN MIGUEL AVE
SAN LUIS OBISPO, CA 93901
PH: (805) 599-8723
FAX: (805) 599-8720

LANDSCAPE: PERNA
1030 BELL STREET
SAN LUIS OBISPO, CA 93901
PH: (805) 599-0800
FAX: (805) 599-0800

VICINITY MAP



GENERAL SITE INFORMATION

PROJECT: ARLES DRIVE
ADDRESS: CAMBRIA, CALIFORNIA

A.P.N.: 030-00-008

ZONING: TR (RMT) RESIDENTIAL MEDIUM DENSITY

LOT SIZE: 4.62 AC, 3/4 AC, 1/4 AC, 1/4 AC

PROJECT DESCRIPTION

A PROPOSAL FOR A LOT MERGERS OF LINE ADJUSTMENT MAP OF (1) 36 LOTS TO BE RECONFIGURED TO (1) RESIDENTIAL LOTS AND A REMAINDER AREA, LOCATED IN LODGE HILL PLANNING AREA OF CAMBRIA.

SHEET INDEX

P-1 PRELIMINARY SITE PLAN

P-2 BUILDING #1 SHEET

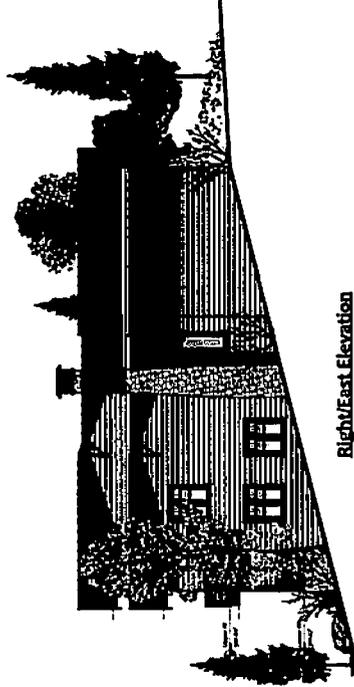
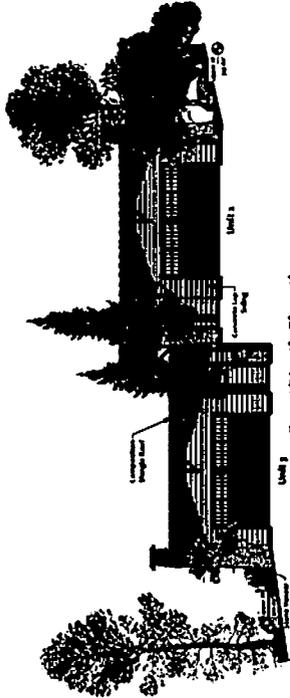
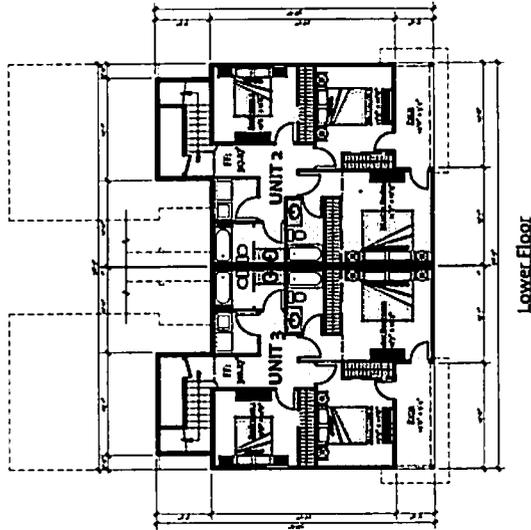
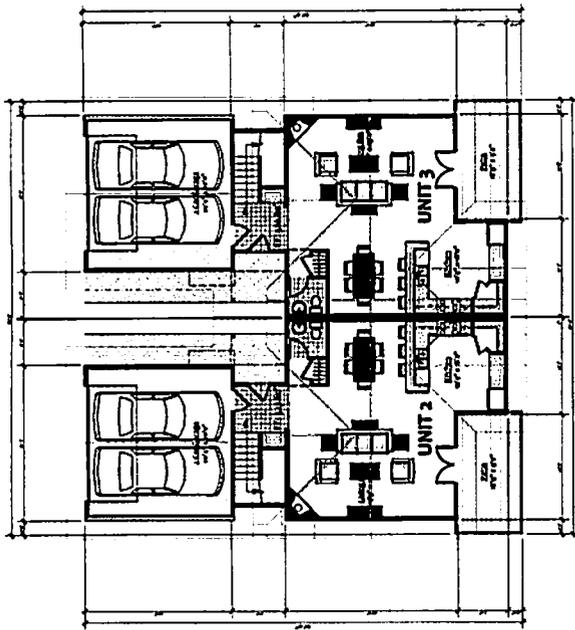
P-3 BUILDING #2 SHEET

L-1 PRELIMINARY ARLES DRIVE PAVEMENT RESTORATION

ENHANCEMENT & LANDSCAPE PLAN

1 of 1 LOT MERGER AND LOT LINE ADJUSTMENT (COAL 10-0008) (LOTS 31-36)

1 of 1 LOT MERGER AND LOT LINE ADJUSTMENT (COAL 10-0008) (LOTS 31-36)



MAXIMUM BUILDING HEIGHTS
Unit 2

| | |
|---|--------|
| MAXIMUM HEIGHT ALLOWED | 34'-0" |
| Average Natural Grade (107' ± @ 12.75') | 23'-0" |
| Max. Existing Above Grade | 34'-0" |
| MAXIMUM HEIGHT ALLOWED | 34'-0" |

PROPOSED BUILDING HEIGHT

| | |
|--------------------------------|-----------|
| Lower Floor Floor | 9'-2 1/2" |
| Upper Floor Floor | 9'-2 1/2" |
| Floor Finishing | 9'-0" |
| Roof Height | 9'-0" |
| Roof Structure & Material | 9'-0" |
| TOTAL PROPOSED BUILDING HEIGHT | 18'-0" |

MAXIMUM BUILDING HEIGHTS
Unit 3

| | |
|---|--------|
| MAXIMUM HEIGHT ALLOWED | 34'-0" |
| Average Natural Grade (107' ± @ 12.75') | 23'-0" |
| Max. Existing Above Grade | 34'-0" |
| MAXIMUM HEIGHT ALLOWED | 34'-0" |

PROPOSED BUILDING HEIGHT

| | |
|--------------------------------|-----------|
| Lower Floor Floor | 9'-2 1/2" |
| Upper Floor Floor | 9'-2 1/2" |
| Floor Finishing | 9'-0" |
| Roof Height | 9'-0" |
| Roof Structure & Material | 9'-0" |
| TOTAL PROPOSED BUILDING HEIGHT | 18'-0" |

BUILDING AREAS
Units 2 & 3

| | |
|--------------|-----------|
| LOWER FLOOR | 2700 S.F. |
| UPPER FLOOR | 681 S.F. |
| TOTAL LIVING | 3381 S.F. |

CARAGE

| | |
|---------------------|---------|
| Upper Floor Parking | 93 S.F. |
| Covered Porch | 11 S.F. |
| Concrete Porch | 48 S.F. |



SHEET 7
P3.0

DATE: 10/15/03
SCALE: 1/8" = 1'-0"
DRAWN BY: J. M. GIBSON
CHECKED BY: S. PUGLISI
PROJECT: BUILDING B
UNIT 2 & 3

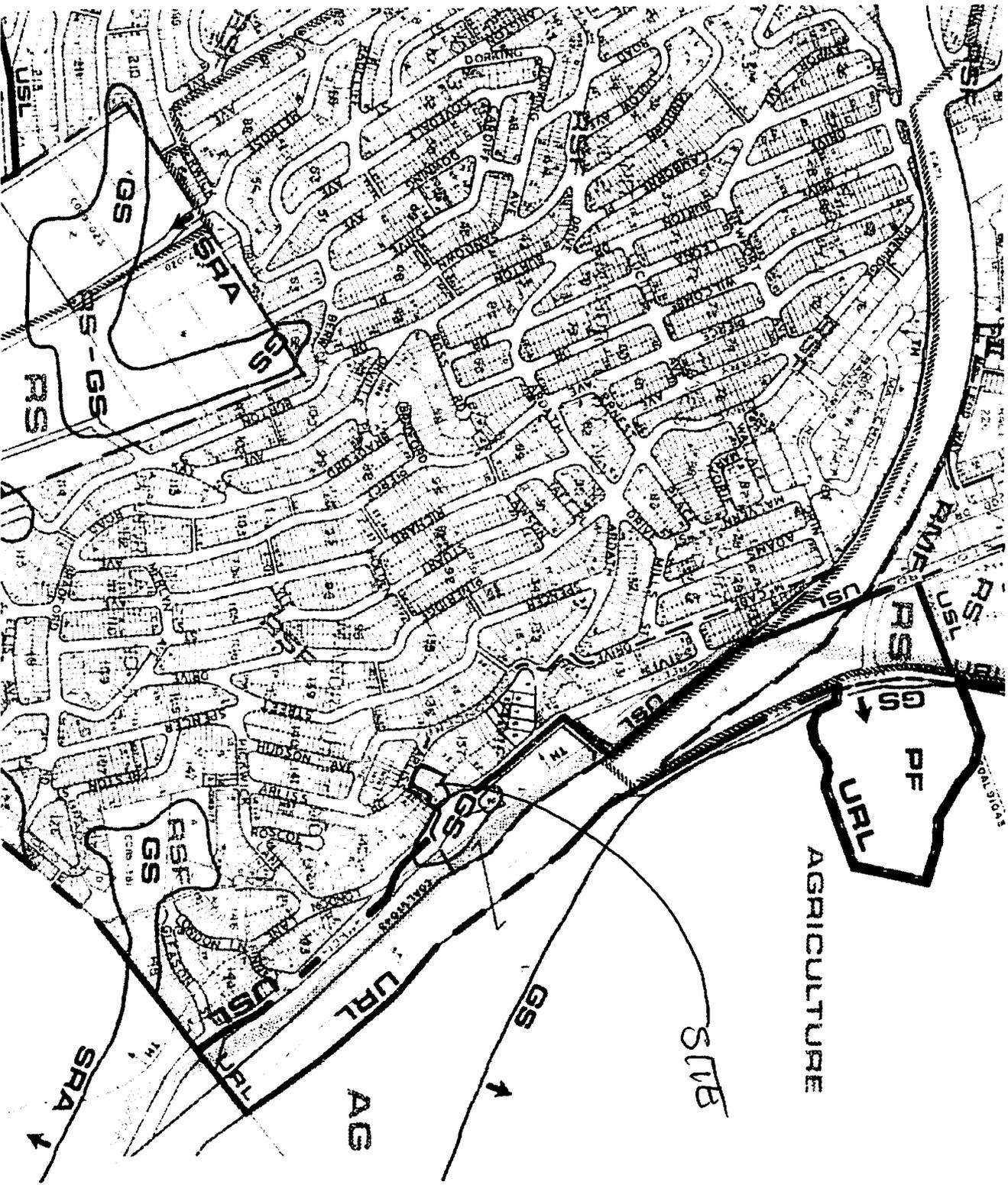


BUILDING B
Unit 2 & 3

DUNGLOW PINES
For Sale Only From Bank
41555 Drive
Camberia, Ca

Steven Puglisi
ARCHITECTURE
583 Bona Street, San Luis Obispo, CA 93401
Phone: 805.395.1969 • Fax: 805.395.1960







Parcel Summary Report For Parcel # 024-191-063

6/2/2010
12:08:05PM

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 SAN LUIS TRUST BANK
1001 MARSH ST SLO CA 93401-3629

Address Information

Status Address

P 0000 LONDONDERRY LN CAMB

Lot Information:

| <u>Tract / Twنشp</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> |
|--------------------------|--------------------------|----------------|-------------------|-------------------|---------------|---------------|---------------|-------------|---------------|-------------|
| CPMAN6 | 0137 | 0025 | | | RMF | LCP | TH | Y | L2 | |
| CPMAN6 | 0137 | 0026 | | | | | | Y | L2 | |
| CPMAN6 | 0137 | 0027 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0028 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0029 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0031 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0032 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0033 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0034 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0035 | | | | | | Y | L3 | |
| CPMAN6 | 0137 | 0036 | | | | | | Y | L3 | |

Parcel Information

Status Description

Active CAM PINES M U6 BL 137 LTS 25 THRU 29 & 31 THRU 36

Notes

Tax Districts



Parcel Summary Report For Parcel # 024-191-063

6/2/2010
12:08:06PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
NO. 02 ROAD-CO/SUPVR
CAMBRIA COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT

Case Information

Case Number:

Case Status:

D020006P WIT Primary Parcel

Description:

CONST SFD IN MF ZONE
LOTS 32, 33 (AND LOT 31)

D020110P WIT Primary Parcel

Description:

CONST SFD IN MF ZONE
LOTS 34 AND 35 (AND RETIRED LOT 36)

D020111P WIT Primary Parcel

Description:

CONST SFD IN MF ZONE WITH GUEST HOUSE
LOTS 26 AND 27 (AND RETIRED LOTS 28 & 29)

DRC2009-00092 REC Primary Parcel

Description:

CONDITIONAL USE PERMIT FOR 3 UNIT PLAN DEVELOPMENT, INCLUDING A CURB, GUTTER AND SIDEWALK WAIVER. THIS IS PART OF A LOT LINE ADJUSTMENT. ENVIRONMENTAL AND PUBLIC WORKS FEES ARE WITH THE LOT LINE ADJUSTMENT. SUB2009-00057

PMT2002-10948 EXP Primary Parcel

Description:

SFD W/ ATTACHED GARAGE

PMT2002-10952 EXP Primary Parcel

Description:

SFD W/ATT GARAGE/LOT 32

PMT2002-10953 EXP Primary Parcel

Description:

SFD W/ATT GARAGE/LOT 28



Parcel Summary Report For Parcel # 024-191-063

6/2/2010
12:08:06PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-10954 EXP Primary Parcel

Description:

SFD W/ ATTACHED GARAGE LOT 27

SUB2009-00057 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT AND CONDITIONAL USE PERMIT FOR 3 UNIT PLAN DEVELOPMENT.

D000405 ERR Related Parcel

Description:

ENTERED IN ERROR

D020107P WIT Related Parcel

Description:

CONST SFD IN MF ZONE
LOTS 24 AND 25

D990063P WIT Related Parcel

Description:

SFD

D990081P WIT Related Parcel

Description:

SFD

D990082P WIT Related Parcel

Description:

SFD

DRC2006-00148 WIT Related Parcel

Description:

MUP FOR 1818 SF SFR WITH 264 SF ATTACHED GARAGE

SUB2006-00181 WIT Related Parcel

Description:

ENTERED IN ERROR

SUB2007-00107 WIT Related Parcel

Description:

11 LOT PUD FOR ATTACHED UNITS