



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 1/31/08

TO: _____

FROM: Ryan Hostteter, Coastal Team

PROJECT DESCRIPTION: SUB2007-00145, CO 07-0225, AVILA HOLDINGS- 3 airspace condos located off San Miguel Street in Avila Beach. APN: 076-201-051.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 2/15/08 please.

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

SUB2007-00145

AVILA HOLDINGS

Conc. Parcel Map w/ CUP

APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot
- Voluntary Merger
- Certif
- Parcel Map
- Track Map
- Rece
- Condominium (new or conversion)
- Road AVAILABILITY
- Reversion to Acreage
- Reconsideration

SUBDIVIDE PROPERTY INTO 3 AIRSPACE

CONDOS
SLB/ AVLB

AS CAZ LCP RMF

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name Avila Holdings c/o Aimee Frank Daytime Phone: _____

Mailing Address 9601 Wilshire Blvd. Suite 700, Beverly Hills Zip: 90210

Email Address: _____

Applicant Name same as above Daytime Phone: _____

Mailing Address _____ Zip: _____

Email Address: _____

Agent Heidi K Gibson, studio 2G Architects Daytime Phone: (805) 594-0771

Mailing Address 669 Pacific St Suite F, San Luis Obispo, CA Zip: 93401

Email Address: heidi@studio-2G.com

PROPERTY INFORMATION

Total Size of Site: 7,794 sq ft Assessor Parcel Number(s): 076-201-051

Legal Description: ptn of Block 17 of the Town of Avila

Address of the project Location (if known.): 214 San Miguel Street Avila Beach

Directions to the site – describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Avila Beach Drive – turn left onto San Miguel Street

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

Existing residence, shed and ornamental plantings

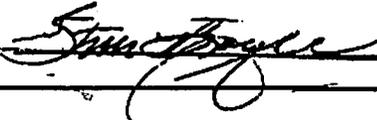
PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): subdivide property into 3 air space condominiums

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true.

I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature  Date 1.20.08

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

PUD / CLUSTER APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information: What is the proposed density or parcel size?: 7,794 sqft - 3 condos

Number of existing lots, parcels or certificates: 1

Existing parcel sizes: 7,794 sqft

What will the property be used for after division: sfr-condo

Is the property part of a previous subdivision that you filed? Yes No

If Yes, what was the map number: Tract No: _____ CO _____ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? Yes No

Building permits or other approval? Yes No

If Yes to either question, please provide copies of all applicable materials.

single family residence

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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?: _____

Describe existing and future access to the proposed project site: from San Miguel Street

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: rsf

South: rsf

East: rsf

West: rsf

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: Avila

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: Avila

Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: Cal Fire

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:

Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))

Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))

Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))

Road Exception (21.03.010(d))

Briefly describe the reasons for the request: _____

Quimby Ordinance (Section 21.09.010 et seq of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

Dedicate property for park & recreation purposes Pay the in-lieu fee

Request credit for common open space (if you are choosing this option please complete below)

Acreage of open space: _____ Average slop of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space: _____

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR **NO**
- Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application. **NO**
- Demolition of conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent". **NO**

Planned Development / Condominium Information:

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

Buildings: 2,970 sq. feet 38 % Landscaping: 4,241 sq. feet 54 %
Paving: 986 sq. feet 13 % Other (specify) _____

Total area of all paving and structures: 3,964 sq. feet acres

Total area of grading or removal of ground cover: ± 4,000 sq. feet acres

Number of parking spaces proposed: 4 Height of tallest structure: 25' above ANG

Number of trees to be removed: 0 Type: n/a

Setbacks: Front 3 Right 3 Left 3 Back 10

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: 3 Number of bedrooms per unit: 1 bdrm per unit

Total floor area of all structures including upper stories, but not garages and carports: 4,134 sq-ft

Total of area of the lot(s) minus building footprint and parking spaces: 3,871 sq ft.

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File Nos. _____

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

1. Describe the topography of the site:

Level to gently rolling, 0-10% slopes: 0.12 acres or 5,195 sq ft

Moderate slopes of 10-30%: 0.59 acres or 2,587 sq ft

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: existing single family residence

6. Has a grading plan been prepared? Yes No

If yes, please include with application.

7. Are there any sewer ponds or waste disposal sites on or 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: San Miguel Street

Water Supply Information

1. What type of water is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of water?
 Residential Agriculture: explain _____
 Commercial/Office: explain _____
 Industrial: explain _____
3. What is the expected daily water demand associated with the project? Two additional single family residences
4. How many service connections will be required? Two additional
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing single family residence
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes please attach N/A
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 _____ GPM
 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: _____ on San Miguel Street
Location of connection: _____
2. What is the amount of proposed flow? For three sfr _____ 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: Waste Management
- 3. Where is the waste disposal storage in relation to buildings? Nest 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: San Luis Coastal Unified
- 2. Location of nearest police station: Avila Beach
- 3. Location of nearest fire station: Avila Beach
- 4. Location of nearest public transit stop: within walking distance
- 5. Are services (grocery and other shopping) within walking distance of the project? Yes No
If yes, what is the distance? <100 feet / miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: existing single family residence
- 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. **Please do an archival research**

Agricultural Information

Only complete this section: 1) within the Agricultural land use category or 2) your site is 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): n/a
2. Will the development occur in phases? Yes No
If yes, explain: _____
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: building permits
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: title 24

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.

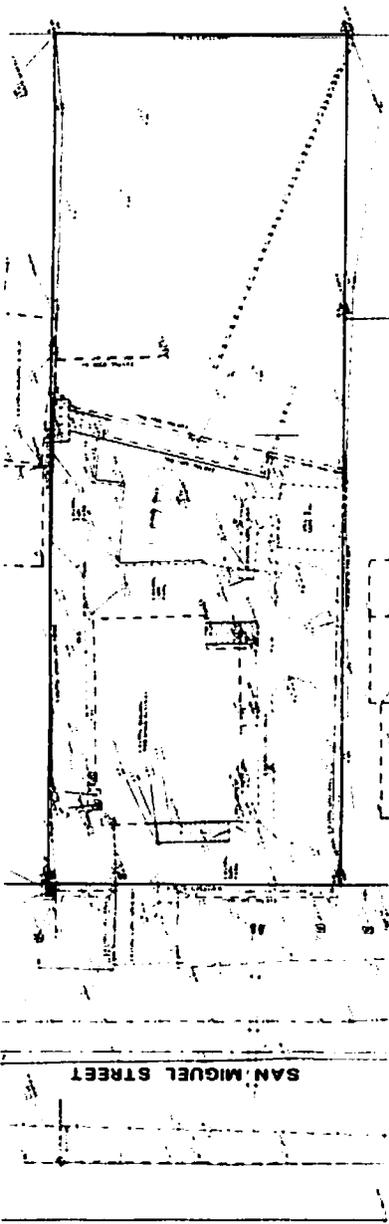
Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project: n/a
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): _____

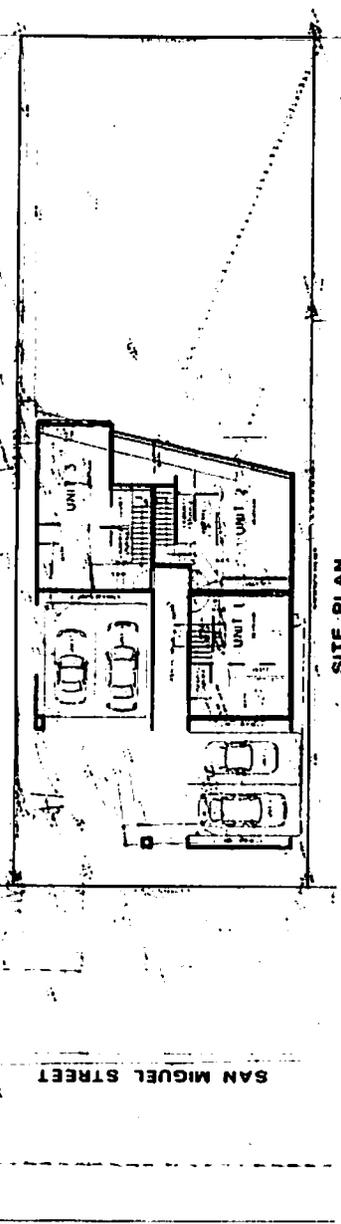
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building permits and grading after land use permit approval

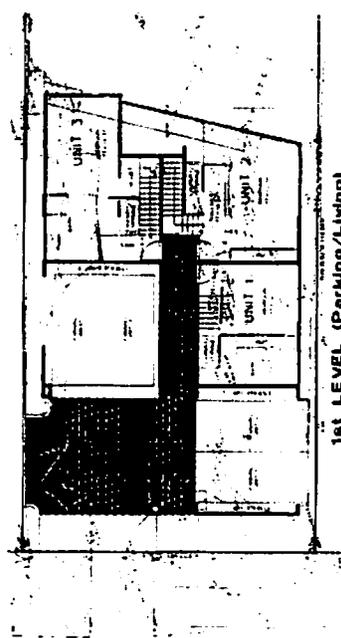
(If you are unsure if additional permits are required from other agencies, please ask your project planner or environmental specialist for guidance)



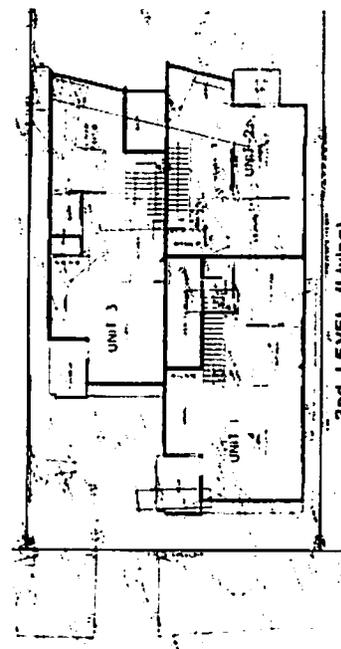
EXISTING CONDITIONS



SITE PLAN



1st LEVEL (Parking/Living)



2nd LEVEL (Living)



SYMBOL LEGEND

1	Proposed Building
2	Proposed Parking
3	Proposed Stairwell
4	Proposed Utility
5	Proposed Access
6	Proposed Easement
7	Proposed Right-of-Way
8	Proposed Boundary
9	Proposed Survey
10	Proposed Elevation
11	Proposed Area
12	Proposed Feature
13	Proposed Detail
14	Proposed Note
15	Proposed Symbol
16	Proposed Line
17	Proposed Point
18	Proposed Circle
19	Proposed Square
20	Proposed Triangle
21	Proposed Diamond
22	Proposed Hexagon
23	Proposed Octagon
24	Proposed Ellipse
25	Proposed Rectangle
26	Proposed Trapezoid
27	Proposed Polygon
28	Proposed Circle with Center
29	Proposed Square with Center
30	Proposed Triangle with Center
31	Proposed Diamond with Center
32	Proposed Hexagon with Center
33	Proposed Octagon with Center
34	Proposed Ellipse with Center
35	Proposed Rectangle with Center
36	Proposed Trapezoid with Center
37	Proposed Polygon with Center
38	Proposed Circle with Radius
39	Proposed Square with Side
40	Proposed Triangle with Side
41	Proposed Diamond with Side
42	Proposed Hexagon with Side
43	Proposed Octagon with Side
44	Proposed Ellipse with Axis
45	Proposed Rectangle with Diagonal
46	Proposed Trapezoid with Diagonal
47	Proposed Polygon with Diagonal
48	Proposed Circle with Circumference
49	Proposed Square with Perimeter
50	Proposed Triangle with Perimeter
51	Proposed Diamond with Perimeter
52	Proposed Hexagon with Perimeter
53	Proposed Octagon with Perimeter
54	Proposed Ellipse with Area
55	Proposed Rectangle with Area
56	Proposed Trapezoid with Area
57	Proposed Polygon with Area
58	Proposed Circle with Volume
59	Proposed Square with Volume
60	Proposed Triangle with Volume
61	Proposed Diamond with Volume
62	Proposed Hexagon with Volume
63	Proposed Octagon with Volume
64	Proposed Ellipse with Volume
65	Proposed Rectangle with Volume
66	Proposed Trapezoid with Volume
67	Proposed Polygon with Volume
68	Proposed Circle with Mass
69	Proposed Square with Mass
70	Proposed Triangle with Mass
71	Proposed Diamond with Mass
72	Proposed Hexagon with Mass
73	Proposed Octagon with Mass
74	Proposed Ellipse with Mass
75	Proposed Rectangle with Mass
76	Proposed Trapezoid with Mass
77	Proposed Polygon with Mass
78	Proposed Circle with Weight
79	Proposed Square with Weight
80	Proposed Triangle with Weight
81	Proposed Diamond with Weight
82	Proposed Hexagon with Weight
83	Proposed Octagon with Weight
84	Proposed Ellipse with Weight
85	Proposed Rectangle with Weight
86	Proposed Trapezoid with Weight
87	Proposed Polygon with Weight
88	Proposed Circle with Density
89	Proposed Square with Density
90	Proposed Triangle with Density
91	Proposed Diamond with Density
92	Proposed Hexagon with Density
93	Proposed Octagon with Density
94	Proposed Ellipse with Density
95	Proposed Rectangle with Density
96	Proposed Trapezoid with Density
97	Proposed Polygon with Density
98	Proposed Circle with Force
99	Proposed Square with Force
100	Proposed Triangle with Force
101	Proposed Diamond with Force
102	Proposed Hexagon with Force
103	Proposed Octagon with Force
104	Proposed Ellipse with Force
105	Proposed Rectangle with Force
106	Proposed Trapezoid with Force
107	Proposed Polygon with Force
108	Proposed Circle with Energy
109	Proposed Square with Energy
110	Proposed Triangle with Energy
111	Proposed Diamond with Energy
112	Proposed Hexagon with Energy
113	Proposed Octagon with Energy
114	Proposed Ellipse with Energy
115	Proposed Rectangle with Energy
116	Proposed Trapezoid with Energy
117	Proposed Polygon with Energy
118	Proposed Circle with Power
119	Proposed Square with Power
120	Proposed Triangle with Power
121	Proposed Diamond with Power
122	Proposed Hexagon with Power
123	Proposed Octagon with Power
124	Proposed Ellipse with Power
125	Proposed Rectangle with Power
126	Proposed Trapezoid with Power
127	Proposed Polygon with Power
128	Proposed Circle with Heat
129	Proposed Square with Heat
130	Proposed Triangle with Heat
131	Proposed Diamond with Heat
132	Proposed Hexagon with Heat
133	Proposed Octagon with Heat
134	Proposed Ellipse with Heat
135	Proposed Rectangle with Heat
136	Proposed Trapezoid with Heat
137	Proposed Polygon with Heat
138	Proposed Circle with Light
139	Proposed Square with Light
140	Proposed Triangle with Light
141	Proposed Diamond with Light
142	Proposed Hexagon with Light
143	Proposed Octagon with Light
144	Proposed Ellipse with Light
145	Proposed Rectangle with Light
146	Proposed Trapezoid with Light
147	Proposed Polygon with Light
148	Proposed Circle with Sound
149	Proposed Square with Sound
150	Proposed Triangle with Sound
151	Proposed Diamond with Sound
152	Proposed Hexagon with Sound
153	Proposed Octagon with Sound
154	Proposed Ellipse with Sound
155	Proposed Rectangle with Sound
156	Proposed Trapezoid with Sound
157	Proposed Polygon with Sound
158	Proposed Circle with Motion
159	Proposed Square with Motion
160	Proposed Triangle with Motion
161	Proposed Diamond with Motion
162	Proposed Hexagon with Motion
163	Proposed Octagon with Motion
164	Proposed Ellipse with Motion
165	Proposed Rectangle with Motion
166	Proposed Trapezoid with Motion
167	Proposed Polygon with Motion
168	Proposed Circle with Time
169	Proposed Square with Time
170	Proposed Triangle with Time
171	Proposed Diamond with Time
172	Proposed Hexagon with Time
173	Proposed Octagon with Time
174	Proposed Ellipse with Time
175	Proposed Rectangle with Time
176	Proposed Trapezoid with Time
177	Proposed Polygon with Time
178	Proposed Circle with Space
179	Proposed Square with Space
180	Proposed Triangle with Space
181	Proposed Diamond with Space
182	Proposed Hexagon with Space
183	Proposed Octagon with Space
184	Proposed Ellipse with Space
185	Proposed Rectangle with Space
186	Proposed Trapezoid with Space
187	Proposed Polygon with Space
188	Proposed Circle with Matter
189	Proposed Square with Matter
190	Proposed Triangle with Matter
191	Proposed Diamond with Matter
192	Proposed Hexagon with Matter
193	Proposed Octagon with Matter
194	Proposed Ellipse with Matter
195	Proposed Rectangle with Matter
196	Proposed Trapezoid with Matter
197	Proposed Polygon with Matter
198	Proposed Circle with Energy
199	Proposed Square with Energy
200	Proposed Triangle with Energy

BUILDING AREA SUMMARY

Total Building Area: 10,000 sq. ft.

Total Parking Area: 2,000 sq. ft.

Total Stairwell Area: 500 sq. ft.

Total Utility Area: 200 sq. ft.

Total Access Area: 100 sq. ft.

Total Easement Area: 100 sq. ft.

Total Right-of-Way Area: 100 sq. ft.

Total Boundary Area: 100 sq. ft.

Total Survey Area: 100 sq. ft.

Total Elevation Area: 100 sq. ft.

Total Area: 13,000 sq. ft.

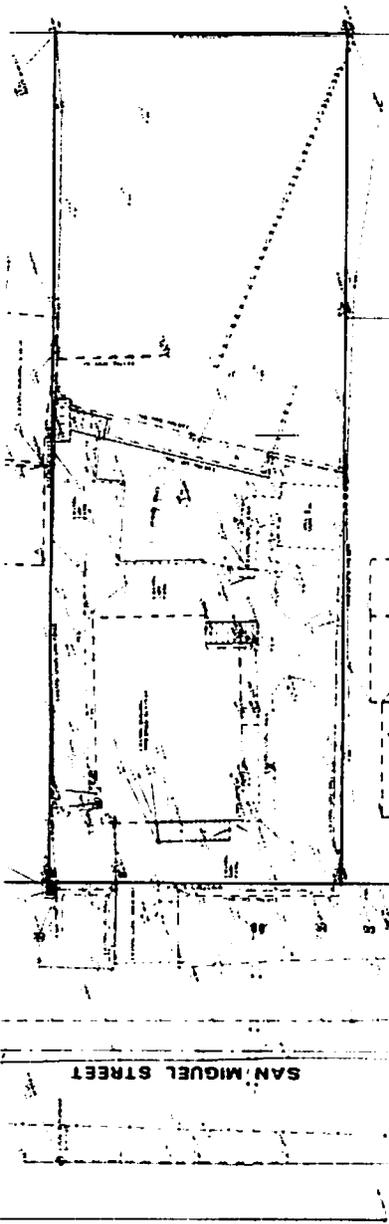
PROJECT DESCRIPTION

The project consists of a three-unit residential building located at the intersection of San Miguel Street and [unintelligible] Street. The building is a two-story structure with a total area of 10,000 sq. ft. The units are arranged in a row, with Unit 1 on the left, Unit 2 in the middle, and Unit 3 on the right. The building is surrounded by a parking area and a stairwell. The project is subject to a tentative parcel map and a building area summary.

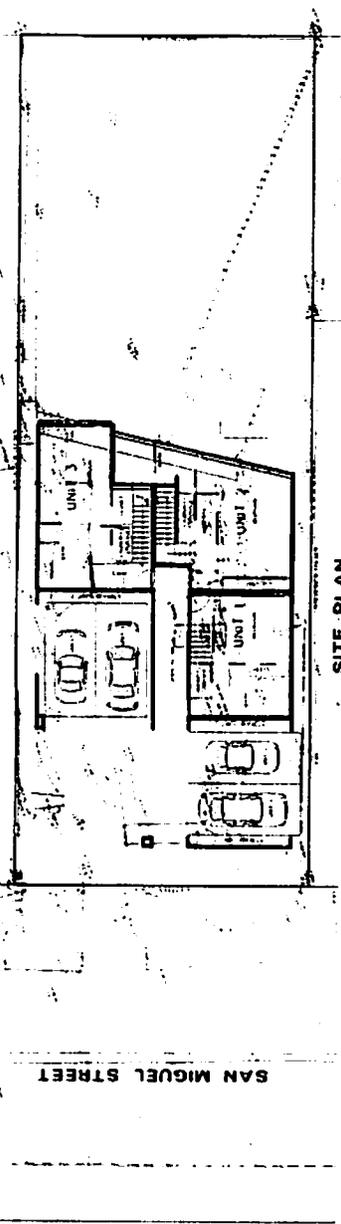


TENTATIVE PARCEL MAP
CO 07-0225

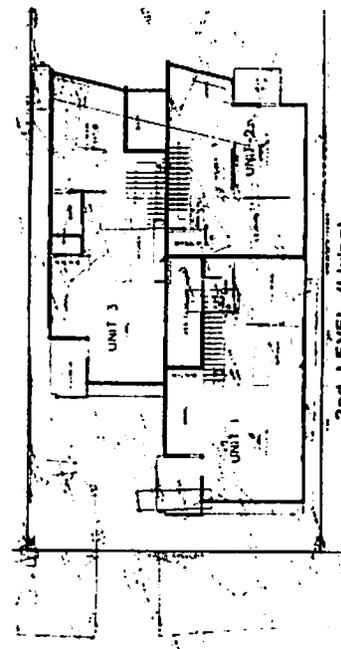
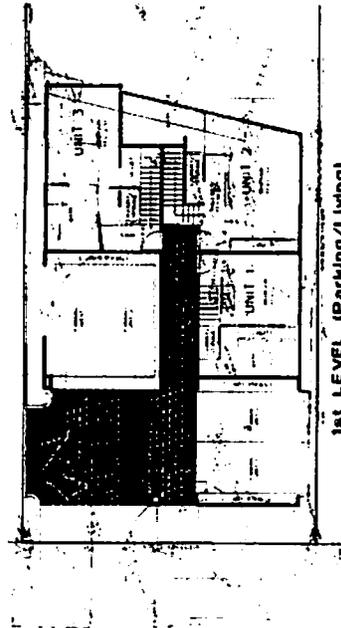
APPLICANT: [unintelligible]
DATE: [unintelligible]
SCALE: [unintelligible]



EXISTING CONDITIONS



SITE PLAN



SYMBOL LEGEND

- 1. Proposed Building
- 2. Proposed Driveway
- 3. Proposed Parking
- 4. Proposed Stairs
- 5. Proposed Utility
- 6. Proposed Landscaping
- 7. Proposed Fencing
- 8. Proposed Signage
- 9. Proposed Access
- 10. Proposed Easement
- 11. Proposed Survey
- 12. Proposed Boundary
- 13. Proposed Right-of-Way
- 14. Proposed Easement
- 15. Proposed Survey
- 16. Proposed Boundary
- 17. Proposed Right-of-Way
- 18. Proposed Easement
- 19. Proposed Survey
- 20. Proposed Boundary
- 21. Proposed Right-of-Way
- 22. Proposed Easement
- 23. Proposed Survey
- 24. Proposed Boundary
- 25. Proposed Right-of-Way
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- 43. Proposed Survey
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- 90. Proposed Easement
- 91. Proposed Survey
- 92. Proposed Boundary
- 93. Proposed Right-of-Way
- 94. Proposed Easement
- 95. Proposed Survey
- 96. Proposed Boundary
- 97. Proposed Right-of-Way
- 98. Proposed Easement
- 99. Proposed Survey
- 100. Proposed Boundary

BUILDING AREA SUMMARY

Building Area Summary

PROJECT DESCRIPTION

Project Description

GENERAL NOTES

General Notes

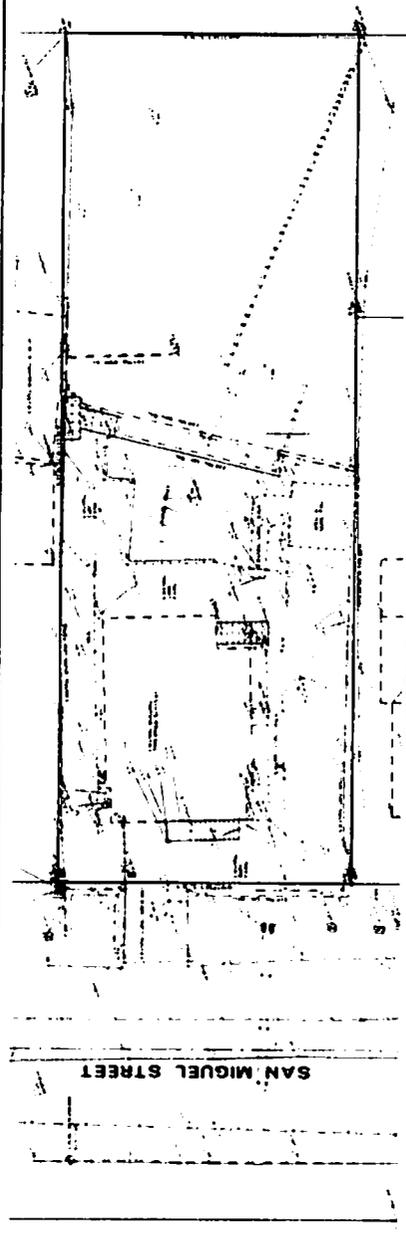
BASIS OF MEASUREMENTS

Basis of Measurements

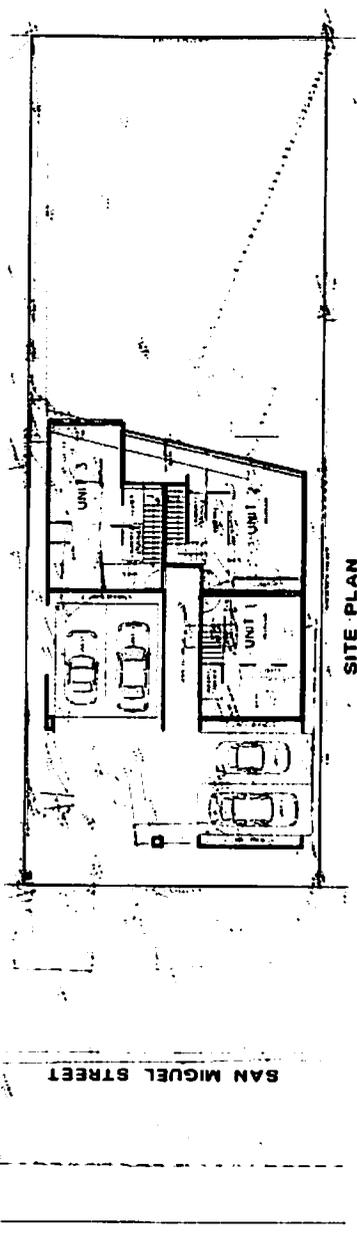
TENTATIVE PARCEL MAP
CO 07-0225

Map of Colorado State Land Office
1998

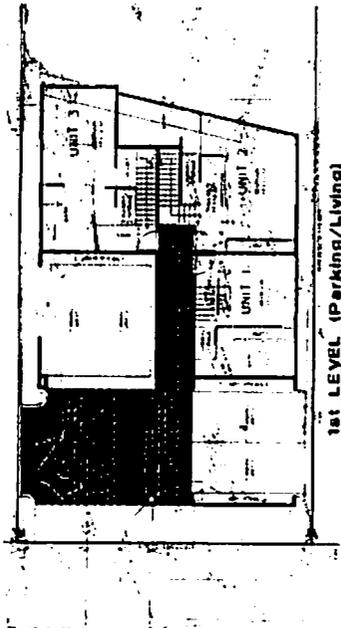
Map of Colorado State Land Office
1998



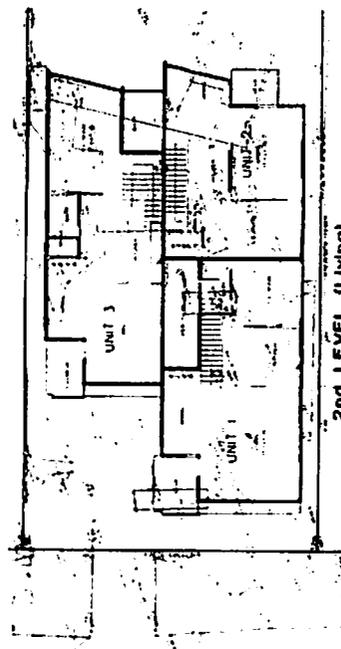
EXISTING CONDITIONS



SITE PLAN



1st LEVEL (Parking/Living)



2nd LEVEL (Living)



VICINITY MAP

SYMBOL LEGEND

1	Proposed Building
2	Proposed Driveway
3	Proposed Staircase
4	Proposed Common Area
5	Proposed Parking Space
6	Proposed Utility Room
7	Proposed Storage Room
8	Proposed Entry
9	Proposed Living Area
10	Proposed Dining Area
11	Proposed Kitchen
12	Proposed Bedroom
13	Proposed Bathroom
14	Proposed Hallway
15	Proposed Closet
16	Proposed Staircase
17	Proposed Common Area
18	Proposed Utility Room
19	Proposed Storage Room
20	Proposed Entry
21	Proposed Living Area
22	Proposed Dining Area
23	Proposed Kitchen
24	Proposed Bedroom
25	Proposed Bathroom
26	Proposed Hallway
27	Proposed Closet

BUILDING AREA SUMMARY

Building Area	1,200 sq. ft.
Living Area	300 sq. ft.
Dining Area	150 sq. ft.
Kitchen	150 sq. ft.
Bedroom	150 sq. ft.
Bathroom	100 sq. ft.
Hallway	50 sq. ft.
Closet	50 sq. ft.
Staircase	50 sq. ft.
Common Area	50 sq. ft.
Utility Room	50 sq. ft.
Storage Room	50 sq. ft.
Entry	50 sq. ft.

PROJECT DESCRIPTION

The project consists of a three-unit residential building located on San Miguel Street. The building is a long, narrow structure with three units labeled UNIT 1, UNIT 2, and UNIT 3. The building is proposed to be constructed on a lot bounded by San Miguel Street to the north and another street to the south. The building will include a central staircase and common areas. The building will be constructed in accordance with the applicable building codes and regulations.

GENERAL NOTES

1. The building shall be constructed in accordance with the applicable building codes and regulations.

2. The building shall be constructed on a lot bounded by San Miguel Street to the north and another street to the south.

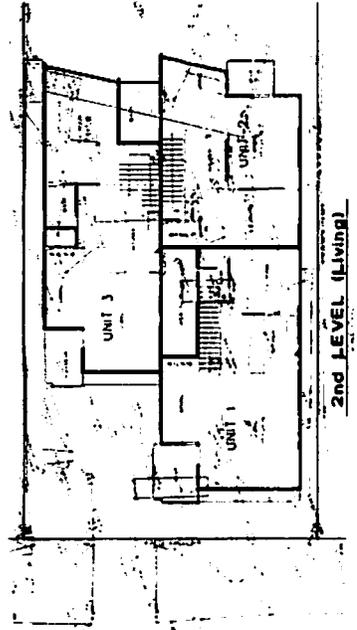
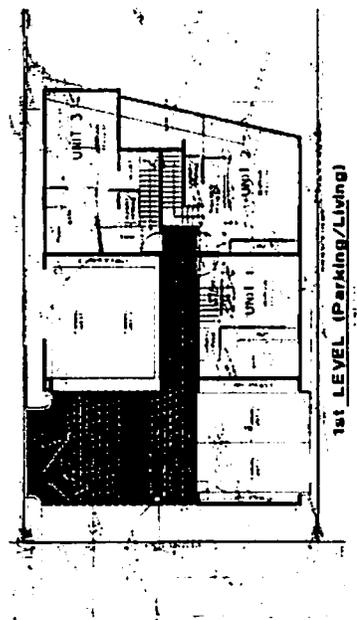
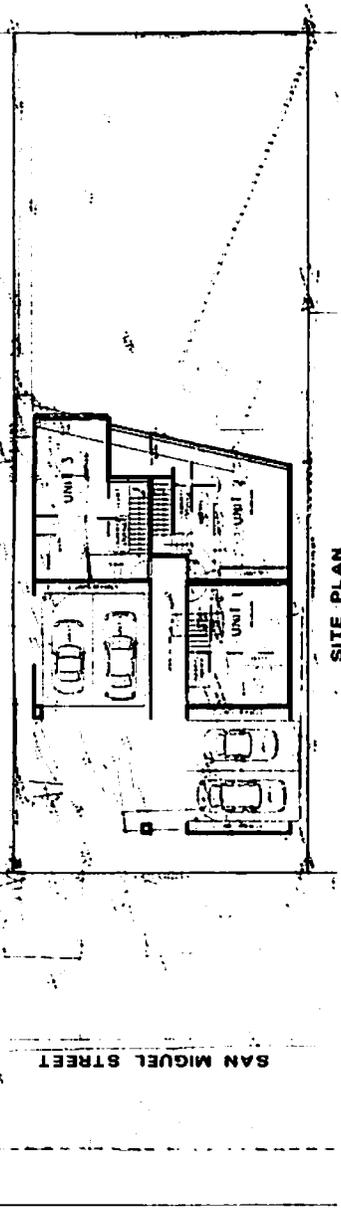
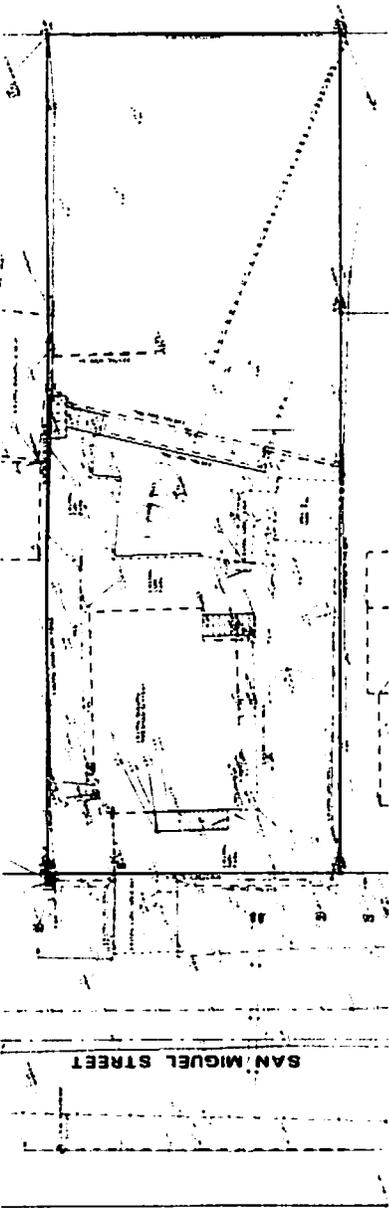
3. The building will include a central staircase and common areas.

4. The building will be constructed in accordance with the applicable building codes and regulations.

TENTATIVE PARCEL MAP
CO 07-0225

APPLICANT: [Name]
 PROJECT: [Name]
 DATE: [Date]





SYMBOL LEGEND

- 1. Proposed Building
- 2. Proposed Driveway
- 3. Proposed Parking
- 4. Proposed Stairs
- 5. Proposed Utility Lines
- 6. Proposed Fencing
- 7. Proposed Landscaping
- 8. Proposed Signage
- 9. Proposed Access
- 10. Proposed Easement
- 11. Proposed Right-of-Way
- 12. Proposed Survey
- 13. Proposed Boundary
- 14. Proposed Elevation
- 15. Proposed Area
- 16. Proposed Feature
- 17. Proposed Detail
- 18. Proposed Note
- 19. Proposed Reference
- 20. Proposed Annotation

SUBDIVISION NOTES

1. This subdivision is subject to the provisions of the Subdivision Map Act, Chapter 47, of the California Code of Regulations.
2. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
3. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
4. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
5. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
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8. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
9. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
10. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
11. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
12. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
13. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
14. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
15. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
16. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
17. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
18. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
19. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.
20. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.

BENCH MARK

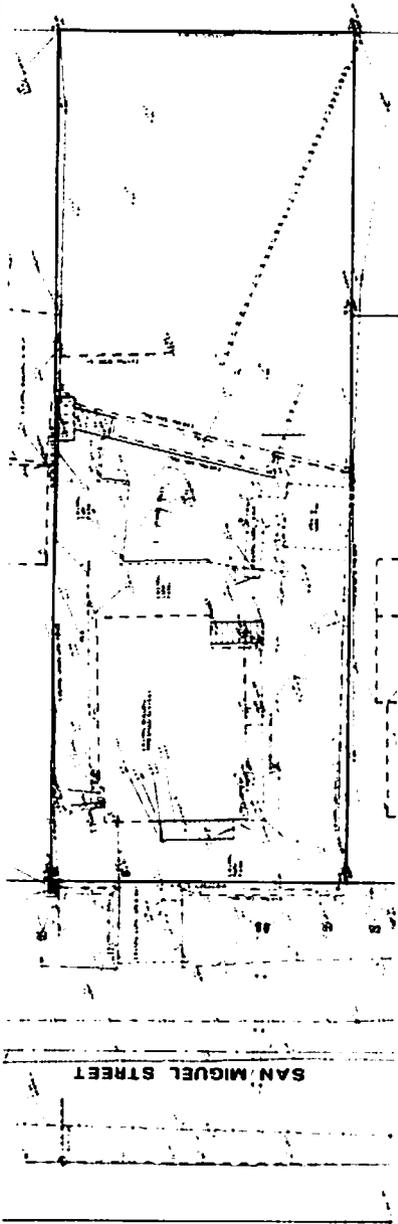
1. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.

DATE OF SURVEY

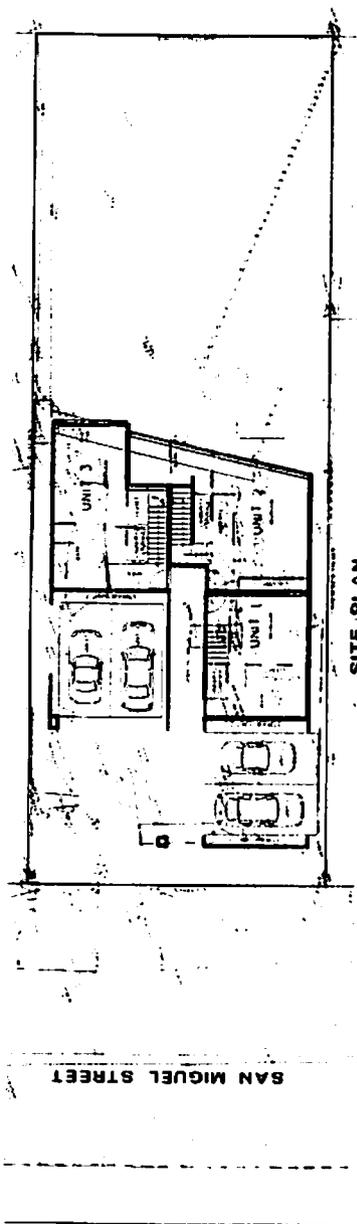
1. The subdivision is shown on a map of the County of Orange, California, recorded in Book 12, Page 1234.

TENTATIVE PARCEL MAP
CO 07-0225

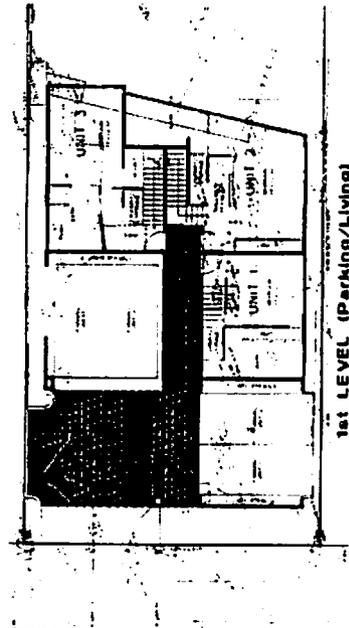




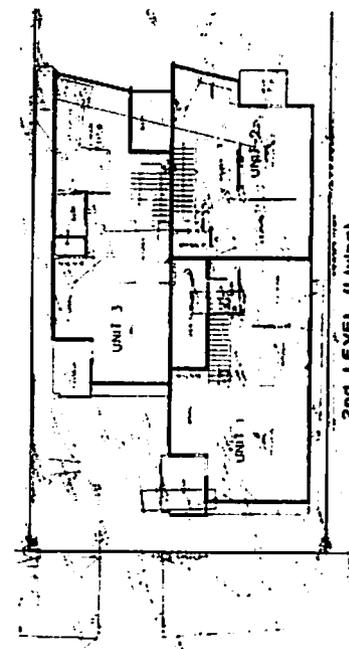
EXISTING CONDITIONS



SITE PLAN



1st LEVEL (Parking/Living)



2nd LEVEL (Living)

SYMBOL LEGEND

- 1. Proposed Building
- 2. Proposed Parking
- 3. Proposed Driveway
- 4. Proposed Staircase
- 5. Proposed Utility
- 6. Proposed Storage
- 7. Proposed Entrance
- 8. Proposed Window
- 9. Proposed Door
- 10. Proposed Wall
- 11. Proposed Ceiling
- 12. Proposed Floor
- 13. Proposed Foundation
- 14. Proposed Retaining Wall
- 15. Proposed Fencing
- 16. Proposed Landscaping
- 17. Proposed Signage
- 18. Proposed Utility Lines
- 19. Proposed Storm Drain
- 20. Proposed Fire Hydrant
- 21. Proposed Fire Alarm
- 22. Proposed Fire Extinguisher
- 23. Proposed Fire Escape
- 24. Proposed Fire Exit
- 25. Proposed Fire Exit Sign
- 26. Proposed Fire Exit Door
- 27. Proposed Fire Exit Window
- 28. Proposed Fire Exit Staircase
- 29. Proposed Fire Exit Ramp
- 30. Proposed Fire Exit Lift

BUILDING AREA SUMMARY

Building Area Summary Table

Item	Area (sq. ft.)
Proposed Building	10,000
Proposed Parking	2,000
Proposed Driveway	500
Proposed Staircase	100
Proposed Utility	200
Proposed Storage	100
Proposed Entrance	100
Proposed Window	100
Proposed Door	100
Proposed Wall	100
Proposed Ceiling	100
Proposed Floor	100
Proposed Foundation	100
Proposed Retaining Wall	100
Proposed Fencing	100
Proposed Landscaping	100
Proposed Signage	100
Proposed Utility Lines	100
Proposed Storm Drain	100
Proposed Fire Hydrant	100
Proposed Fire Alarm	100
Proposed Fire Extinguisher	100
Proposed Fire Escape	100
Proposed Fire Exit	100
Proposed Fire Exit Sign	100
Proposed Fire Exit Door	100
Proposed Fire Exit Window	100
Proposed Fire Exit Staircase	100
Proposed Fire Exit Ramp	100
Proposed Fire Exit Lift	100

PROJECT DESCRIPTION

Project Description Text

GENERAL NOTES

General Notes Text

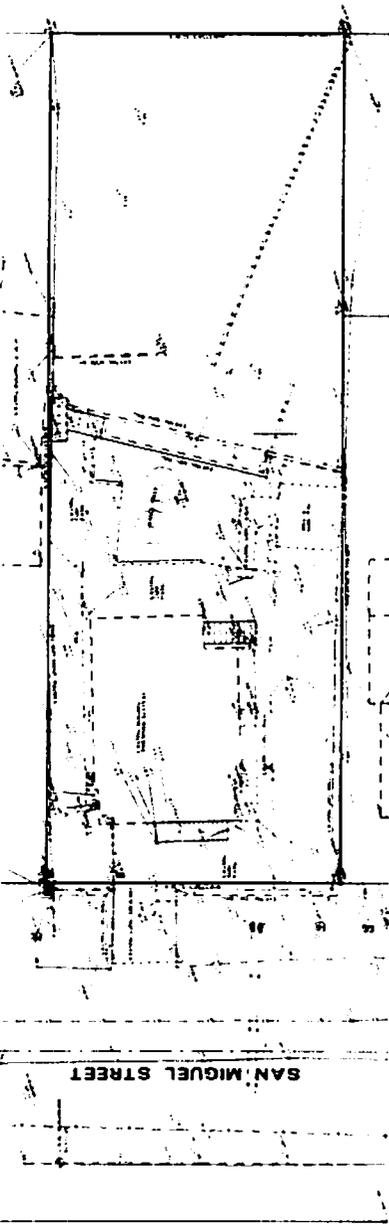
BASIS OF BEARINGS

Basis of Bearings Text

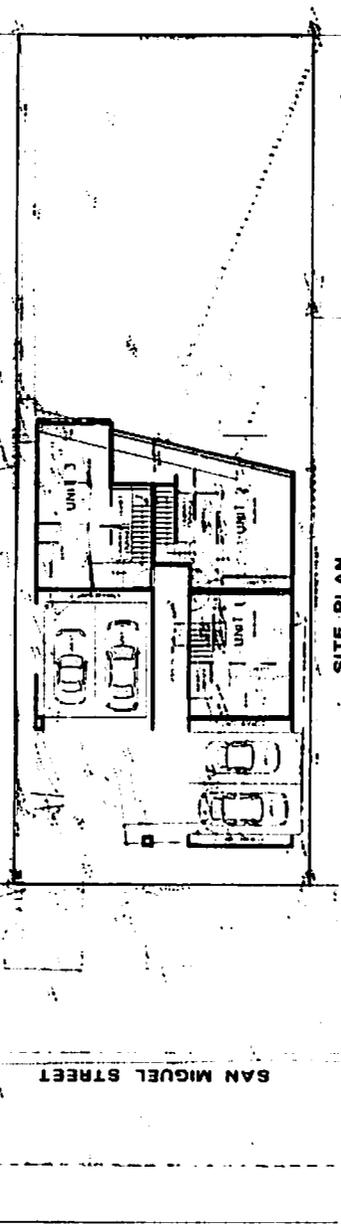
TENTATIVE PARCEL MAP
CD 07-0225

City of Denver
 Department of Planning and Economic Development
 1500 Broadway, Suite 1000
 Denver, Colorado 80202

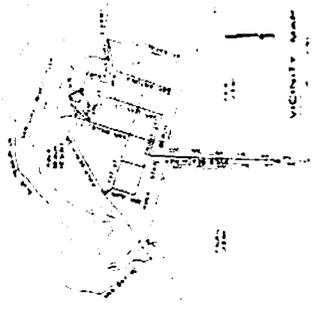
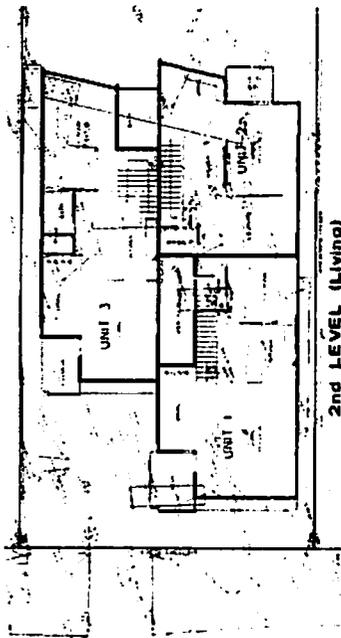
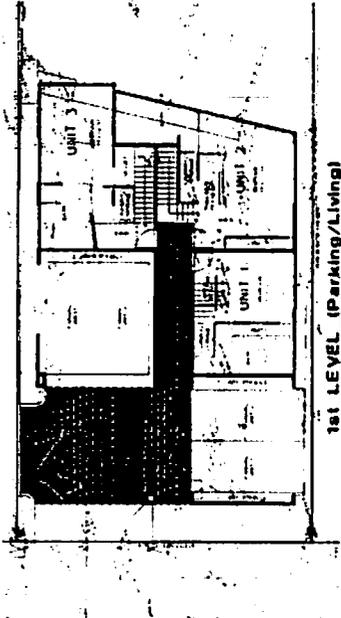




EXISTING CONDITIONS



SITE PLAN



SYMBOL LEGEND

1	Proposed Building
2	Proposed Driveway
3	Proposed Parking
4	Proposed Staircase
5	Proposed Elevation
6	Proposed Foundation
7	Proposed Foundation
8	Proposed Foundation
9	Proposed Foundation
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47	Proposed Foundation
48	Proposed Foundation
49	Proposed Foundation
50	Proposed Foundation

BUILDING AREA SUMMARY

Total Area: 10,000 sq. ft.

Building Area: 8,000 sq. ft.

Parking Area: 2,000 sq. ft.

PROJECT DESCRIPTION

Residential Building

3 Units

2 Levels

SUBDIVISION NOTES

1. All dimensions are in feet and inches.

2. All bearings are true bearings.

3. All distances are in feet.

4. All areas are in square feet.

5. All volumes are in cubic feet.

6. All weights are in pounds.

7. All temperatures are in degrees Fahrenheit.

8. All pressures are in pounds per square inch.

9. All forces are in pounds.

10. All moments are in foot-pounds.

BENCH MARK

1. All elevations are in feet above mean sea level.

2. All bearings are true bearings.

3. All distances are in feet.

4. All areas are in square feet.

5. All volumes are in cubic feet.

6. All weights are in pounds.

7. All temperatures are in degrees Fahrenheit.

8. All pressures are in pounds per square inch.

9. All forces are in pounds.

10. All moments are in foot-pounds.

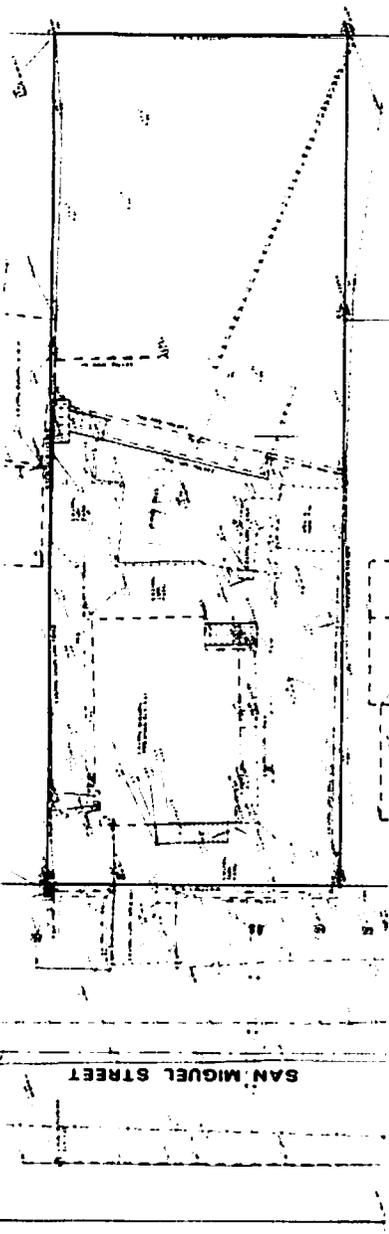


TENTATIVE PARCEL MAP

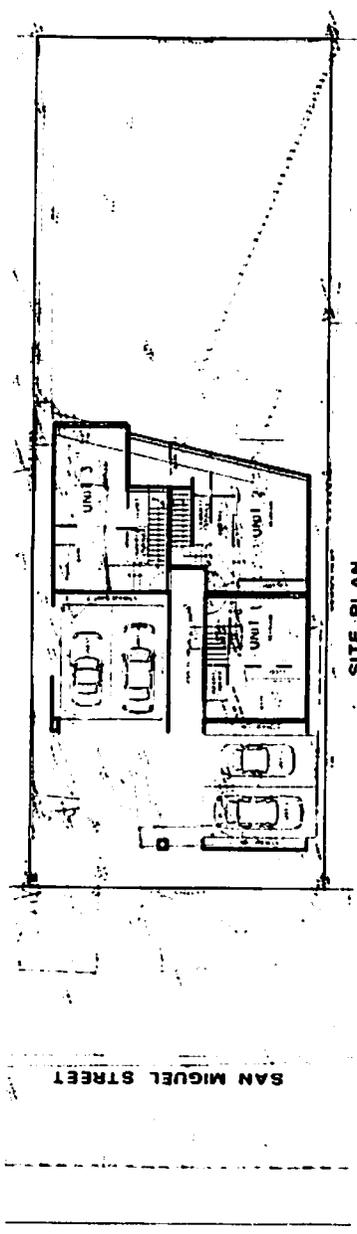
CO 07-0225

APPLICANT: [Name]

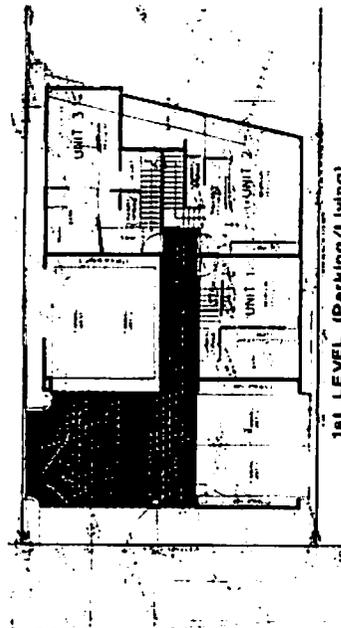
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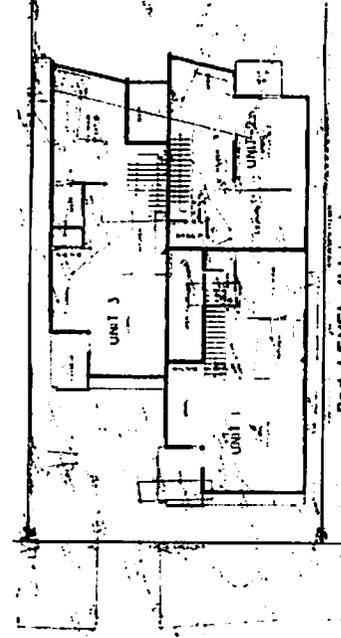
EXISTING CONDITIONS



SITE PLAN



1st LEVEL (Parking/Living)



2nd LEVEL (Living)



VICINITY MAP

SYMBOL LEGEND

1	Proposed Building
2	Proposed Parking
3	Proposed Staircase
4	Proposed Common Area
5	Proposed Unit
6	Proposed Driveway
7	Proposed Walkway
8	Proposed Utility
9	Proposed Storage
10	Proposed Entrance
11	Proposed Exit
12	Proposed Fire Escape
13	Proposed Fire Alarm
14	Proposed Fire Extinguisher
15	Proposed Fire Hydrant
16	Proposed Fire Station
17	Proposed Fire Department
18	Proposed Fire Insurance
19	Proposed Fire Protection
20	Proposed Fire Safety
21	Proposed Fire Prevention
22	Proposed Fire Investigation
23	Proposed Fire Incident
24	Proposed Fire Response
25	Proposed Fire Recovery
26	Proposed Fire Mitigation
27	Proposed Fire Prevention
28	Proposed Fire Investigation
29	Proposed Fire Incident
30	Proposed Fire Response
31	Proposed Fire Recovery
32	Proposed Fire Mitigation
33	Proposed Fire Prevention
34	Proposed Fire Investigation
35	Proposed Fire Incident
36	Proposed Fire Response
37	Proposed Fire Recovery
38	Proposed Fire Mitigation
39	Proposed Fire Prevention
40	Proposed Fire Investigation
41	Proposed Fire Incident
42	Proposed Fire Response
43	Proposed Fire Recovery
44	Proposed Fire Mitigation
45	Proposed Fire Prevention
46	Proposed Fire Investigation
47	Proposed Fire Incident
48	Proposed Fire Response
49	Proposed Fire Recovery
50	Proposed Fire Mitigation

BUILDING AREA SUMMARY

Building Area Summary text describing the project details.

PROJECT DESCRIPTION

Project Description text providing an overview of the project.

SUBDIVISION NOTES

Subdivision Notes text detailing the subdivision process.

Map Scale: 1" = 100'

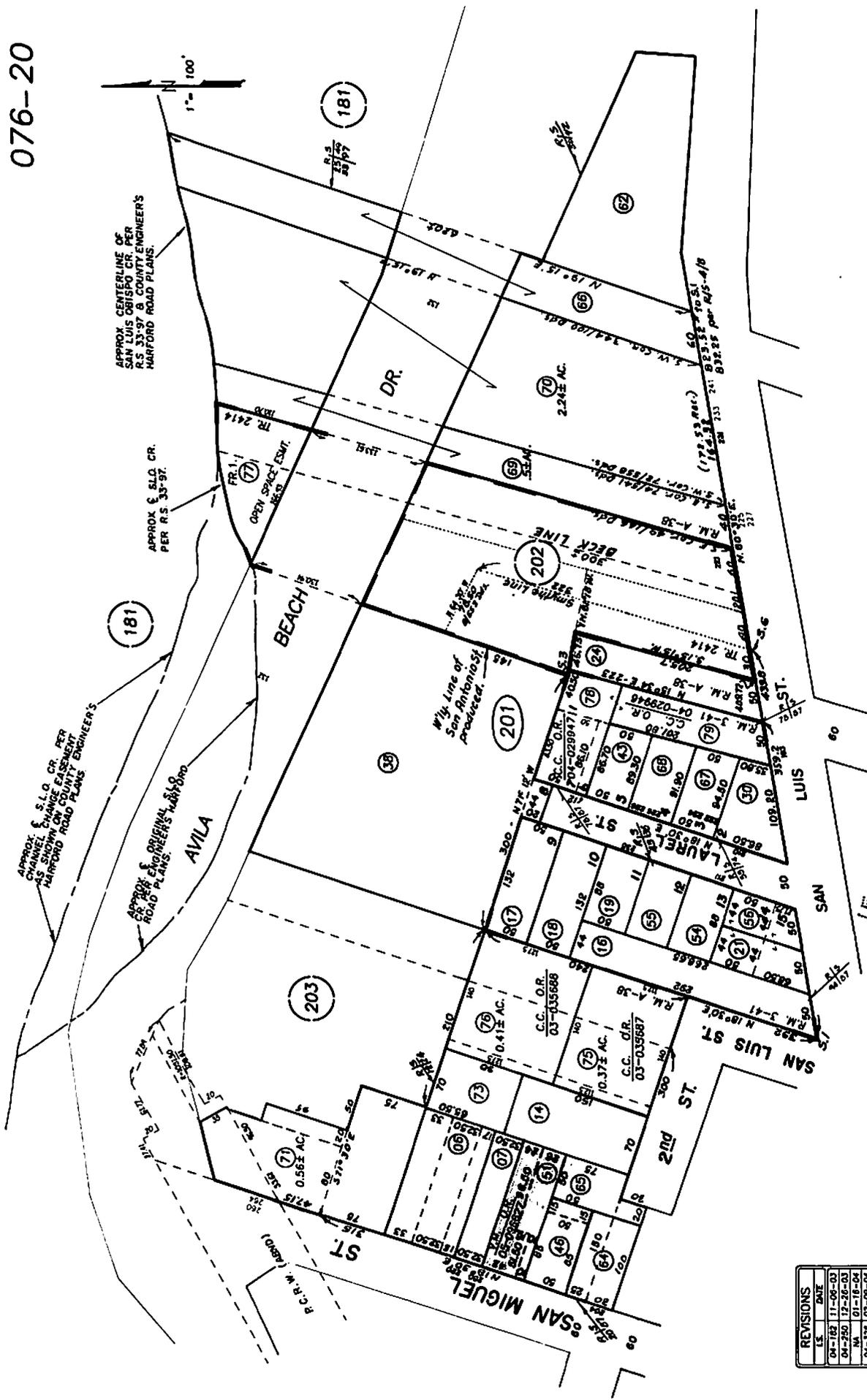
North Arrow



TENTATIVE PARCEL MAP
CD 07-0226

Professional information and contact details for the engineer or architect.



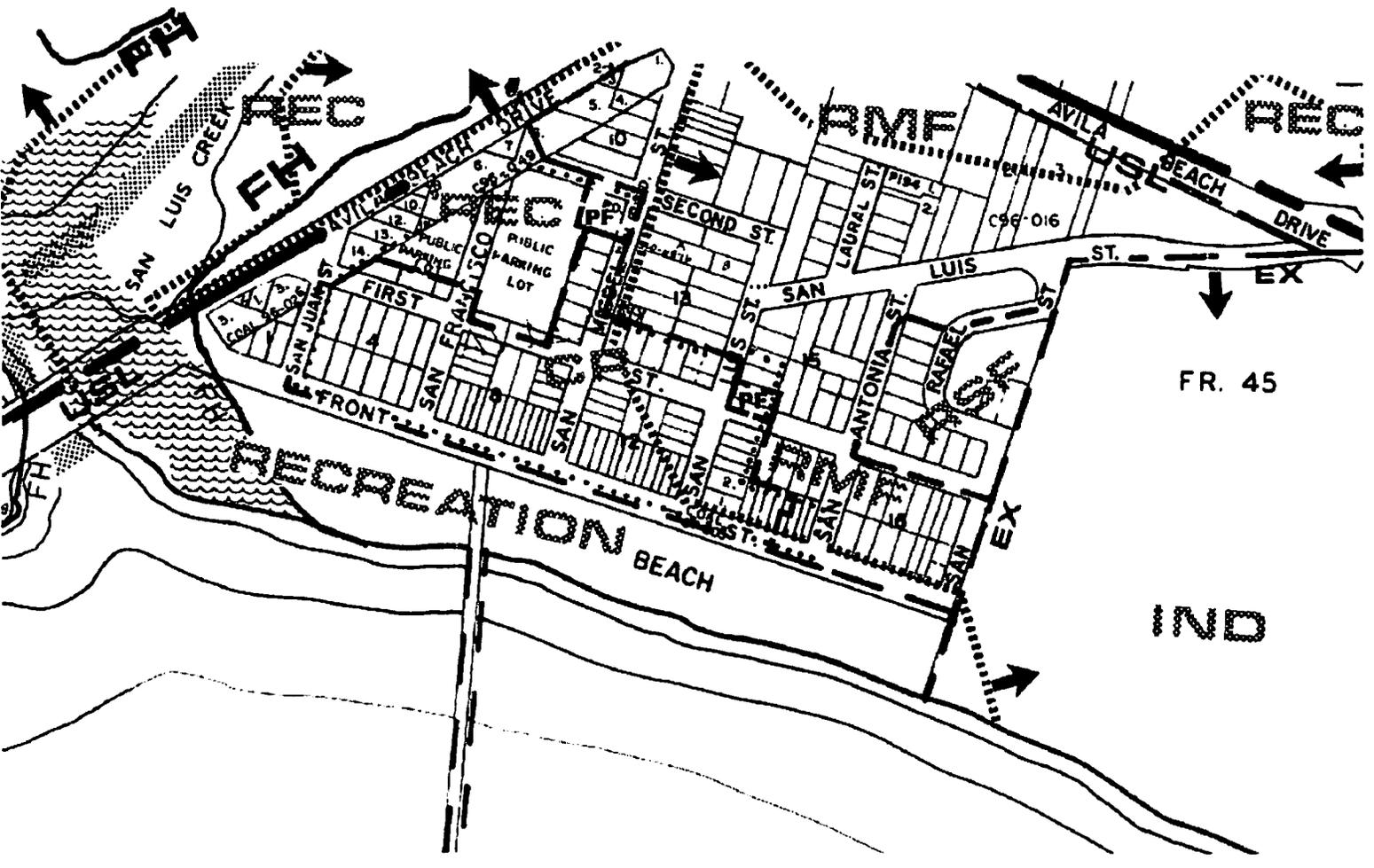


AVILA BEACH
ASSESSOR'S MAP
SAN LUIS OBISPO, CA.
BOOK 076 PAGE 20

TRACT NO. 2414, R.M. BK. 22 ; Pg. 67-70.
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. 39.

50 0 100 200
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE
04-10-03	11-08-03
04-25-03	12-26-03
NA	01-16-04
04-30-04	02-09-04
05-07-04	07-15-04
NA	04-20-06



SAN LUIS CREEK

REC
FH

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

RECREATION BEACH

PMF

REC

FR. 45

IND

AVILA BEACH DRIVE
EX

EX

EX





Parcel Summary Report For Parcel # 076-201-051

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status P
Address 00214 SAN MIGUEL ST AVLB

Lot Information:

Community: AVLB
Planning Area: SLB

| <u>Lot Type</u> | <u>Tract /
Twnshp</u> | <u>Block /
Range</u> | <u>Section</u> | <u>Lot</u> | <u>Land Use Elements</u> | <u>Lot Flags</u> | <u>Misc</u> |
|-----------------|---------------------------|--------------------------|----------------|------------|--------------------------|------------------|-------------|
| P | 076201 | 051 | 0001 | N | CAZ | | |
| T | M05- | 334 | 0001 | Y | RMF / LCP / AS | | |

People Information

Role Name and Address
 OWN AVILA HOLDINGS LLC
 EISNER & FRANK PERSONAL & CONF 9601 WILSHIRE
 STE 700 BEVERLY HILLS CA 90210-
 OWN AVILA HOLDINGS LLC A CA LLC

Phone Numbers and Contact info
 Email: % DARIN FRANK

Notes

Parcel Information

Status Active
Description TN AVILA
 PTN LD ADJ SAN MIGUEL ST

Notes