



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 11/25/2013

TO: _____

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

PROJECT DESCRIPTION: SUB2013-00038 CO13-0092 LATTA – Proposed parcel map with conditional use permit for a mixed use building – commercial condominium use at street level and residential condominium use above. Site location is Front St, Avila Beach. APN: 076-218-013

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

Conc. Parcel Map w/ CUP

PARCEL MAP FOR COMMERCIAL CONDO-2
LOTS. MIXED USE BUILDING,
SLB/ AVLB

AS CAZ CBD CR CSC LCP

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Lot Line Adjustment Parcel Map Tract Map
- Receiving Site Sending Site Road Abandonment Road Name
- Reversion to Acreage Reconsideration Condominium (new or conversion)
- Voluntary Merger Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Latta Family Revocable Trust dated 9/21/90 Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Applicant Name Avila Beach, LLC - Attn: Patrick Aurignac Daytime Phone (805)550-5858
Mailing Address 1259 Laurel Lane, San Luis Obispo, CA Zip Code 93401
Email Address: pa@slopatrick.com Cc: ga@slopatrick.com

Agent Name Triad/Holmes Associates - Attn: Cristi Fry Daytime Phone (805)544-8908
Mailing Address 555 Chorro Street, Suite A1, San Luis Obispo, CA Zip Code 93405
Email Address: cfry@thainc.com Cc: cbromby@thainc.com

PROPERTY INFORMATION

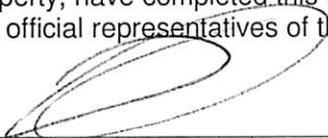
Total Size of Site: 6,002 +/- s.f. Assessor Parcel Number(s): 076-218-013
Legal Description: Lots 15 & 16, Block 12, Town of Avila, A Maps 5
Address of the project (if known): Address has not been assigned
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South from San Luis Obispo on Hwy 101, west on Avila Drive, left on San Luis Drive and right on Front Street
Describe current uses, existing structures, and other improvements and vegetation on the property:
vacant with little or no vegetation

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Proposed mixed use building, residential parking in basement, commercial use on street level and residential use on second level above.

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  Date 11/15/13

FOR STAFF USE ONLY

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

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 6,002 +/- s.f.

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 6,002 +/- s.f.

What will the property be used for after division: Mixed use condominiums

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.

All buildings on this block demolished with Unocal cleanup. Prior permits were not researched.

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: Pedestrian access from Front Street, residential vehicular access from San Luis Drive through 10' private easement.

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

North: Mixed Use Condominium project South: Ocean

East: Mixed Use Condominium project West: Mixed Use Building

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

Community System - List the agency or company responsible for provision: Avila Beach CSD

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

Requested will serve letter 11/6/13

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Avila Beach CSD

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

Requested will serve letter 11/6/13

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 slope 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: (None of the below)

- 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: (See Land Use Package)

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 6,002 s.f. +/- -acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? 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: Unocal Remediation
- 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: Front Street

Water Supply Information

- 1. What type of water supply is proposed?
 Individual well Shared well Community water system
- 2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain Commercial shell only, future tenant and water usage unknown.
 Industrial – Explain _____
- 3. What is the expected daily water demand associated with the project? Residential:400-500 gpd, Commercial:unknown
- 4. How many service connections will be required? 2
- 5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 3 meter boxes in sidewalk and lines stubbed to back of walk.
- N/A 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? Yes No
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

N/A 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: 0 Feet Location of connection: Front Street
- 2. What is the amount of proposed flow? Residential:400-500 gpd, Commercial: unknown G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No Will serve letter requested from ABCSD 11/6/13

If yes, please describe: _____

Energy Conservation Information

- 1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: To be determined at time Construction Documents are prepared.

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

Environmental Information

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

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

Other Related Permits

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

(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.)

Conc. Parcel Map w/ CUP

PARCEL MAP FOR COMMERCIAL CONDO-2 LOTS. MIXED USE BUILDING, SLB/ AVLB

AS CAZ CBD CR CSC LCP

GENERAL APPLICATION FOR

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Latta Family Revocable Trust dated 9/21/90 Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Applicant Name Avila Beach, LLC - Attn: Patrick Aurignac Daytime Phone (805)550-5858
 Mailing Address 1259 Laurel Lane, San Luis Obispo, CA Zip Code 93401
 Email Address: pa@slopatrick.com Cc: ga@slopatrick.com

Agent Name Triad/Holmes Associates - Attn: Cristi Fry Daytime Phone (805)544-8908
 Mailing Address 555 Chorro Street, Suite A1, San Luis Obispo, CA Zip Code 93405
 Email Address: cfry@thainc.com Cc: cbromby@thainc.com

x Co-Agent name: Ernie Kim, AIA ernie.n.kim@gmail.com

PROPERTY INFORMATION

Total Size of Site: 6,002 +/- s.f. Assessor Parcel Number(s): 076-218-013

Legal Description: Lots 15 & 16, Block 12, Town of Avila, A Maps 5

Address of the project (if known): No address assigned

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: South from San Luis Obispo on Hwy 101, west on Avila Drive to San Luis Drive to Front Street

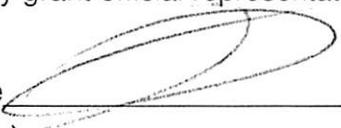
Describe current uses, existing structures, and other improvements and vegetation on the property: vacant with little or no vegetation

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Proposed mixed use building, Commercial condominium use at street level and residential condominium use above.

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 

Date 11/19/13

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other Mixed Use

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: Pedestrian access from Front Street, residential vehicular access from San Luis Drive through easement

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: Mixed Use Condominiums

South: Ocean

East: Mixed Use Condominiums

West: Mixed Use Building

For all projects, answer the following:

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

Buildings: 5,860 sq. feet 98 %

Landscaping: 0 sq. feet 0 %

Paving: 0 sq. feet 0 %

Other (specify) _____

Total area of all paving and structures: 6,002 s.f. +/- sq. feet acres

Total area of grading or removal of ground cover: 6,002 s.f. +/- sq. feet acres

Number of parking spaces proposed: 5 Height of tallest structure: 35' above street

Number of trees to be removed: 0

Type: _____

Setbacks: Front 14'

Right 0

Left 0

Back 10'

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

Community System - List the agency or company responsible for provision: Avila Beach CSD

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

Requested 11/6/13

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: Avila Beach CSD

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

Requested 11/6/13

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

For commercial/industrial projects answer the following:

Total outdoor use area: 700 sq. feet acres

Total floor area of all structures including upper stories: 4,500 +/- sq. feet

For residential projects, answer the following:

Number of residential units: 1 Number of bedrooms per unit: 4

Total floor area of all structures including upper stories, but not garages and carports: 4,500 s.f. +/-

Total of area of the lot(s) minus building footprint and parking spaces: 1,100 s.f. +/-

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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

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

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

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

Physical Site Characteristic Information

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

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 6,002 s.f. +/- acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Unocal Remediation
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Front Street

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 2
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: 3 meter boxes in sidewalk and lines stubbed to back of walk
- N/A 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. 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

N/A 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: 0 feet Location of connection: Front Street
2. What is the amount of proposed flow? Residential:400-500 gpd, Commercial: unknown G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No Will serve letter requested 11/6/13

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: South County Sanitation District
- 3. Where is the waste disposal storage in relation to buildings? Garage/Basement
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No Recycling in garage/basement level

Community Service Information

- 1. Name of School District: San Luis Coastal Unified School District
- 2. Location of nearest police station: Pismo Beach Police - 1000 Bello St., Sheriff Dept - Kansas Ave, SLO
- 3. Location of nearest fire station: 1 block
- 4. Location of nearest public transit stop: Avila Trolley - Avila Beach Dr. & 1st St. (approx. 2 blocks)
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 10 feet _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Commercial Fishing and Tourism, Unocal cleanup razed Front Street buildings in the late 1990's
- 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. UNKNOWN

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 7 days/week Hours of Operation: 7am - 10pm
- 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

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): Private residential open space will be provided with exclusive use decks.
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: Commercial vehicular access from San Luis Drive is prohibited.
only residential access is allowed.

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:
All roof runoff shall be directed to Front Street to reduce drainage directed to the rear of the Grocery Store.

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): Tentative Map (requesting a waiver of the Parcel Map)

(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.)

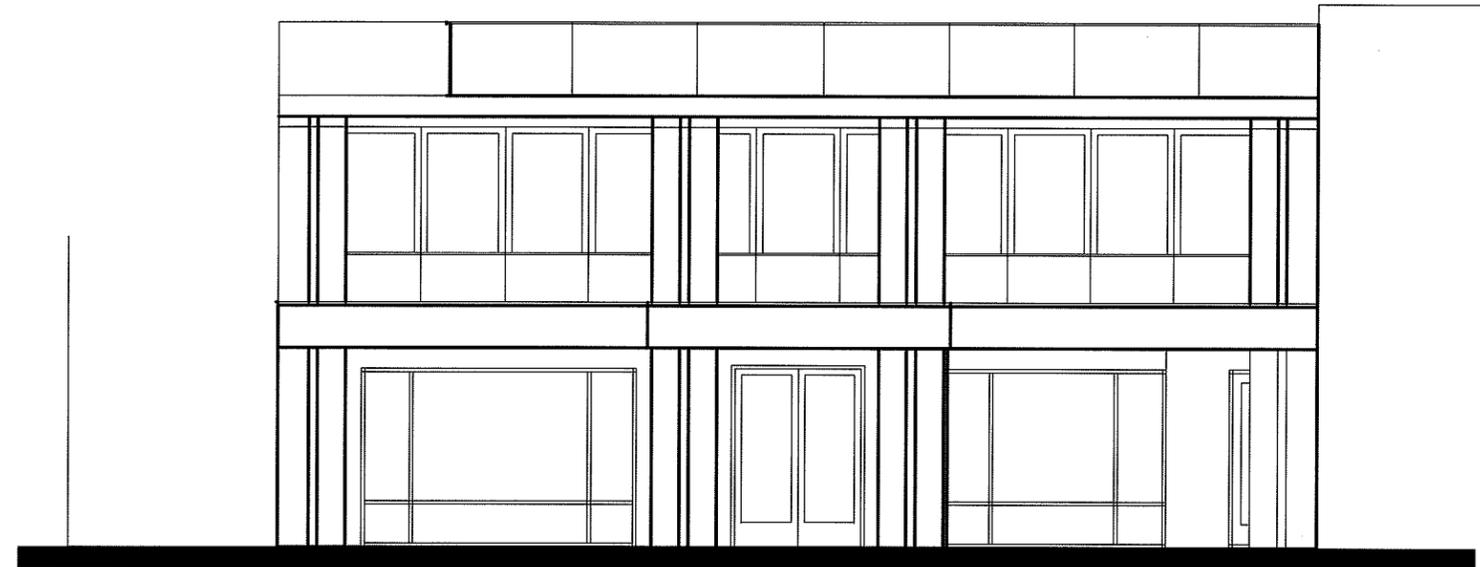
FRONT STREET - MIXED USE

AVILA, BEACH

ERNIE KIM ARCHITECT

1039 MURRAY STREET SUITE 200
SAN LUIS OBISPO CA 93405
805.441.3128 TEL 805.980.4752 FAX
ERNIE@ERNIEKIM.COM

THE USER OF THESE PLANS AND PROFESSIONALS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE PROTECTION OF THE PUBLIC. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER AND NOT TO THE CONSTRUCTION OF THE PROJECT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC AND THE PROFESSIONAL SHALL CONSIDER THIS PAGE EVIDENCE OF THE ACCEPTANCE OF THESE TERMS AND CONDITIONS.



FRONT STREET ELEVATION

GENERAL NOTES

- A. All work shall conform to: (a) the minimum standards of the latest edition of the California Building Code and all related documents published by the I.C.B.O. which have been adopted by the local governing agency; (b) all regulations and ordinances of all local governing agencies; and (c) any special conditions required by the local governing agencies. The codes referenced in these plans are as follows (California Editions):
 - A. 2010 CALIFORNIA BUILDING CODE (CBC)
 - B. 2010 CALIFORNIA RESIDENTIAL CODE (CRC)
 - C. 2010 CALIFORNIA MECHANICAL CODE (CMC)
 - D. 2010 CALIFORNIA PLUMBING CODE (CPC)
 - E. 2010 CALIFORNIA ELECTRICAL CODE (CEC)
 - F. CALIFORNIA ENERGY CODE (CEC)
- B. All work shall comply with state mandated energy conservation standards where required.
- D. All work described in the drawings shall be verified by the contractor for dimension, grade, extent and compatibility to the existing site. Any discrepancies and unexpected conditions that affect or change the work described in the Contract Documents shall be brought to the Architect's attention immediately. Do not proceed with the work in the area of discrepancies until all such discrepancies are resolved. If the Contractor chooses to do so, he shall be proceeding at his own risk.
- E. Omissions from the drawings and specification or the misdescription of the work which is manifestly necessary to carry out the intent of the drawings and specifications, or which is customarily performed, shall not relieve the Contractor from performing such omitted or misdescribed details of the work as if fully and completely set forth and described in the drawings and specifications.
- F. Dimensions shown shall take precedence over drawings scale or proportion. Larger scale drawing shall take precedence over smaller scale drawings.

STATISTICS

PROJECT: NEW MIXED USE BUILDING WITH BASEMENT

OWNER INFORMATION: PATRICK AURIGNAC
1039 MURRAY STREET SUITE 220
SAN LUIS OBISPO, CA 93405
ATTENTION: PATRICK AURIGNAC (805) 550-5858

NUMBER OF STORES: 2 WITH BASEMENT

MAXIMUM PROPOSED BUILDING HEIGHT: 24'-10"

BUILDING AREA TABULATIONS:

ROOF TOP DECK:	1796 SF
RESIDENCE:	4380 SF
RETAIL:	3761 SF
BASEMENT/PARKING:	4474 SF

SHEET INDEX

MUP-0	TITLE SHEET
MUP-1	FLOOR PLAN
MUP-2	FLOOR PLAN
MUP-3	EXTERIOR ELEVATIONS AND BUILDING SECTION

PROJECT:

JOB NUMBER:

CONTENTS:

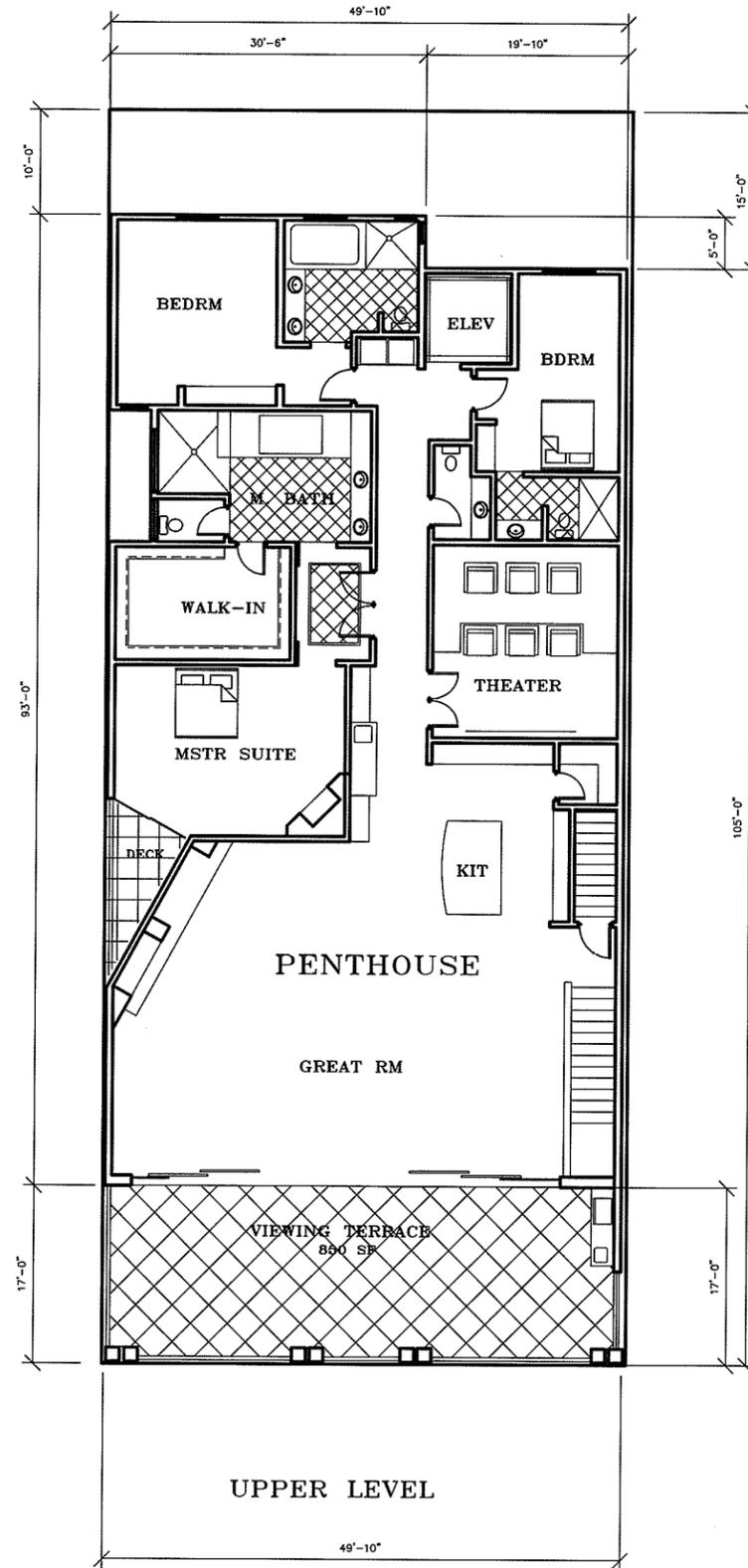
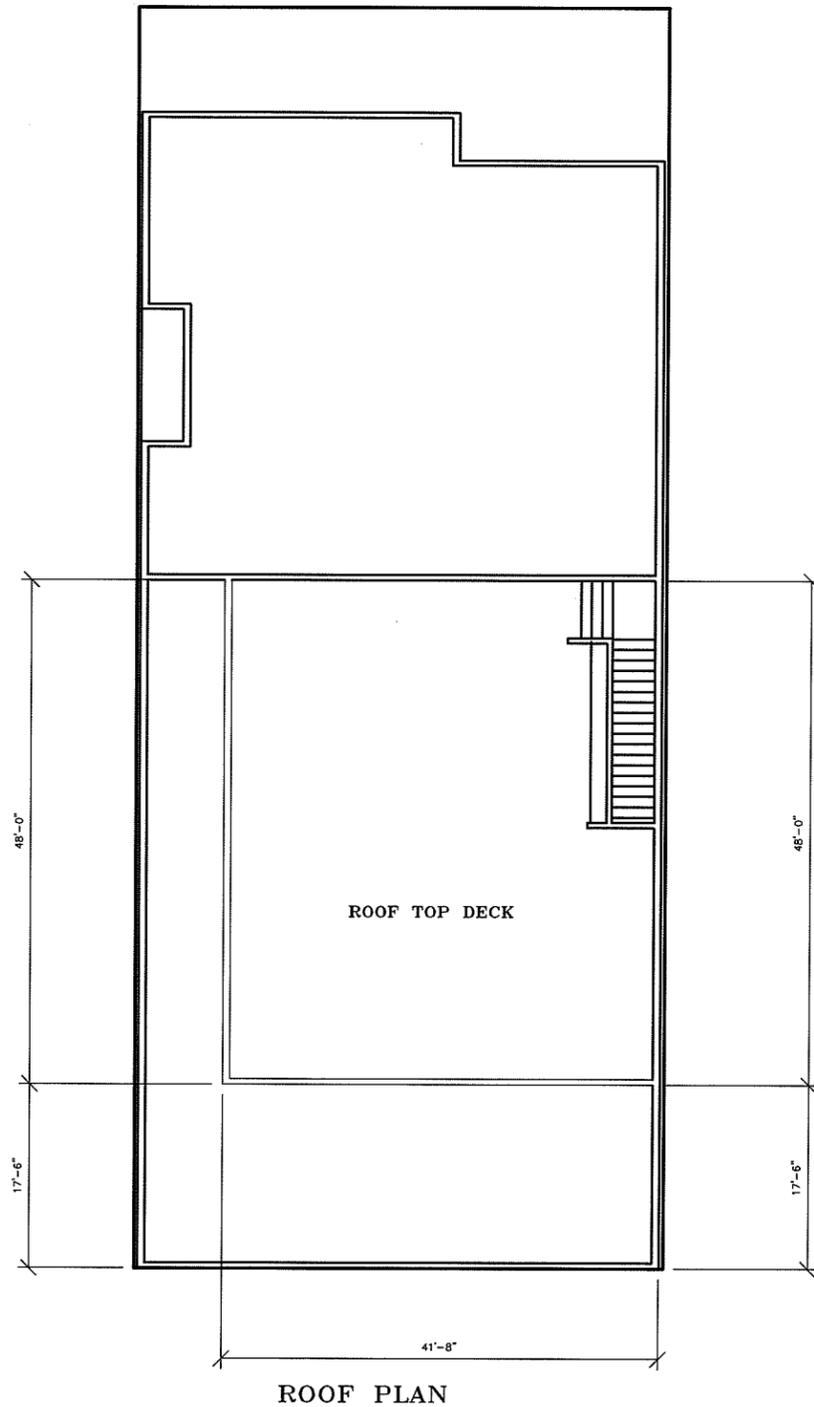
DATE:

REVISIONS:

NO.	DATE	TYPE
2	11.18.2013	MUP SUBMIT
1	8.10.2012	DES DEV

SHEET

MUP-0



PROPOSED ROOF AND RESIDENTIAL FLOOR PLAN 1"=8'-0"

ERNIE KIM ARCHITECT

1039 MURRAY STREET SUITE 200
 SAN LUIS OBISPO CA 93405
 805.441.3128 TEL 805.980.4752 FAX
 ERNIE@ERNIEKIM.COM

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE FOR WHICH THEY WERE PREPARED AND NO PARTIALITY OR LIABILITY SHALL BE ASSUMED BY THE ARCHITECT FOR ANY OTHER USE OR FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS UNLESS SUCH DAMAGE OR INJURY IS CAUSED BY THE ARCHITECT'S NEGLIGENCE. THESE PLANS AND SPECIFICATIONS SHALL BE VOID WITHOUT NOTICE FROM THE DATE OF THE ARCHITECT'S FINAL CONTRACT WITH THE CLIENT.

FRONT STREET MIXED USE

FRONT STREET
 AVILA, CA
 076-218-013

PROJECT:

JOB NUMBER:

CONTENTS:

DATE:

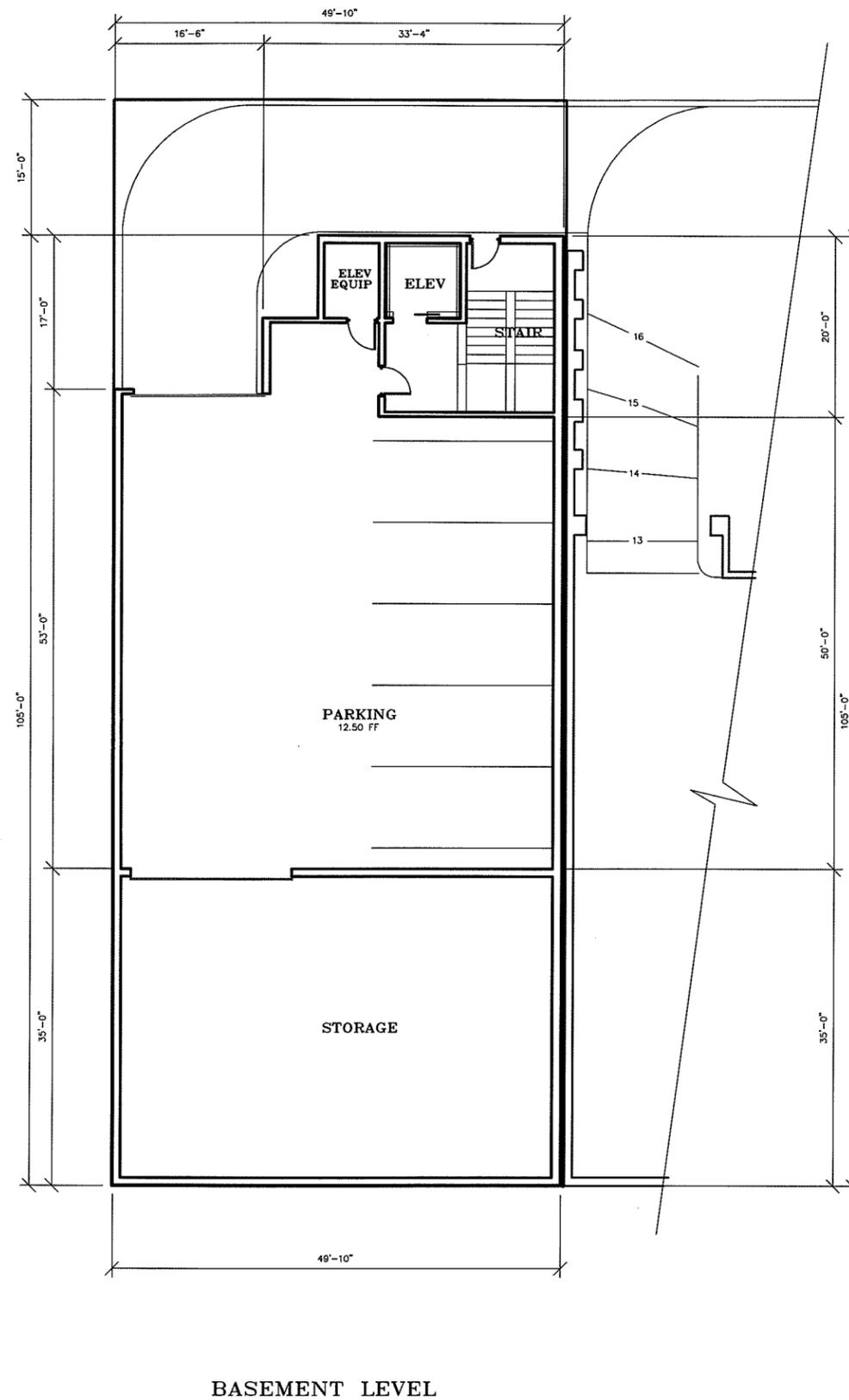
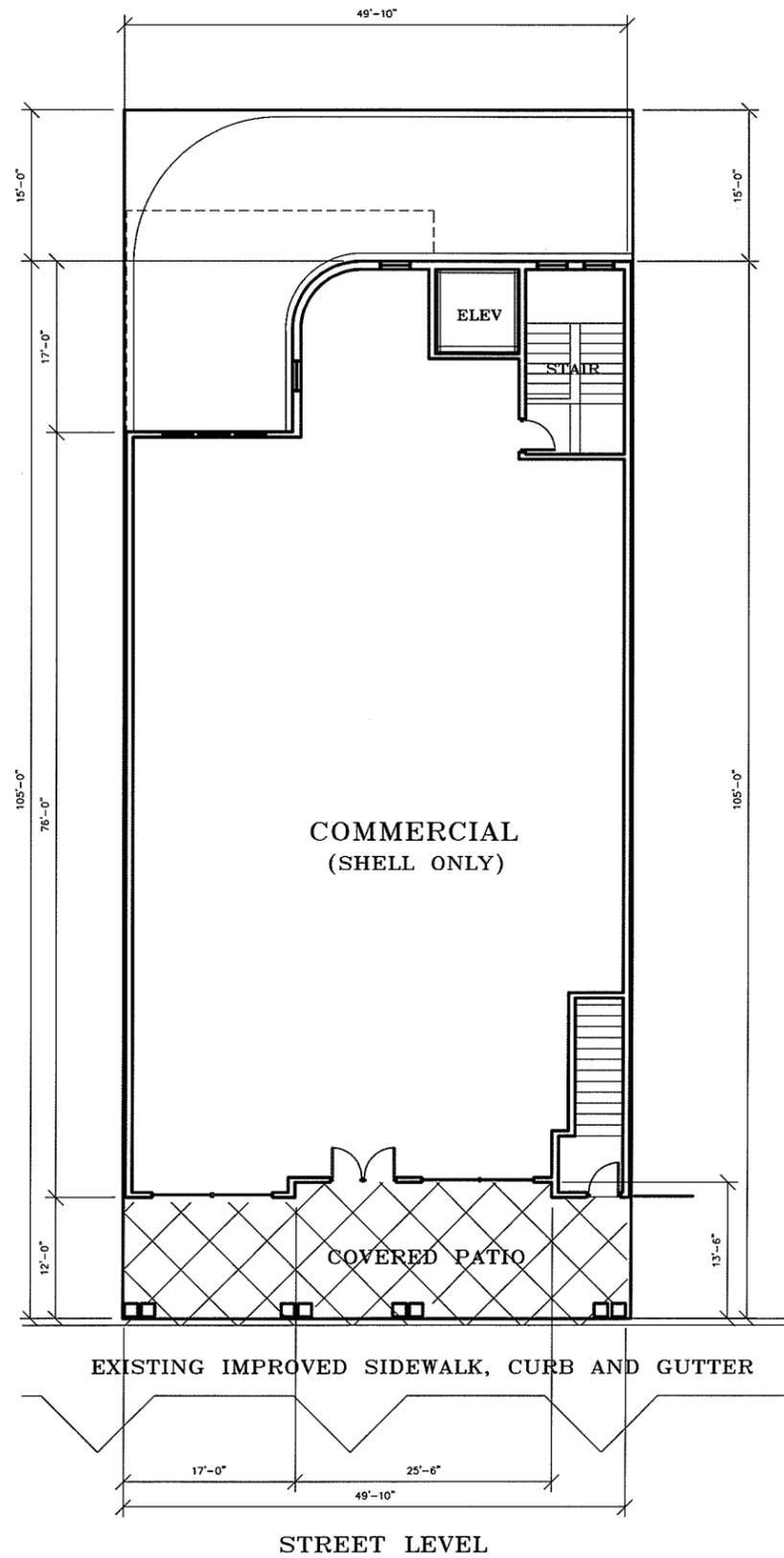
REVISIONS:

NO. DATE TYPE

NO.	DATE	TYPE
2	11.18.2013	MUP SUBMIT
1	9.10.2012	DES DEV

SHEET

MUP-1



PROPOSED STREET AND BASEMENT FLOOR PLAN 1"=8'-0"

ERNIE KIM ARCHITECT

1039 MURRAY STREET SUITE 200
 SAN LUIS OBISPO CA 93405
 805.441.3128 TEL 805.980.4752 FAX
 ERNIE@ERNIEKIM.COM

ALL USE OF THIS PLAN AND SPECIFICATIONS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF AVILA, CALIFORNIA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AVILA, CALIFORNIA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AVILA, CALIFORNIA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AVILA, CALIFORNIA.

FRONT STREET MIXED USE

FRONT STREET
 AVILA, CA
 076-218-013

PROJECT:

JOB NUMBER:

CONTENTS:

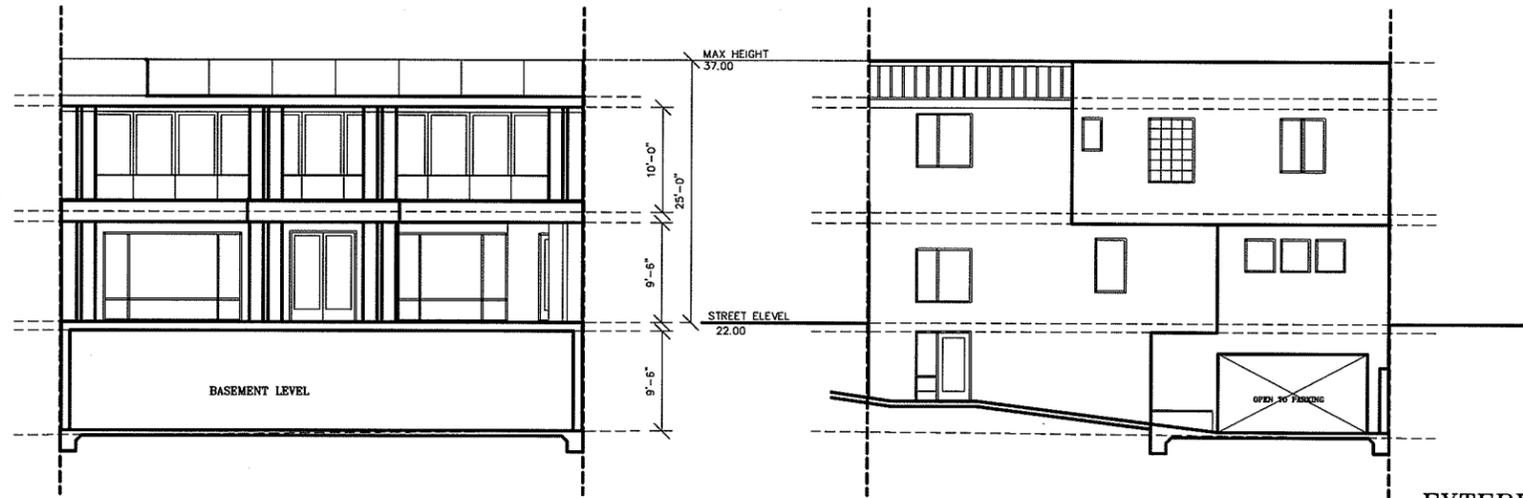
DATE:

REVISIONS:

NO.	DATE	TYPE
2	11.18.2013	MUP SUBMIT
1	9.10.2012	DES DEV

SHEET

MUP-2

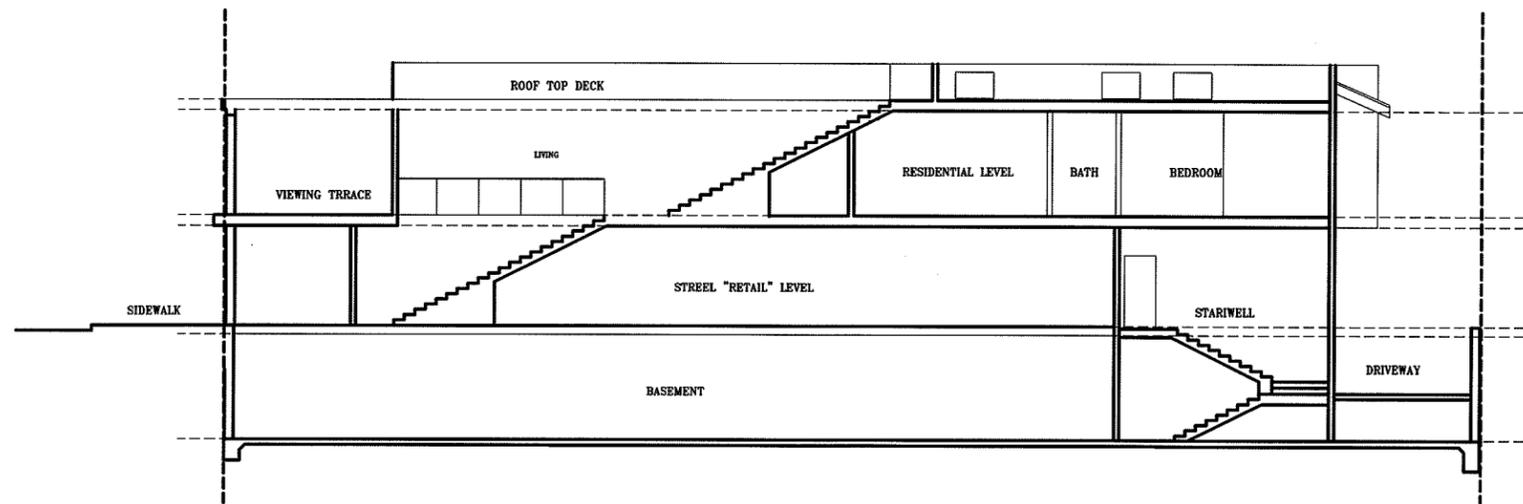


FRONT STREET ELEVATION

REAR ELEVATION

EXTERIOR FINISH SCHEDULE

- ROOF: PARARET WITH METAL SHED ROOF
- EXTERIOR: CEMENT PLASTER
- WINDOWS AND DOORS: STOREFRONT BRUSHED ALUMINUM
- RAILING: GLASS WITH STAINLESS CAP
- COLUMNS: TILE



BUILDING SECTION

PROPOSED STREET AND BASEMENT FLOOR PLAN 1"=8'-0"

ERNIE KIM ARCHITECT

1039 MURRAY STREET SUITE 200
SAN LUIS OBISPO CA 93405
805.441.3128 TEL 805.980.4752 FAX
ERNIE@ERNIEKIM.COM

THE USE OF THIS PLAN AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ERNIE KIM ARCHITECT IS PROHIBITED. ERNIE KIM ARCHITECT SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. CONTACT WITH ERNIE KIM ARCHITECT SHALL BE MADE AT THE ADDRESS OR TELEPHONE NUMBER LISTED ABOVE.

FRONT STREET MIXED USE

FRONT STREET
AVILA, CA
076-218-013

PROJECT:

JOB NUMBER:

CONTENTS:

DATE:

REVISIONS:

NO.	DATE	TYPE
2	11.18.2013	MUP SUBMIT
1	9.10.2012	DES DEV

SHEET

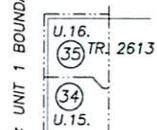
MUP-3



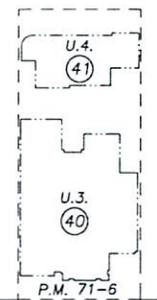
076-21



DETAIL 'A'
2nd FLOOR

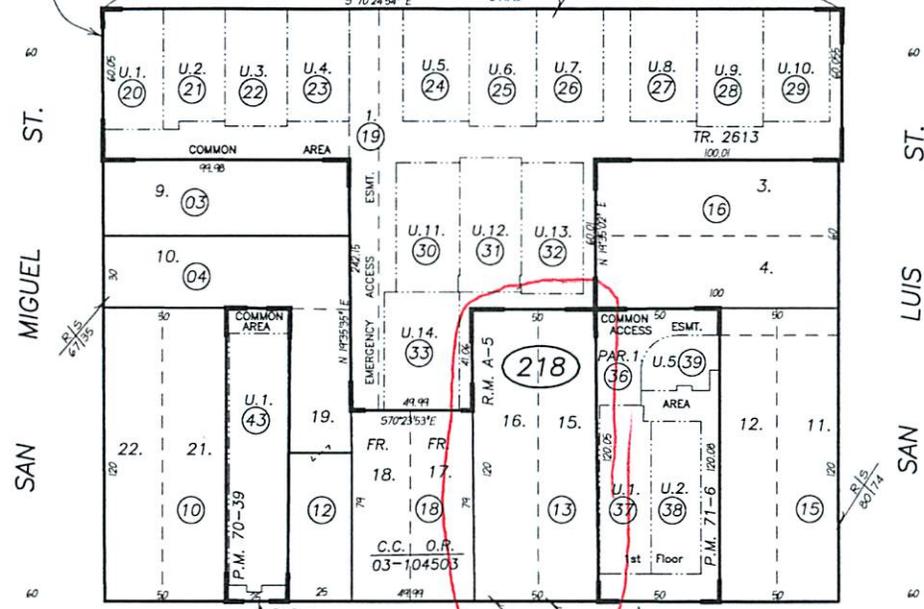


21



DETAIL 'B'
2nd FLOOR
NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.

SEE DETAIL 'A'

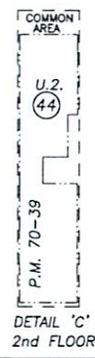


SEE DETAIL 'C'

SEE DETAIL 'B'

22

NOTE: EACH UNIT INCLUDES AN UNDIVIDED INTEREST IN THE COMMON AREA.



DETAIL 'C'
2nd FLOOR

REVISIONS	
I.S.	DATE
09-066	05-29-08
09-113	07-15-08
09-113	10-01-08



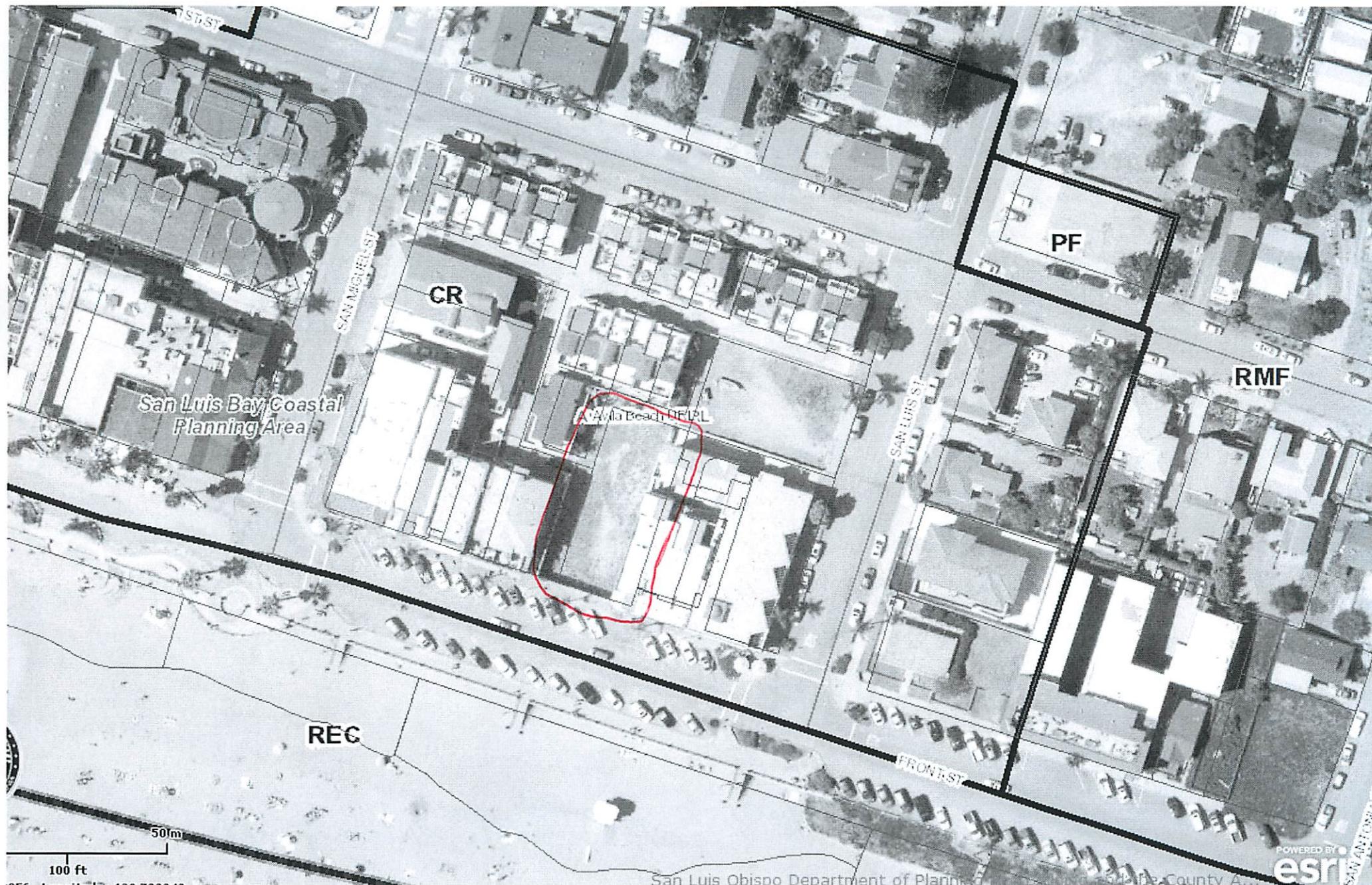
LZ
05-29-08
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PACIFIC OCEAN

CONDO PLAN; O.R. DOC. NO. 08-034846 .
P.M. CO 06-0270, R.M. Bk. 70 , Pg. 39-40.
CONDO PLAN; O.R. DOC. NO. 08-017951 .
P.M. CO 06-0273, R.M. Bk. 71 , Pg. 6-7.
CONDO PLAN; O.R. DOC. NO. 07-031598 .
OCEANS 17, TR. 2613, R.M. Bk. 30 , Pg. 12-14.
TOWN OF AVILA, R.M. Bk. A , Pg. 5.

AVILA BEACH
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 076 PAGE 218





100 ft
50m

056 Longitude: -120.732243

San Luis Obispo Department of Planning

San Luis Obispo County A...

POWERED BY
esri



Parcel Summary Report For Parcel # 076-532-039

11/20/2013
8:11:13AM

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 KISSEL PHILLIP
 1610 CALLE CROTALO SLO CA 93401-8310
OWN KISSEL FAMILY TRUST

OWN KISSEL JANICE

Address Information

Status Address
 01610 CALLE CROTALO RSLO

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>
COAL04-	427	0002			RS	AR		Y	SS / SC	

Parcel Information

Status Description
Active TR 681 LT 7 & PTN LT 5

Notes

Tax Districts

SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 09
SAN LUIS
NO. 04
AREA NO. 21



Parcel Summary Report For Parcel # 076-532-039

11/20/2013
8:11:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

96662 FNL Primary Parcel

Description:
CONST BARN

96936 FNL Primary Parcel

Description:
SEPTIC SYSTEM FOR BARN 750GAL 100'LEACH

A0738 FNL Primary Parcel

Description:
CONST GRADING FOR PRIVATE ARENA

A5138 FNL Primary Parcel

Description:
GUEST UNIT & WORKSHOP ADD (T MARTIN PRJ ARCH C22923)

A7857 FNL Primary Parcel

Description:
ADD 789 SF & 535 CVRD PRCH TO SFD/REMDL4206 SF ARCH: TOM MARTIN C22923

A9668 FNL Primary Parcel

Description:
SWIMMING POOL AND SPA

A9897 FNL Primary Parcel

Description:
GRAD'G AROUND POOL ONLY, RETG WALL <4FT HI(NO PMT) DAVAR ENGINEERING,RCE

C0030 FNL Primary Parcel

Description:
ADD 91 SQ.FT.UNCONDITIONED WORKROOM/ENTRY-ADDENDUM ARCH: THOMAS MARTIN, C-22923 (544-4398) TO 002

PMT2002-27766 REC Primary Parcel

Description:
ADD/ALT SINGLE FAMILY DWELLING

PRE2013-00025 REC Primary Parcel

Description:
PROPOSED PARCEL MAP TO SPLIT A 6.71 AC PARCEL INTO TWO PARCELS OF 2 AC AND 4.71 AC. (CO13-0101)

SUB2006-00050 RDD Related Parcel

Description:



Parcel Summary Report For Parcel # 076-532-039

11/20/2013
8:11:13AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

LOT LINE ADJUSTMENT (COAL 04-0427) TO ADJUST THE LOT LINES BETWEEN TWO PARCELS OF 5.49 AND 5.66 ACRES EACH. THE ADJUSTMENT WILL RESULT IN TWO PARCELS OF 4.43 AND 6.72 ACRES EACH. THE PROJECT WILL NOT RESULT IN THE CREATION OF ANY ADDITIONAL PARCELS.