



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/13/2014

TO: _____

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

PROJECT DESCRIPTION: SUB2013-00054 CO14-0021 MAVIS – Proposed parcel map with conditional use permit to subdivide parcel into two parcels for two new single family residences of 1983 and 1917 sf respectively with attached garages and balconies. Site location is 2865 Avila Beach Dr, Avila Beach. APN: 076-196-016

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

SUBDIVISION OF(E) PARCEL INTO TWO SEPARATE PARCELS, IN PREPARATION OF SLB/ AVLB

CAZ LCP RMF

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 DAMIEN MANIS & KATHERINE MANIS AND PATRICK Daytime Phone 805 781 3133
 Mailing Address 778 OSCOS ST, SAN LUIS OBISPO ARNOLD Zip Code 93401
 Email Address: parnold@convelop.net

Applicant Name ABOVE GRADE ENGINEERING Daytime Phone 805 540 5115
 Mailing Address 1304 BROAD STREET, SAN LUIS OBISPO Zip Code 93401
 Email Address: ebaranek@abovegradeengineering.com

Agent Name EMILY BARANEK, ABOVE GRADE ENG. Daytime Phone 805 540 5115
 Mailing Address 1304 BROAD STREET, SAN LUIS OBISPO Zip Code 93401
 Email Address: ebaranek@abovegradeengineering.com

PROPERTY INFORMATION

Total Size of Site: 6,000, .14 ac Assessor Parcel Number(s): 076-196-016
 Legal Description: PARCELS OF COAL 96-112, CO. OF SLO; 5-15-2000, BOOK 54, PG 73
 Address of the project (if known): 2865 AVILA BEACH DRIVE, AVILA BEACH, CA 93124
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: US 101, EXIT AVILA BEACH DRIVE, LEFT ON SAN MIGUEL ST, RIGHT ON BEACH COLONY LANE
 Describe current uses, existing structures, and other improvements and vegetation on the property: EXISTING, UNIMPROVED RESIDENTIAL LOT

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): * SUBDIVISION OF (E) PARCEL INTO TWO SEPARATE PARCELS, IN PREPARATION OF (2) NEW SINGLE FAMILY RESIDENCES, 1983 & 1917 SQ FT RESPECTIVELY, EACH WITH ATTACHED GARAGES AND BALCONIES

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 3/11/14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: (2) 3000

Number of existing lots, parcels or certificates: (1) Existing parcel sizes: 6,000

What will the property be used for after division: SAME, RESIDENTIAL

Is the property part of a previous subdivision that you filed? Yes No CO14-0021

If Yes, what was the map number: Tract No: CO14-0021 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? _____

Describe existing and future access to the proposed project site: WALK ACCESS @ ANILA BEACH DR AND DRIVE/PARK ACCESS @ SAN MIGUEL'S PRIVATE AVENUE (AKA BEACH COLONY DRIVE)

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

North: RESIDENTIAL South: RESIDENTIAL

East: RESIDENTIAL West: RESIDENTIAL

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

Community System - List the agency or company responsible for provision: ABCSD

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: ABCSD

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 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:

- 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".

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): _____

Describe existing and future access to the proposed project site: WALK-UP ACCESS FROM ANILLA BEACH DRIVE, AND DRIVE-UP/PARKING AND WALK-UP ACCESS FROM BEACH COINCY LAKE (ALL EXISTING)

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: RESIDENTIAL

South: RESIDENTIAL

East: RESIDENTIAL

West: RESIDENTIAL

For all projects, answer the following:

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

Buildings: 1940 sq. feet 32 % Landscaping: 1260 sq. feet 21 %

Paving: 2800 sq. feet 47 %

Other (specify) _____

Total area of all paving and structures: 4740 sq. feet acres

Total area of grading or removal of ground cover: 6,000 sq. feet acres

Number of parking spaces proposed: 4 Height of tallest structure: 37.11'

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 25 Right 3' Left 3' Back 20'

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

Community System - List the agency or company responsible for provision: ANILLA BEACH CSO

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: ANILLA BEACH CSO

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

Fire Agency: List the agency responsible for fire protection: CAI FIRE

For commercial/industrial projects answer the following: N/A

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: 2 Number of bedrooms per unit: 3

Total floor area of all structures including upper stories, but not garages and carports: 3900

Total of area of the lot(s) minus building footprint and parking spaces: 1260#

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: 4 200 ± acres
Moderate slopes of 10-30%: 1 800 ± 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. PRELIMINARY
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: UNDER PREVIOUS PERMIT; PARCELS IMPROVED
- Has a grading plan been prepared? Yes No
If yes, please include with application. PRELIMINARY
- 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: _____

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: _____
6. Has there been a sustained yield test on proposed or existing wells? N/A
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? COMMUNITY SYSTEM
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 REQUESTED Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: N/A

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (a waste discharge permit is typically needed when you exceed 2,500 gallons per day)

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: 25' Location of connection: @ PRIVATE ALLEY (AKA COLONY) G.P.D. DRIVE
2. What is the amount of proposed flow? _____
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: SAN LUIS GARBAGE
- 3. Where is the waste disposal storage in relation to buildings? INSIDE 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: SAN LUIS COASTAL UNIFIED
- 2. Location of nearest police station: PISMO BEACH PD ; SLO COUNTY SHERIFF
- 3. Location of nearest fire station: PISMO BEACH, CAL FIRE
- 4. Location of nearest public transit stop: 1ST STREET, ANILA BEACH
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 21,000' feet/miles

Historic and Archeological Information N/A

- 1. Please describe the historic use of the property:

- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information N/A

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

- 1. Days of Operation: _____ Hours of Operation: _____
- 2. How many people will this project employ? _____
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift _____
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: _____
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: _____
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: _____
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: _____
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy.

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

Agricultural Information N/A

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

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information N/A

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? Yes No
If yes describe: _____
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: _____
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.)

DESCRIPTION	two new residences including attached garages at the lower level	
SITE INFORMATION		
jurisdiction	san luis obispo county	
zoning	residential multi-family (RMF) coastal appealable zone (CAZ) and local coastal plan area (LCP)	
APN	076-198-016	
street address	2865 avila beach drive	
gross lot size	.14 ac (6,000 sf)	
tentative parcel map number	CO14-0021	
PROPOSED BUILDING INFORMATION		
number of stories	three	
occupancy	R-3 (residential), U (private garage)	
construction type	type V B (non-rated)	
sprinklered	yes, sprinklered throughout with an approved NFPA13D system	
grade plane elevation	+10.17' (definition of 'grade plane' per CRC R202)	
PROPOSED BUILDING AREAS		
	unit A	unit B
lower floor:		
garage	527 sf	508 sf
storage	281 sf	281 sf
residence	161 sf	161 sf
main floor:		
residence	1,060 sf	934 sf
deck/balcony	195 sf	189 sf
upper floor:		
residence	762 sf	822 sf
deck/balcony	153 sf	209 sf
total:		
garage/storage	808 sf	789 sf
residence	1,983 sf	1,917 sf
deck/balcony	348 sf	398 sf

OWNER	damien mavis and pat arnold po box 12910 san luis obispo, ca 93406 contact: pat arnold, 805 781 3133
ARCHITECT	bracket architecture office po box 1810 san luis obispo, ca 93406 contact: bryan ridley, 805 704 0535
BUILDER	stalwork design + construction po box 391 san luis obispo, ca 93406 contact: ben kulick, 805 542 0033
CIVIL ENGINEER	above grade engineering 1304 broad street san luis obispo, ca 93401 contact: harry hamilton, 805 540 5115

A0.1	index, data + notes
C-1	tentative parcel map
C-2	preliminary grading plan
A1.1	site plan + site section
A2.1	lower + main floor plans
A2.2	upper floor plan + roof plan
A3.1	elevations
A3.2	elevations

project perspective



VIEW ON AVILA BEACH DRIVE LOOKING SOUTH

drawing log

SET	ISSUE DATE	REVISION
minor use permit submittal to the county of san luis obispo	14.0310	



stalwork, inc.
lic 948012
po box 391
san luis obispo, ca 9340
805.542.0033

lot 11 residences
at avila beach colony

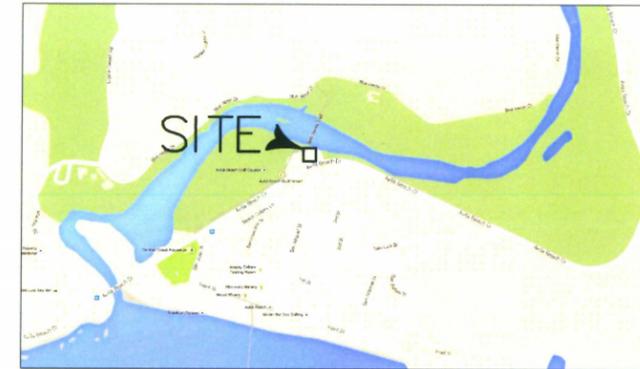
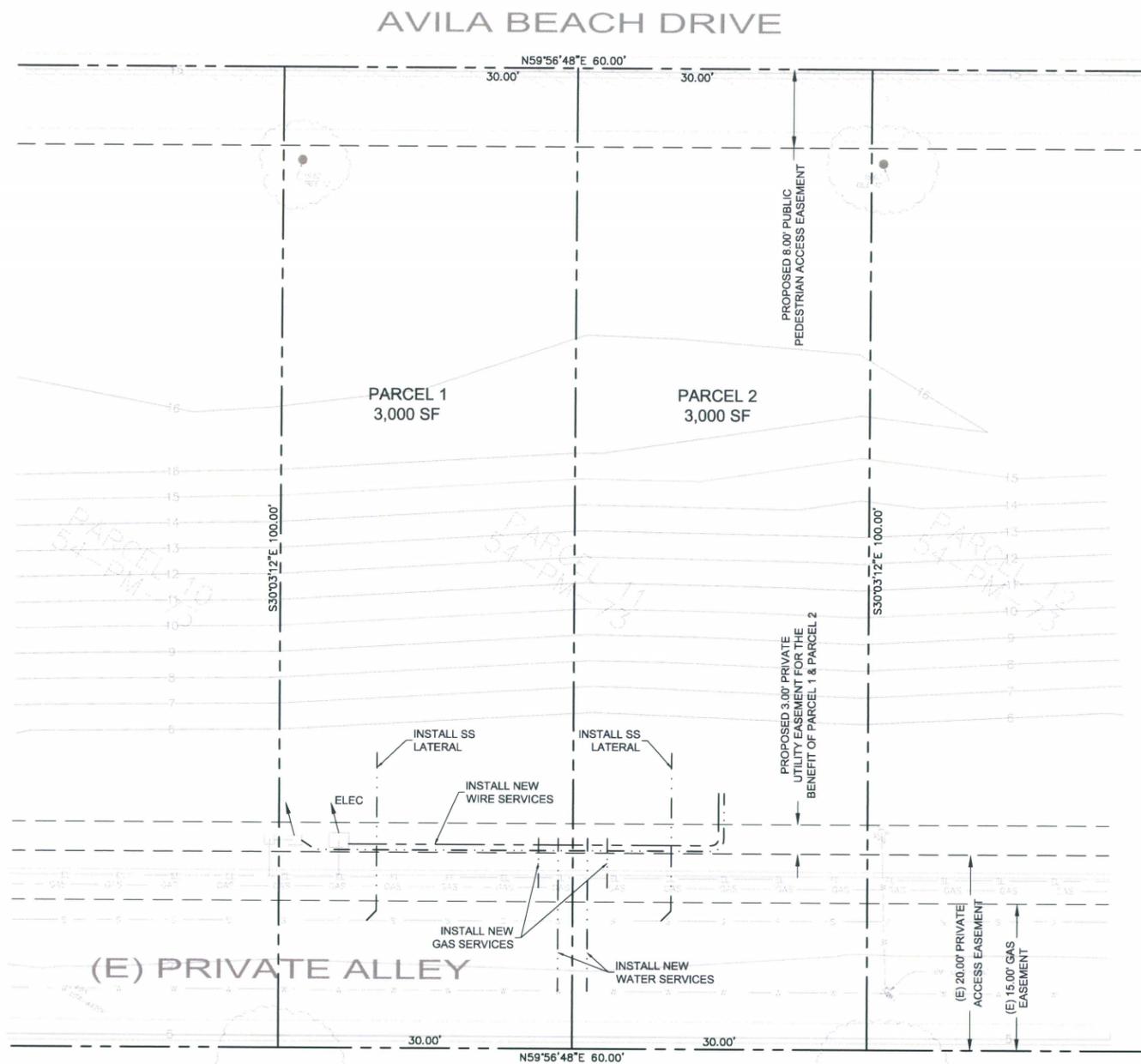
parcel 11
2865 avila beach drive
avila beach, ca 93424

vicinity map



project SW062
print 14.0310
revision

data, and notes
0.1



VICINITY MAP
NTS

LEGEND:

(E)	EXISTING	---	EXISTING STORM DRAIN
EG	EXISTING GROUND	---	EXISTING WATER LINE
EP	EDGE OF PAVEMENT	---	EXISTING SEWER LINE
FS	FINISH SURFACE	---	EXISTING GAS LINE
FG	FINISH GRADE	---	EXISTING ELECTRICAL CONDUIT
GB	GRADE BREAK	---	EXISTING FIBER OPTICAL CONDUIT
TG	TOP OF GRATE	□	CATCH BASIN (CB)
TC	TOP OF CURB	○	AREA DRAIN (AD)
L	LENGTH	HDPE	HIGH DENSITY POLYETHYLENE
S	SLOPE	SDMH	STORM DRAIN MANHOLE
INV	INVERT	SD	STORM DRAIN
VC	VERTICAL CURVE	W	WATER LINE
2%	RATE & DIRECTION OF FLOW	SS	SANITARY SEWER
347.20	ELEVATION	E	ELECTRICAL CONDUIT
---	GRADED SWALE	TEL	COMMUNICATION CONDUIT
---	EXISTING FENCE	JT	JOINT TRENCH
---	EXISTING INDEX CONTOUR	---	PROPERTY LINE
---	EXISTING INTERMEDIATE CONTOUR	---	PROPOSED SAWCUT
---	PROPOSED INDEX CONTOUR	---	ACCESS RELINQUISHMENT PER 54/PM/73
---	PROPOSED INTERMEDIATE CONTOUR		

TOPOGRAPHIC INFORMATION:

TOPOGRAPHY FROM FIELD SURVEY CONDUCTED BY ABOVE GRADE ENGINEERING, INC. DECEMBER 2013.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS FROM THE FOUND MONUMENTS ALONG THE NORTHERLY PARCEL LINE INDICATED AS S 59°56'48" W ON PARCEL MAP LOT LINE ADJUSTMENT COAL 96-112 RECORDED IN BOOK 54, PAGE 72-73 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE TOP OF A WATER VALVE LID INDICATED IN THE 20' ACCESS EASEMENT NEAR THE MOST SOUTHERLY CORNER OF PARCEL 12, HAVING AN ASSUMED ELEVATION OF 4.86 FEET.

LEGAL DESCRIPTION:

PARCEL 11 OF PARCEL MAP LOT LINE ADJUSTMENT COAL 96-112 RECORDED IN BOOK 54, PAGE 72-73 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO.

PROPERTY OWNER:

PAT ARNOLD & DAMIEN MAVIS
C/O COVELOP, INC.
PO BOX 12910
SAN LUIS OBISPO, CA 93406

APPLICANT:

PAT ARNOLD & DAMIEN MAVIS
C/O COVELOP, INC.
PO BOX 12910
SAN LUIS OBISPO, CA 93406
(805) 781-3133

AGENT:

ABOVE GRADE ENGINEERING, INC.
1304 BROAD STREET
SAN LUIS OBISPO, CA 93401
SCOTT STOKES, PE 58256
(805) 540-5115

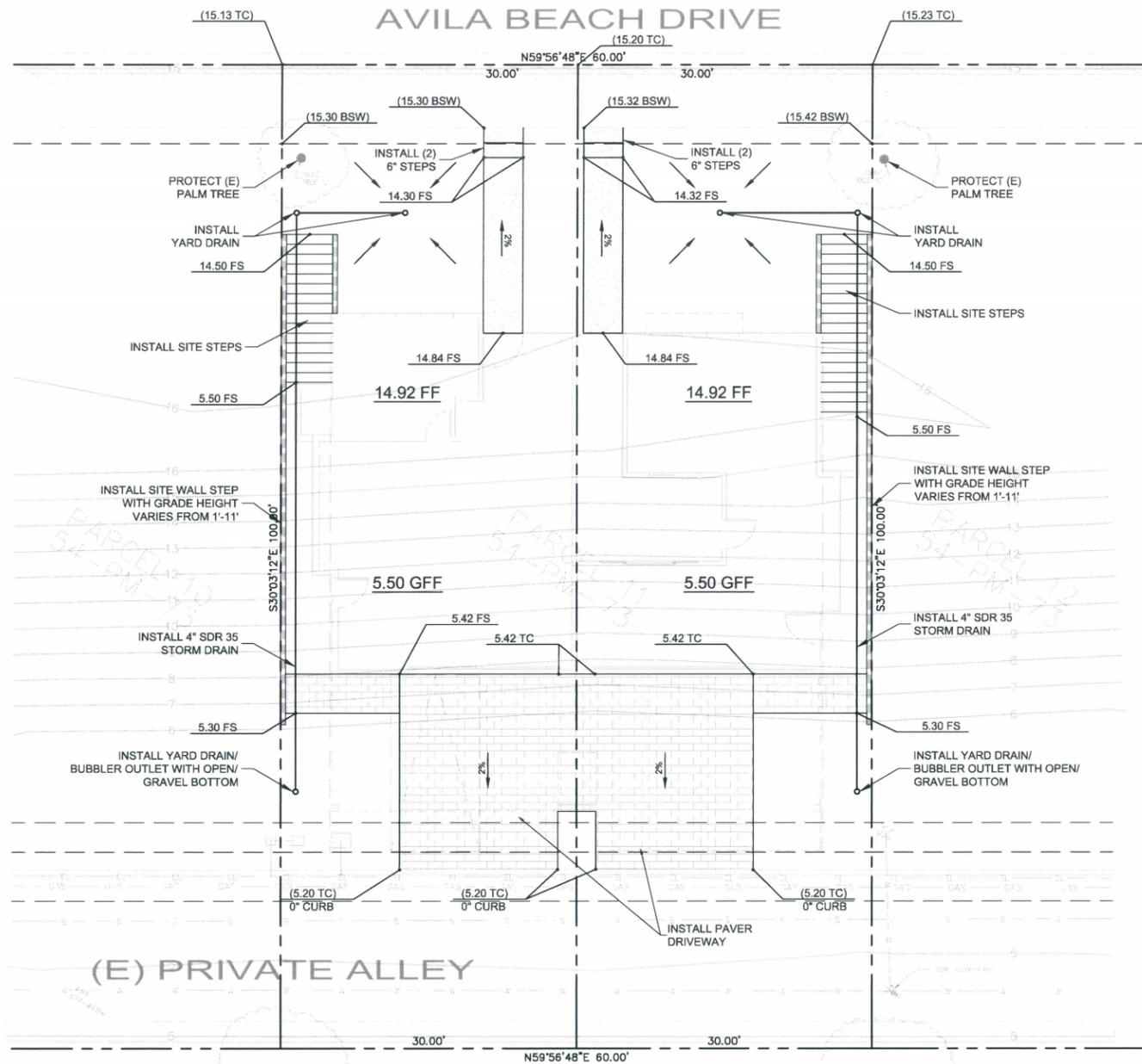
PROJECT STATISTICS:

LOCATION: 2865 AVILA BEACH DRIVE, AVILA, CA 93424
APN: 076-196-016
EXISTING PARCEL SIZE:
PROPOSED PARCEL SIZE: (2) 3,000 SF LOTS
PROPOSED PARCELS: 2



LOT 11 - AVILA BEACH

TENTATIVE PARCEL MAP - CO14-0021



STORM WATER POST CONSTRUCTION REQUIREMENTS - SINGLE FAMILY RESIDENTIAL			
	YES	NO	IF YES, THEN
A		X	EXEMPT
B		X	EXEMPT
C	X		
D1	X		PR-1
D2			PR-1, 2, 3
			PR-1, 2, 3, 4

PROJECT STORMWATER STATISTICS:
 NEW AND REPLACED IMPERVIOUS AREA: 5,500 SF
 REQUIRED PERFORMANCE REQUIREMENTS: PR-1

PROJECT STORMWATER STATISTICS	
PR-1: SITE DESIGN & RUNOFF REDUCTION MANDATORY SITE DESIGN MEASURES (SELECT AT LEAST ONE)	SELECTED
a	
b	X
c	X
d	
e	X



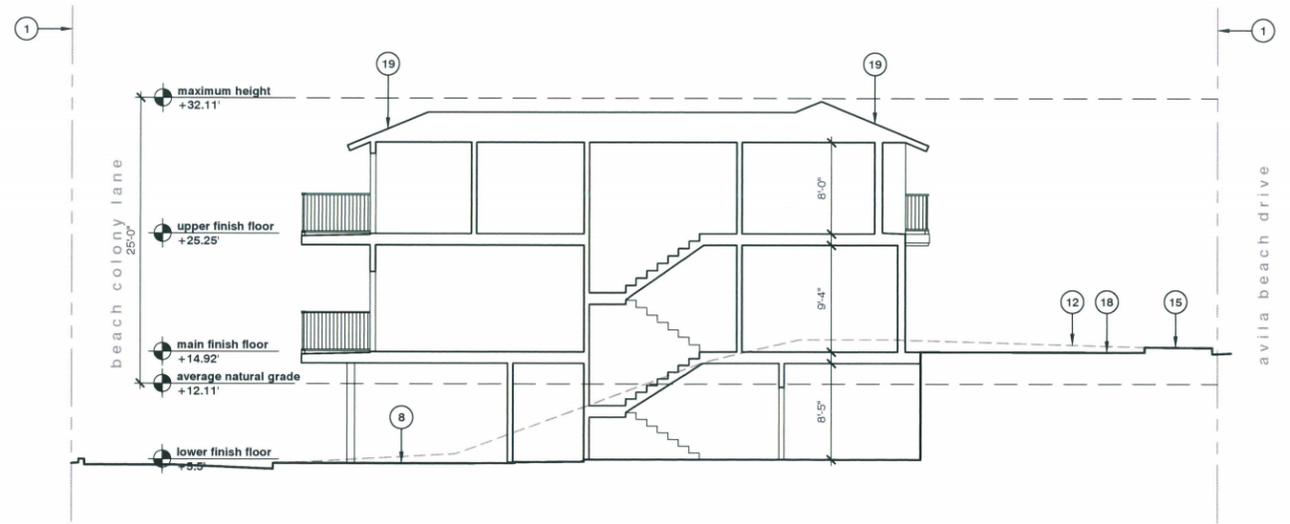
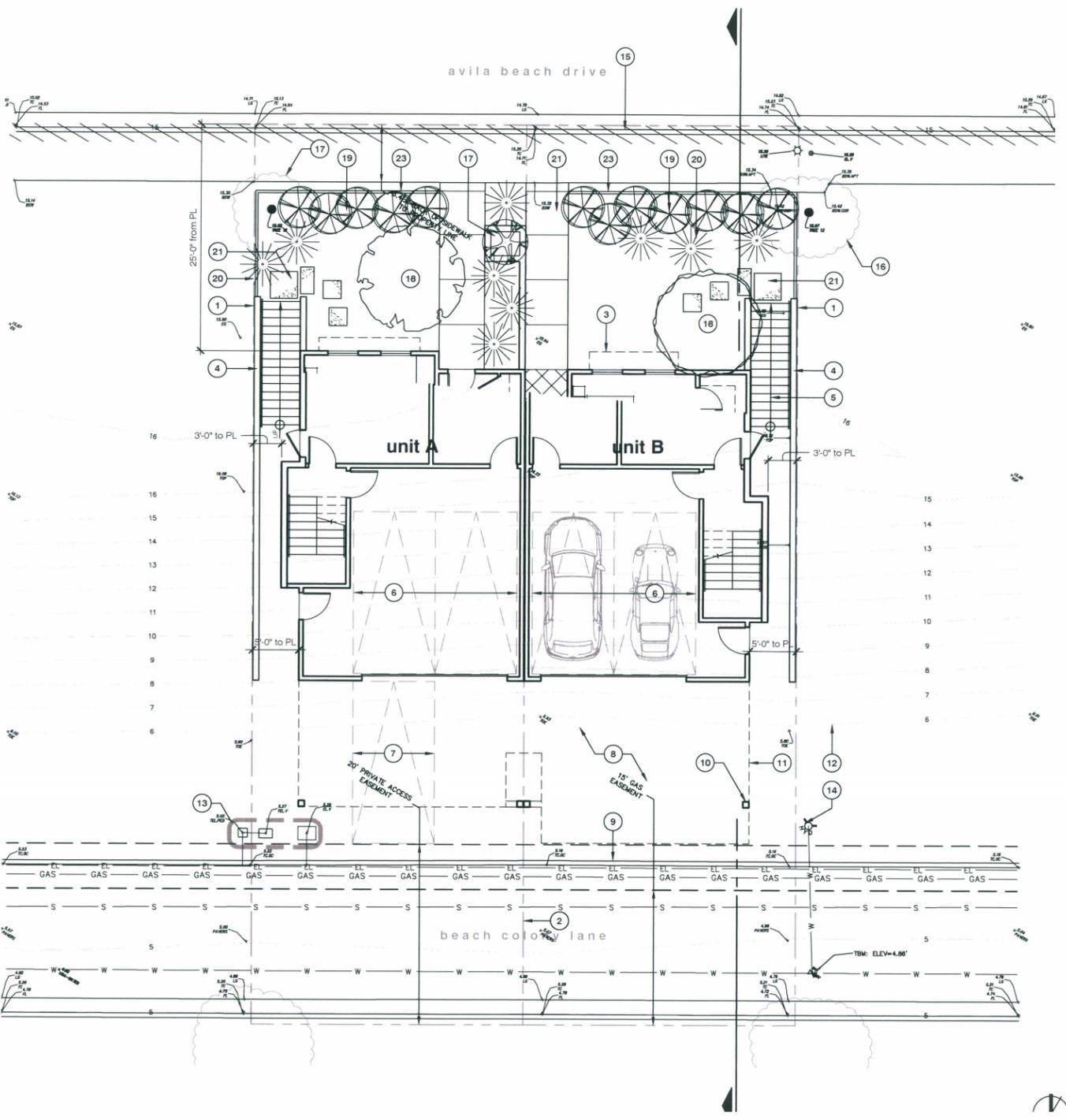
stalwork, inc.
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lot 11 residences
 at avila beach colony

parcel 11
 2865 avila beach drive
 avila beach, ca 93424

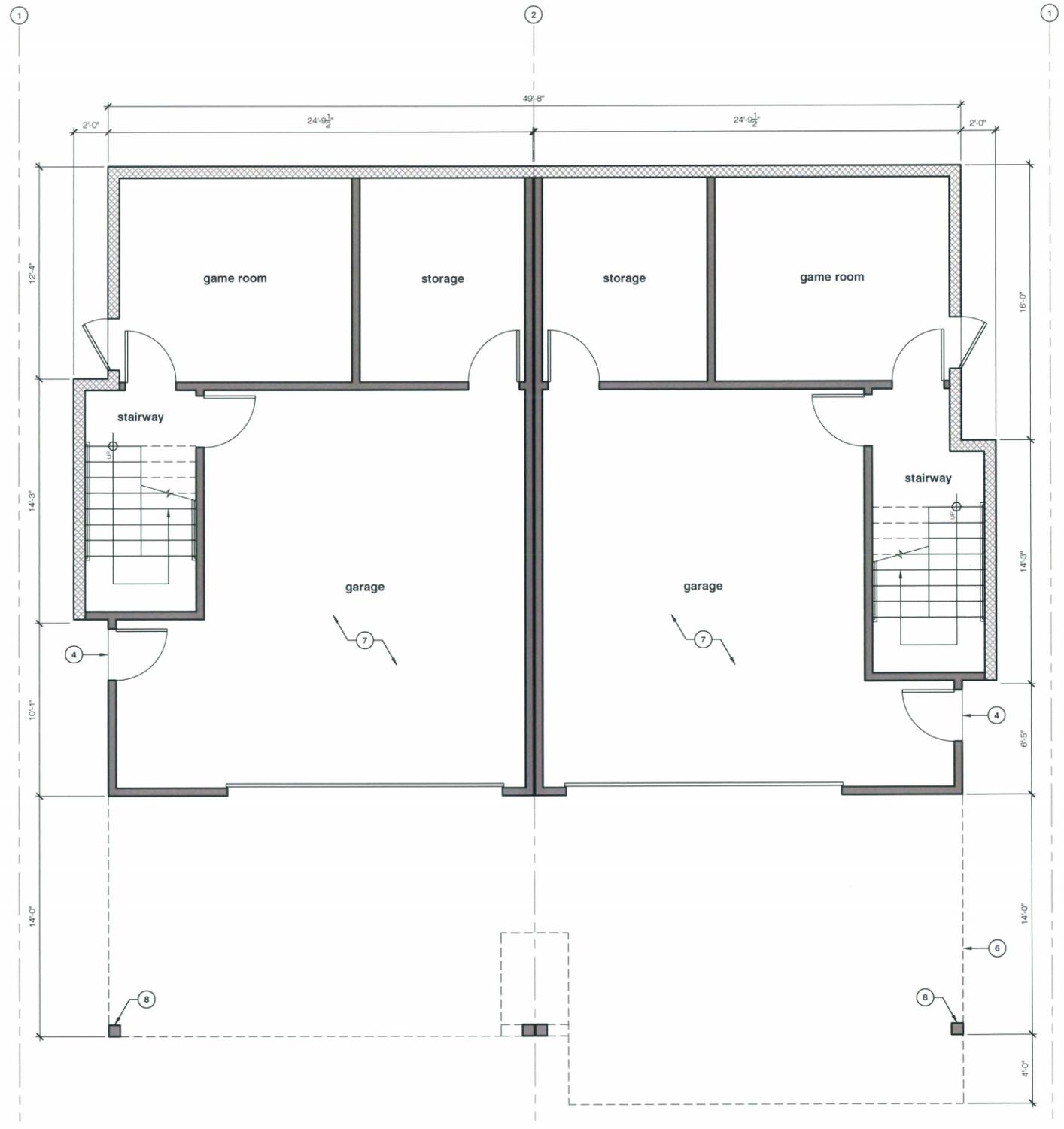
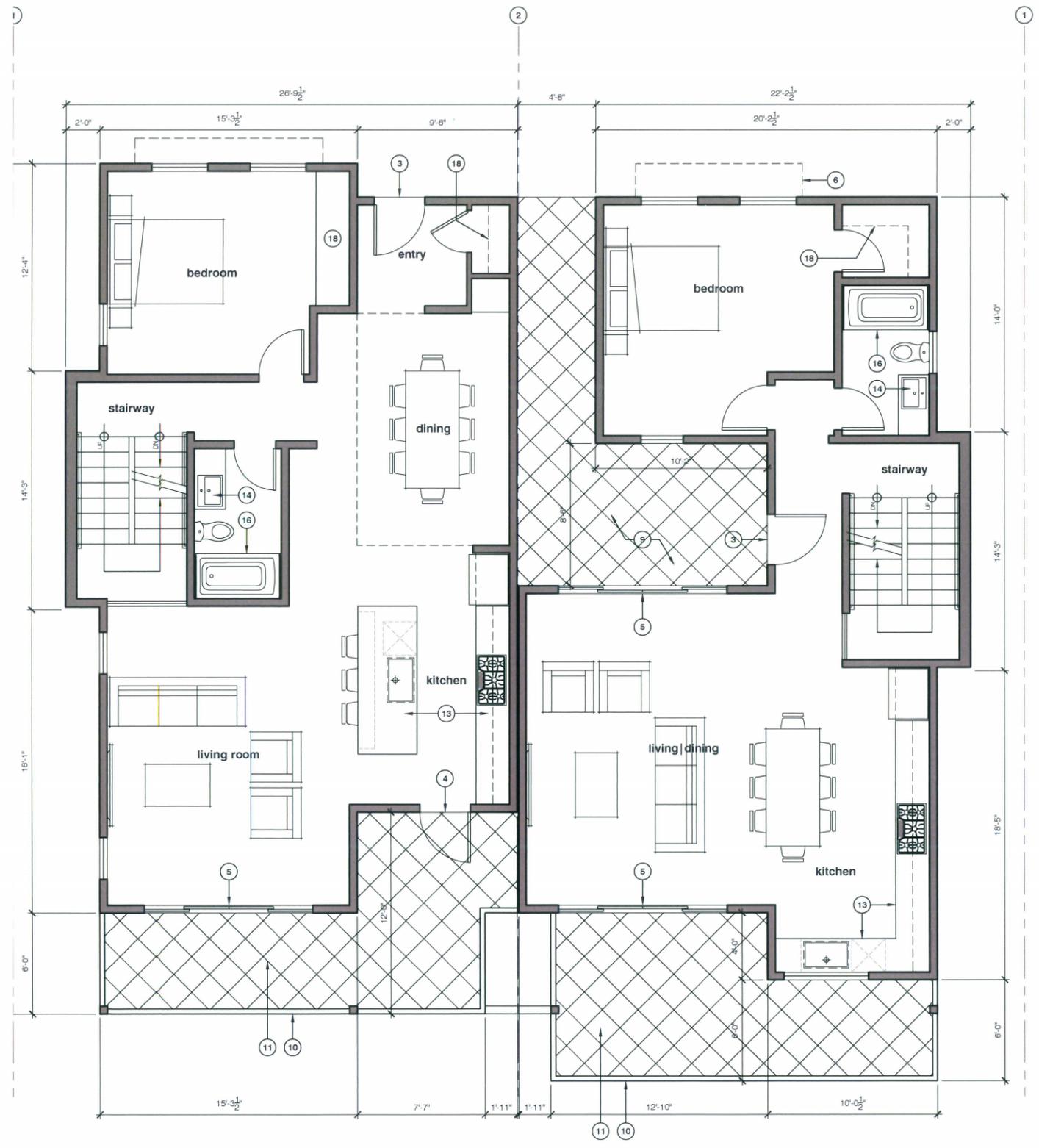
project: sw062
 print: 14.0310
 revision:

- # plan reference note callout
- property line for 2265 avila beach drive, parcel 11 of 54-PM-73
 - new lot line separating individual residences
 - foundation wall
 - retaining wall
 - concrete site stairs
 - two-car garage
 - guest parking space
 - driveway pavers
 - existing curb to remain, provide cut for width of driveway and parking area
 - building structure
 - line of building, deck, or balcony above
 - existing contours shown for reference, see civil sheets for information regarding site grading and drainage
 - existing underground utilities and utility boxes to remain
 - existing fire hydrant to remain
 - existing sidewalk, curb and gutter to remain
 - existing palm tree on adjacent parcel to remain, not a part
 - existing palm tree to remain
 - specimen tree: japanese maple, pepper, or equivalent
 - flowering shrubs: lavender and sage
 - bunch grasses
 - concrete flatwork and pavers
 - concrete planter with succulents: agave, black rose aeonium, senecio serpens 'blue chalk sticks'
 - fence



-  concrete masonry or cast-in-place concrete retaining wall
-  wood framed wall construction
-  partial height wall or guardrail
-  window, see elevations for size and configuration

- # plan reference note callout
- 1 property line for 2265 avila beach drive, parcel 11 of 54-PM-73
- 2 new lot line separating individual residences
- 3 entry door
- 4 single-lite patio door(s)
- 5 multi-panel sliding patio door
- 6 line of balcony or other projection above
- 7 2-car garage, concrete surface, provide 5/8" type-X gypsum board at all wall/ceiling surfaces
- 8 structural column
- 9 courtyard w/tile surface
- 10 guard rail, +42" minimum above adjacent surface
- 11 deck or balcony w/tile surface
- 12 base cabinets with w/upper, solid surface countertops
- 13 kitchen appliances and fixtures per owner selection
- 14 bathroom fixtures per owner selection
- 15 tile shower with glass enclosure
- 16 bathtub/shower combination w/tile surround
- 17 freestanding soaker bathtub
- 18 closet w/shelf and pole or built-in storage cabinets
- 19 area open to below
- 20 metal roof, slope as indicated
- 21 pergola roof
- 22 skylight
- 23 line of wall below



stalwork, inc.
 lic 948012
 po box 391
 san luis obispo, ca 9340
 805.542.0033

lot 11 residences
 at avila beach colony

project sw082
 print 14.0310
 revision



- 1. fiber cement horizontal lap siding, color = kelly-moore 'edamame'
- 2. fiber cement vertical board and batten siding, color = kelly-moore 'flint rock'
- 3. fiber cement window/door/building trim, color = kelly-moore 'cloud white'
- 4. fiber cement trim band, color = kelly-moore 'cloud white'
- 5. painted wood fascia, color = kelly-moore 'cloud white'
- 6. guard rail with pickets, color = kelly-moore 'cloud white'
- 7. corrugated metal roof, finish = galvalume
- 8. fiberglass frame window
- 9. entry door, color = kelly-moore 'vincotto'
- 10. single-lite or sliding patio door
- 11. column and other structural wood work, color = kelly-moore 'cloud white'
- 12. gooseneck exterior downlighting
- 13. garage door
- 14. existing palm tree to remain
- 15. trees, see site plan for landscape information
- 16. shrubs, grasses, and succulents, see site plan for landscape information
- 17. profile of site stairs

south elevation

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



stalwork, inc.
lic 948012
po box 391
san luis obispo, ca 93401
805.542.0033

lot 11 residences
at avila beach colony
parcel 11
2865 avila beach drive
avila beach, ca 93424

project: sw062
print: 14.03.10
revision:



- elevation reference key callout
1. fiber cement horizontal lap siding, color = kelly-moore 'edamame'
 2. fiber cement vertical board and batten siding, color = kelly-moore 'flint rock'
 3. fiber cement window/door/building trim, color = kelly-moore 'cloud white'
 4. fiber cement trim band, color = kelly-moore 'cloud white'
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 6. guard rail with pickets, color = kelly-moore 'cloud white'
 7. corrugated metal roof, finish = galvalume
 8. fiberglass frame window
 9. entry door, color = kelly-moore 'vincotto'
 10. single-lite or sliding patio door
 11. column and other structural wood work, color = kelly-moore 'cloud white'
 12. gooseneck exterior downlighting
 13. garage door
 14. existing palm tree to remain
 15. trees, see site plan for landscape information
 16. shrubs, grasses, and succulents, see site plan for landscape information
 17. profile of site stairs

north elevation

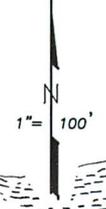
SCALE: 1/4"=1'-0"



stalwork, inc.
lic 948012
po box 391
san luis obispo, ca 9340
805.542.0033

lot 11 residences
at avila beach colony
parcel 11
2995 avila beach drive
avila beach, ca 93424

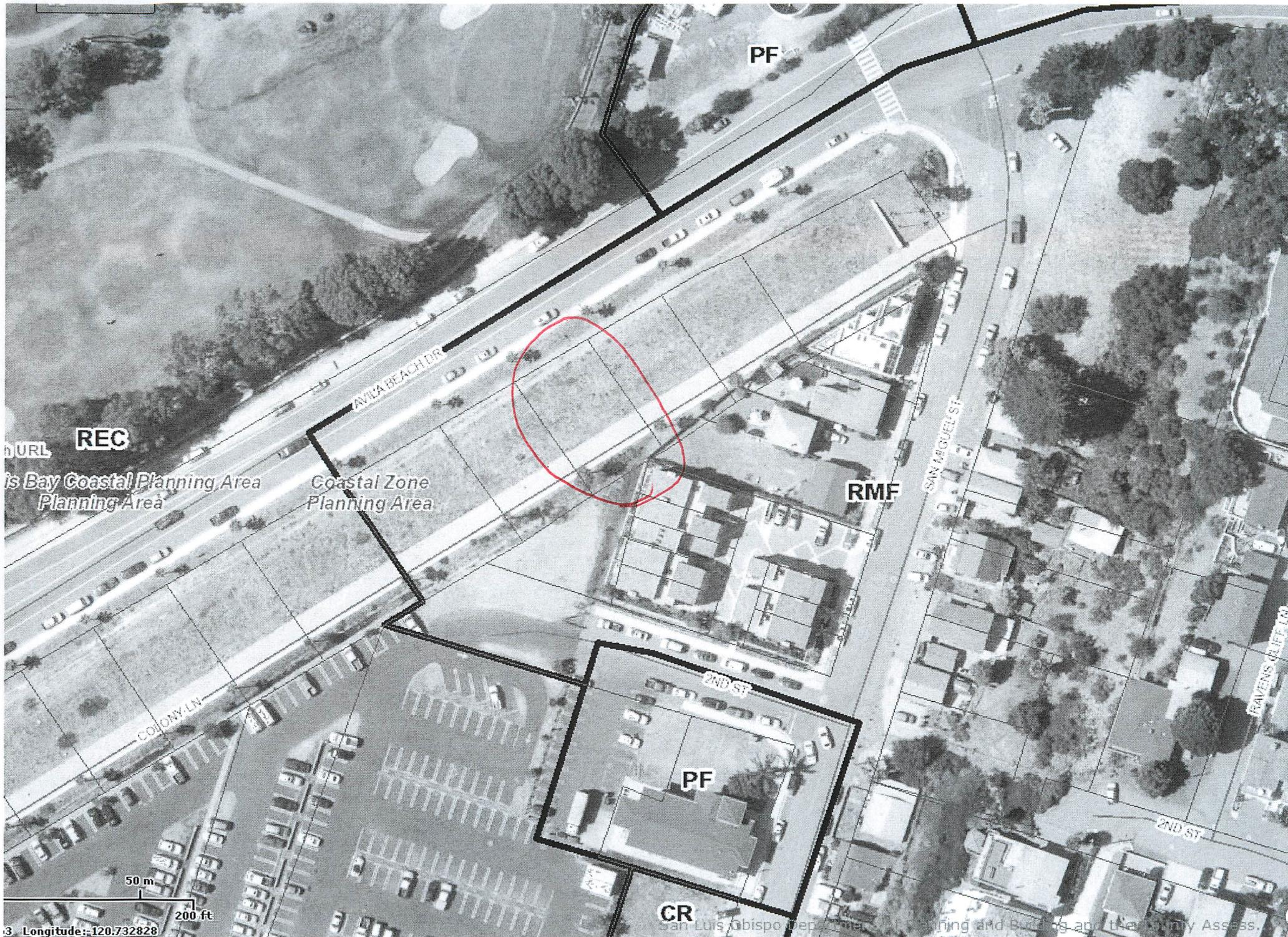
project sw062
print 14.0310
revision



REVISIONS	
I.S.	DATE
NA	07-20-05
07-195	10-10-06

50' 0 100' 200'

ER 09-27-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





Parcel Summary Report For Parcel # 076-196-016

3/12/2014
8:21:03AM

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 MAVIS DAMIEN
 PO BOX 12910 SLO CA 93406-2910
- OWN ARNOLD PATRICK D

- OWN MAVIS DAMIEN & KATHRYNE REVOCABLE T

- OWN MAVIS KATHRYNE M

Address Information

Status Address
P 02865 AVILA BEACH DR AVLB

Lot Information:

<u>Tract / Townshp</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>
COAL96-	112	0011	Avila Beach	San Luis Bay	RMF	LCP	CAZ	Y	SC / BF	

Parcel Information

Status Description
Active PM 54-73 PAR 11

Notes

Tax Districts

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



Parcel Summary Report For Parcel # 076-196-016

3/12/2014
8:21:04AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AVILA BEACH
SAN LUIS
NO. 03
AREA NO. 21
AVILA BEACH, IMP. NO. 01

Case Information

Case Number:

Case Status:

PMT2002-11085 EXP Primary Parcel

Description:

SFD W/ATT GARAGE/LOT LL, UNIT B 312-19172

PMT2002-11091 EXP Primary Parcel

Description:

SFD W/ATT GARAGE/LOT 11, UNIT A 312-19172

PMT2002-11094 WIT Primary Parcel

Description:

SFD W/ATT GARAGE/LOT 11, UNIT B ENTERED IN ERROR

PRE2013-00030 REC Primary Parcel

Description:

SUBDIVIDE PARCEL INTO TWO LOTS.

SUB2013-00054 REC Primary Parcel

Description:

SUBDIVISION OF(E) PARCEL INTO TWO SEPARATE PARCELS, IN PREPARATION OF 2 NEW SFD, 1983 SQ FT AND 1917 SQ FT, EACH WITH ATTACHED GARAGES AND BALCONIES.

A9050 FNL Related Parcel

Description:

FORMER LYON/TOGNAZZINI SITE EXCAVATE AFFECTED SOIL & BACKFILL WITH CLEAN

D000425D INH Related Parcel

Description:

24 HOMES

D950168P WIT Related Parcel

Description:

TAKEN IN ERROR SHOULD BE LOT LINE ADJ

G850028N WIT Related Parcel

Description:

LU DELETE RAIL ROAD ROW STANDARD



Parcel Summary Report For Parcel # 076-196-016

3/12/2014
8:21:04AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P960213Z WIT Related Parcel

Description:

ENTERED IN ERROR

PMT2002-29458 FNL Related Parcel

Description:

3RD SCOPE OF WORK PROPOSED IS TO DO MINUMAL GRAD'G & CONSTRUCT AN AC ACCESS DRIVE & UTILITIES ONLY SERVING 14 LOTS. NO PAD CERTIFICATION OR PAD GRADING IS PROPOSED. OFF-SITE IMPROVEMENTS ARE TO BE APPROVED BY PW (IE., CURB, GUTTER, SIDEWALK, PAVING)/ JOHN EVANS, RCE - CANNON /GEO SOLUTIONS-J.OTTO, RCE /HAS RECORDED ACCESS EASEMENT. NEED UTILITY EASEMENT. HAS SWPPP/WDID #340C324289. PLANS REVIEWED BY GLEN MARSHAL AT PW ON BEHALF OF BUILDING.

PMT2003-02025 WIT Related Parcel

Description:

GRADING MAJOR JOHN EVANS, RCE-CANNON/GEO SOLUTIONS-J.OTTO, RCE/ NEEDS SWPPP ADDRESS DRAINAGE, HAZARDOUS WASTE, & SEDIMENTATION CONTROL. (SEE PMT2002-29458) - PMT VOIDED

S000328L WIT Related Parcel

Description:

LOT LINE ADJUSTMENT

S950124C RDD Related Parcel

Description:

PROP 14 CERT OF COMP

S960044L RDD Related Parcel

Description:

LOT LINE ADJUSTMENT - 14 PARCELS REQUESTED

SUB2004-00132 APV Related Parcel

Description:

ROAD NAME FOR ACCESS EASEMENT-COLONY LANE