



# DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A **REVISED** PROJECT REFERRAL

DATE: 4/22/2016

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

FROM: BRANDI CUMMINGS, (805)781-1006  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00081 THREE SYLVESTER SYSTEMS LLC MUP, PROPOSED CONSTRUCTION OF ~~THREE~~ TWO SFRs LOCATED ON ~~3~~ 2 ADJACENT LOTS AND REQUEST FOR TWO RESIDENTIAL VACATION RENTALS FOR THE TWO RESIDENCES LOCATED AT 264 AND 260 SAN MIGUEL STREET, AVILA BEACH APN: 076-201-071

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 I - 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

DRC2015-00081                      THREE SYLVESTE  
MINOR USE PERMIT  
CONSTRUCT THREE INDIVIDUAL  
RESIDENCES ON THREE LEGAL PARCELS  
SLB/ AVLB  
AS      CAZ      LCP      RMF

## 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

## APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Three Sylvester Systems LLC                      Daytime Phone \_\_\_\_\_  
Mailing Address 1945 See Cyn. Rd., SLO, CA                      Zip Code 93405  
Email Address: slocoasthomes@gmail.com

Applicant Name Danny Sullivan                      Daytime Phone 805-704-3335  
Mailing Address 956 Walnut, Suite 200A, San Luis Obispo, CA                      Zip Code 93401  
Email Address: slocoasthomes@gmail.com

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

## PROPERTY INFORMATION

Total Size of Site: 24,393 s.f.                      Assessor Parcel Number(s): 076-201-071

Legal Description: RHO SAN MIG PTN LT 45, LOT 45

Address of the project (if known): 264 and 260 San Miguel 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.: Take Avila Beach Rd. off HWY 101 to Avila Beach, turn left on San Miguel Street.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
Small structures proposed to be demolished. Vegetation on slope.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Construct <sup>two</sup> ~~three~~ individual residences on <sup>two</sup> ~~three~~ legal parcels based upon deed history. we would also like to apply for two vacation licenses.

## 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 *Dolores Kelsey*                      Date 1-22-16

**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: N/A

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: Avila Beach Rd. / Golf Course

South: Vacant

East: Multi-family Residential

West: Single-family 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: \_\_\_\_\_

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: 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: Three <sup>Three per unit</sup> Number of bedrooms per unit: Three per each residence

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:

- 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: 7,685 s.f. acres  
Moderate slopes of 10-30%: \_\_\_\_\_ acres  
Steep slopes over 30%: 17,523 s.f. 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: Shown Flood Insurance Rate Map
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- 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?  Yes  No  
If yes, please list: Avila Beach Rd.

**Water Supply Information**

Avila Beach CSD

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? Three
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? N/A  
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. N/A  
 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: Connect to Avila Beach CSD for water & sewer service.

1. Is this project to be connected to an existing sewer line?     Yes     No  
Distance to nearest sewer line: 50'    Location of connection: In San Migule St.
2. What is the amount of proposed flow? 1200 GPD 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: So. County Sanitary Service, Inc.
3. Where is the waste disposal storage in relation to buildings? Off San Miguel Street.
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 Dist.
2. Location of nearest police station: SLO Sheriff
3. Location of nearest fire station: Cal Fire - Avila Beach
4. Location of nearest public transit stop: 500' +/-
5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
If yes, what is the distance? 500' +/- feet/miles

**Historic and Archeological Information**

1. Please describe the historic use of the property:  
Residences since 1948 +/- adjacent to abandoned Pacific Coast RR.
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**    N/A

***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** N/A

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** N/A

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: BUILD 2 HOUSES FIRST PHASE, THEN LAST HOUSE IN SECOND PHASE
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** N/A

1. Describe any special energy conservation measures or building materials that will be incorporated into your project \*: \_\_\_\_\_

\*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** N/A

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):    ENCROACHMENT PERMIT FOR WORK IN PUBLIC RIGHT OF WAY

(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.)





Zone AE

SAN LUIS OBISPO CREEK

18 FEET

18 FEET

FLOODWAY Zone AE

18 FEET

Zone AE  
18 FEET

San Miguel St

18 FEET

Laure St

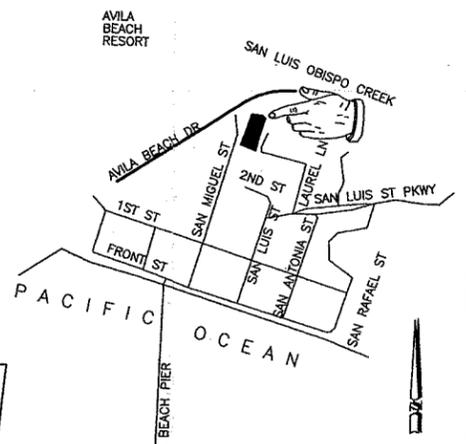
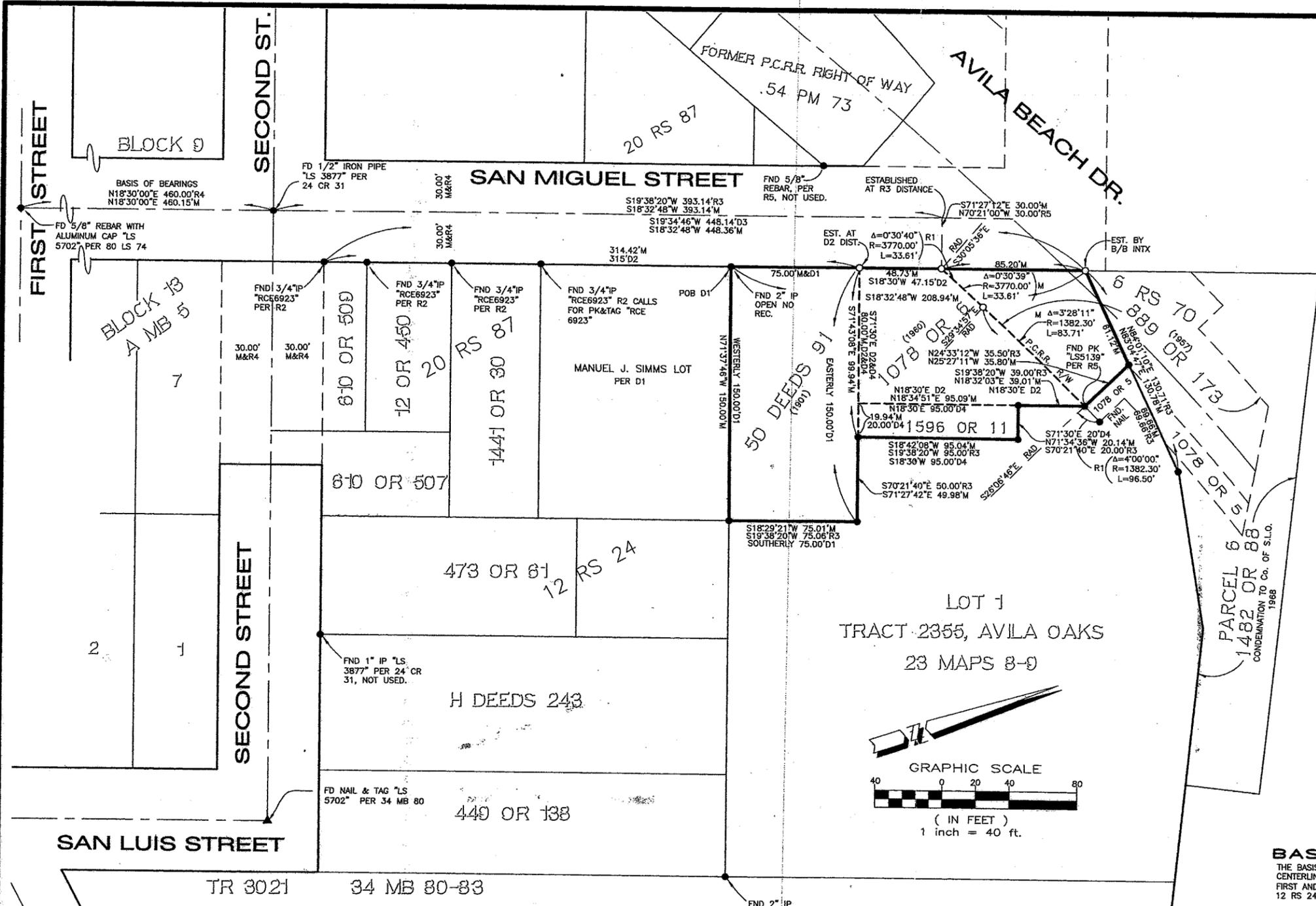
2nd St

ANNUAL CHANCE FLOOD HAZARD Zone X

AREA OF MINIMAL FLOOD HAZARD

DR  
4/16/15

L.S.110



VICINITY MAP  
NOT TO SCALE

**LEGEND**

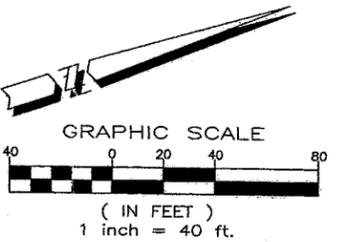
- SET 5/8" REBAR WITH PLASTIC CAP "LS 5702"
- FOUND 5/8" REBAR "LS 5139" PER R3 UNLESS NOTED OTHERWISE
- ▲ FOUND WELL MONUMENT AS NOTED
- M MEASURED
- R RECORD
- FND. FOUND
- INTX INTERSECTION
- SNF SEARCH NOT FOUND

**REFERENCES**

- R A MB 5
- R1 6 RS 70 (1952) McLENNAN
- R2 20 RS 87 (1974) McLENNAN
- R3 23 MAPS 8-9 TRACT 2355, AVILA OAKS
- R4 12 RS 24 (McLENNAN)
- R5 54 PM 73 (HUTCHINSON)
- D1 50 DEEDS 91 (1901) GRAVES TO GREGORIO
- D2 1078 OR 6 (1960)
- D3 1482 OR 88 (1968)
- D4 1596 OR 11 (1970)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE CENTERLINE OF SAN MIGUEL STREET BETWEEN FOUND MONUMENTS AT FIRST AND SECOND STREETS AS SHOWN, BEARING N 18° 30' 00" E PER 12 RS 24.



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF JOHN ROURKE IN APRIL OF 2015.

*Michael B. Stanton*  
MICHAEL B. STANTON, L.S. 5702



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8786 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS

16th DAY OF April 2015

*Douglas A. Rion*  
DOUGLAS A. RION  
COUNTY SURVEYOR, L.S. 8546



**RECORDER'S STATEMENT**

FILED THIS 20th DAY OF April 2015  
AT 8:26 A.M. IN BOOK 110 OF RECORDS OF SURVEYS AT PAGE 56 AT THE REQUEST OF MICHAEL B. STANTON.

DOCUMENT NUMBER: 2015 - 018035

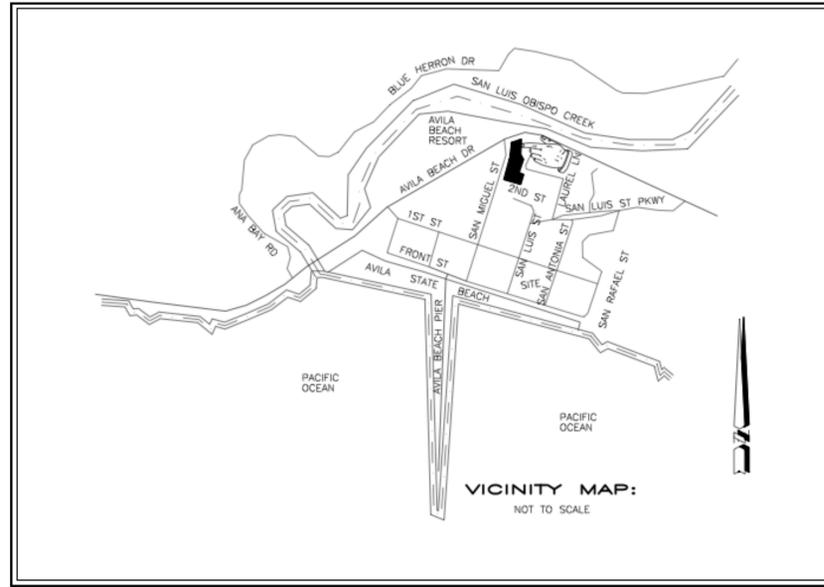
Tommy G. County Recorder  
DEPUTY

**RECORD OF SURVEY**

A PORTION OF LOT 47 OF THE RANCHO SAN MIGUELITO AS SHOWN ON MAP FILED IN BOOK A OF MAPS AT PAGE 38 OF MAPS

TOWN OF AVILA  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
**MBS** LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3563 SUELDO STREET, SUITE Q  
SAN LUIS OBISPO, CA 93401  
805-594-1960

# 264 San Miguel Residences #1 and 2



## PROJECT DESCRIPTION:

1. CONSTRUCT (2) SINGLE-FAMILY RESIDENCES WITH ATTACHED TWO-CAR GARAGES PER PLAN ON (3) EXISTING LOTS TO REPLACE (3) EXISTING RESIDENCES THAT HAD BEEN DEMOLISHED. ONE LOT IS TO BE LEFT FOR FUTURE DEVELOPMENT.
2. RETAINING WALLS TO BE CONSTRUCTED PER PLAN TO ACHIEVE NEEDED BUILDING PAD SIZE AND GRADE HEIGHTS TO ENSURE PROPER DRAINAGE AND INCREASED FLOOD PROTECTION.
3. CONSTRUCT FRONTAGE IMPROVEMENTS IN ACCORDANCE WITH SLO COUNTY STANDARDS AND PER CONVERSATIONS WITH SLO COUNTY PUBLIC WORKS.
4. REMOVE ONE LARGE NATIVE OAK TREE AND REPLACE IT WITH FOUR COASTAL LIVE OAKS. ONE SMALL 4" LOQUAT TREE IS ALSO TO BE REMOVED.

## PROJECT DATA:

### RESIDENCE #1

Lot 1 Size: 4,485 Sq. Ft.  
Building Footprint: 1,645 Sq. Ft.  
Conditioned Space: 2,317 Sq. Ft. (Two Story)  
Garage: 588 Sq. Ft.  
Covered Entry & Landings: 70 Sq. Ft.  
Decks: 252 Sq. Ft. (Over Included Space)  
325 Sq. Ft. (Permeable)  
Driveway, Walks: 550 Sq. Ft. (Permeable)

Total Lot Coverage: 1,715 Sq. Ft. (38%)

### RESIDENCE #2

Lots 2 and 3 Combined Size: 9,215 Sq. Ft.  
Building Footprint: 1,789 Sq. Ft.  
Conditioned Space: 2,545 Sq. Ft. (Two Story)  
Garage/Utility: 610 Sq. Ft.  
Covered Entry & Landings: 122 Sq. Ft.  
Decks: 184 Sq. Ft. (Over Included Space)  
345 Sq. Ft. (Permeable)  
Driveway, Walks: 550 Sq. Ft. (Permeable)

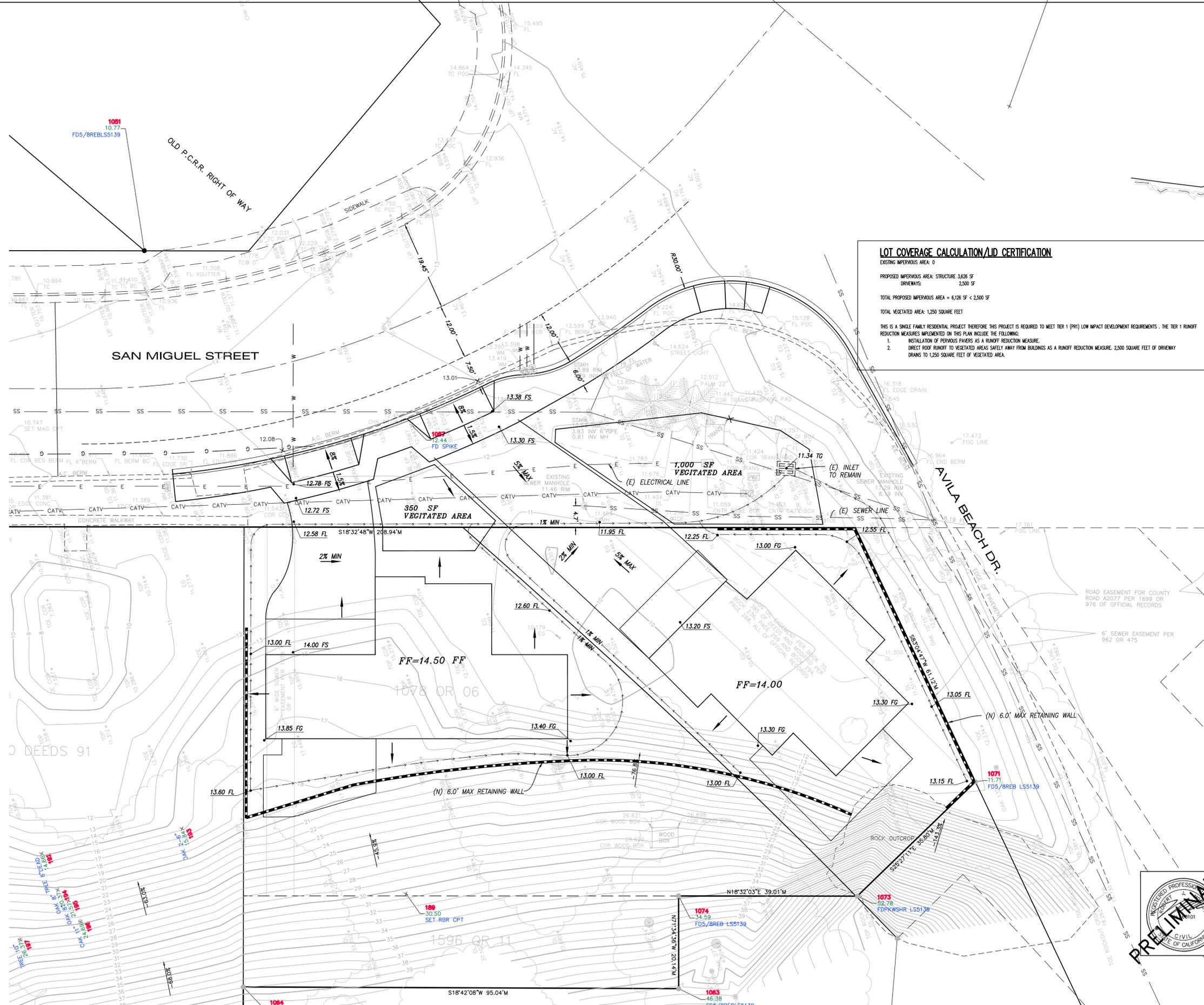
Total Lot Coverage: 1,911 Sq. Ft. (21%)

<b>OWNERS/ SITE ADDRESS:</b>	Rob Gantenbein & Daniel Sullivan 264 San Miguel Street Avila Beach, CA 93415
<b>CAD DESIGN / WORKING DRAWINGS:</b>	Rob Andrew Gantenbein, RGC Building & Design License Number 746568 Phone (805)471-9522
<b>CIVIL ENGINEER:</b>	Robert Montoya, CE Civil Design Solutions P.O. Box 207 Arroyo Grande, CA 93421 (805) 621-3050

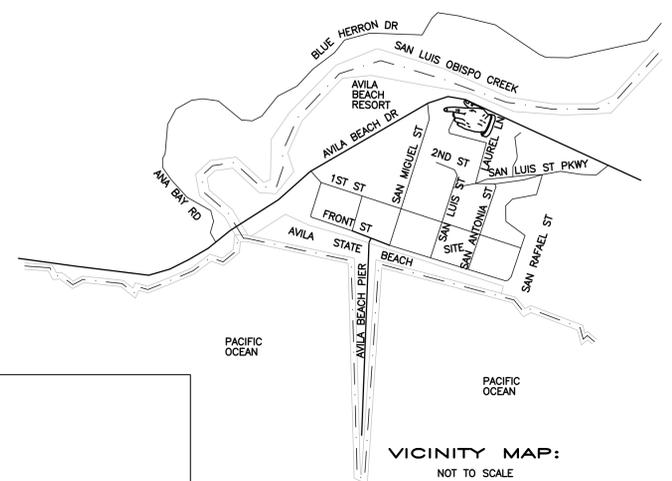
## SHEET INDEX:

T-1	TITLE SHEET
C-1.1	SITE PLAN SHOWING 2 PROPOSED SINGLE-FAMILY RESIDENCES ON 3 EXISTING LOTS
C-1.2	DRAINAGE PLAN
C-1.3	LANDSCAPING PLAN
A-1.1	FLOOR PLAN FOR PROPOSED RESIDENCE #1
A-1.2	FLOOR PLAN FOR PROPOSED RESIDENCE #2
A-2	ELEVATIONS FROM STREET FOR RESIDENCES #1 & 2





**LOT COVERAGE CALCULATION/LID CERTIFICATION**  
 EXISTING IMPERVIOUS AREA: 0  
 PROPOSED IMPERVIOUS AREA: STRUCTURE 3,626 SF  
 DRIVEWAYS: 2,500 SF  
 TOTAL PROPOSED IMPERVIOUS AREA = 6,126 SF < 2,500 SF  
 TOTAL VEGETATED AREA: 1,250 SQUARE FEET  
 THIS IS A SINGLE FAMILY RESIDENTIAL PROJECT THEREFORE THIS PROJECT IS REQUIRED TO MEET TIER 1 (PRI) LOW IMPACT DEVELOPMENT REQUIREMENTS. THE TIER 1 RUNOFF REDUCTION MEASURES IMPLEMENTED ON THIS PLAN INCLUDE THE FOLLOWING:  
 1. INSTALLATION OF PERVIOUS PAVERS AS A RUNOFF REDUCTION MEASURE.  
 2. DIRECT ROOF RUNOFF TO VEGETATED AREAS SAFELY AWAY FROM BUILDINGS AS A RUNOFF REDUCTION MEASURE. 2,500 SQUARE FEET OF DRIVEWAY DRAINS TO 1,250 SQUARE FEET OF VEGETATED AREA.



**SYMBOL LEGEND:**

-x-	FENCE LINE	▬	RETAINING WALL
-SS-	SEWER MAIN	⊠	PG&E BOX
-W-	WATER MAIN	⊠	GAS METER
-G-	GAS MAIN	⊠	TELEPHONE BOX
-E/C-	ELEC/TELEPHONE/CABLE	⊠	SIGNAL BOX
-O/E-	OVERHEAD ELECTRIC	⊠	CABLE T.V. BOX
⊠	DROP INLET AT CURB	⊠	ELECTRIC BOX
⊠	DROP INLET	⊠	TELEPHONE MANHOLE
⊠	STORM DRAIN MANHOLE	⊠	STREET LIGHT
⊠	FIRE HYDRANT	⊠	JOINT POLE
⊠	WATER WELL	⊠	POWER POLE
⊠	WATER VALVE	⊠	GUY WIRE
⊠	WATER METER		
⊠	SEWER MANHOLE		
⊠	SEWER CLEANOUT		

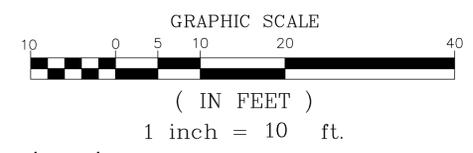
**ABBREVIATIONS**

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVC	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STR	STAIRS
EG	EXISTING GRADE	TOP	TOP OF SLOPE
EP	EDGE OF PAVEMENT	TOE	TOE OF SLOPE
FD	FOUND	TW	TOP OF WALL
FL	FLOW LINE	W	WATER
FF	FINISH FLOOR	WL	WALL
FW	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WV	WATER VALVE
GR	GRASS		
GM	GAS METER		
IP	IRON PIPE		

**BENCH MARK:**  
 THE BENCH MARK FOR THIS PROJECT IS BRASS DISK TIDAL 14 RESET IN NORTHERLY SIDEWALK OF FRONT STREET IN FRONT OF THE CUSTOM HOUSE RESTAURANT. EL=19.82' (NAVD 88)

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF SAN MIGUEL STREET BETWEEN 1ST STREET AND 2ND STREET BEARING N 18° 30' 00" E PER A MB 5.

ADDRESS: 264 SAN MIGUEL STREET, AVILA BEACH  
 ASSESSOR'S PARCEL NO. APN 076-201-071



3/30/2016

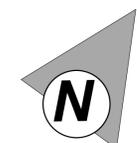
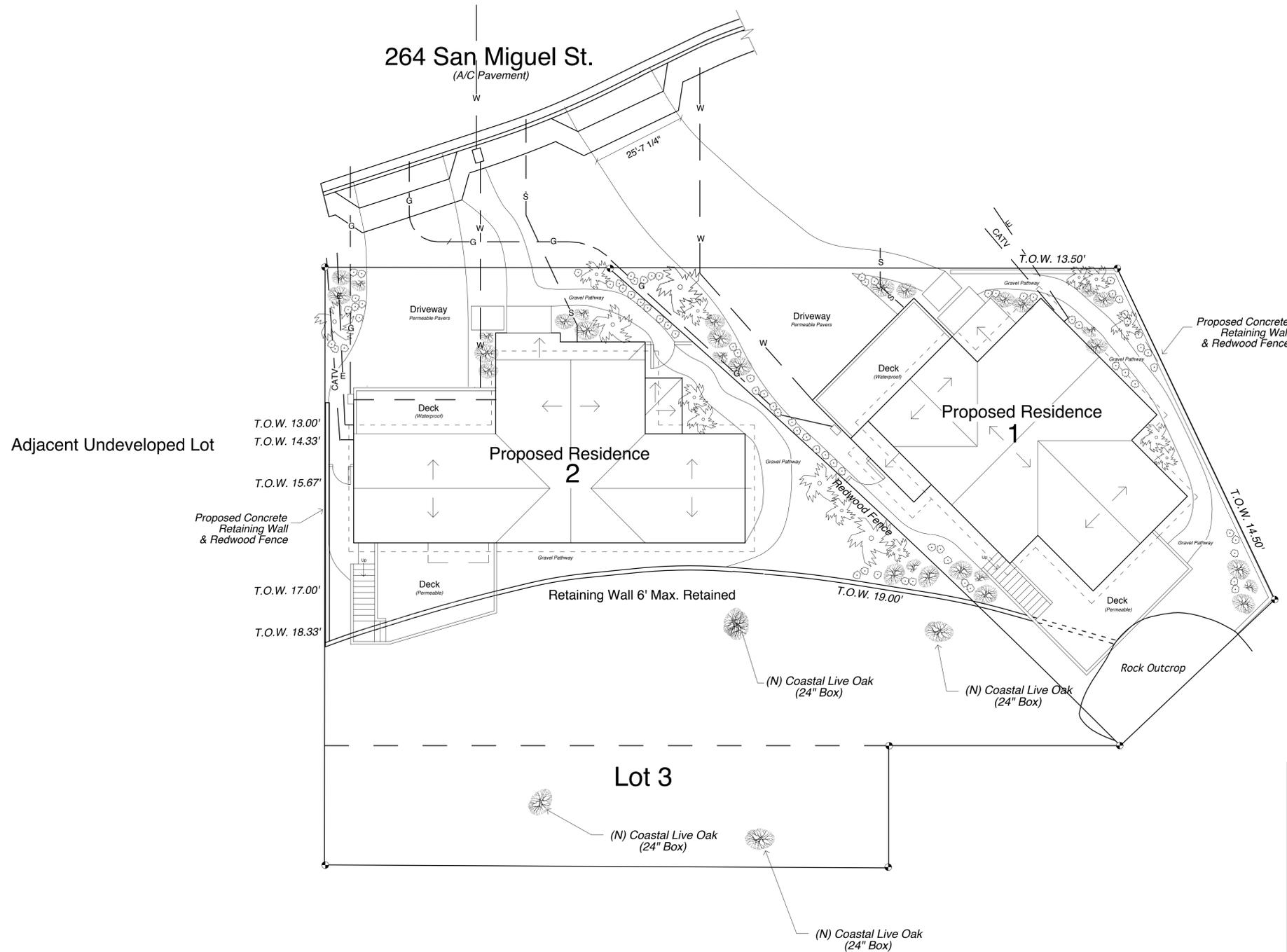
**CIVIL DESIGN SOLUTIONS**  
 P.O. BOX 287  
 ARROYO GRANDE, CA 93421  
 805 621 3050  
 RDB@CIVILDDESIGN-SOLUTIONS.COM

**PRELIMINARY GRADING AND DRAINAGE PLAN**  
 COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

DESIGN/DRAWN:	CITY PLAN CHECK:	DATE:
JOB No.:	CITY W.O. No.:	DATE:

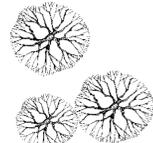
CALIFORNIA COORDINATES: N E

**C-1.2** SHEETS



**Landscaping Plan**  
Scale: 1" = 10'-0"

**Legend**

- 
 Shrubs (24" to 48" mature height): Mexican Sage, Rosemary, Mexican feather Grass, Blue fortune anise Hyssop, Lavender, Agave bracteosa, Aloe and other drought-tolerant perennials. TO BE WATERED WITH DRIP IRRIGATION ON VALVE #1.
- 
 Clumping Grasses (6" to 10" mature height): Carex varieties (Bristle-leaf Sedge), CA Hairgrass, or similar. TO BE WATERED ON DRIP-LINE SPRAY EMITTERS ON VALVE #2.
- 
 Queen, Medeteranian Fan and other drought-tolerant palms. TO BE WATERED WITH DRIP IRRIGATION ON VALVE #3.

Walk-on bark and mulch-type ground cover to be used as evaporation, weed, and erosion control at all landscaping.

**264 San Miguel Residences #1 & 2**

Site Address/Owner:  
Gantenbein, Sullivan  
264 San Miguel St.  
Avila Beach, CA 93415  
Phone: (805)471-9522

Legal Description:  
A.P.N. 076-201-071  
County Of San Luis Obispo,  
CA

Drawn By: R.G.  
Date: 1-14-16  
Scale: As Noted  
Revisions: 4-2-16

Sheet:

264 San Miguel Residences  
#1 & 2

Site Address/Owner:

Gantenbein, Sullivan  
264 San Miguel St.  
Avila Beach, CA 93415  
Phone: (805)471-9522

Legal Description:

A.P.N. 076-201-071  
County Of San Luis Obispo,  
CA

Drawn By: R.G.

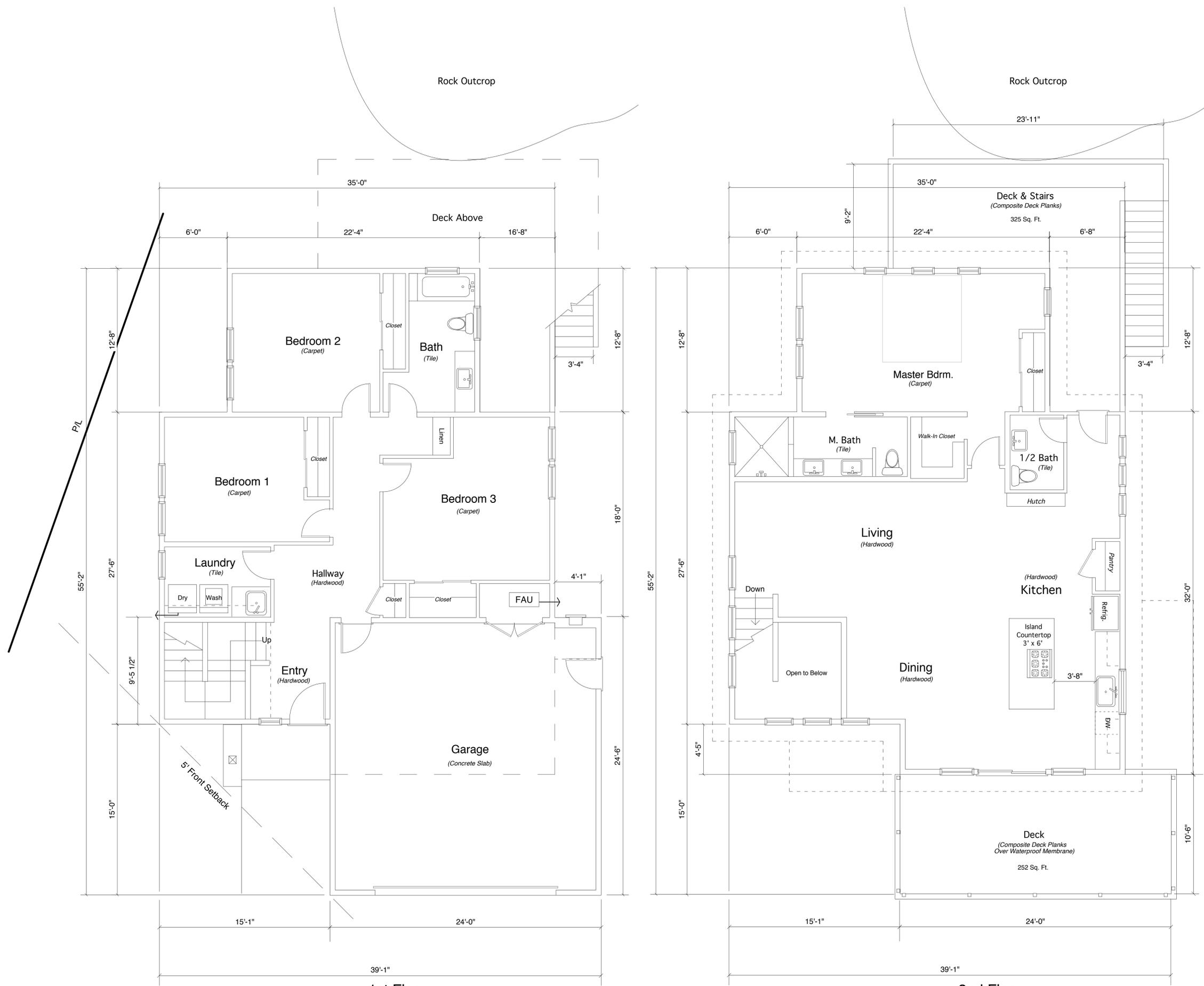
Date: 1-14-16

Scale: As Noted

Revisions: 4-2-16

Sheet:

**A1.1**



**Floor Plan**  
Scale: 1/4" = 1'-0"





Building & Design Company

Lic. No. 746568

Phone (805) 471-9522

264 San Miguel Residences #1 & 2

Site Address/Owner:

Gantenbein, Sullivan  
264 San Miguel St.  
Avila Beach, CA 93415  
Phone: (805)471-9522

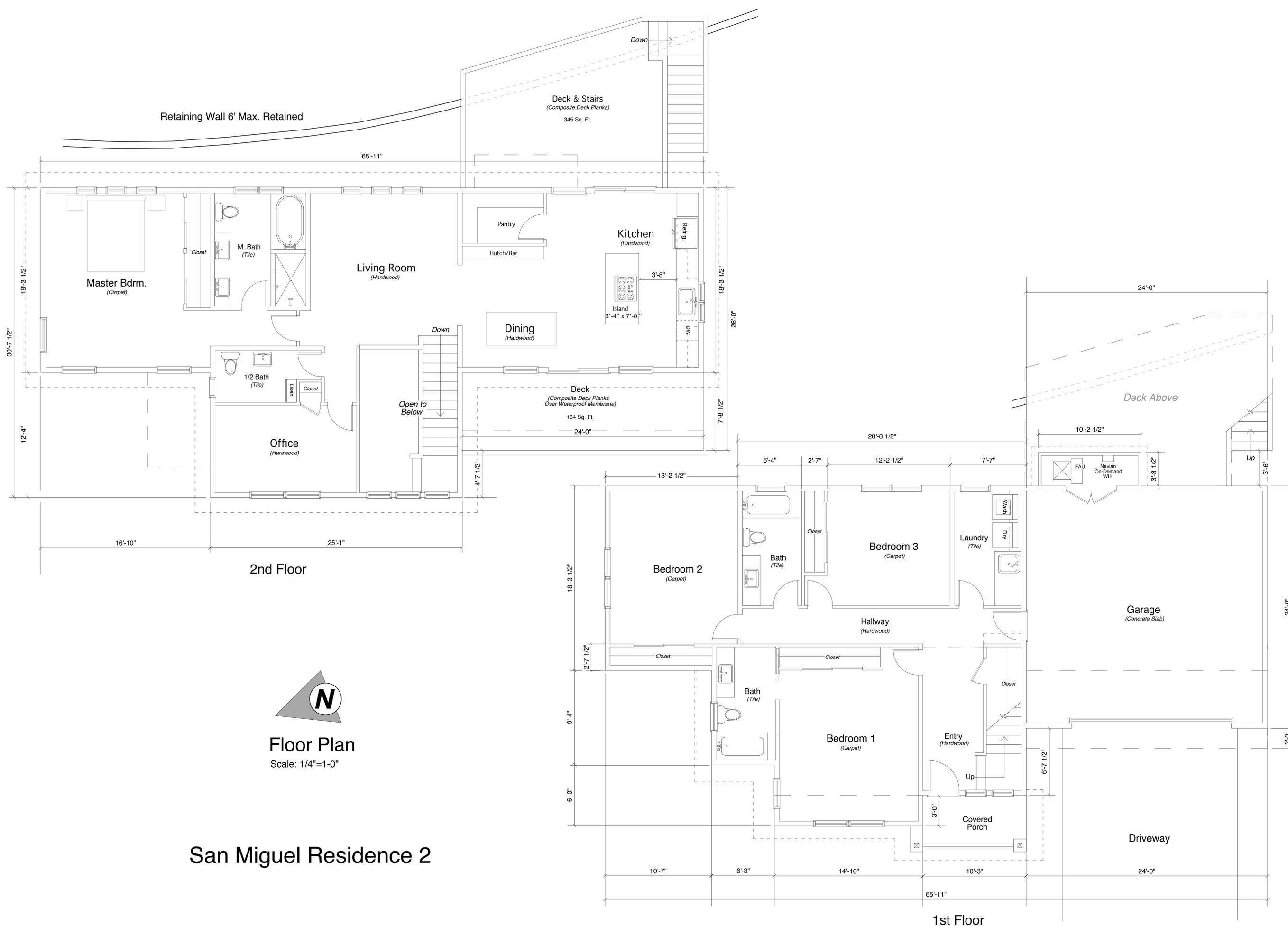
Legal Description:

A.P.N. 076-201-071  
County Of San Luis Obispo,  
CA

Drawn By: R.G.  
Date: 1-14-16  
Scale: As Noted  
Revisions: 4-2-16

Sheet:

A1.2



Retaining Wall 6' Max. Retained

Deck & Stairs  
(Composite Deck Planks)  
345 Sq. Ft.

Living Room  
(Hardwood)

Kitchen  
(Hardwood)

Master Bdrm.  
(Carpet)

M. Bath  
(Tile)

Dining  
(Hardwood)

Island  
3'-4" x 7'-0"

1/2 Bath  
(Tile)

Office  
(Hardwood)

Deck  
(Composite Deck Planks  
Over Waterproof Membrane)  
184 Sq. Ft.

Deck Above

2nd Floor

Bedroom 2  
(Carpet)

Bedroom 3  
(Carpet)

Laundry  
(Tile)

Garage  
(Concrete Slab)

Hallway  
(Hardwood)

Bath  
(Tile)

Bedroom 1  
(Carpet)

Entry  
(Hardwood)

Covered  
Porch

Driveway

Floor Plan

Scale: 1/4"=1'-0"

San Miguel Residence 2

1st Floor



Building & Design Company

Lic. No. 746568

Phone (805) 471-9522

264 San Miguel Residences #1 & 2

Site Address/Owner:

Gantenbein, Sullivan  
264 San Miguel St.  
Avila Beach, CA 93415  
Phone: (805)471-9522

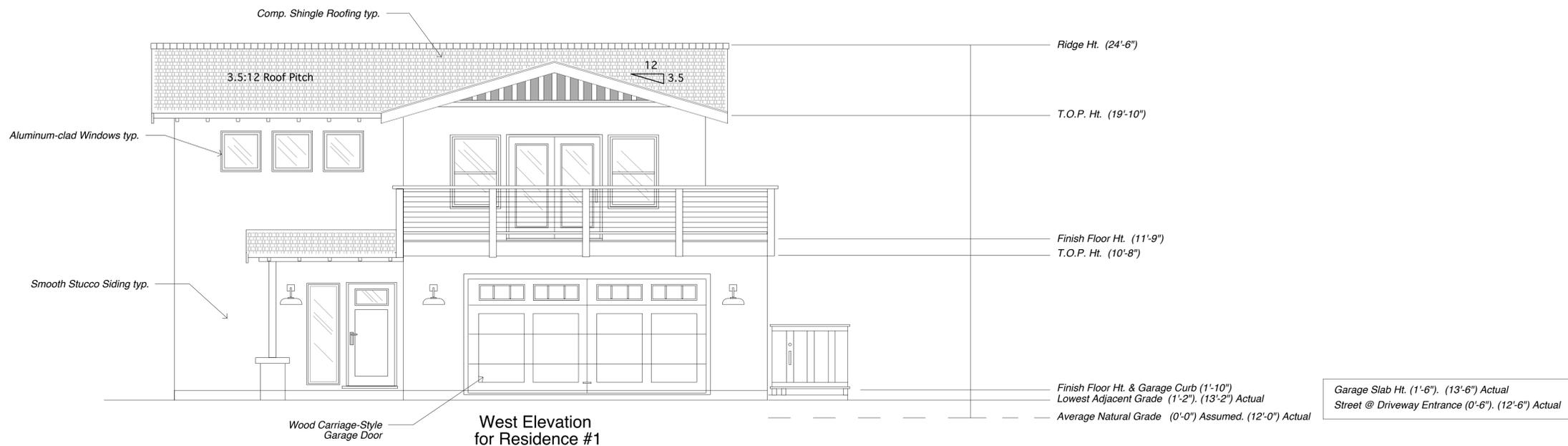
Legal Description:

A.P.N. 076-201-071  
County Of San Luis Obispo,  
CA

Drawn By: R.G.  
Date: 1-14-16  
Scale: As Noted  
Revisions: 4-2-16

Sheet:

A-2



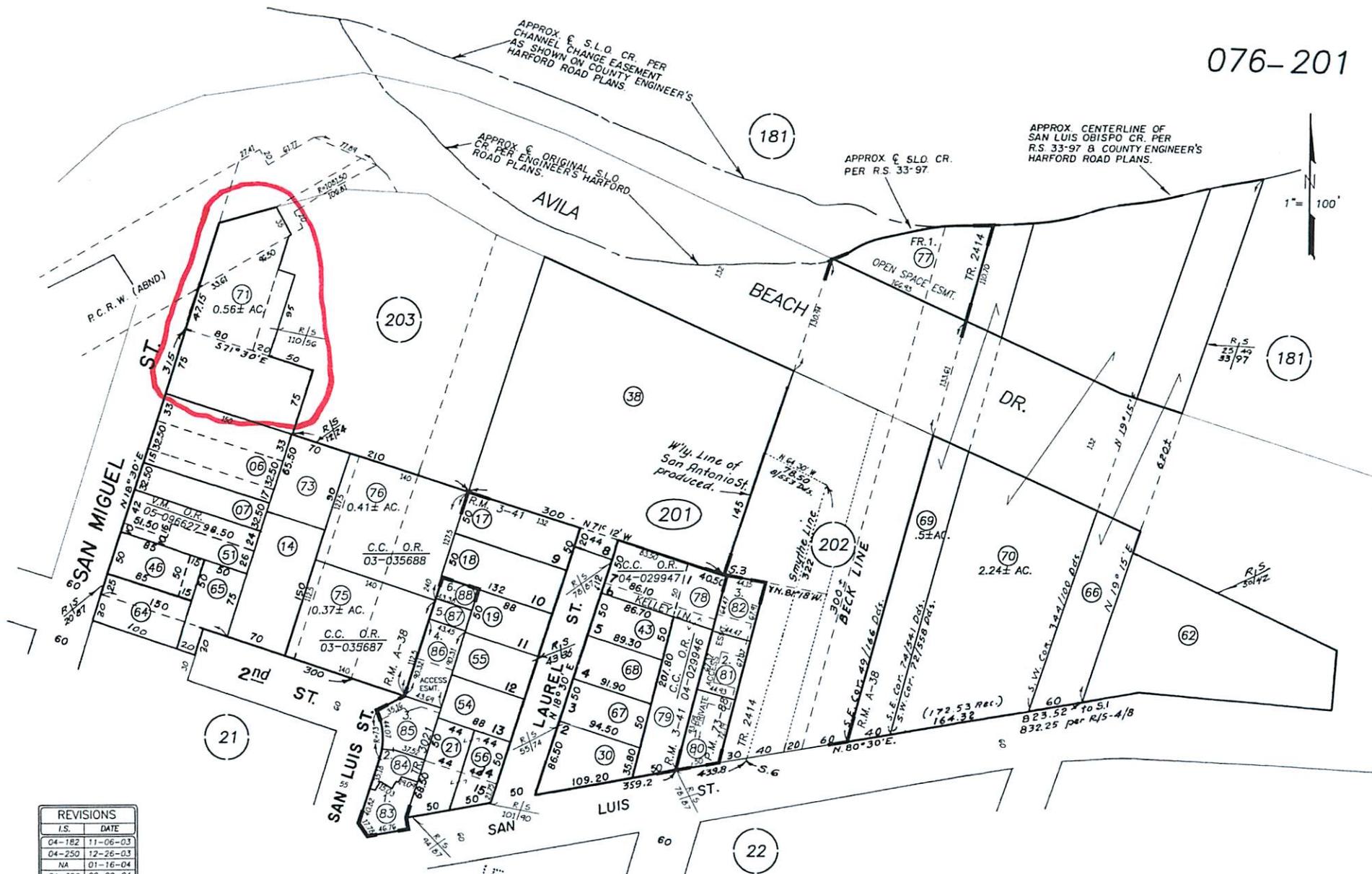
West Elevation for Residence #1



West Elevation for Residence #2

Elevations

Scale: 1/4"=1'-0"



REVISIONS	
I.S.	DATE
04-182	11-06-03
04-250	12-26-03
NA	01-16-04
04-326	02-09-04
05-074	07-15-04
NA	04-20-06
11-050	09-15-10
15-117	11-26-14

50 0 100 200

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2414, R.M. Bk. 22 , Pg. 67-70.  
 TOP OF THE HILL; TRACT NO. 3021, R.M. Bk. 34 , Pg. 80-83.  
 JUNIOR ADDITION TO THE TOWN OF AVILA, R.M. Bk. 3 , Pg. 41.  
 PORTION OF RANCHO SAN MIGUELITO LOT 45, R.M. Bk. A , Pg. 38.

AVILA BEACH  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 076 PAGE 201



Recreation

Public Facilities

Coastal Zone Planning Area

Avila Villa Beach JPL Council

Residential Multi-Family

Public Facilities



# Parcel Summary Report For Parcel # 076-201-071

1/28/2016  
4:26:10PM

## 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    THREE SYLVESTER SISTERS LLC  
         1945 SEE CYN RD SLO CA 93405-  
OWN    THREE SYLVESTER SISTERS LLC A CA LL

### Address Information

Status            Address  
                         00264 SAN MIGUEL ST AVLB  
A                     00260 SAN MIGUEL ST AVLB

### Lot Information:

<u>Tract / Twncshp</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>
076201	071	0001	Avila Beach	San Luis Bay F CAZ				N	VP	
RHOSNMIG	0000	0047	Avila Beach	San Luis Bay F RMF	LCP	AS	Y	VP		E0400070

### Parcel Information

Status    Description  
Active    RHO SAN MIG PTN LT 45

Notes  
THIS APN CONSISTS OF 4 LEGAL PARCELS BASED ON DEED HISTORY. JSM

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



# Parcel Summary Report For Parcel # 076-201-071

1/28/2016  
4:26:11PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 03

AREA NO. 21

AVILA BEACH, IMP. NO. 01

### Case Information

**Case Number:**

**Case Status:**

COD2004-00070 CLD Primary Parcel

**Description:**

GRADING WITHOUT A PERMIT TREE REMOVAL WITHOUT A PERMIT

COD2014-00092 CLD Primary Parcel

**Description:**

VACANT LOT USED FOR RV CAMPING

DRC2003-00009 EXP Primary Parcel

**Description:**

APARTMENTS (6- 2 BEDROOM UNITS & 1 STUDIO UNIT) & DEMO

DRC2007-00068 APV Primary Parcel

**Description:**

CURB, GUTTER & SIDEWALK WAIVER

DRC2015-00081 REC Primary Parcel

**Description:**

CONSTRUCT THREE INDIVIDUAL RESIDENCES ON THREE LEGAL PARCELS BASED UPON DEED HISTORY

P960364Z APP Primary Parcel

**Description:**

HOME BASED NEWSLETTER

PMT2002-14002 WIT Primary Parcel

**Description:**

GRADING FOR 3 BUILDINGS

PMT2002-14003 CAN Primary Parcel

**Description:**

2 UNIT APARTMENT 312-20939

PMT2002-14004 CAN Primary Parcel

**Description:**

2 UNIT APARTMENT 312-20939

PMT2002-14005 CAN Primary Parcel

**Description:**

DEMO TWO EXIST SFD SEE ASSESSOR'S RECORDS ATT TO PERMIT



# Parcel Summary Report For Parcel # 076-201-071

1/28/2016  
4:26:11PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-14006      CAN      Primary Parcel

**Description:**

3 UNIT APARTMENT 312-20939

PMT2005-00450      WIT      Primary Parcel

**Description:**

WITHDRAWN - APARTMENT COMPLEX - 7 UNITS 7884 W/GARAGE 1560 SF W CVP 1100 SF W/MINOR GRADING

PMT2005-01204      FNL      Primary Parcel

**Description:**

UPGRADE OVERHEAD ELECTRICAL TO UNDERGROUND - 1 UNIT

PMT2006-00651      FNL      Primary Parcel

**Description:**

DEMO SFD ( 960 SF)

PRE2012-00078      REC      Primary Parcel

**Description:**

KJB OR MBW

SUB2007-00078      INH      Primary Parcel

**Description:**

PROP 4 TO 1 MERGER