



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/9/2010

TO: _____

FROM: Airlin Singewald, Coastal Team

PROJECT DESCRIPTION: SUB2009-00057 COAL 10-0008 SAN LUIS TRUST BANK- LLA for a 3 unit planned development. Site located off Arliss Street in Cambria. APN: 024-191-063.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 6/23/2010 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

Lot Line Adjustment

LOT LINE ADJUSTMENT AND CONDITIONAL USE PERMIT FOR 3 UNIT PLAN

LCP RMF TH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name SAN LUIS TRUST BANK ATTN: BRIAN ROBER Daytime Phone 541.9200
 Mailing Address 1001 MARSH ST. SLO Zip Code 93401
 Email Address: _____

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

Agent Name MICHAEL HODGE Daytime Phone 215.8753
 Mailing Address 351 SAN MIGUEL AVE SLO Zip Code 93405
 Email Address: hodgemo@charter.net

PROPERTY INFORMATION

Total Size of Site: 0.42 Ac Assessor Parcel Number(s): 024-191-0613
 Legal Description: BLOCK 137
 Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ILGAWAY AVE, NORTH TO ARDATH THEN LEFT TO LONDONDERY, THEN LEFT TO ARLISS

Describe current uses, existing structures, and other improvements and vegetation on the property: VACANT, NO STRUCTURES, DYING PINES

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): LOT LINE ADJUSTMENT w/ THREE HOMES; UNIT A = 1775 SF. UNITS B 1677 SF EACH

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 Brian Rober Date 3/25/10

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
_____, identified as Assessor Parcel Number
_____, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: _____ (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: MICHAEL HODGE
Daytime Telephone Number: 215.8753
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property _____

PERSON OR ENTITY GRANTING CONSENT:

Print Name: BRIAN ROBER

Print Address: 1001 MARSH, SAN LUIS OBISPO, CA 93401

Daytime Telephone Number: 805 541 9200

Signature of landowner: Brian Rober Date: 3/25/10

AUTHORIZED AGENT:

Print Name: MICHAEL HODGE

Print Address: 351 SAN MIGUEL AVE SAN LUIS OBISPO, CA 93405

Daytime Telephone Number: 215.8753

Signature of authorized agent: [Signature] Date: MAY 10, 2010

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 0.42 AC.
Number of existing lots, parcels or certificates: 10 Existing parcel sizes: 3,050 SF AVG
What will the property be used for after division: HOUSES
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 you answered Yes to either question, please provide copies of all applicable materials.

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? 2.9 AC

Describe existing and future access to the proposed project site: ARLISS DR., CAMBRIA

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

North: GREEN ST. South: ARLISS
East: RESIDENTIAL West: VACANT

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

Community System - List the agency or company responsible for provision: COSD
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: COSD
Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: CAMBRIA 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

SIDEWALK CURB & GUTTER EXCEPTION TO CONFORM W/ SURROUNDING AREA

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: 0.13 Average slope of open space: 30%

Describe the on-site recreational amenities being proposed and their location on the open space:
NONE

Specify the proposed ownership and method of maintenance of the open space: NO MAINT. REQUIRED - OWNED BY FUTURE RESIDENTIAL LOT OWNERS

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

Is your project a: NO

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units 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.
- Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: _____ acres
Moderate slopes of 10-30%: 0.30 acres
Steep slopes over 30%: 0.12 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? 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: GREEN ST., HIGHWAY ONE, ARBES

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? 800 GPD
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? NA
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements? NA
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: NA

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: 125' Location of connection: GRAND ST
2. What is the amount of proposed flow? 750 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? GARAGES
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: COAST UNIFIED
2. Location of nearest police station: SLO
3. Location of nearest fire station: BURTON
4. Location of nearest public transit stop: ARDATH
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:
VACANT
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: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? Yes No
If yes, please explain: _____
(If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? Yes No
If yes, please describe in detail: _____
8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

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): 30% OF SITE LEFT AS OPEN SPACE W/ PINE TREE RESTORATION
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

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

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: PINE TREES & CAMBRIA MORNING GLORY
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): _____

(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.)



CURB, GUTTER & SIDEWALK WAIVER APPLICATION

San Luis Obispo County Department of Planning and Building

PROJECT INFORMATION

Type of land use permit associated with the request for curb, gutter and sidewalk waiver:

- Plot Plan
 Site Plan
 Minor Use Permit
 Development Plan
 Variance

File Number: _____

Date the above application was filed with the department: _____

Street(s) fronting the site: ARLISS ST. CAMBRIA

Street(s) requesting waiver for: ARLISS

Type of improvement to be waived:
 Curb
 Gutter
 Sidewalk
 All

REASON FOR WAIVER REQUEST

- INCOMPATIBLE GRADE.** The topography of the site is not appropriate for the required curb, gutter and sidewalk.

Explain: _____

- INCOMPATIBLE DEVELOPMENT.** The curb, gutter and sidewalk are incompatible with the land uses in the vicinity as well as with existing and projected needs for drainage and traffic control. MOUNTABLE BERM & 4' AC WALK REQUESTED INSTEAD.

Explain: NO OTHER IMPROVEMENTS OF THIS TYPE IN THE AREA

- PREMATURE DEVELOPMENT.** The rest of the area doesn't have curbs, gutters and sidewalks and because the project is an interim use of the site, the required improvements can be obtained with further or intensified development later.

Explain: _____

- OTHER.**

Explain: _____

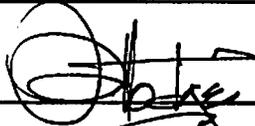
OFFICE USE ONLY			
Date Received: _____	By: _____	Receipt No: _____	
Planning Approved/Denied Date: _____	By: _____		
Co-Eng Dept Approved/Denied Date: _____	By: _____		
Reason: <input type="checkbox"/> Incompatible Grade	<input checked="" type="checkbox"/> Incompatible Development	<input type="checkbox"/> Premature Development	<input type="checkbox"/> Other
Comments from Engineering: _____	<input checked="" type="checkbox"/> Comments Attached		
Revised 4/1/01			



REQUEST FOR HAZARDOUS TREE REMOVAL

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

Property Owner	<u>SAN LUIS TRUST BANK - c/o MICHAEL HORGE</u>
Street address of property	<u>ARLISS</u>
City, State, Zip Code	<u>CAMBRIA</u>
APN (Assessor's Parcel Number)	<u>024-191-060</u>
Daytime phone number	<u>215-8753</u>
Number and Type of tree(s)	<u>5 PINES & 1 OAK</u>
Location of the tree(s) (Mark trees with ribbon or paint)	<u>SEE USE PERMIT PLANS. TRESS HAVE TAG #'S</u>
Reason for request	<u>PROPOSED HOMES & DISEASED TREES</u>
Signature of Individual requesting inspection	
Date of request	
Send authorization to:	

Please fill out request form and submit with \$123.00 fee. This fee covers the cost of the inspection, for up to three trees. If your tree meets the requirements for removal, you will be mailed a Land Use Authorization, giving you permission to remove the tree(s). The authorization will be valid for one year from the date of issuance.

If you have questions, please call Patricia Warren at (805) 788-2958

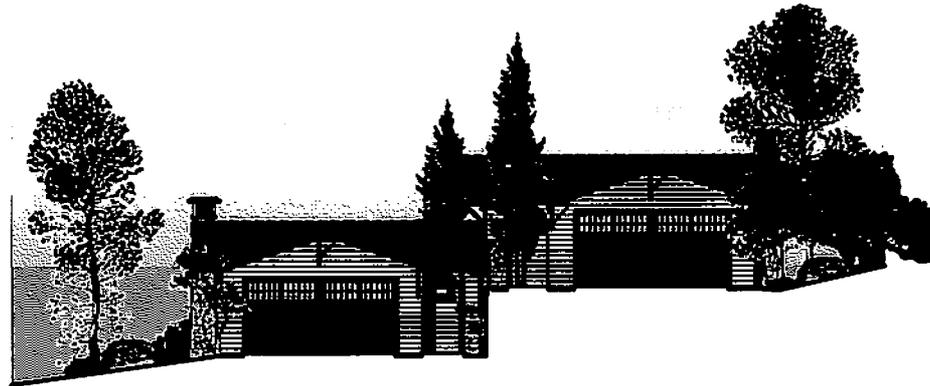
Date Received _____	By _____	Receipt No. _____
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BUNGALOW PINES

A Planned Development

Cambria, California

COAL 10-0008 (Lots 31-36)



GENERAL INFORMATION

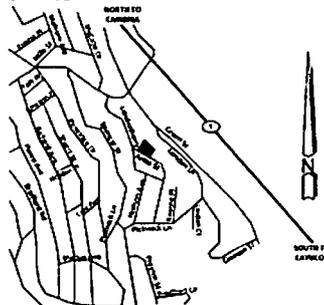
OWNER: SAN LUIS REALTY TRUST
 1000 HUNTER STREET
 SAN LUIS OBISPO, CA 93101
 PH (805) 947-6300

ARCHITECT: STEVE BUNGALOW ARCHITECTURE
 5400 SOMMA STREET
 SAN LUIS OBISPO, CA 93101
 PH (805) 999-1088
 FAX (805) 999-1089

ENGINEER: HODGE COMPANY
 801 SAN MIGUEL AVE
 SAN LUIS OBISPO, CA 93101
 PH (805) 947-9711
 FAX (805) 947-9750

LANDSCAPE: PERANA
 1030 HILL STREET
 SAN LUIS OBISPO, CA 93101
 PH (805) 939-9800
 FAX (805) 939-9800

VICINITY MAP



GENERAL SITE INFORMATION

PROJECT: BUNGALOW PINES
ADDRESS: CAMBRIA, CALIFORNIA

A.P.N.: 001 100-008

ZONING: TR (TRM) RESIDENTIAL MULTI-FAMILY

LOT SIZE: 46.2 AC OR 60.4 ACRES

PROJECT DESCRIPTION

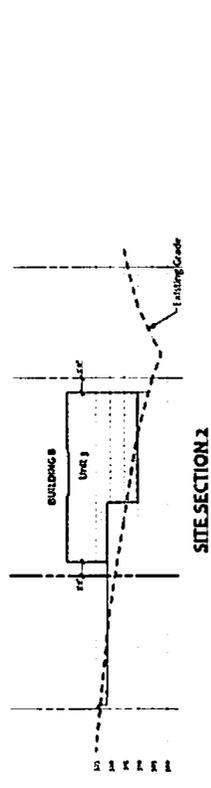
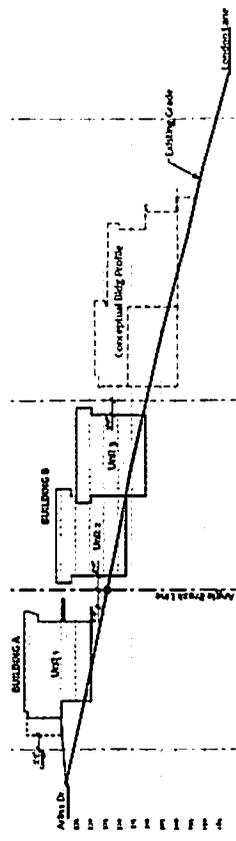
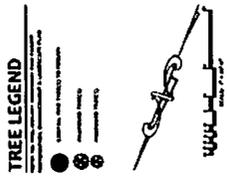
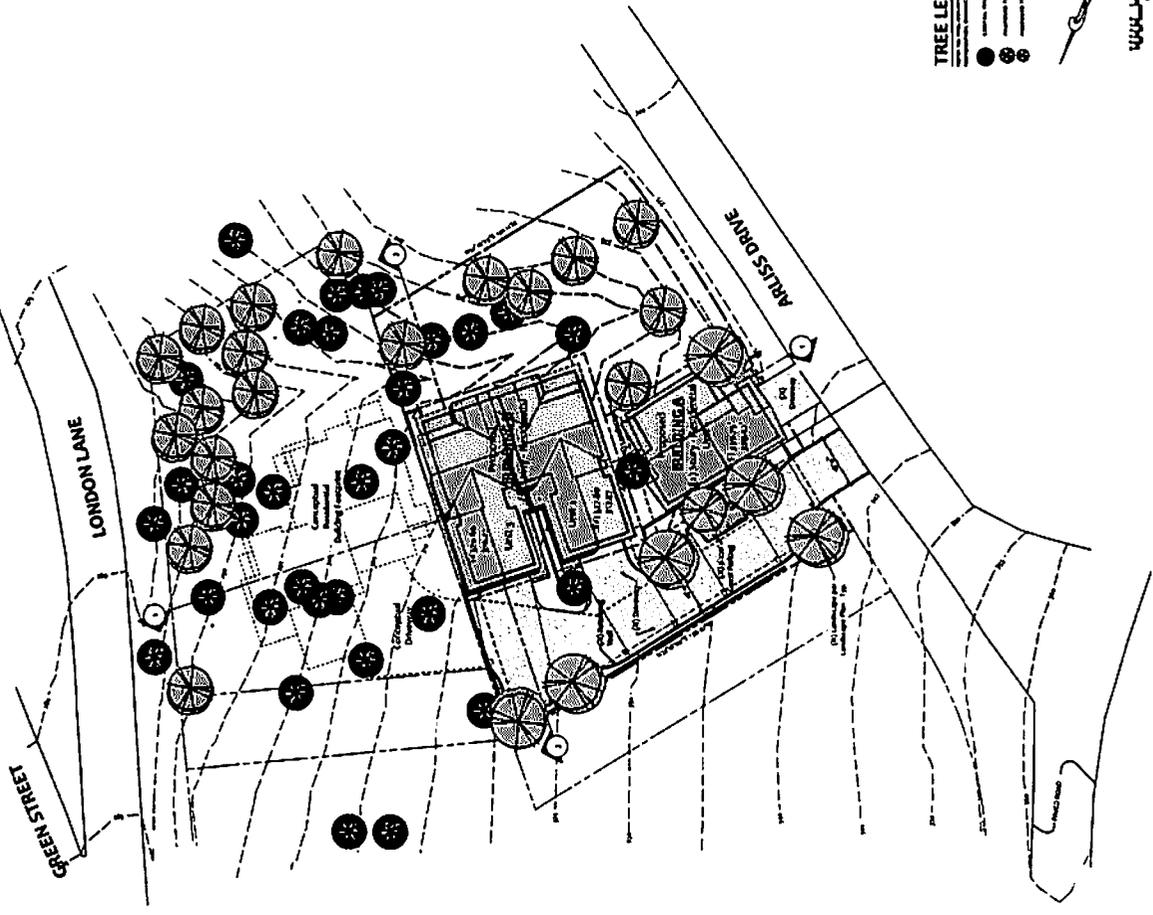
A PROVISIONAL PLAN IS A LOT BOUNDARY LOT LINE ADJUSTMENT MAP OF 13.1 ACRES. THIS MAP IS TO BE RE-CORRECTED TO 13.1 ACRES WITH LOTS AND A RE-BARRIER AREA, DATED IN LOCAL HILL PLANNING AREA OF CAMBRIA.

SHEET INDEX

PLAN: PRELIMINARY SITE PLAN
PLAN: BUILDING #1 SHEET
PLAN: BUILDING #2 SHEETS 1 & 2

PLAN: PRELIMINARY ACCESSORY FINISHED PROPERTY RESTORATION, DEMOLITION & LANDSCAPE PLAN

PLAN: LOT 31-36 AND LOT 37 AND ADJACENT MAP OF 13.1 ACRES TO BE RE-CORRECTED TO 13.1 ACRES WITH LOTS AND A RE-BARRIER AREA, DATED IN LOCAL HILL PLANNING AREA OF CAMBRIA



SHEET # **P1.0**

DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	
PLANNING	
ENGINEERING	
LANDSCAPE	
CONTRACTOR	

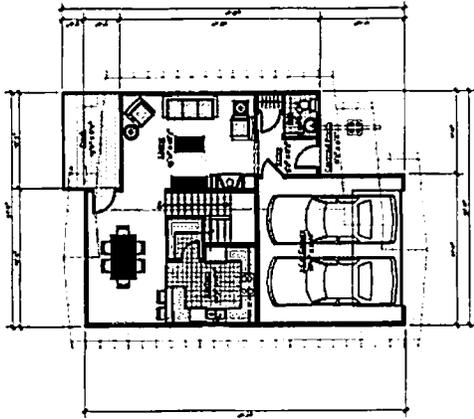


Preliminary Site Plan

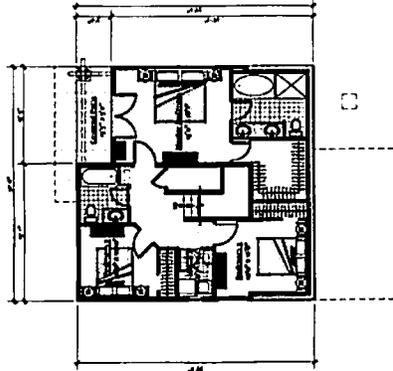
BUNGLOW PINES
for SunLark Trust Bank
Arliss Drive
Camberly, Ca

Steven Puglisi
ARCHITECTURE
1225
Phone: 805.393.1068 • Fax: 805.393.1900

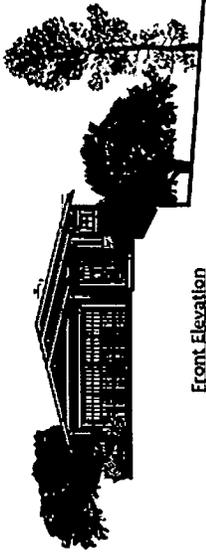




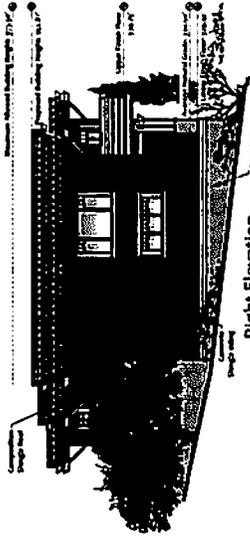
Upper Floor



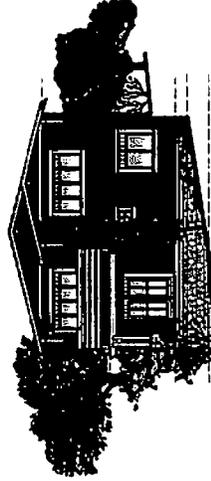
Lower Floor



Front Elevation



Right Elevation



Rear Elevation

MAXIMUM BUILDING HEIGHT

Building A

MAXIMUM HEIGHT ALLOWED
Average Maximum Grade (104' x 117')

MAXIMUM HEIGHT ALLOWED
Lower Floor
Floor to Ceiling
Porch Height
Total Height (45' x 50')

MAXIMUM HEIGHT ALLOWED
Lower Floor
Floor to Ceiling
Porch Height
Total Height (45' x 50')

MAXIMUM HEIGHT ALLOWED
Lower Floor
Floor to Ceiling
Porch Height
Total Height (45' x 50')

BUILDING AREAS

Unit 1

LOWER FLOOR	553 S.F.
UPPER FLOOR	478 S.F.
TOTAL LIVING	1031 S.F.
CARAGE	1065 S.F.
Deck	97 S.F.
Covered Porch	44 S.F.



SHEET #

P2.0

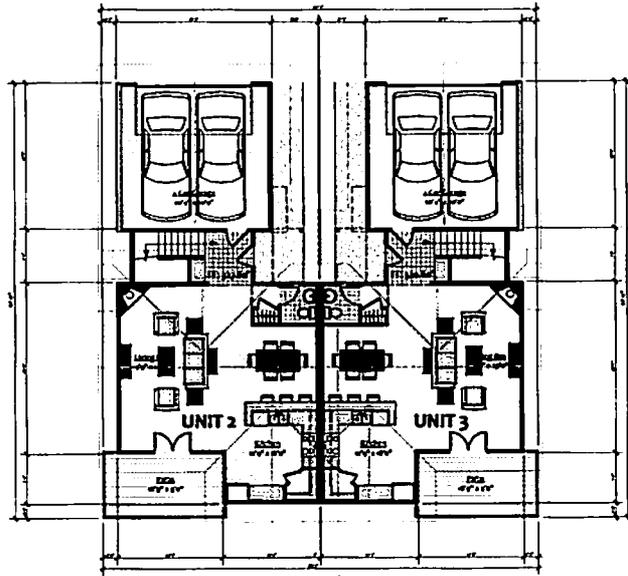
DATE: 10/15/03
 DRAWN BY: J. PUGLISI
 CHECKED BY: J. PUGLISI
 PROJECT: BUILDING A



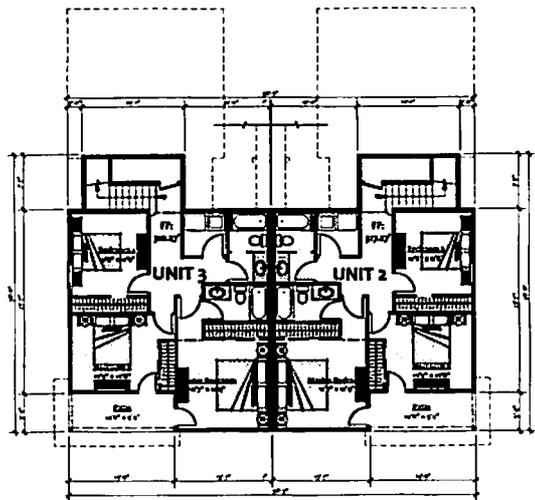
BUILDING A
 Unit 1

BUNGALOW PINES
 for San Luis Obispo County
 Address Drive
 Cambria, Ca

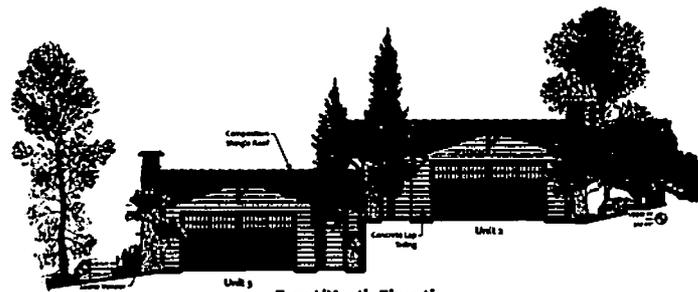
Steven Puglisi
ARCHITECTURE
 343 Ocean Street, San Luis Obispo, Ca 93401
 Phone: (805) 595-1900 • Fax: (805) 595-1950



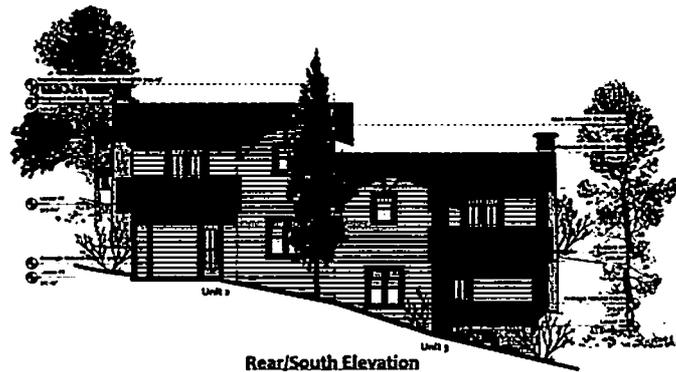
Upper Floor



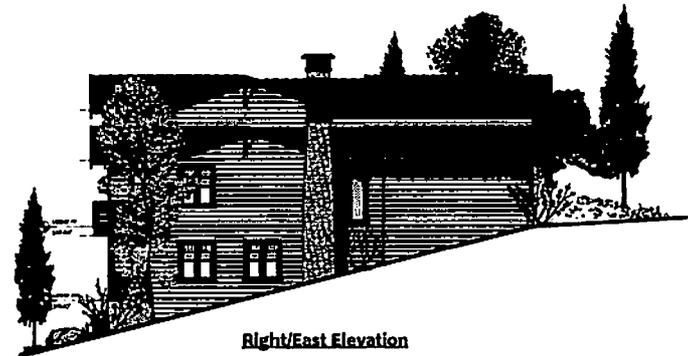
Lower Floor



Front/North Elevation



Rear/South Elevation



Right/East Elevation

MAXIMUM BUILDING HEIGHTS

Unit 2

Note: All measurements in feet

MAXIMUM HEIGHT ALLOWED	19.25
Average Natural Grade (127.14 to 127.52)	23.83
Max. Height Above Grade	34.47
MAXIMUM HEIGHT ALLOWED	34.47

PROPOSED BUILDING HEIGHT

Lower Finish Floor	17.27
Plaza Height	9.48
Floor Framing	1.25
Plaza Height	9.48
Truss Head Height	6.48
Roof Truss Height (12'-10" @ 4'-11")	3.97
Roof Sheathing & Material	0.48
TOTAL PROPOSED BUILDING HEIGHT	36.53

MAXIMUM BUILDING HEIGHTS

Unit 3

Note: All measurements in feet

MAXIMUM HEIGHT ALLOWED	17.50
Average Natural Grade (127.14 to 127.71)	23.80
Max. Height Above Grade	34.47
MAXIMUM HEIGHT ALLOWED	34.47

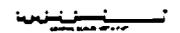
PROPOSED BUILDING HEIGHT

Lower Finish Floor	14.27
Plaza Height	9.48
Floor Framing	1.25
Plaza Height	9.48
Truss Head Height	6.48
Roof Truss Height (12'-10" @ 4'-11")	3.97
Roof Sheathing & Material	0.52
TOTAL PROPOSED BUILDING HEIGHT	35.45

BUILDING AREAS

Units 2 & 3

LOWER FLOOR	790 S.F.
UPPER FLOOR	882 S.F.
TOTAL LIVING	1,672 S.F.
GARAGE	452 S.F.
Upper Floor Patio	153 S.F.
Covered Patio	78 S.F.
Covered Porch	48 S.F.



**Steven Puglisi
ARCHITECTURE**
583 Dana Street, San Luis Obispo, Ca 93401
Phone: 805.595.1980 • Fax: 805.595.1980

BUNGALOW PINES

For San Luis Trust Bank
Ariss Drive
Cambria, Ca

**BUILDING B
Unit 2 & 3**



DATE: 01/15/10
SCALE: 1/8" = 1'-0"
JOB: BUNGALOW PINES
SHEET: A-302-B
PROJECT: BUNGALOW PINES

SHEET #
P3.0

PROJECT DATA:

PROJECT LOCATION: BUNGALOW PINES, CAMBRIA, CA 95923
 PROJECT NO.: 10-0008
 CLIENT: HOOGEE COMPANY
 ENGINEER: HOOGEE COMPANY
 DATE: 08/15/2018
 SHEET NO.: 2 OF 2

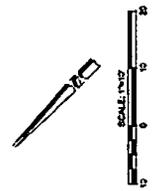
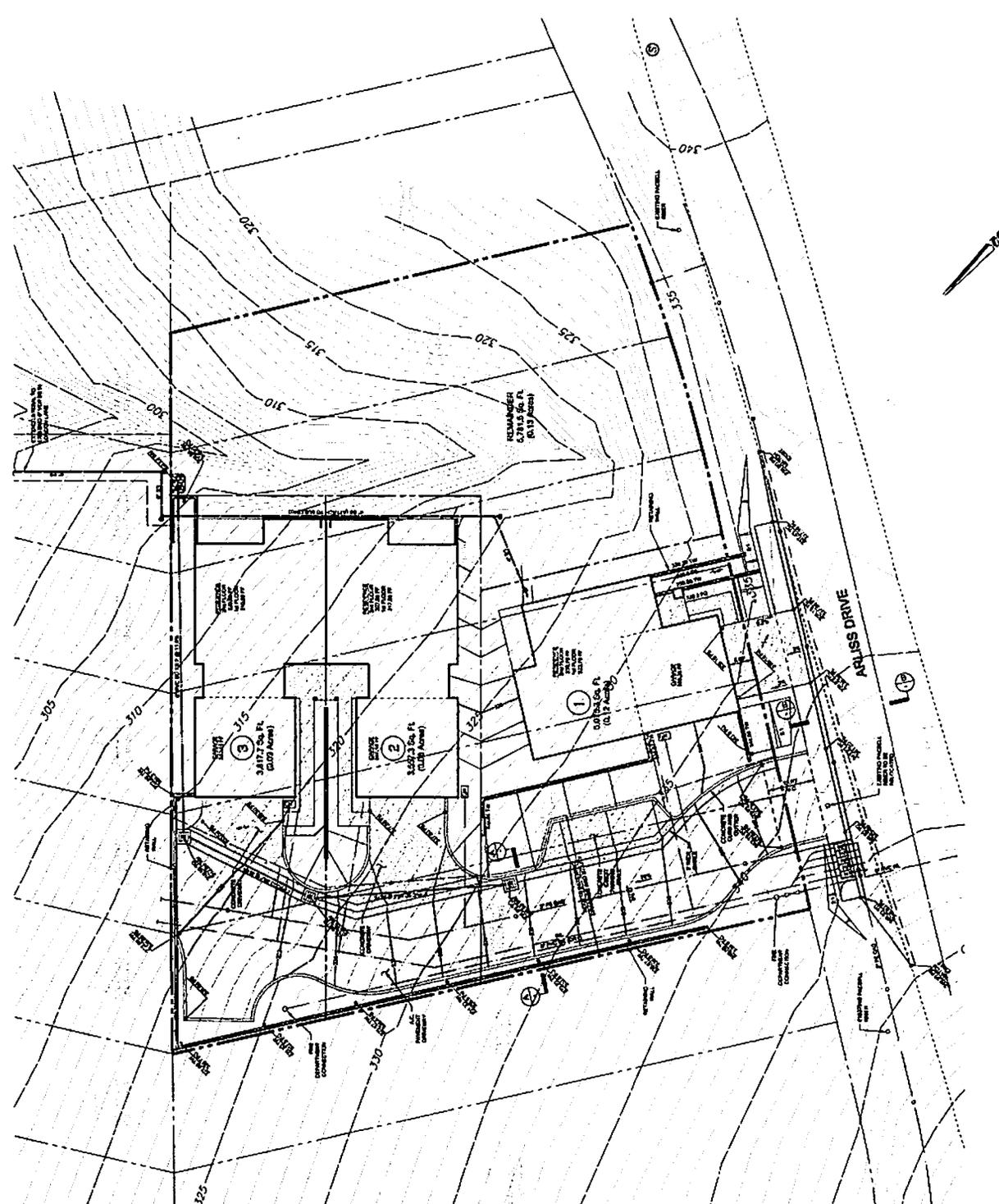
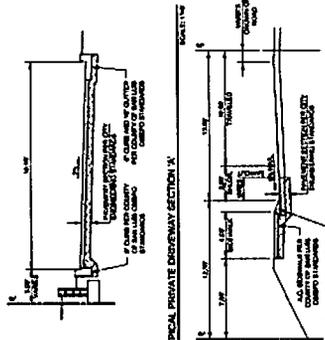
SURVEY DATA:

DATE OF SURVEY: 08/15/2018
 SURVEYOR: HOOGEE COMPANY
 PROJECT NO.: 10-0008

LEGEND:

- ABBREVIATIONS:**
 A.C. = ADJUSTED CENTERLINE
 C.C. = CENTERLINE
 E.C. = EXISTING CENTERLINE
 F.C. = FINISHED CENTERLINE
 G.C. = GROUND CENTERLINE
 H.C. = HORIZONTAL CENTERLINE
 L.C. = LATERAL CENTERLINE
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 R.C. = ROAD CENTERLINE
 S.C. = STREET CENTERLINE
 T.C. = TANGENT CENTERLINE
 V.C. = VERICAL CURVATURE
 W.C. = WALKWAY CENTERLINE

- DEFINITIONS:**
 BOUNDARY: A line that separates one property from another.
 EASEMENT: A right to use another's land for a specific purpose.
 ENCUMBRANCE: A claim or liability that affects the title to land.
 EGRESS: The act of exiting a building or area.
 EGRESS ROUTE: A path that provides a means of exit from a building or area.
 EGRESS WIDTH: The width of an egress route.
 EGRESS CLEARANCE: The height of an egress route.
 EGRESS SIGNAGE: Signs that indicate the location and direction of an egress route.
 EGRESS LIGHTING: Lighting that illuminates an egress route.
 EGRESS OBSTRUCTION: Any object that impedes an egress route.
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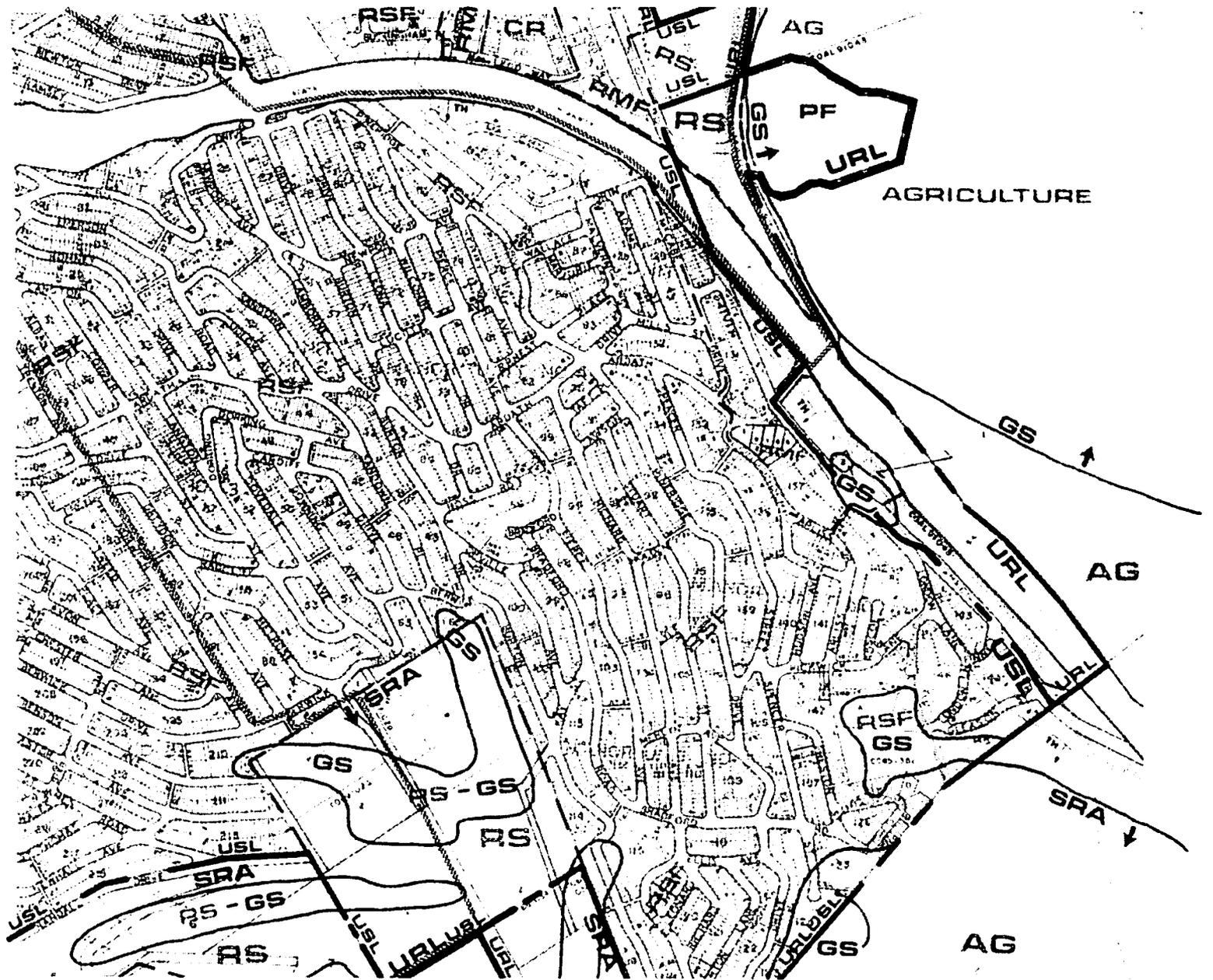


COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA
LOT MERGER AND LINE ADJUSTMENT
COAL 10-0008 (LOTS 31-36)
 BUNGALOW PINES, CAMBRIA
 A PLANNED DEVELOPMENT

ENGINEER AND ARCHITECT
 HOOGEE COMPANY
 1000 BUNGALOW PINES DRIVE
 CAMBRIA, CA 95923
 PREPARED BY: [Name]
 DATE: 08/15/2018

HOOGEE COMPANY
 Land Planning +
 Civil Engineering
 1000 BUNGALOW PINES DRIVE
 CAMBRIA, CA 95923
 PHONE: (530) 338-1111
 FAX: (530) 338-1112
 WWW.HOOGEE.COM

SHEET 2 OF 2





Parcel Summary Report For Parcel # 024-191-063

6/2/2010
12:56:06PM

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 SAN LUIS TRUST BANK
1001 MARSH ST SLO CA 93401-3629

Address Information

Status Address

P 00000 LONDONDERRY LN CAMB

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>
CPMAN6	0137	0025			RMF	LCP	TH	Y	L2	
CPMAN6	0137	0026						Y	L2	
CPMAN6	0137	0027						Y	L3	
CPMAN6	0137	0028						Y	L3	
CPMAN6	0137	0029						Y	L3	
CPMAN6	0137	0031						Y	L3	
CPMAN6	0137	0032						Y	L3	
CPMAN6	0137	0033						Y	L3	
CPMAN6	0137	0034						Y	L3	
CPMAN6	0137	0035						Y	L3	
CPMAN6	0137	0036						Y	L3	

Parcel Information

Status Description

Active CAM PINES M U6 BL 137 LTS 25 THRU 29 & 31 THRU 36

Notes

Tax Districts



Parcel Summary Report For Parcel # 024-191-063

6/2/2010
12:56:07PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COAST (SB1537) UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
CAMBRIA PUBLIC CEMETERY
CAMBRIA COMMUNITY HOSPITAL
NO. 02 ROAD-CO/SUPVR
CAMBRIA COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
COAST UNIFIED SCHOOL - IMP. NO. 1 COMM FACILIT

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
D020006P	WIT	Primary Parcel
<u>Description:</u> CONST SFD IN MF ZONE LOTS 32, 33 (AND LOT 31)		
D020110P	WIT	Primary Parcel
<u>Description:</u> CONST SFD IN MF ZONE LOTS 34 AND 35 (AND RETIRED LOT 36)		
D020111P	WIT	Primary Parcel
<u>Description:</u> CONST SFD IN MF ZONE WITH GUEST HOUSE LOTS 26 AND 27 (AND RETIRED LOTS 28 & 29)		
DRC2009-00092	REC	Primary Parcel
<u>Description:</u> CONDITIONAL USE PERMIT FOR 3 UNIT PLAN DEVELOPMENT, INCLUDING A CURB, GUTTER AND SIDEWALK WAIVER. THIS IS PART OF A LOT LINE ADJUSTMENT. ENVIRONMENTAL AND PUBLIC WORKS FEES ARE WITH THE LOT LINE ADJUSTMENT. SUB2009-00057		
PMT2002-10948	EXP	Primary Parcel
<u>Description:</u> SFD W/ ATTACHED GARAGE		
PMT2002-10952	EXP	Primary Parcel
<u>Description:</u> SFD W/ATT GARAGE/LOT 32		
PMT2002-10953	EXP	Primary Parcel
<u>Description:</u> SFD W/ATT GARAGE/LOT 28		



Parcel Summary Report For Parcel # 024-191-063

6/2/2010
12:56:07PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2002-10954 EXP Primary Parcel

Description:

SFD W/ ATTACHED GARAGE LOT 27

SUB2009-00057 REC Primary Parcel

Description:

LOT LINE ADJUSTMENT AND CONDITIONAL USE PERMIT FOR 3 UNIT PLAN DEVELOPMENT.

D000405 ERR Related Parcel

Description:

ENTERED IN ERROR

D020107P WIT Related Parcel

Description:

CONST SFD IN MF ZONE
LOTS 24 AND 25

D990063P WIT Related Parcel

Description:

SFD

D990081P WIT Related Parcel

Description:

SFD

D990082P WIT Related Parcel

Description:

SFD

DRC2006-00148 WIT Related Parcel

Description:

MUP FOR 1818 SF SFR WITH 264 SF ATTACHED GARAGE

SUB2006-00181 WIT Related Parcel

Description:

ENTERED IN ERROR

SUB2007-00107 WIT Related Parcel

Description:

11 LOT PUD FOR ATTACHED UNITS