



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/28/2014

TO: _____

FROM: Morgan Torell (805-781-5113 or mtorell@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00091 D RAY PROPERTIES – Proposed conditional use permit to allow vacation rentals on first floor of Building "A". Site location is 90 San Luis St, Avila Beach. APN: 076-222-001

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 D. RAY PROPERTIES, LLC Daytime Phone 805-544-4546
Mailing Address PO 14327, SAN LUIS OBISPO Zip Code 93406-4327
Email Address: MARSHALL@SLOLEGAL.COM

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

Agent Name MARSHALL OCHYLSEI Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: (SAME)

PROPERTY INFORMATION

Total Size of Site: 6,000 sq ft Assessor Parcel Number(s): 076-222-001
Legal Description: (SEE ATTACHED)
Address of the project (if known): 90 SAN LUIS STREET
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: CORNER OF SAN LUIS STREET & 1ST STREET

Describe current uses, existing structures, and other improvements and vegetation on the property:
SITE IS FULLY DEVELOPED WITH 2 STRUCTURES & CONCRETE PARKING LOT.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ALLOW VACATION RENTALS ON FIRST FLOOR OF BUILDING 'A'

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 04/16/2014

FOR STAFF USE ONLY
Reason for Land Use Permit: _____

LEGAL DESCRIPTION

Real property in the unincorporated area of the County of San Luis Obispo, State of California, described as follows:

LOTS 5 AND 6 IN BLOCK 14 OF THE TOWN OF AVILA, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP FILED FOR RECORD AUGUST 20, 1875 IN BOOK A AT PAGE 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 076-222-001

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): _____

Describe existing and future access to the proposed project site: EXISTING PARKING LOT TO REMAIN

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: PUBLIC FACILITY 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: 2,232 sq. feet 37.2 % Landscaping: 326 sq. feet 5.4 %
Paving: 3,442 sq. feet 57.4 % Other (specify) _____
Total area of all paving and structures: 5,674 sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres
Number of parking spaces proposed: 7 Height of tallest structure: 28"
Number of trees to be removed: 0 Type: _____
Setbacks: Front 0 Right 0 Left 5'-8" Back 4'-6"

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: AVILA BEACH CSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)
BUILDING ALREADY SERVED.

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: AVILA BEACH CSD
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)
BUILDING ALREADY SERVED.

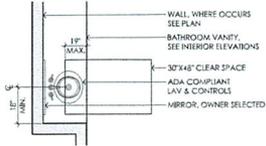
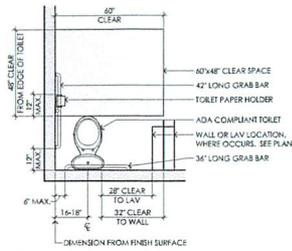
Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

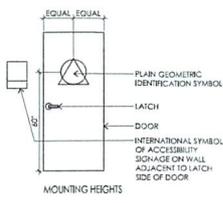
Total outdoor use area: _____ sq. feet acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:

Number of residential units: 4 Number of bedrooms per unit: 1- STUDIO (E)
1- 2 BEDROOM (E)
2- 1 BEDROOM (P)
Total floor area of all structures including upper stories, but not garages and carports: 3,368
Total of area of the lot(s) minus building footprint and parking spaces: 1,945



- NOTES:**
1. PLAN GEOMETRIC IDENTIFICATION SIGNS SHALL BE 1/4\"/>
 2. INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN SHALL HAVE WHITE FIGURES AND LETTERS ON A BLUE BACKGROUND, OTHER COLORS MAY BE USED WITH BUILDING DEPT. APPROVAL.
 3. LETTERS AND NUMERALS ARE TO BE RAISED 1/32\"/>
 4. MOUNTING LOCATIONS SHALL ALLOW A PERSON TO APPROACH WITHIN 3\"/>
 5. BRAILLE SHALL BE CONTRACTED GRADE 2 BRAILLE.
 6. ATTACH TO SURFACE WITH TAMPER PROOF SCREWS.



WALL LEGEND

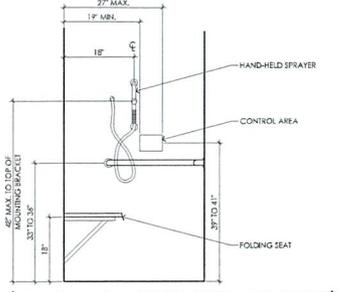
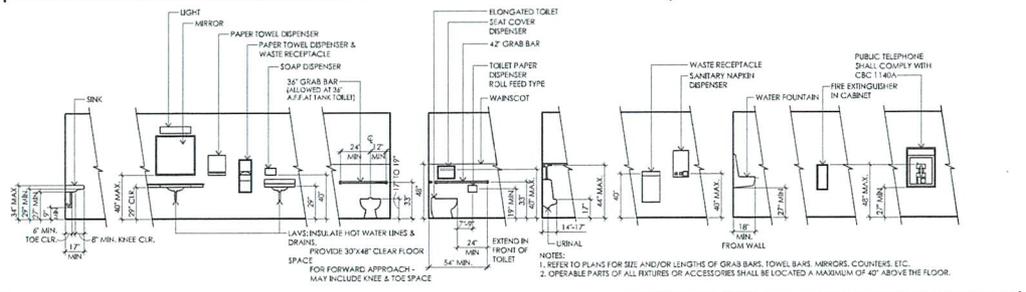
	NEW 2x WALL WITH BATT INSULATION
	NEW 2x WALL
	EXISTING WALL TO REMAIN

FLOOR PLAN GENERAL NOTES

1. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS & ACTUAL CONDITIONS PRIOR TO PERFORMING WORK IN THOSE AREAS.
2. EXTERIOR WALLS SHALL HAVE R-13 INSULATION (6\"/>
3. FIRE BLOCKING SHALL BE PROVIDED.
4. GLAZING SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10\"/>
5. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
6. SAFETY GLAZING SHALL BE IN CONFORMANCE WITH THE APPLICABLE USC CHAPTERS IN THE FOLLOWING AREAS:
7. GLAZING WITHIN 24\"/>
8. WITHIN TUB ENCLOSURES.
9. WITHIN HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, GLAZING IN ANY PORTION OF SAUNAS, STEAM ROOMS, TUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 40 INCHES ABOVE A FINISH SURFACE AND DRAIN INLET.
10. GLAZING IN STAIR LANDINGS AND WITHIN 5-0\"/>
11. GLAZING IN STAIR LANINGGS AND WITHIN 5-0\"/>
12. ALL WALLS TO BE 1/2\"/>
13. ALL FLOOR PLAN DIVISIONS ARE TO FRAMING, NOT TO FINISH WALL.
14. ALL FINISHES TO BE SPECIFIED BY OWNER.
15. SHOWERS AND SHOWERTUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDES SCALD AND THERMAL SHOCK PROTECTION.

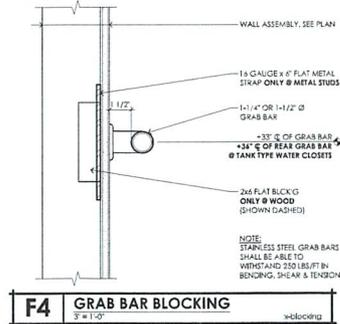
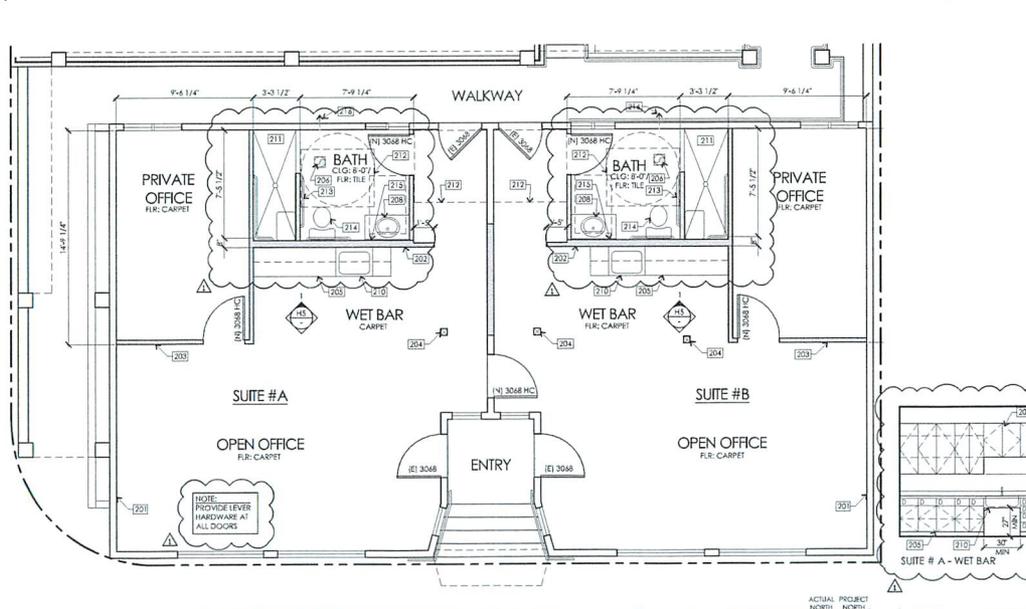
B10 TYPICAL BATHROOM DIMENSIONS & CLEARANCES
SCALE: 3/8\"/>

B6 ACCESSIBLE DOOR SIGNAGE
NOT TO SCALE



D10 FIXTURE AND ACCESSORY MOUNTING HEIGHTS
NOT ALL ACCESSORIES SHOWN ABOVE ARE INCLUDED-SEE PLANS FOR LOCATIONS

D4 ACCESSIBLE ROLL-IN SHOWER
3/4\"/>



H10 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4\"/>

H5 SUITE #A - INTERIOR ELEVATIONS (SUITE #B REVERSE)
SCALE: 1/4\"/>

FLOOR PLAN REFERENCE NOTES

207. EXISTING WALL TO REMAIN
208. 2x6 PLUMBING WALL
209. NEW 2x WALL
210. EXISTING COLUMN TO REMAIN
211. BULKHEAD CABINET
212. MECHANICAL VENTILATION SYSTEM TO PROVIDE AT LEAST 8 ACFM CHANGES PER HOUR. SEE DETAIL.
213. NOT USED
214. BATHROOM LAVATORY. SEE B10/A2.0
215. ACCESSIBLE SHOWER. SEE D4/A2.0
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ARRIS
STUDIO
ARCHITECTS
1640 MARSH STREET, STE. 100
SAN LUIS OBISPO, CA 95401
408.842.2240 • 408.842.2241
ARRISSTUDIOARCH.COM
THOMAS E. JEFFREY ARCHITECT
DANIEL HOGAN ARCHITECT ASSOCIATES

THOMAS E. JEFFREY
DANIEL HOGAN
ARCHITECTS

D. RAY PROPERTIES, LLC.
847 PACIFIC STREET
SAN LUIS OBISPO, CA 95401

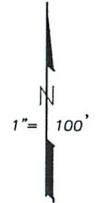
90 SAN LUIS STREET
AVILA BEACH, CA 93424
FLOOR PLAN AND INTERIOR ELEVATIONS

#	REVISION/PLAN NOTES	DATE
1	PLAN CHECK	11/14/2013

Project: A13037
Date: OCTOBER 29, 2013
Sheet:

A2.0

E:\A2037\DWG\A2037-02-Plan-Floor.dwg, A2.0, Nov 15, 2013 1:34pm, tjeff



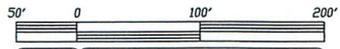
21

218

18

DETAIL 'A'
SCALE: 1" = 50'

REVISIONS	
I.S.	DATE
NA	03-22-05
06-215	12-30-05
06-215	12-31-05
NA	03-06-06
06-331	04-20-06
NA	05-29-08
11-042	09-08-10
14-154	01-30-14



JS 01-22-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF AVILA, R.M. Bk. A, Pg. 5.
RHO. SAN MIGUELITO, R.M. Bk. A, Pg. 38.
AVILA BUNGALOWS; TRACT NO. 2667-1, R.M. Bk. 34, Pg. 5-7

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



Zone Avila Beach URL
g Area
n Luis Bay Coastal Planning Area
Planning Area



30 m
100 ft

179474 Longitude: 120.731401

PF

CR

RMF

1ST ST

SAN LUIS ST

SAN ANTONIA ST

San Luis Obispo Department of Planning

POWERED BY
esri



Parcel Summary Report For Parcel # 076-222-001

4/21/2014
4:02:33PM

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 D RAY PROPERTIES LLC
 PO BOX 4809 SLO CA 93406-4809

Address Information

<u>Status</u>	<u>Address</u>
P	00090 SAN LUIS ST A&B AVLB
P	00292 1ST ST AVLB

Lot Information:

<u>Tract / Townshp</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>
TNAVILA	0014	PTN	Avila Beach	San Luis Bay	CR	LCP	AS	Y	VP	E000285L
076222	001	0001	Avila Beach	San Luis Bay		CAZ	CSC	N		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN AVILA LTS 5 & 6 BL 14

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 03
COUNTY-ZONE NO. 09
AVILA BEACH
SAN LUIS
NO. 03
AREA NO. 21



Parcel Summary Report For Parcel # 076-222-001

4/21/2014
4:02:34PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AVILA BEACH, IMP. NO. 01

Case Information

Case Number:

Case Status:

A4865 FNL Primary Parcel

Description:

TWO COMMERCIAL SPACES WITH RESIDENCE ABOVE

A4866 FNL Primary Parcel

Description:

GRADING

A5849 FNL Primary Parcel

Description:

FIRESPRINKLERS FOR RESIDENCE & COMMERCIAL 13SYSTEM PLAN CHECKED BY AVILA FIRE DEPT

C5845 FNL Primary Parcel

Description:

CONVERT STOR.ABV GAR.TO SFD (AS BUILT)

COD2013-00399 CLD Primary Parcel

Description:

VACATION RENTAL SIGN VIOLATION

D000270P CMP Primary Parcel

Description:

ADD/ALT SFD

D950223D APP Primary Parcel

Description:

COMMERCIAL BLDG/SINGLE FAMILY DWELLING

D960271W CMP Primary Parcel

Description:

CURB, GUTTER & SIDEWALK WAIVER

DRC2012-00110 APV Primary Parcel

Description:

MINOR USE PERMIT/CDP TO ALLOW TWO RESIDENTIAL VACATION RENTALS ON THE SECOND FLOOR OF AN EXISTING OFFICE BUILDING/DETACHED GARAGE.

DRC2013-00091 REC Primary Parcel

Description:

CUP TO ALLOW VACATION RENTALS ON FIRST FLOOR OF BUILDING "A".



Parcel Summary Report For Parcel # 076-222-001

4/21/2014
4:02:34PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

E000285 RES Primary Parcel

Description:

RENTAL OVER GARAGE

PMT2002-25513 REC Primary Parcel

Description:

REVISION/ADD HC LIFT & REVISE GRADES

PMT2002-26084 WIT Primary Parcel

Description:

MIXED USE SFD & OFFICE

PMT2013-00944 ISS Primary Parcel

Description:

TENANT IMPROVEMENTS TO ADD PRIVATE OFFICE, SEPARATE ACCESSIBLE BATHROOMS WITH SHOWERS, AND ADD COUNTERS/CABINETS IN EACH SPACE WITH BAR SINKS AND UNDERCOUNTER REFRIGERATOR IN TWO EXISTING OFFICE SUITES. THE OFFICES SHALL NOT BE USED AS SLEEPING AREAS, DWELLINGS, VACATIONAL RENTALS, OR HOTEL ROOMS.

ZON2013-00278 APV Primary Parcel

Description:

VACATION RENTAL