



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 09/27/2013

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

FROM: Cody Scheel - Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00019 TRAVALINI. Proposed minor use permit to operate an existing structure as a coastal vacation rental. Site location: 1st Street, between San Antonio and San Rafael, Avila Beach. APN: 076-224-016.

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

SLB/ AVLB

AS CAZ LCP RMF

### 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 MARIO TRAVALINI Daytime Phone 805-441-6846  
 Mailing Address PO BOX 3072, SHELL BEACH CA Zip Code 93448  
 Email Address: MTRAV27@GMAIL.COM

Applicant Name MARIO TRAVALINI Daytime Phone 805-441-6846  
 Mailing Address PO BOX 3072, SHELL BEACH CA Zip Code 93448  
 Email Address: MTRAV27@GMAIL.COM

Agent Name None Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

### PROPERTY INFORMATION

Total Size of Site: 4500 SQFT. Assessor Parcel Number(s): 076-224-016

Legal Description: \_\_\_\_\_  
Address of the project (if known): 137 1ST 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.: 1ST ST. FROM SAN ANTONIO AND SAN RAFAEL AS A CROSS ST.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
USED AS A PERSONAL SECOND RESIDENCE / LONG TERM RENTAL

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): PERMIT TO OPERATE EXISTING STRUCTURE AS A VACATION RENTAL.

### 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 \_\_\_\_\_

**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: EXISTING ACCESS IS FROM ~~STREET~~ DRIVEWAY OFF 1st ST.

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: STREET 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: \_\_\_\_\_ sq. feet \_\_\_\_\_% Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_% Other (specify) \_\_\_\_\_

Total area of all paving and structures: \_\_\_\_\_  sq. feet  acres  
Total area of grading or removal of ground cover: \_\_\_\_\_  sq. feet  acres

Number of parking spaces proposed: \_\_\_\_\_ Height of tallest structure: \_\_\_\_\_

Number of trees to be removed: \_\_\_\_\_ 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: AVILA BERTEN COMM. SVC.  
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: AVILA BERTEN COMM. SVC.  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: \_\_\_\_\_

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

Total outdoor use area: \_\_\_\_\_  sq. feet  acres

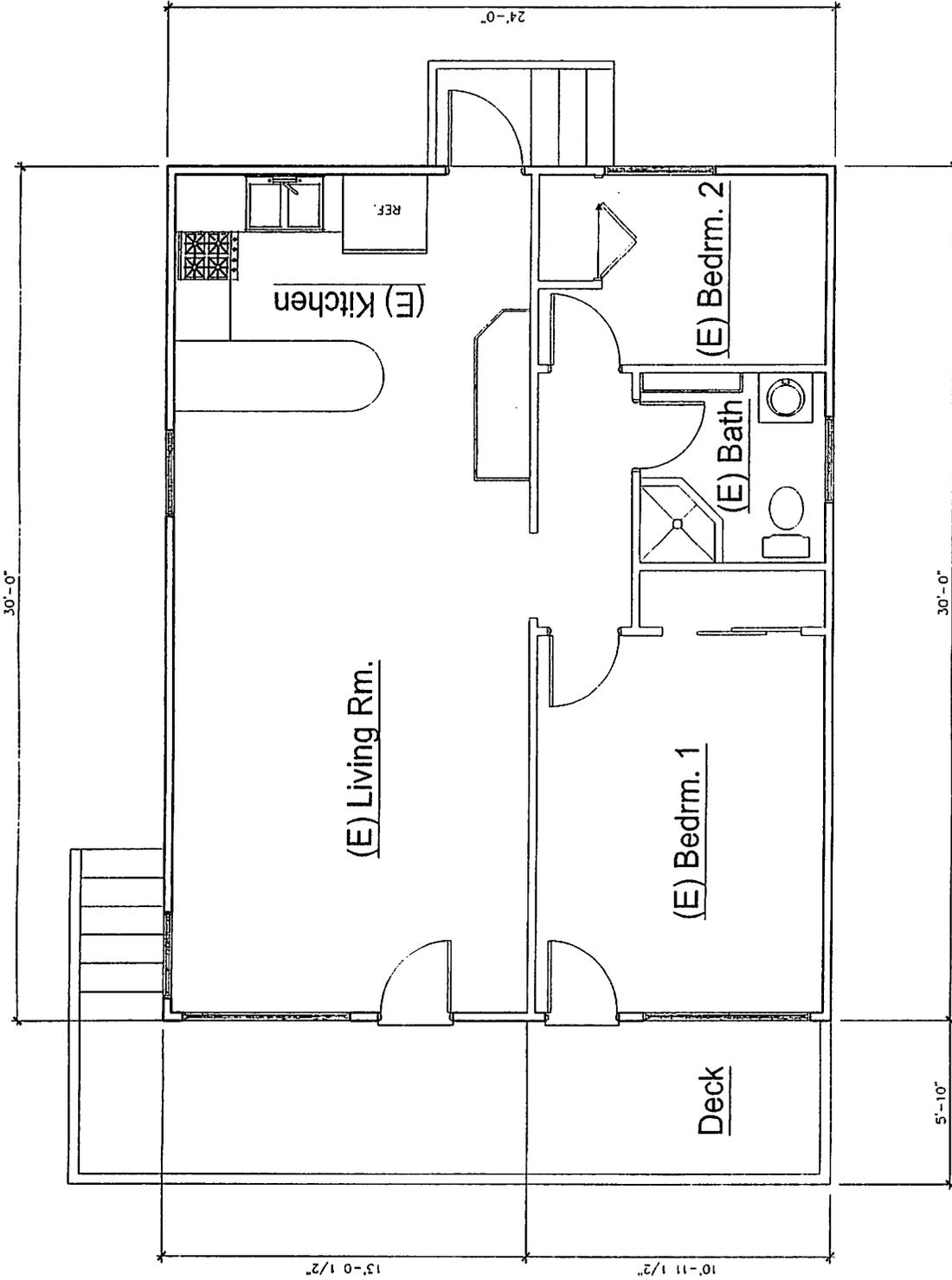
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 2

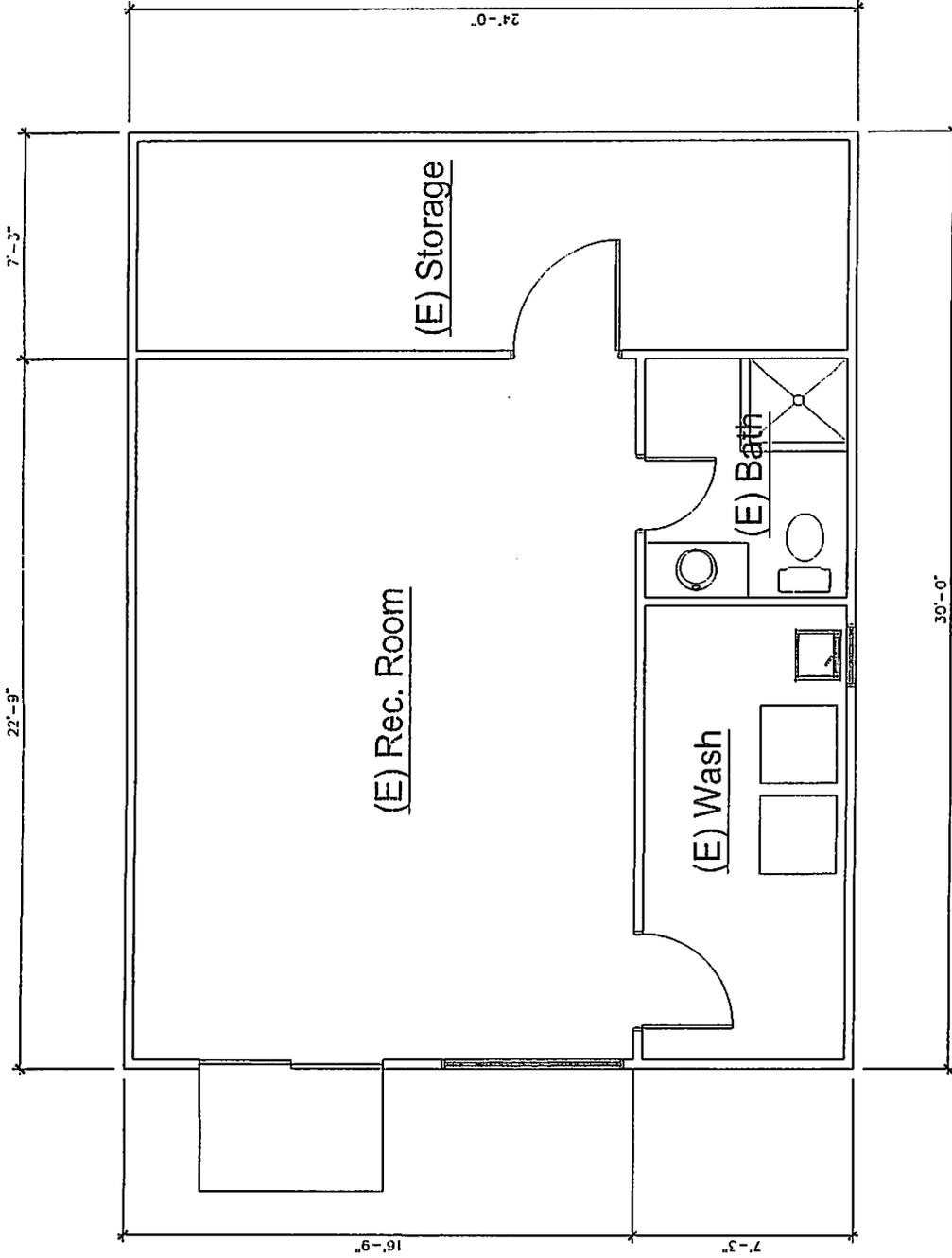
Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_

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



**UPPER LEVEL FLOOR PLAN**  
**TRAVALINI RESIDENCE**

137 FIRST ST., AVILA BEACH, CALIFORNIA - APN: 076-22-016



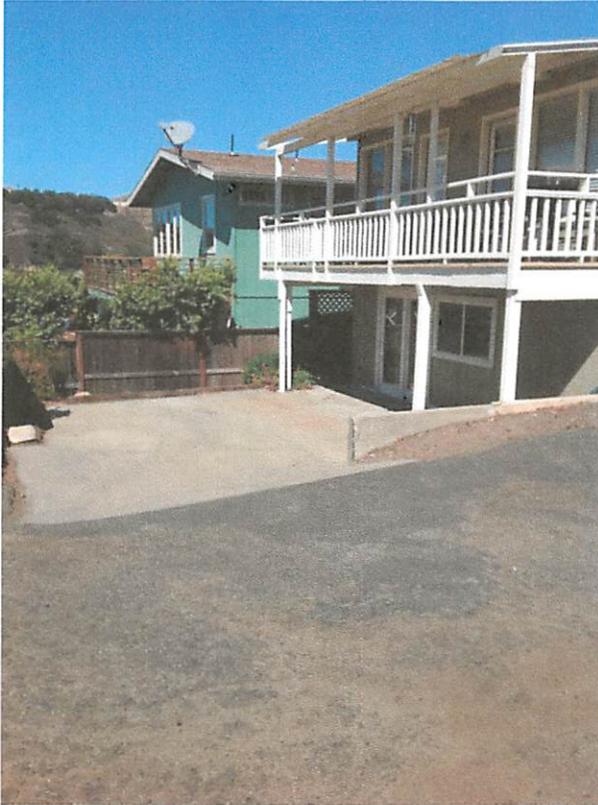
LOWER LEVEL FLOOR PLAN

TRAVALINI RESIDENCE

137 FIRST ST., AVILA BEACH, CALIFORNIA - APN: 076-224-016

# Parking Plan

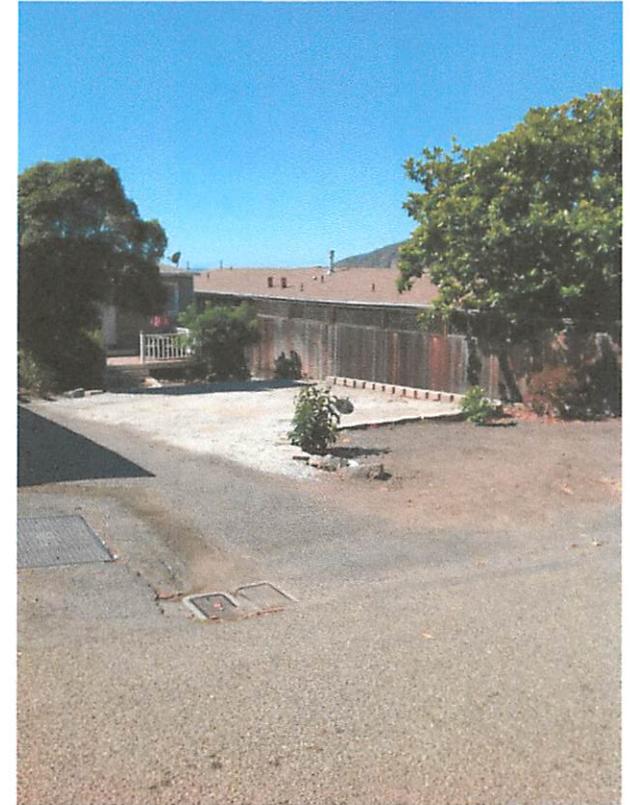
Travalini Residence  
137 First St., Avila Beach, CA  
APN: 076-224-016



View of one off-street parking space on ocean side of residence



View from Street of front of house parking pad. Two off-street parking spaces



Additional view from street of front of house parking pad. Two off-street parking spaces

**Notes: There are a total of three off-street parking spaces on the property.**

2868 X Z = 5736

Flow's

Parking Pad for 2

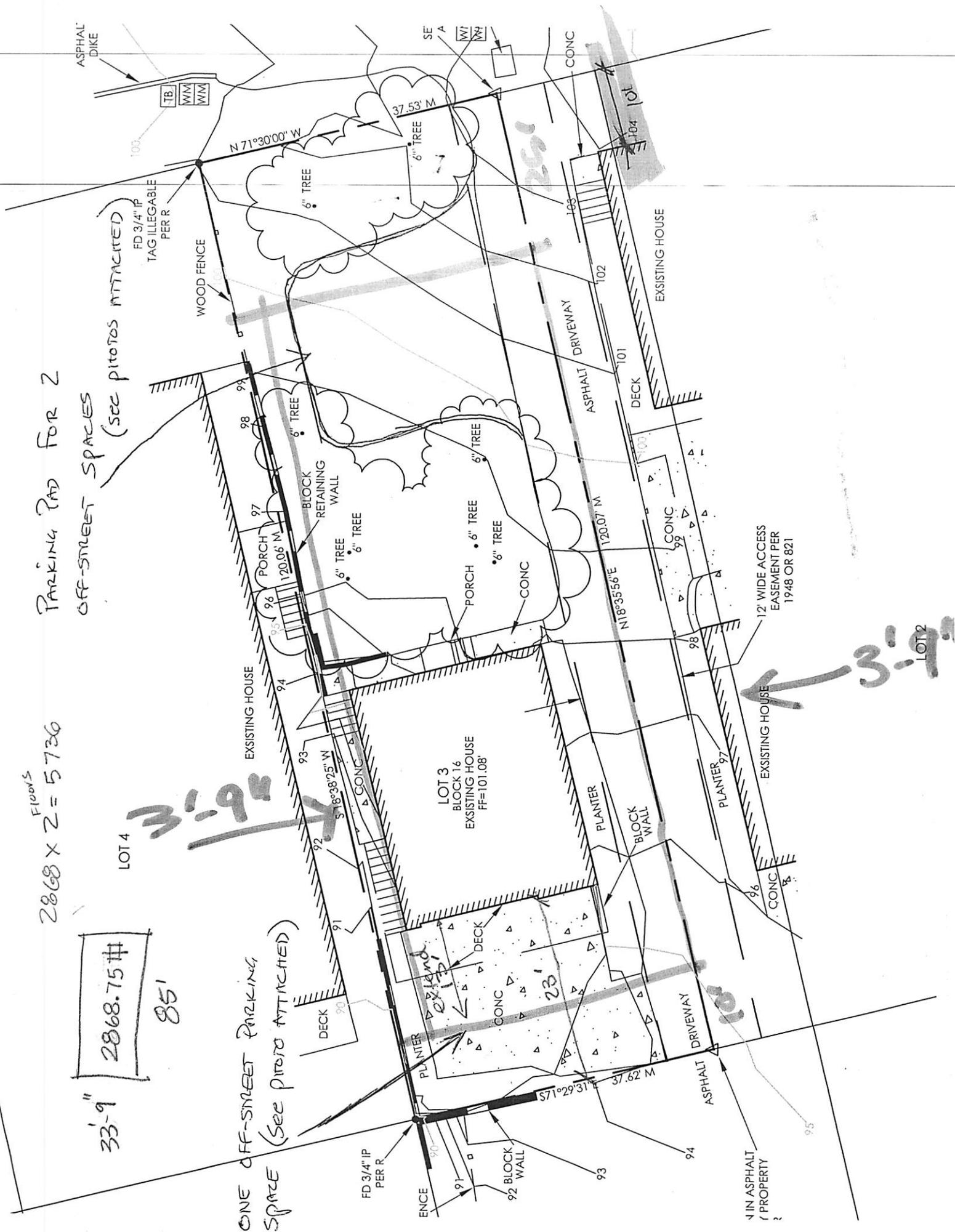
OFF-STREET SPACES

(see photos attached)

33'-9" 2868.75#

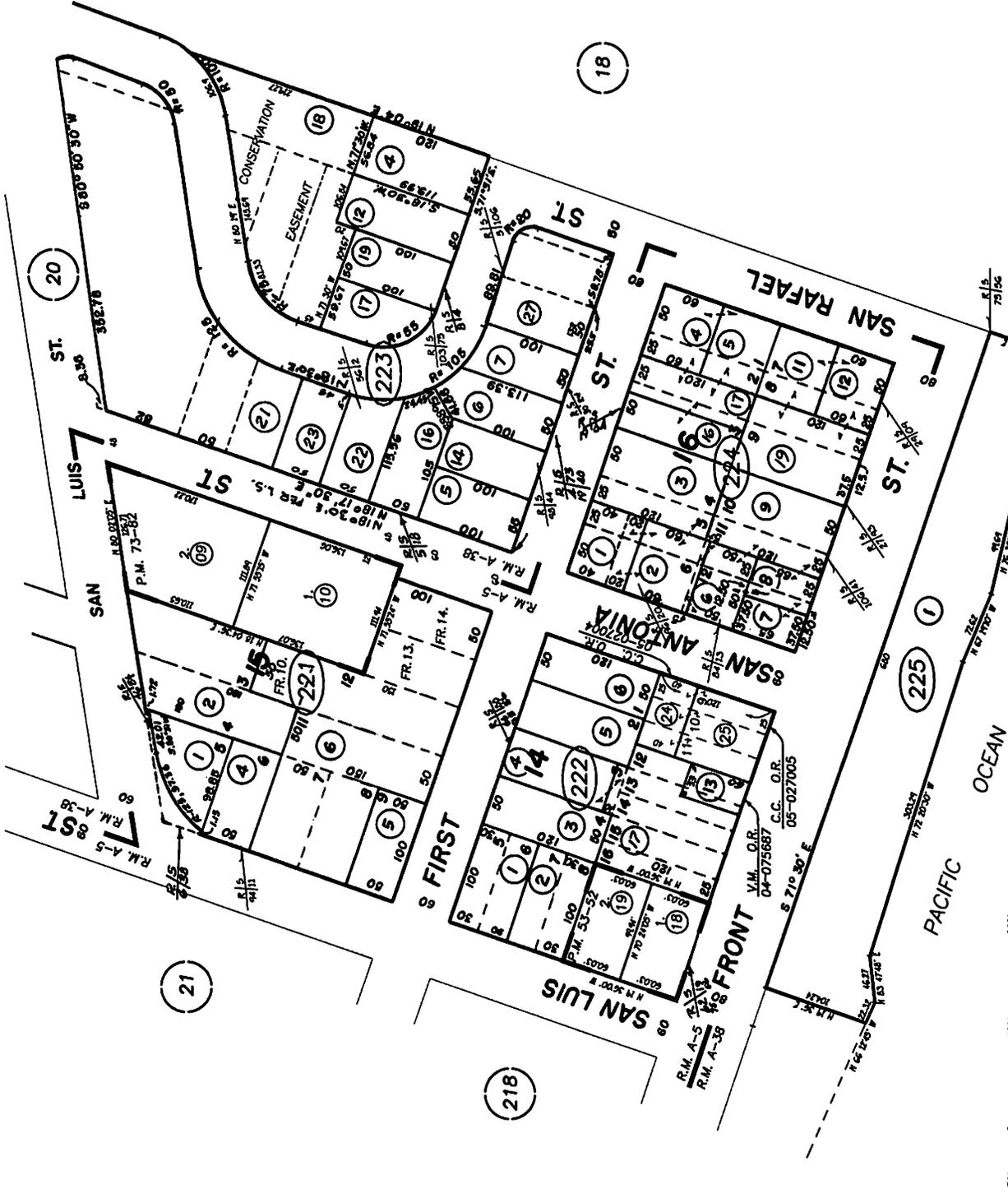
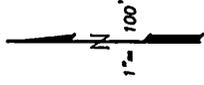
85'

ONE OFF-STREET PARKING SPACE (see photos attached)



3'-9" LOT 2

076-22



AVILA BEACH COUNTY OF  
 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.

THIS MAP IS PREPARED FOR  
 ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
NA	03-22-05
06-215	12-30-05
06-215	12-31-05
NA	03-05-06
06-331	04-20-06
NA	05-29-06
11-002	09-05-10





# Parcel Summary Report For Parcel # 076-224-016

9/23/2013  
2:56:47PM

## 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    TRAVALINI MARIO  
         1505 SEE CANYON RD SLO CA 93405-8004  
OWN    TRAVALINI FAMILY TRUST  
  
OWN    TRAVALINI LYNEE

### Address Information

**Status**            **Address**  
P                    00137 1ST ST 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>
076224	016	0001	Avila Beach	San Luis Bay	CAZ			N		
TNAVILA	0016	PTN	Avila Beach	San Luis Bay	RMF	LCP	AS	Y		

### Parcel Information

**Status**    **Description**  
Active    TN AVILA BL 16 PTN LT 3

**Notes**  
LEGAL PARCEL PER DEEDS 901 OR 341 MINUS 1015 OR 101 PLUS C76-0034, PARCEL #1 FOR APN: 076-224-019.

**Tax Districts**  
SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 03  
COUNTY-ZONE NO. 09  
AVILA BEACH



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9/23/2013  
2:56:47PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SAN LUIS  
NO. 03  
AREA NO. 21  
AVILA BEACH, IMP. NO. 01

### Case Information

**Case Number:**

**Case Status:**

COD2009-00497      CLD              Primary Parcel

**Description:**

REPORTED UNPERMITTED / OR LICENSED VACATION RENTAL (CAZ)

COD2012-00073      REC              Primary Parcel

**Description:**

VACATION RENTAL - SECOND COMPLAINT

DRC2007-00157      EX2              Primary Parcel

**Description:**

MINOR USE PERMIT / COASTAL DEV. PERMIT FOR REMODEL AND ADDITION OF EXISTING HOME.

DRC2013-00019      REC              Primary Parcel

**Description:**

MUP FOR A COASTAL VACATION RENTAL.