



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/2/2011

TO: \_\_\_\_\_

FROM: Terry Waher, Development Review/ Coastal Team

**PROJECT DESCRIPTION:** DRC2010-00046 NORDSTROM- MUP for a new 2 story, 4,582 sf SFR, with a 3 car garage, shop, pool and patio. .54 acre site located off Harbor Lights Lane in Avila Beach. APN: 076-180-020.

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 \_\_\_\_\_

# 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 MIKE & SANDY NORDSTROM Daytime Phone 559-816-0049  
 Mailing Address 3776 12th. AVE, HAWFORD, CA Zip Code 93230  
 Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

Agent Name STEVEN PUGLISI ARCHITECTURE Daytime Phone 805-595-1962  
 Mailing Address 583 DANA ST. SAN LUIS OBISPO CA Zip Code 93401  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 23,715 s.f. / 0.54 ac Assessor Parcel Number(s): 076-180-020  
 Legal Description: LOT 25 of TRACT 2149-UNIT 1 PER MAP FILED IN BK. 182 PG. 55, SLO COUNTY  
 Address of the project (if known): 6480 HARBOR LIGHTS LN, ANILIA BEACH, CA 93424  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: EXIT SAN LUIS BAY DR. OF US101, RIGHT ONTO SAN LUIS BAY DR, RIGHT INTO SAN LUIS BAY ESTATES, LEFT BEYOND GATE, RT ONTO LUPINE CANYON RD - THEN TO  
 Describe current uses, existing structures, and other improvements and vegetation on the property: HARBOR LIGHTS W UNDEVELOPED LOT

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW 2-STORY 4,582 S.F. SINGLE FAMILY RES. WITH A 1-STORY 1,153 S.F. THREE CAR GARAGE & SHOP, POOL & PATIO.

## 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 2/15/11

**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): NONE

Describe existing and future access to the proposed project site: VIA HARBOR LIGHTS LAKE

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: OPEN SPACE  
East: OPEN SPACE West: OPEN SPACE

### For all projects, answer the following:

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

Buildings: <u>5,735</u> sq. feet <u>24</u> %	Landscaping: <u>809</u> sq. feet <u>3</u> %	Covered Porch: <u>97</u> s.f. - <u>71%</u>
Paving: <u>2,821</u> sq. feet <u>12</u> %	Other (specify) <u>Decks - 794 SF (3%)</u>	POOL/PATIO: <u>360</u> SF - <u>1.5%</u>
Total area of all paving and structures: <u>7,614</u>	<input checked="" type="checkbox"/> sq. feet <input type="checkbox"/> acres	EXT. STRS.: <u>62</u> SF <u>71%</u>
Total area of grading or removal of ground cover: <u>7,923</u>	<input checked="" type="checkbox"/> sq. feet <input type="checkbox"/> acres	UNDISTURBED: <u>214,955</u> sf <u>~63%</u>
Number of parking spaces proposed: <u>3</u>	Height of tallest structure: <u>26.73'</u>	
Number of trees to be removed: <u>2-3 W/ ENVELOPE</u>	Type: <u>OAK</u>	
Setbacks: Front <u>23'10"</u>	Right <u>272"</u>	Left <u>10'1"</u> Back <u>25'1"</u>

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: SAN MIGUELITO MUT. WTR. CO.  
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: SAN MIGUELITO MUT. WTR. CO.  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CAL FIRE

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres  
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: 4  
Total floor area of all structures including upper stories, but not garages and carports: 4,582 SF  
Total of area of the lot(s) minus building footprint and parking spaces: 18,705 SF

# 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%: \_\_\_\_\_ acres  
Steep slopes over 30%: \_\_\_\_\_ 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: AVILA BEACH DRIVE

**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? 223.76 gallons.
4. How many service connections will be required? ONE
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?  
 Yes     No    If yes, please attach. \_\_\_\_\_
7. Does water meet the Health Agency's quality requirements?  
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:

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? NA. 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: 5' OFF PL    Location of connection: 5' OFF PL
2. What is the amount of proposed flow? 149.41 gallons 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: SOUTH COUNTY SANITATION
3. Where is the waste disposal storage in relation to buildings? IN 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: SAN LUIS COASTAL UNIFIED
2. Location of nearest police station: ~14.4 miles
3. Location of nearest fire station: ~1.5 miles
4. Location of nearest public transit stop: ~0.5 miles
5. Are services (grocery/other shopping) within walking distance of the project?    Yes    No  
If yes, what is the distance? ~0.5 miles feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
VACANT LAND
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): NONE
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 \*: REQUESTING SOLAR FROM HOA

\*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: \_\_\_\_\_

3. Are you aware of any previous environmental determinations for all or portions of this property?

Yes  No

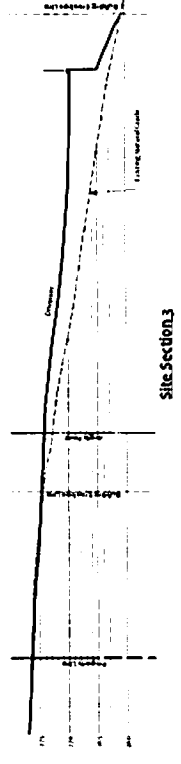
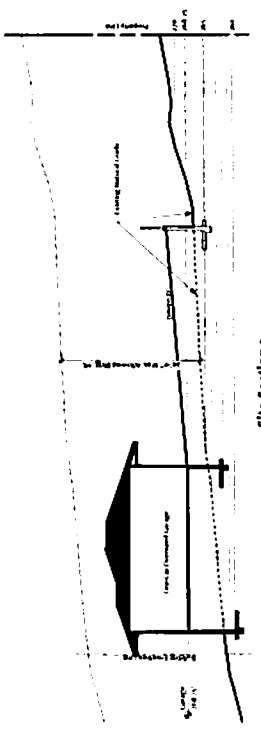
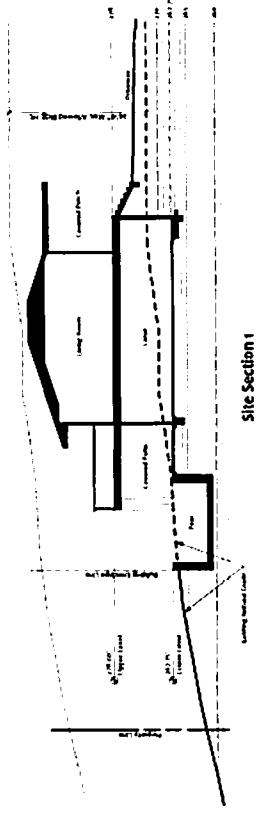
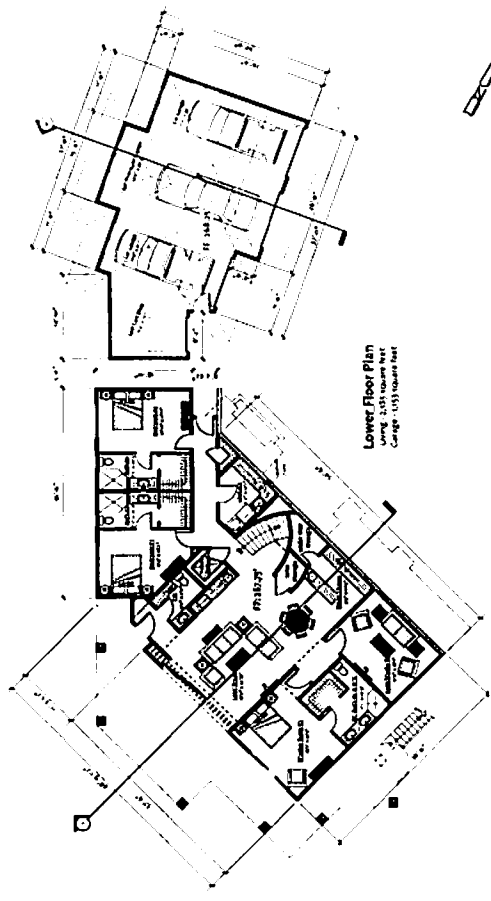
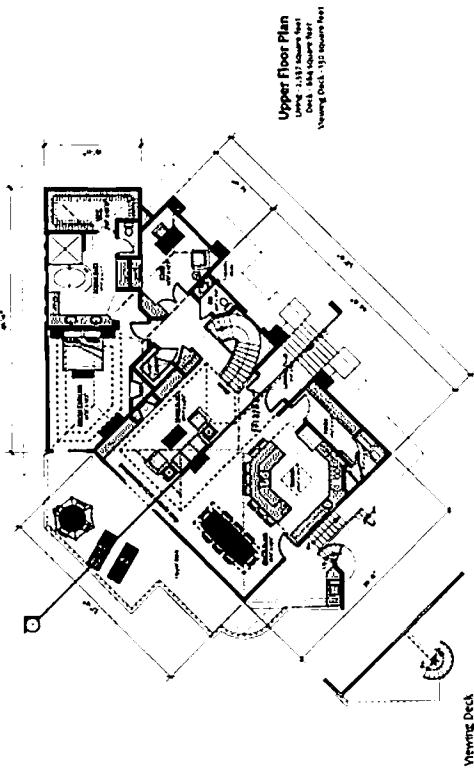
If yes, please describe and provide "ED" number(s): TRACT 2149 ER

**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): COUNTY OF SLO MINOR USE PERMIT, COUNTY SLO BUILDING PERMIT

(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.)






SHEET # **P2.0**

DATE	BY	REVISION

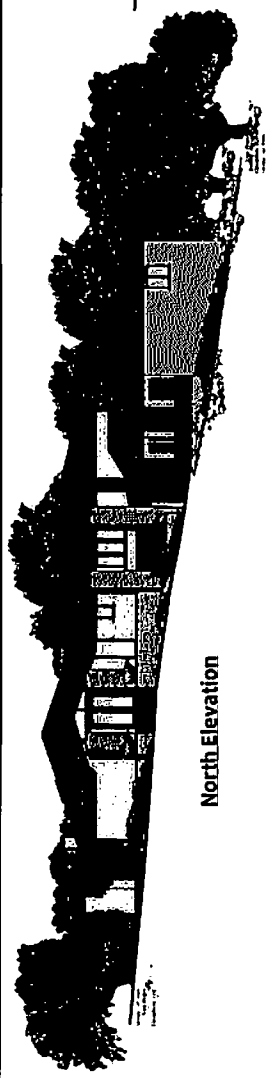


**LOWER & UPPER FLOOR PLANS  
 and  
 SITE SECTIONS**

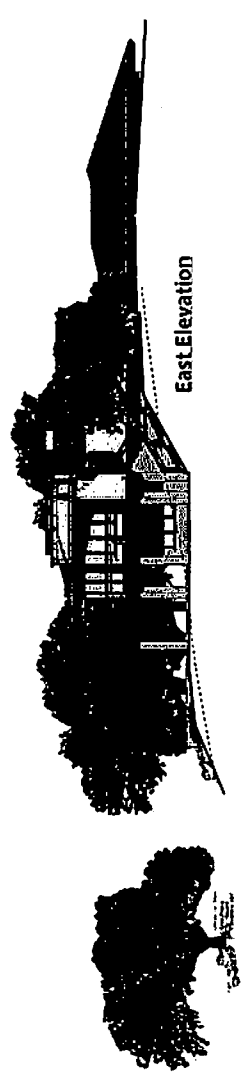
**Nordstrom Residence**  
 For ASLA and Land Nordstrom  
 Heron Crest Lot 25  
 6480 Harbor Lights Lane, San Luis Bay Estates  
 Avila Beach, California



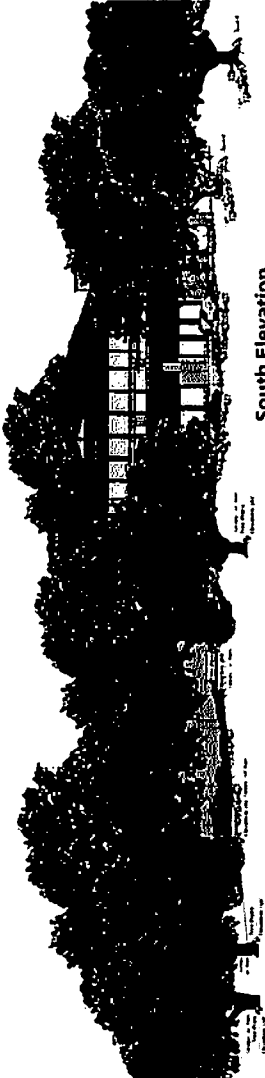
**Sloven Puglisi**  
**ARCHITECTURE**  
 443 Dove Street, San Luis Obispo, CA 93401  
 Phone: 805.885.1842 Fax: 805.885.1840



North Elevation



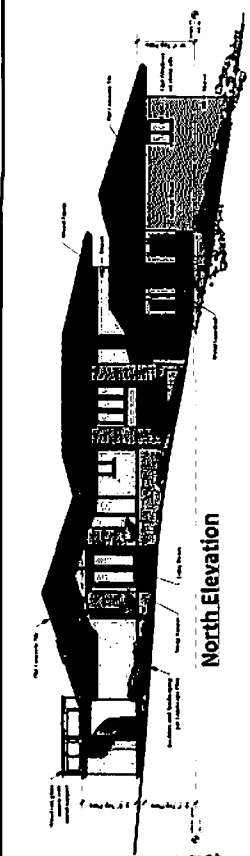
East Elevation



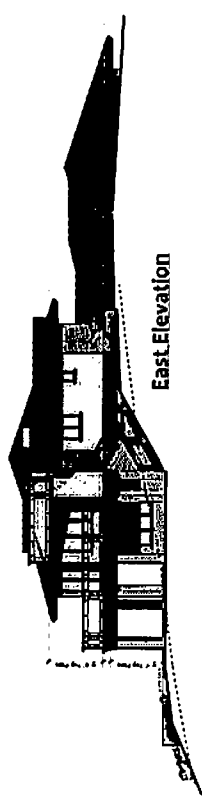
South Elevation



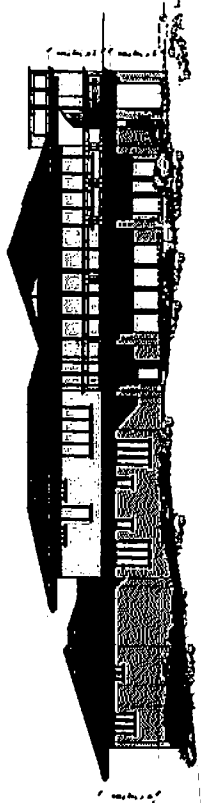
West Elevation



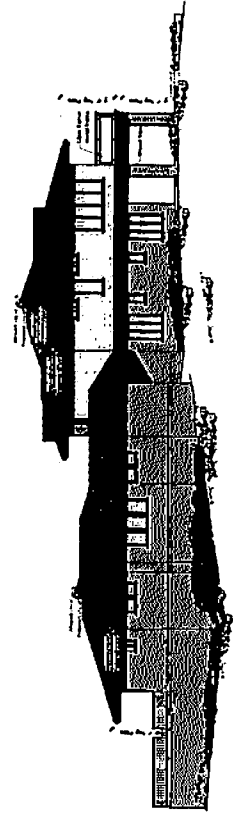
North Elevation



East Elevation



South Elevation



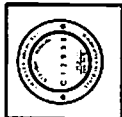
West Elevation

**Color and Material Board**

	Exterior Siding
	Exterior Trim
	Interior Siding
	Interior Trim
	Interior Wall
	Interior Ceiling
	Interior Floor
	Interior Stair
	Interior Window
	Interior Door
	Interior Cabinet
	Interior Countertop
	Interior Backsplash
	Interior Wallpaper
	Interior Paint

SHEET # **P3.0**

DATE: 10/15/10  
 DRAWN BY: J. PUGLISI  
 CHECKED BY: J. PUGLISI  
 PROJECT: NORDSTROM RESIDENCE



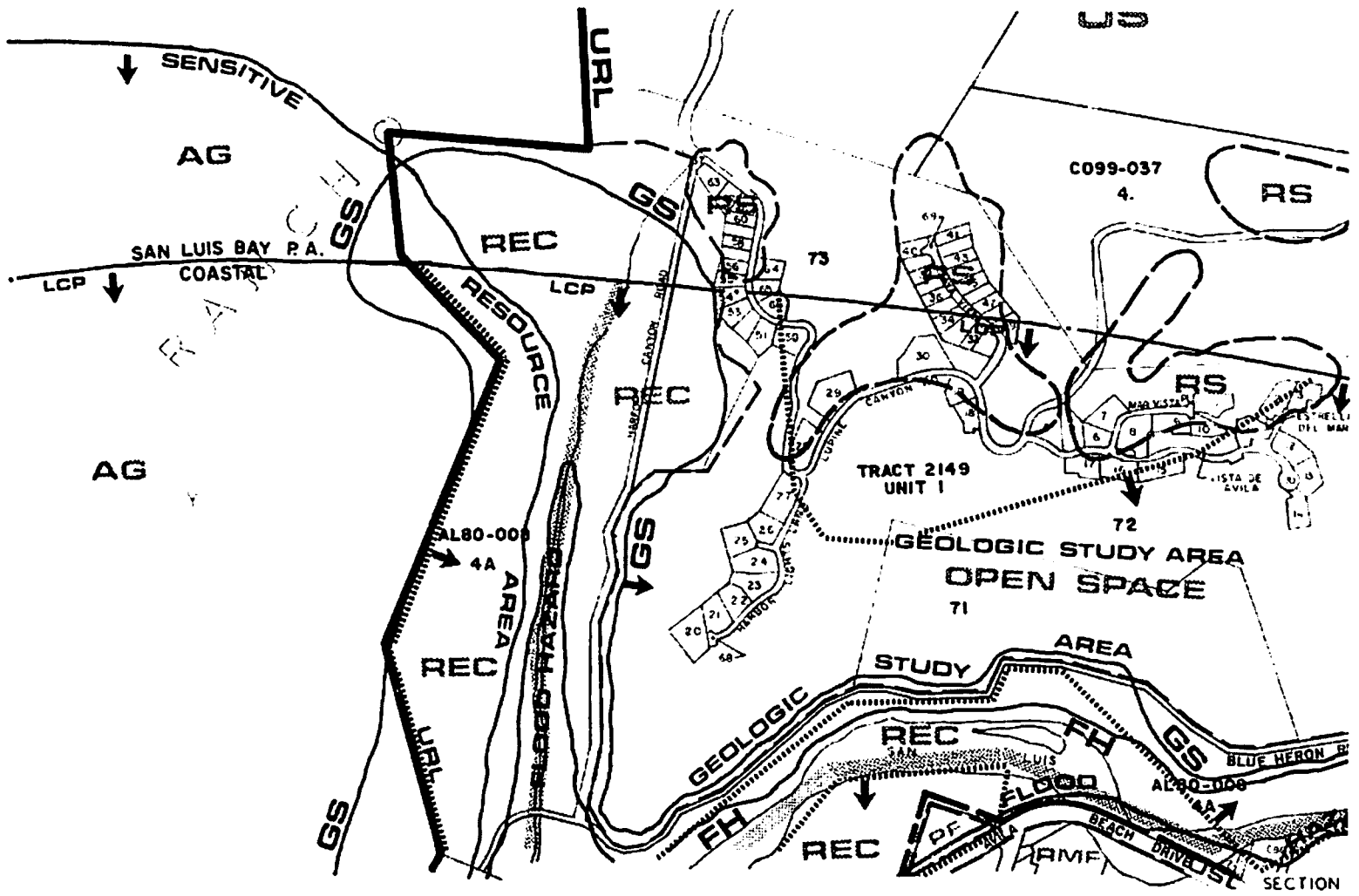
**EXTERIOR ELEVATIONS  
 and  
 COLOR & MATERIALS BOARD**

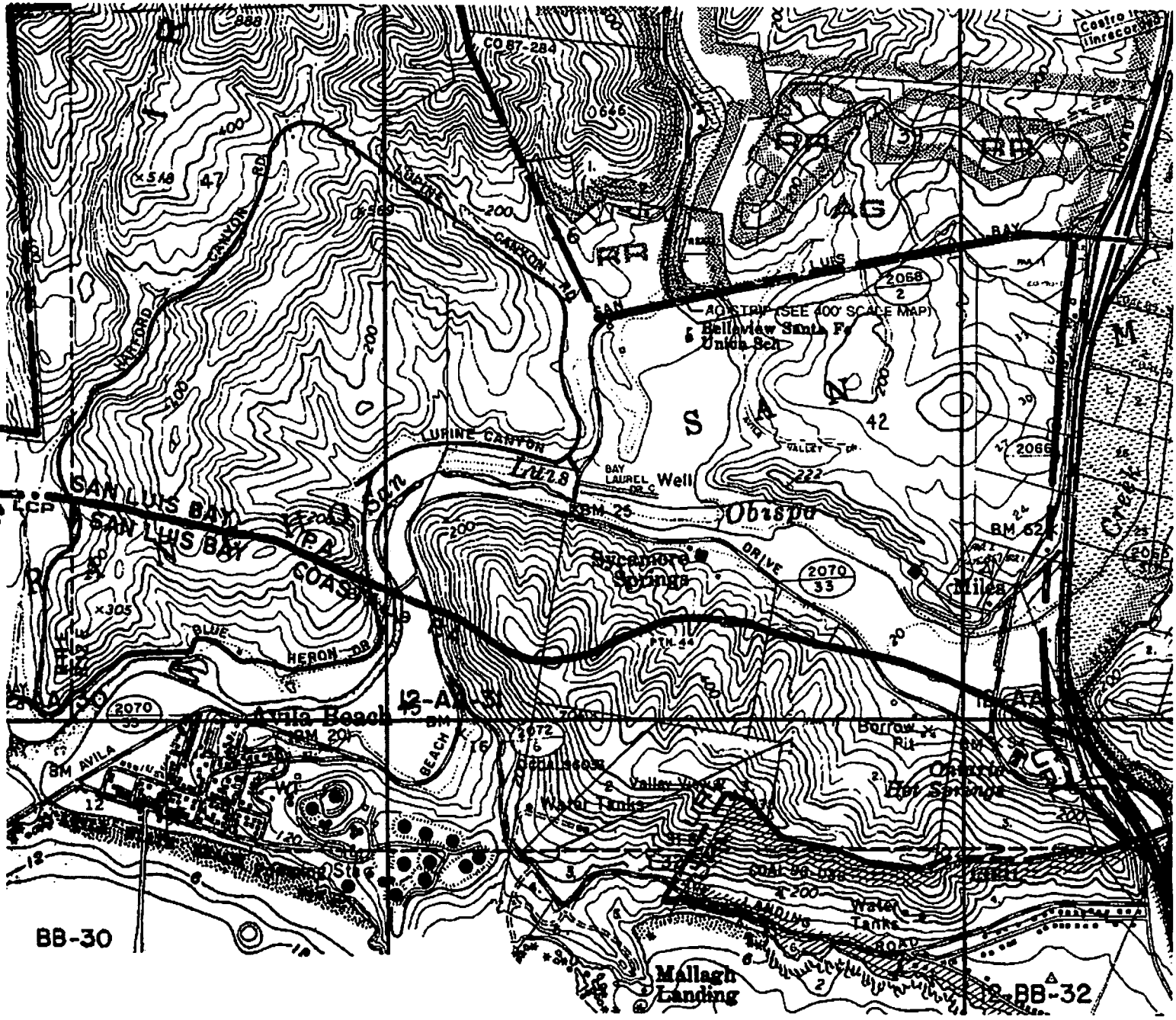
**Nordstrom Residence**  
 for Mike and Sandy Nordstrom  
 Heron Crest Lot 25  
 6480 Harbor Lights Lane, San Luis Bay Estates  
 Avila Beach, California

**Steven Puglisi**  
 ARCHITECTURE  
 445 Ocean Street, San Luis Obispo, CA 93401  
 Phone: 805.768.1847 Fax: 805.768.1840



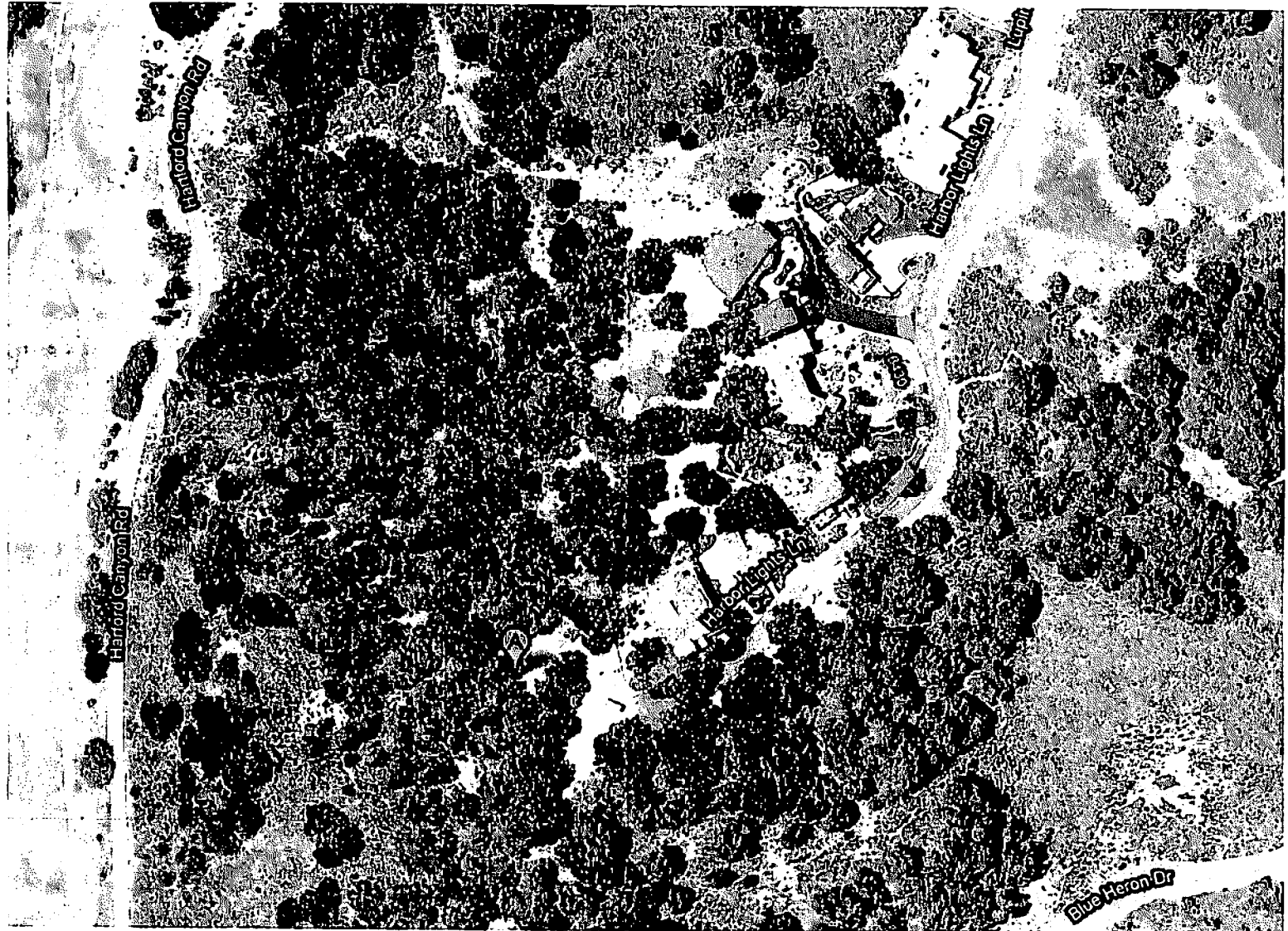






BB-30

BB-32





# Parcel Summary Report For Parcel # 076-180-020

2/22/2011  
11:49:55AM

## 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    NORDSTROM MICHAEL N  
           944 WHITLEY AVE CORCORAN CA 93212-2400

OWN    NORDSTROM MICHAEL

OWN    NORDSTROM MICHAEL & SANDRA LIVING T

OWN    NORDSTROM SANDRA

### Address Information

Status            Address  
 P                    06480 HARBOR LIGHTS LN AVLB

### Lot Information:

<u>Tract / Twshp</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>
076180	020	0001	Avila Beach	San Luis Bay	CAZ	AS		N		
2149 U1	0000	0025	Avila Beach	San Luis Bay	RS	GS	LCP	Y	SC	D910170D / D920237P

### Parcel Information

Status    Description  
 Active    TR 2149-1 LT 25

### Notes

### Tax Districts

SAN LUIS COASTAL UNIFIED SCHOOL  
 SAN LUIS OBISPO JT(27,40) COMM. COLLEGE  
 COUNTY-ZONE NO. 09 FLOOD CONTROL

057



# Parcel Summary Report For Parcel # 076-180-020

2/22/2011  
11:49:56AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS PORT & HARBOR  
NO. 03 ROAD-CO/SUPVR  
AREA NO. 21 COUNTY SERVICE

### Case Information

**Case Number:**

**Case Status:**

DRC2010-00046      REC      Primary Parcel

**Description:**

MINOR USE PERMIT FOR SFD

D930130D      APL      Related Parcel

**Description:**

CLUSTER SUBDIVISION WITH TR 2149

D960085V      CMP      Related Parcel

**Description:**

GRADING FOR ROAD ON SLOPES OVER 30%

G960021T      REC      Related Parcel

**Description:**

LAND USE CATEGORY MAPPING CLEANUP TO REFLECT APPROVED TRACTS WITHIN SAN LUIS BAY ESTATES

S930042T      EX2      Related Parcel

**Description:**

SUBDIVISION OF 215 LOTS

S940002L      EXP      Related Parcel

**Description:**

LOT LINE ADJUSTMENT OF TWO PARCELS

S970213N      RDD      Related Parcel

**Description:**

ROAD NAMES FOR TRACT 2149 UINT 1