



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/7/2015

TO: _____

FROM: James Caruso (805-781-5702 or jcaruso@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00140 FORSTER-GILL - Proposed minor use permit to add patio seating area to an existing restaurant. Site location is 268 Front St, Avila Beach.
APN: 076-222-018

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 Build

DRC2014-00140

FORSTER-GILL I

MINOR USE PERMIT

RESTAURANT, ADD OUTDOOR SERVICE
AREA AND HERB GARDEN
SLB/ AVLB

AS CAZ CBD CR CSC FCR

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Forster-Gill Inc. Daytime Phone (805) 471-7647

Mailing Address 6745 Calle Stornetta, San Luis Obispo, CA Zip Code 93401

Email Address: sawinglogs@aol.com

Applicant Name _____ Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

Agent Name _____ Daytime Phone _____

Mailing Address _____ Zip Code _____

Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 6000 Sq Ft. Assessor Parcel Number(s): 076-222-018

Legal Description: _____

Address of the project (if known): 268 Front Street, 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.: _____

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

Restaurant

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Restaurant, add outdoor service area and herb garden.

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 F. Gill, President Date 5/5/2015

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): _____

Describe existing and future access to the proposed project site: _____

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: House on Commercial Zone. South: Beach / Street
East: Hotel West: Coffee Shop / Street

For all projects, answer the following:

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

Buildings: 3,300 sq. feet 55 % Landscaping: 1,200 sq. feet 20 %

Paving: 1,500 sq. feet 25 % 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: _____

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: _____

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: 2,700 _____ sq. feet acres

Total floor area of all structures including upper stories: 3,300 sq. feet

For residential projects, answer the following:

Number of residential units: _____ Number of bedrooms per unit: _____

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: _____

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: Front Street, San Luis Street

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: _____
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? _____ 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: _____
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? _____
- 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: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 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? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
 _____ *Office, Restaurant.* _____
- 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: 7 days per week Hours of Operation: 7 am - 10:30 pm *Winter Nov - April*
- 2. How many people will this project employ? 30 - 40 7 am - 10:00 pm *Summer May - Oct*
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
7-15 persons per 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: Outdoor Seating for Restaurant.
 (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): _____
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: No Structures over 42' Elevation above sea level.

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Existing 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:
Garden Area to minimize impact to neighbor.

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): _____

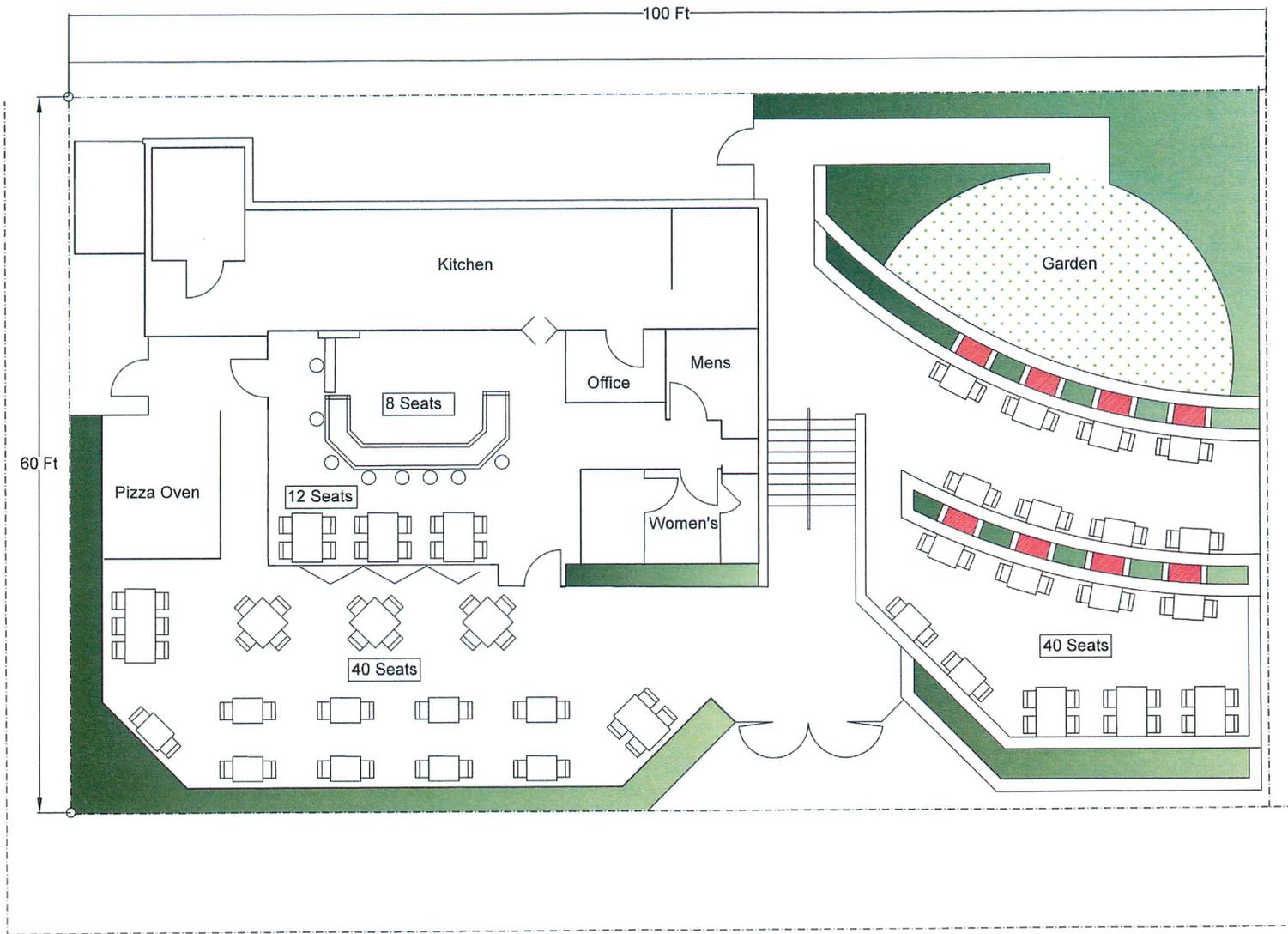
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building Permits

(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.)



San Luis Street



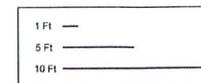
Phase I

Bar	8
Inside	12
Patio	40
Total	60

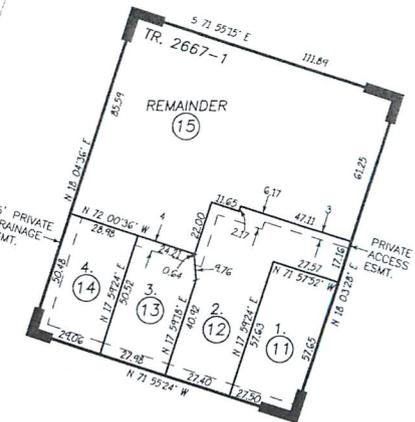
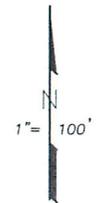
Front Street

Phase II

Patio	40
Total	40

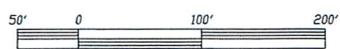


1 ft = .114 Bin
 5 ft = .574 Bin
 10 ft = 1.148 Bin



DETAIL 'A'
SCALE: 1" = 50'

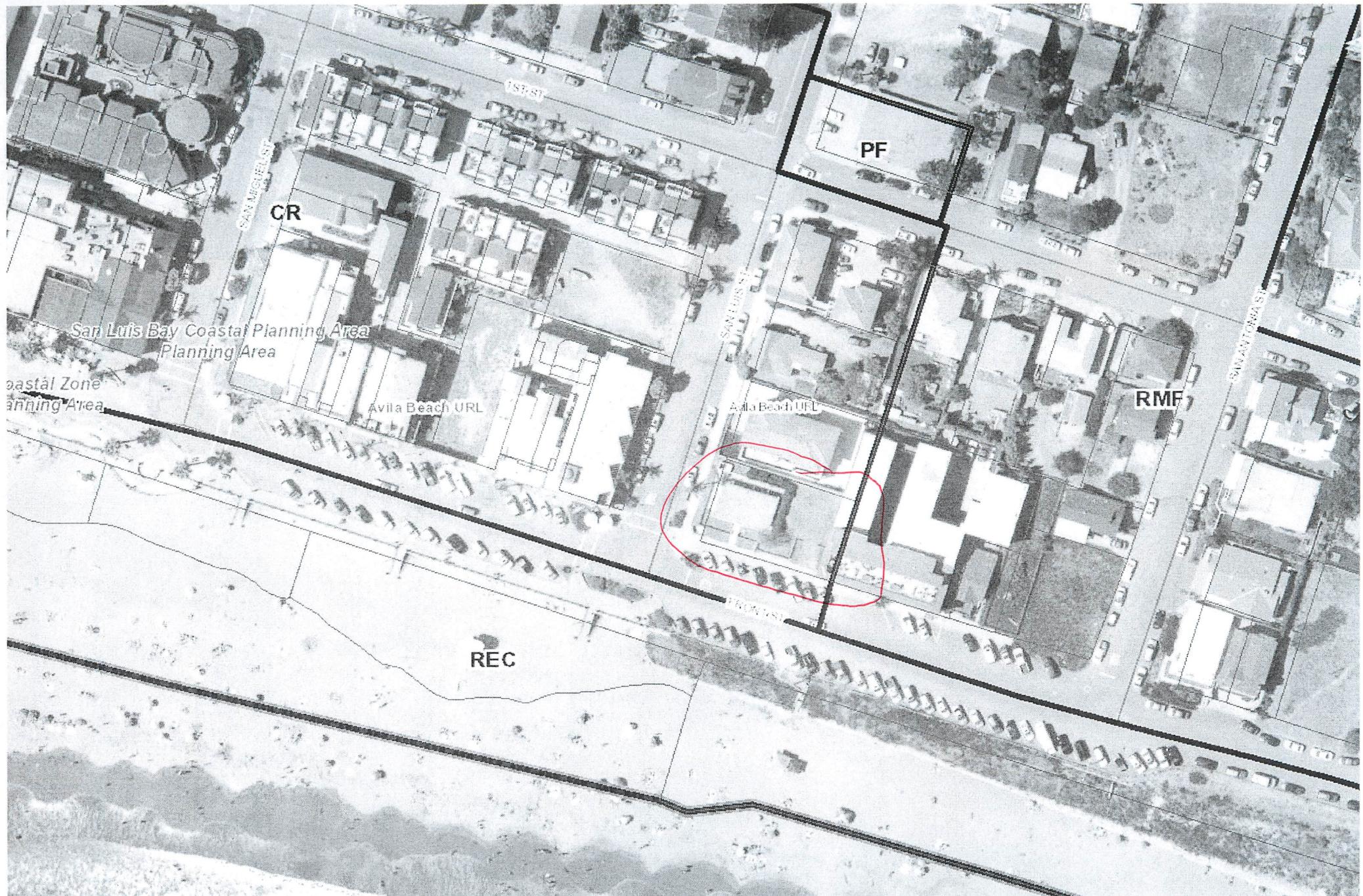
REVISIONS	
I.S.	DATE
NA	03-22-05
06-215	12-30-05
06-215	12-31-05
NA	03-06-06
06-331	04-20-06
NA	05-29-08
11-042	09-08-10
14-154	01-30-14



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



CR

PF

RMF

REC

San Luis Bay Coastal Planning Area
Planning Area

Coastal Zone
Planning Area

Avila Beach URL

Avila Beach URL

SAN MIGUEL ST

SAN LUIS ST

SAN ANTONIO ST

FRONT ST





Parcel Summary Report For Parcel # 076-222-018

5/6/2015
1:05:02PM

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 FORSTER-GILL INC A CA CORP
 PO BOX 14459 SLO CA 93406-4459

Address Information

<u>Status</u>	<u>Address</u>
A	00262 FRONT ST AVLB
P	00268 FRONT ST 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>
COAL97-	205	0001	Avila Beach	San Luis Bay F FCR	LCP	AS	Y			
076222	018	0001	Avila Beach	San Luis Bay F CBD	CAZ	CSC	N	VP		P83012001 / E911007

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN AVILA PM 53/52 PAR 1

Notes

SPECIFIC MUP CONDITIONS OF APPROVAL - IF BUILDING PERMITS SUBMITTED PLEASE SEND PLANS TO STEPHANIE AND BILL R. FOR CONDITION COMPLIANCE - FELTON FERRRINI NEIGHBOR TO THE EAST 543-4794 VERY INVOLVED WITH PAST AND CURRENT ISSUES.

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 # 076-222-018

5/6/2015
1:05:02PM

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:

D030068P CMP Primary Parcel

Description:

736 SQ. FT. RESTAURANT

DRC2007-00139 APV Primary Parcel

Description:

2,352 SQUARE FOOT BOUTIQUE HOTEL WITH TWO GUEST ROOMS CONSISTING OF 1,091 SQUARE FEET OF STORAGE AND 1,260 SQUARE FEET OF GUEST AREA.

DRC2014-00140 REC Primary Parcel

Description:

RESTAURANT, ADD OUTDOOR SERVICE AREA AND HERB GARDEN

P940568Z APP Primary Parcel

Description:

DENA'S GALLERIA ART GALLERY/CUSTOM FRAMING

P950762Z APP Primary Parcel

Description:

BEACHOMER BILLS RETAIL REPAIR LEATHER

PMT2007-01382 FNL Primary Parcel

Description:

A3 RESTAURANT.ADD 593 SF TO EXISTING COMMERCIAL BUILDING 719. REMODEL EXISTING BLDG TO RESTAURANT. NEW PATIO DINING 950 SF. SSC D, SDC D REVISION: 8/6/2013 - KITCHEN HOOD FIRE SUPPRESSION SYSTEM UL 300 INCLUDED

PMT2008-01293 FNL Primary Parcel

Description:

FIRE SPRINKLERS FOR AVILA CAFE PMT2007-01382/ NFPA 13 2002 EDITION ORDINARY HAZARD GROUP 1/ PIPING DYNA FLOW/ SPRINKLERS TYCO QRP PENDENT TY3231/UPRIGHT QUS TY3131 AND IN FREEZER QUICK RESPONSE DRY PENDENT TY3235/ NO SPRINKLERS IN OUTDOOR PATIO

PMT2012-01621 FNL Primary Parcel

Description:

DEMO COMMERCIAL OFFICE BUILDING (719 SF) EXISTING SLAB TO REMAIN - D030068P

PMT2013-00059 FNL Primary Parcel

Description:

10KW SOLAR PV SYSTEM GRID TIED FOR AVILA CAFE (268 FRONT STREET) (MOUNTED ON TRELLIS)



Parcel Summary Report For Parcel # 076-222-018

5/6/2015
1:05:02PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2013-01237 ISS Primary Parcel

Description:

SIDE YARD KITCHEN EXHAUST ENCLOSURE (245 SF) & STAIRS TO MITIGATE NOISE FROM EXISTING KITCHEN EXHAUST VENT FOR OCEAN GRILL RESTAURANT (PMT2007-01382) D030068P

S950063T WIT Primary Parcel

Description:

SUBDIVISION OF 7 CONDO & 2 LOTS

S970090L RDD Primary Parcel

Description:

LOT LINE ADJ BETWEEN 2 PARCELS

ZON2013-00177 APV Primary Parcel

Description:

RESTAURANT

88029 FNL Related Parcel

Description:

INSTALL VAPOR MONITORING WELL AND PIPELINE

93546 FNL Related Parcel

Description:

INSTALL VAPOR EXTRACTION WELL

A1906 FNL Related Parcel

Description:

ELECTRICAL AND PLUMBING REPAIR (COMMERCIAL)

A1990 FNL Related Parcel

Description:

REMODEL EXISTING BLDG TO OFFICE + SIGN + RET WALL

A3246 FNL Related Parcel

Description:

DEMO

A4818 FNL Related Parcel

Description:

DEMO RESIDENCE ON COMM.

A5126 FNL Related Parcel

Description:

GRADING

A5207 FNL Related Parcel

Description:

SINGLE FAMILY DU W/ATT GARAGE



Parcel Summary Report For Parcel # 076-222-018

5/6/2015
1:05:02PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

A7658 FNL Related Parcel

Description:

CELL 3 EXCAVATE AFFECTED MAT. & BACKFILL WITH CLEAN

A7828 FNL Related Parcel

Description:

SHEETPILE CELL 3 & REMOVAL

G810009P CMP Related Parcel

Description:

LU MAP CHANGE RMF TO COMM RETAIL

PMT2002-26149 REC Related Parcel

Description:

SEE B980020

PMT2002-26150 REC Related Parcel

Description:

SEE B980020