



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/7/2015

TO: _____

FROM: Megan Martin (805-781-4163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00139 CURTI – Proposed minor use permit for a new single family residence of 3,187 sf with an attached 749 sf garage and basement. Site location is Beach Colony Ln, Avila Beach. APN: 076-196-011

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

DRC2014-00139

CURTI BENJAMIN

APPLICATION TYPE - CHECK ALL THAT APPLY

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

MINOR USE PERMIT

NEW 3187 SF SINGLE FAMILY WITH
ATTACHED 749 SF GARAGE AND BASEMENT
SLB/ AVLB

CAZ CSC LCP REC VSA

APPLICANT INFORMATION

Check box for contact person assigned to this project
 Landowner Name Benjamin & Elisabeth Curti Daytime Phone _____
Mailing Address 2228 W. Zumwalt, Tulare, CA 93274 Zip Code _____
Email Address: bacurti@aol.com

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

Agent Name Elements Architecture + Design Daytime Phone 805-709-1707
Mailing Address 51 W. Branch St., Ste F, Arroyo Grande Zip Code 93420
Email Address: jenniferead@architecture.com

PROPERTY INFORMATION

Total Size of Site: 6000 SF Assessor Parcel Number(s): 074-194-011

Legal Description: _____

Address of the project (if known): Colony of Avila - Lot 6

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:

empty lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): New 3187 SF Single Family with attached 749 SF garage + basement

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 Ben Curti

Date 4-23-15

FOR STAFF USE ONLY

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): N/A

Describe existing and future access to the proposed project site: existing tract + access road in place

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: Golf course South: Parking
East: parking/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: 1878 sq. feet 21 % Landscaping: 2245 sq. feet 38 %
Paving: 1877 sq. feet 31 % (incl access) Other (specify) _____
Total area of all paving and structures: 2336 sq. feet acres
Total area of grading or removal of ground cover: 2336 sq. feet acres
Number of parking spaces proposed: 3 Height of tallest structure: _____
Number of trees to be removed: 0 Type: _____
Setbacks: Front 20' Right 5' Left 5' Back 10'

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: San Miguelito Water Co.
Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other San Miguelito Water Co.
 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: Cal-Fire

For commercial/industrial projects answer the following:

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

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 4 bedrooms
Total floor area of all structures including upper stories, but not garages and carports: 3187 SF Living
Total of area of the lot(s) minus building footprint and parking spaces: 2245 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:

- 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: _____ acres
Moderate slopes of 10-30%: 0.14 acres
Steep slopes over 30%: _____ 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?
If yes, please include with application. Yes No
- Has there been any grading or earthwork on the project site?
If yes, please explain: Approved tract map Yes No
- Has a grading plan been prepared?
If yes, please include with application. Yes No
- 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?
If yes, please list: Avila Beach drive Yes No

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? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing underground utilities in place
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:

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: _____ Location of connection: existing lateral
2. What is the amount of proposed flow? _____ 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? adjacent
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 School District
2. Location of nearest police station: Anita Beach
3. Location of nearest fire station: Anita Beach
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? < 1 mile feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
UNSURE - Approved tract map
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: N/A 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. N/A

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 *: solar panels

*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:

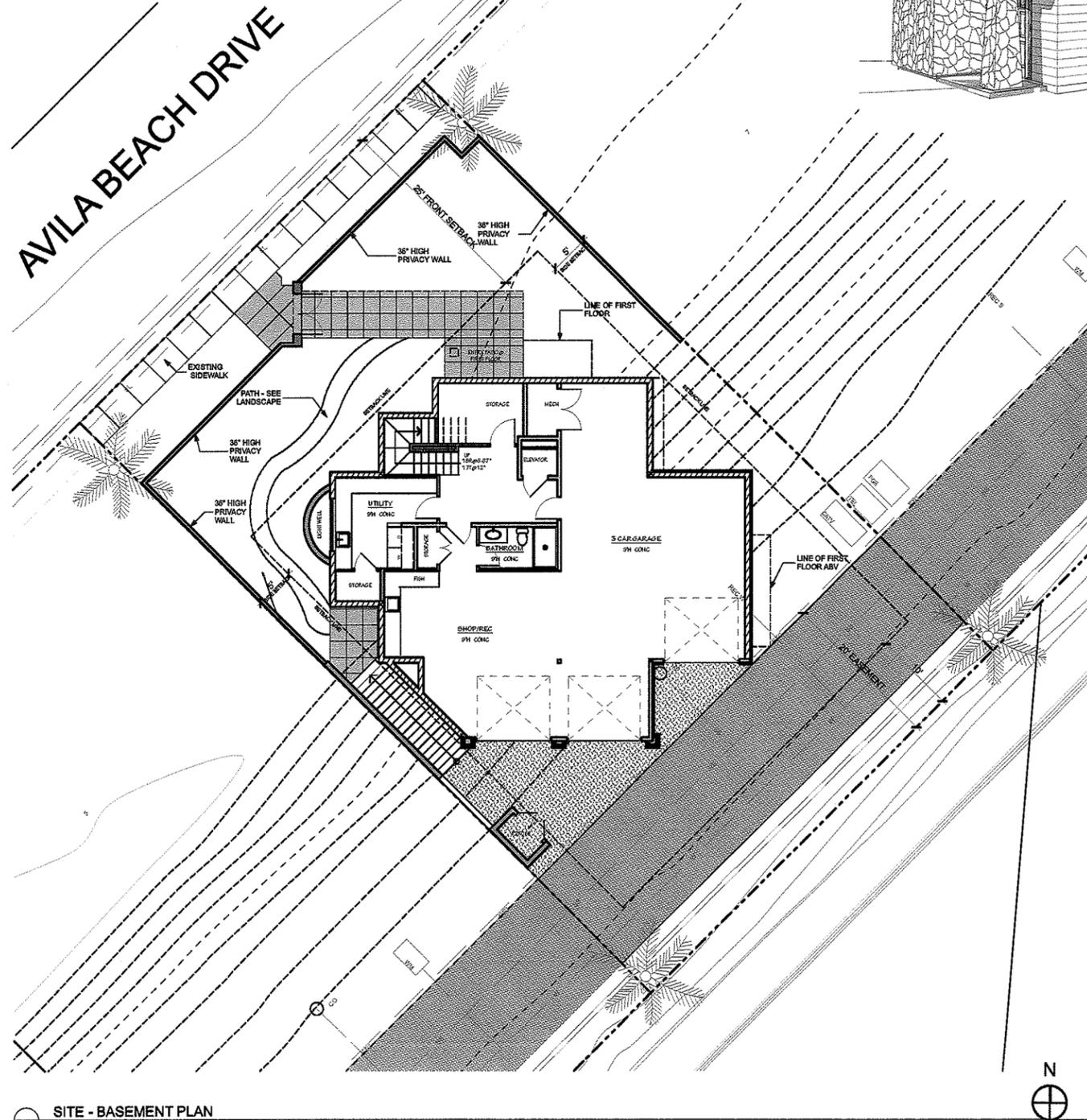
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____ *N/A*

(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.)

CURTI RESIDENCE



SITE - BASEMENT PLAN
SCALE: 1/8" = 1'-0"

HEIGHT CALCULATIONS

MAXIMUM HEIGHT CALCULATION:
 FINISH FIRST FLOOR = 15.5'
 TOP OF PLATE = 9.08'
 FLOOR STRUCTURE = 1.0'
 SECOND FLOOR PLATE = 10.08'
 HEEL HEIGHT = 0.5'
 ROOF 15'6" @ 5:12' = 6.45'
 PLYWOOD + TILE = 0.13'
 42.74'

MAXIMUM ALLOWABLE HEIGHT = 45.40'

MAXIMUM HEIGHT CALCULATION AT STREET SIDE:

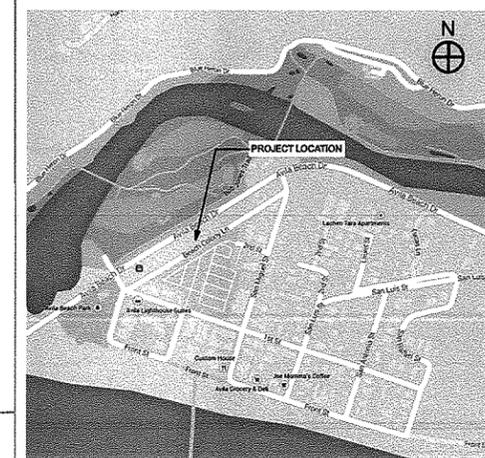
FROM FINISH FLOOR 00
 TOP OF PLATE = 9.08'
 FLOOR STRUCTURE = 1.0'
 SECOND FLOOR PLATE = 10.08'
 HEEL HEIGHT = 0.5'
 ROOF 15'6" @ 5:12' = 6.45'
 PLYWOOD + TILE = 0.13'
 27.24'

AVERAGE SITE GRADE CALCULATION:

HIGHEST POINT = 15.23'
 LOWEST POINT = 5.56'

AVERAGE GRADE = 10.40'
 MAXIMUM ALLOWABLE HEIGHT 35'+10.40' = 45.40'

VICINITY MAP



PROJECT SUMMARY

PROJECT ADDRESS:
 LOT 6 AT THE COLONY AT AVILA
 AVILA BEACH, CA
 93449

OWNER:
 BENJAMIN AND ELISABETH CURTI
 2228 W. ZUMWALT
 TULARE, CA 93274

SCOPE OF WORK:
 CONSTRUCTION OF A NEW 3,187SF TWO STORY PLUS BASEMENT
 SINGLE FAMILY RESIDENCE AND 749 SF GARAGE ON 6000 SF
 PARCEL.

PROPERTY INFORMATION:
 APN:076-196-011
 LEGAL:
 LAND USE ZONE.....RECREATION
 LOT SIZE.....60X100 = 6000SF (GROSS)

BUILDING INFORMATION:
 OCCUPANCY.....R-3
 CONSTRUCTION TYPE.....V-B
 STORIES:2 + BASEMENT
 FIRE SPRINKLERS.....YES

MINIMUM BUILDING SETBACKS
 FRONT SETBACK.....20'
 LEFT SETBACK.....5'
 RIGHT SETBACK.....5'
 REAR SETBACK.....10'

PROPOSED BUILDING AREA
 BASEMENT LIVING.....238 SF
 FIRST FLOOR LIVING.....1,579 SF
 SECOND FLOOR LIVING.....1,370 SF
 TOTAL LIVING.....3,187 SF

FIRST STORY DECK.....265 SF
 SECOND STORY DECK.....364 SF
 ROOF DECK.....304 SF
 SHOP/REC AREA.....387 SF
 BASEMENT STORAGE.....78 SF
 BASEMENT UTILITY.....146 SF
 3 CAR GARAGE.....749 SF

PROJECT INFORMATION

ALLOWABLE BUILDING HEIGHT: 35' MAX FROM EXISTING
 AVERAGE SITE GRADE

PROPOSED BUILDING HEIGHT: 32'-4" FROM AVERAGE
 EXISTING GRADE

PROPOSED LOT COVERAGE RATIO:
 BUILDING FOOTPRINT: 1878SF
 WALKS AND PATHS: 393SF
 EXISTING SIDEWALK: 243SF
 DRIVEWAYS AND ACCESS: 1241SF
 TOTAL LOT COVERAGE: 3755 SF

PROPOSED PARKING: 3 SPACES IN GARAGE

TOTAL LOT COVERAGE (BUILDING PLUS FLATWORK) 3755 SF
 FLATWORK:

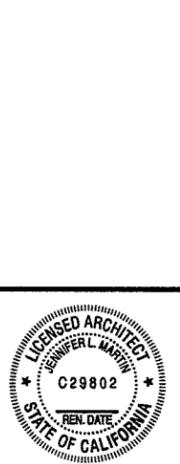
EXISTING SIDEWALK 243 SF
 EXISTING PAVEMENT ACCESS 922 SF
 NEW PATHS + ACCESS 393 SF
 NEW DRIVEWAY 319 SF
 TOTAL FLATWORK 1877 SF

TOTAL LANDSCAPING 2245 SF

SHEET INDEX

- A901 PROJECT INFO AND SITE PLAN
- A902 FIRST FLOOR PLAN
- A903 SECOND FLOOR PLAN
- A904 BUILDING ELEVATIONS
- A905 BUILDING ELEVATIONS
- A906 BUILDING SECTIONS

L1 LANDSCAPE PLANTING PLAN



CURTI RESIDENCE
 BENJAMIN & ELISABETH CURTI
 LOT 6 AVILA BEACH DR
 AVILA BEACH, CA

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED DIMENSIONS.

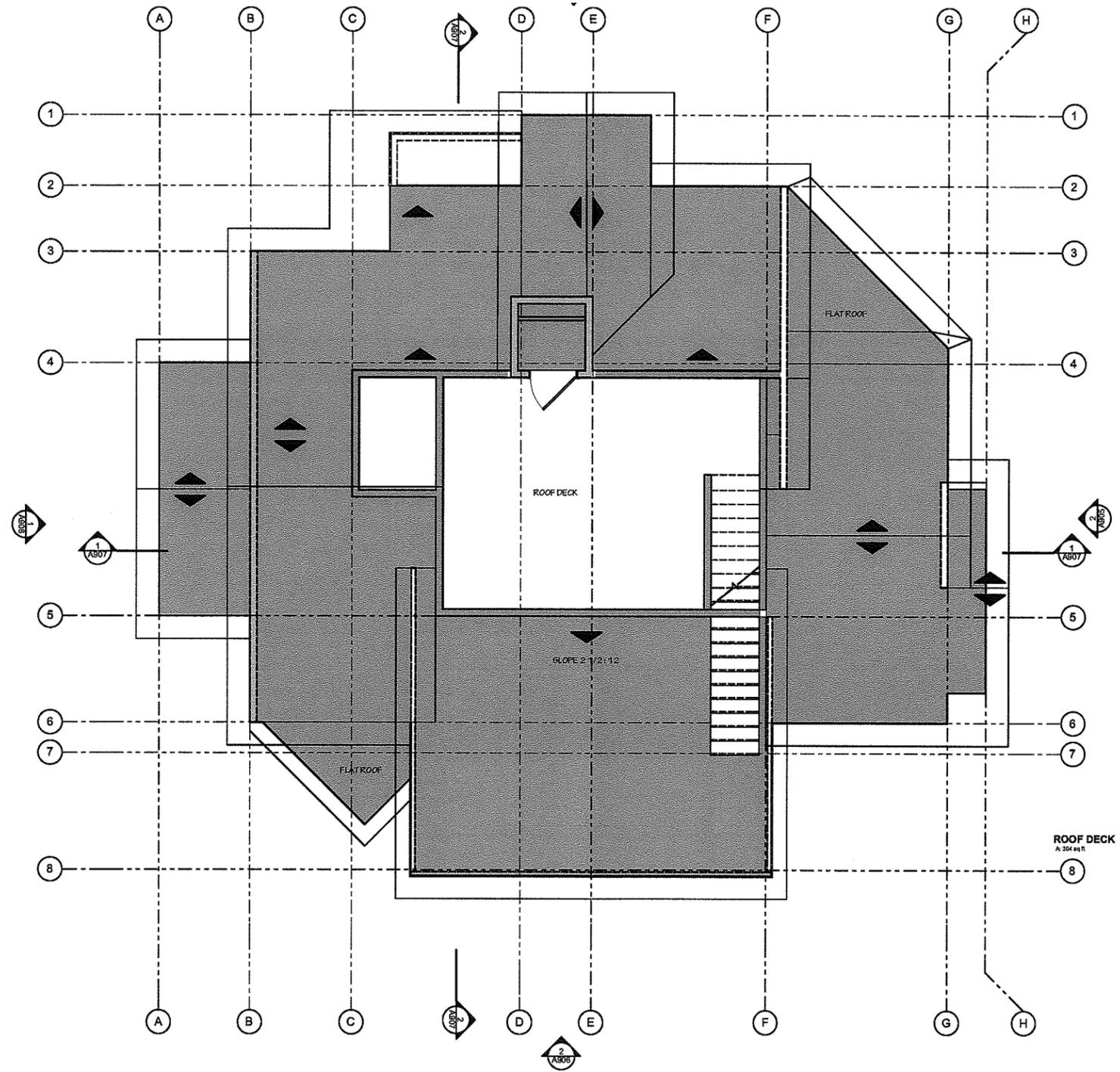
BY	REVISIONS	DATE

Date: 5/5/15
 Scale: AS NOTED
 Drawn:
 Job:
 Sheet

A901

Plotted On: 5/5/15

SITE AND BASEMENT FLOOR PLAN



UPPER ROOF PLAN
SCALE: 1/4" = 1'-0"



CURTI RESIDENCE
BENJAMIN & ELISABETH CURTI
LOT 6 AVILA BEACH DR
AVILA BEACH, CA

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

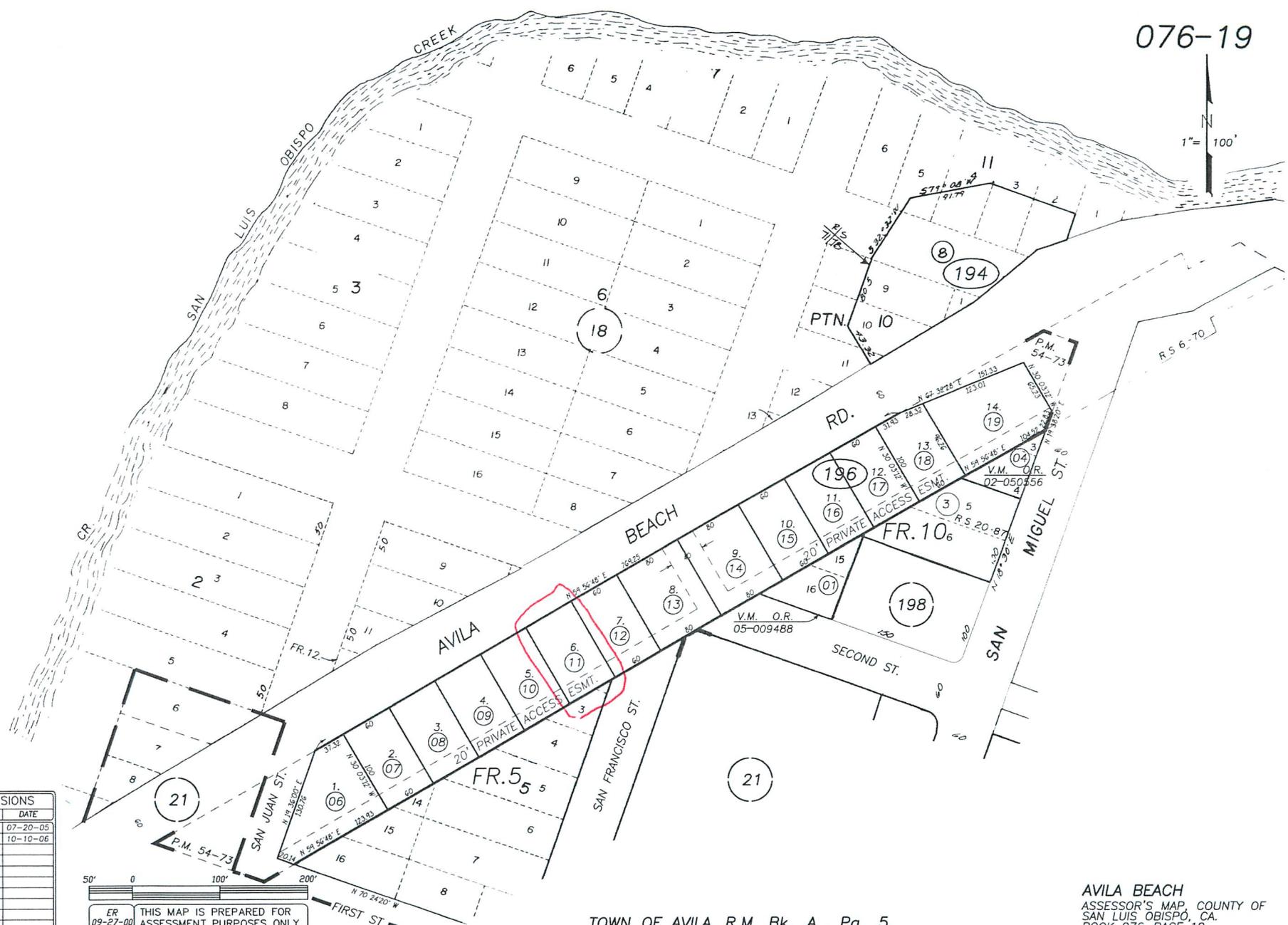
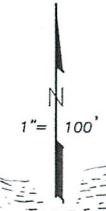
Date: 3/23/15
Scale: AS NOTED
Drawn:
Job:
Sheet

A904

Plotted On: 3/23/15

ROOF PLAN

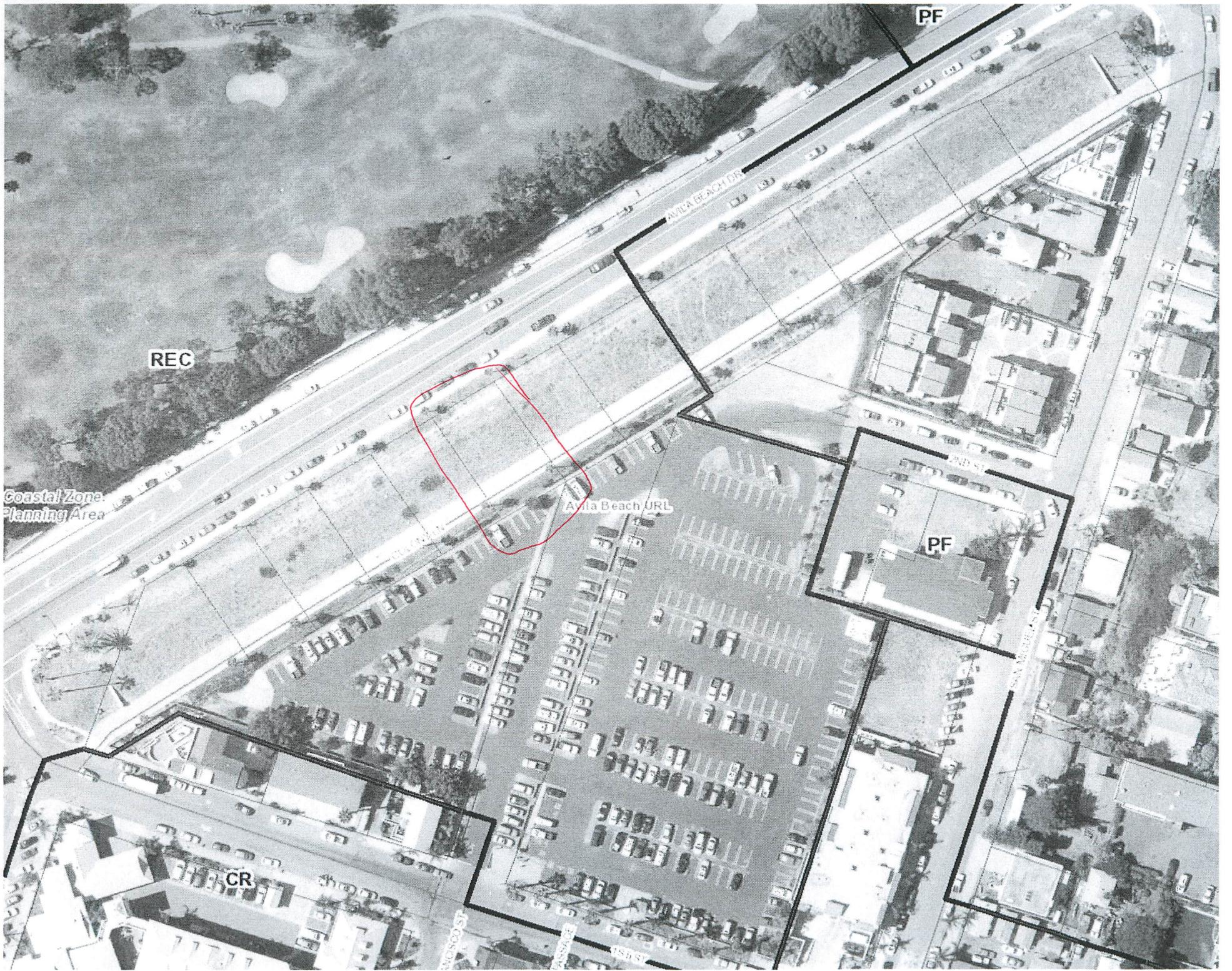
076-19



REVISIONS	
I.S.	DATE
NA	07-20-05
07-195	10-10-06

50' 0 100' 200'

ER 09-27-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



REC

Coastal Zone
Planning Area

Avila Beach URL

PF

CR

PF

AVILA BEACH DR

MUSCO ST

SANTA ANITA ST

15TH ST

SANTA ANITA ST



Parcel Summary Report For Parcel # 076-196-011

5/5/2015
4:33:18PM

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 CURTI BENJAMIN A
 18337 ROAD 24 TULARE CA 93274-
OWN CURTI ELISABETH F

Address Information

Status Address
P 02925 AVILA BEACH DR AVLB

Lot Information:

<u>Tract / Twnshp</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>
076196	011	0001	Avila Beach	San Luis Bay F VSA	CSC			N		
COAL96-	112	0006	Avila Beach	San Luis Bay F REC	LCP	CAZ		Y	SC / BF	

Parcel Information

Status Description
Active PM 54-73 PAR 6

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



Parcel Summary Report For Parcel # 076-196-011

5/5/2015
4:33:19PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

AVILA BEACH, IMP. NO. 01

Case Information

Case Number:

Case Status:

DRC2007-00113 WIT Primary Parcel

Description:

NEW SFR

DRC2014-00139 REC Primary Parcel

Description:

NEW 3187 SF SINGLE FAMILY WITH ATTACHED 749 SF GARAGE AND BASEMENT

PMT2002-11060 EXP Primary Parcel

Description:

SFD W/ATT GARAGE/LOT 6/UNIT A 312-19172

PMT2002-11063 EXP Primary Parcel

Description:

SFD W/ATT GARAGE/LOT 6/UNIT B 312-19172

A9050 FNL Related Parcel

Description:

FORMER LYON/TOGNAZZINI SITE EXCAVATE AFFECTED SOIL & BACKFILL WITH CLEAN

D000425D INH Related Parcel

Description:

24 HOMES

D950168P WIT Related Parcel

Description:

TAKEN IN ERROR SHOULD BE LOT LINE ADJ

G850028N WIT Related Parcel

Description:

LU DELETE RAIL ROAD ROW STANDARD

P960213Z WIT Related Parcel

Description:

ENTERED IN ERROR

PMT2002-29458 FNL Related Parcel

Description:



Parcel Summary Report For Parcel # 076-196-011

5/5/2015
4:33:19PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

3RD SCOPE OF WORK PROPOSED IS TO DO MINIMAL GRAD'G & CONSTRUCT AN AC ACCESS DRIVE & UTILITIES ONLY SERVING 14 LOTS. NO PAD CERTIFICATION OR PAD GRADING IS PROPOSED. OFF-SITE IMPROVEMENTS ARE TO BE APPROVED BY PW (IE., CURB, GUTTER, SIDEWALK, PAVING)/ JOHN EVANS, RCE - CANNON /GEO SOLUTIONS-J.OTTO, RCE /HAS RECORDED ACCESS EASEMENT. NEED UTILITY EASEMENT. HAS SWPPP/WDID #340C324289. PLANS REVIEWED BY GLEN MARSHAL AT PW ON BEHALF OF BUILDING.

PMT2003-02025 WIT Related Parcel

Description:

GRADING MAJOR JOHN EVANS, RCE-CANNON/GEO SOLUTIONS-J.OTTO, RCE/ NEEDS SWPPP ADDRESS DRAINAGE, HAZARDOUS WASTE, & SEDIMENTATION CONTROL. (SEE PMT2002-29458) - PMT VOIDED

S000328L WIT Related Parcel

Description:

LOT LINE ADJUSTMENT

S950124C RDD Related Parcel

Description:

PROP 14 CERT OF COMP

S960044L RDD Related Parcel

Description:

LOT LINE ADJUSTMENT - 14 PARCELS REQUESTED

SUB2004-00132 APV Related Parcel

Description:

ROAD NAME FOR ACCESS EASEMENT-COLONY LANE