



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 10/15/2015

TO: _____

FROM: MEGAN MARTIN, 805-781-4163, mamartin@co.slo.ca.us
COASTAL Team / Development Review

PROJECT DESCRIPTION: SUB2015-00026 TR3091 HDFT INVEST- PROPOSED TRACT MAP WITH CONDITIONAL USE PERMIT TO DEMO EXISTING STRUCTURES AND REPLACE WITH 7 NEW TOWNHOMES (1 OF WHICH HAS ATTACHED STUDIO) CORNER OF SAN ANTONIA AND 1ST STREETS, AVILA BEACH-APN: 076-222-005 & 006

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- Public Lot Receiving Site Reversion to Acreage
 Condominium (new or conversion) Sending Site
 Road Abandonment Road Name
 Tract Map Parcel Map Lot Line Adjustment
 Amendment to approved land division

SUB2015-00026

HDFT INVESTMEN

Tract Map

DEMO EXISTING STRUCTURES AND
REPLACE WITH 7 NEW TOWNHOMES (1 OF
SLB/ AVLB

AS CAZ LCP RMF

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name HDFT INVESTMENTS I, LLC Daytime Phone 805-275-1711
Mailing Address 1641 Mission Drive, #302 Solvang, CA Zip Code 93463
Email Address: _____

Applicant Name (same as Landowner above) _____ Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name Erik Vasquez Daytime Phone 805-275-1711
Mailing Address 1641 Mission Drive, #302 Solvang, CA Zip Code 93463
Email Address: erikvasquez@gmail.com

PROPERTY INFORMATION

Total Size of Site: 0.275 acres Assessor Parcel Number(s): 07622-005/006
Legal Description: Lots 1 and 2 of Block 14 Per Map Book A Page 5, SLO County Records
Address of the project (if known): Corner of San Antonia and 1st Streets, Avila Beach CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: _____

Describe current uses, existing structures, and other improvements and vegetation on the property:
Residential, 3 houses, shed, detached garage, parking, deck, retaining wall

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Demo existing structures and replace with 7 new townhomes (1 of which has attached studio). +-14,510 sf.

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 10-3-15

FOR STAFF USE ONLY

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 0.275 acres
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 6,000 sf/parcel
What will the property be used for after division: Residential
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? _____

Describe existing and future access to the proposed project site: Public Roads
San Antonio and 1st Streets

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

North: Residential South: Residential & Hotel
East: Residential West: Residential

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: Avila CSD
Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Proposed sewage disposal: Individual on-site system Other _____
 Community System - List the agency or company responsible for sewage disposal: Avila CSD
Do you have a valid will-serve letter? Yes (If yes, please submit copy) No

Fire Agency: List the agency responsible for fire protection: San Luis County Fire Department

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)

Acreeage 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".

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: +-30% acres
Moderate slopes of 10-30%: +-70% acres
Steep slopes over 30%: n/a 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: For existing structures
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: San Antonia and 1st 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? Eight (3 existing, 5 new)
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? 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

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

N/A for this section

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: <10' Location of connection: 1st Street
2. What is the amount of proposed flow? _____ 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: Avila CSD
- 3. Where is the waste disposal storage in relation to buildings? _____
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

- 1. Name of School District: San Luis Coastal Unified School District
- 2. Location of nearest police station: 5 miles
- 3. Location of nearest fire station: 1.1 mile
- 4. Location of nearest public transit stop: 500'
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 500' feet/miles

Historic and Archeological Information

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

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): n/a
- 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 *: Solar Panel ready, recycled building materials where feasible

*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

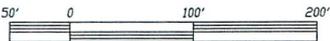
1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Development Plan, Building Permits, Coastal Permit

(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.)



DETAIL "A"
SCALE: 1" = 50'

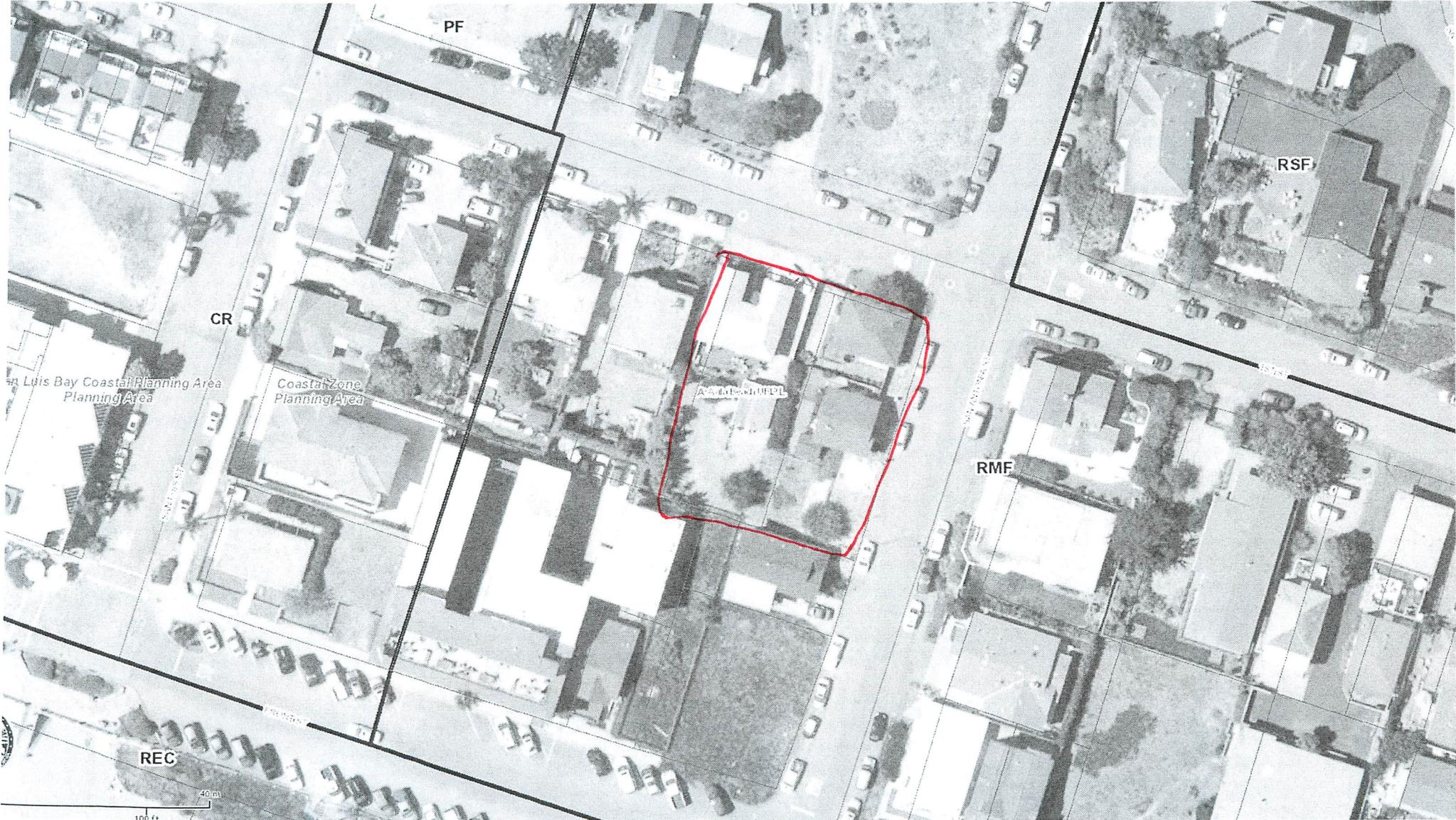
REVISIONS	
I.S.	DATE
NA	03-22-05
06-215	12-30-05
06-215	12-31-05
NA	03-06-06
06-331	04-20-06
NA	05-29-08
11-042	09-08-10
14-154	01-30-14



JS
01-22-99 THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TOWN OF AVILA, R.M. Bk. A, Pg. 5.
RHO. SAN MIGUELITO, R.M. Bk. A, Pg. 38.
AVILA BUNGALOWS; TRACT NO. 2667-1, R.M. Bk. 34, Pg. 5-7

AVILA BEACH
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 076 PAGE 22



PF

RSF

CR

San Luis Bay Coastal Planning Area

Coastal Zone Planning Area

A.A. M. S. H. P. L.

RMF

REC

40m

100 ft



Parcel Summary Report For Parcel # 076-222-006

10/8/2015
3:07:36PM

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 HUNTER KENNETH H III
 1621 REFUGIO RD SANTA YNEZ CA 93460-9312

OWN HUNTER BARBARA D

OWN HUNTER-DOOLEY FAMILY TRUST

Address Information

<u>Status</u>	<u>Address</u>
P	00095 SAN ANTONIA ST AVLB
P	00087 SAN ANTONIA ST AVLB

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>
076222	006	0001	Avila Beach	San Luis Bay F CAZ				N		
TNAVILA	0014	0001	Avila Beach	San Luis Bay F RMF	LCP	AS		Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN AVILA BL 14 LT 1

Notes
 APN IS ONE LEGAL PARCEL PER DEED 270 OR 238. JSM 2/10/15

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



Parcel Summary Report For Parcel # 076-222-006

10/8/2015
3:07:36PM

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:

88630 FNL Primary Parcel

Description:

CONSTRUCT REROOF OF SINGLE-FAMILY DWELLING

88631 FNL Primary Parcel

Description:

CONSTRUCT REROOF OF SINGLE-FAMILY DWELLING

97496 FNL Primary Parcel

Description:

UPGRADE ELECTRICAL

COD2010-00547 CLD Primary Parcel

Description:

COMPLAINT: SUBSTANDARD RESIDENCE (UNFOUNDED)

P960282Z APP Primary Parcel

Description:

MAIL ORDER CIGAR

SUB2015-00026 REC Related Parcel

Description:

DEMO EXISTING STRUCTURES AND REPLACE WITH 7 NEW TOWNHOMES (1 OF WHICH AS ATTACHED STUDIO) (AROUND 14,510 SF)



Parcel Summary Report For Parcel # 076-222-005

10/8/2015
3:07:11PM

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 HUNTER KENNETH H III
 1621 REFUGIO RD SANTA YNEZ CA 93460-9312

OWN DOOLEY HUNTER FAMILY TRUST

OWN HUNTER BARBARA D

Address Information

<u>Status</u>	<u>Address</u>
P	00217 1ST ST AVLB
P	00223 1ST ST AVLB

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>
076222	005	0001	Avila Beach	San Luis Bay F CAZ				N	VP	
TNAVILA	0014	0002	Avila Beach	San Luis Bay F RMF	LCP	AS		Y		E980424S

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN AVILA BL 14 LT 2

Notes
 APN IS ONE LEGAL PARCEL PER DEED 403 OR 461. JSM 2/10/15

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



Parcel Summary Report For Parcel # 076-222-005

10/8/2015
3:07:12PM

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:

E980424 RES Primary Parcel

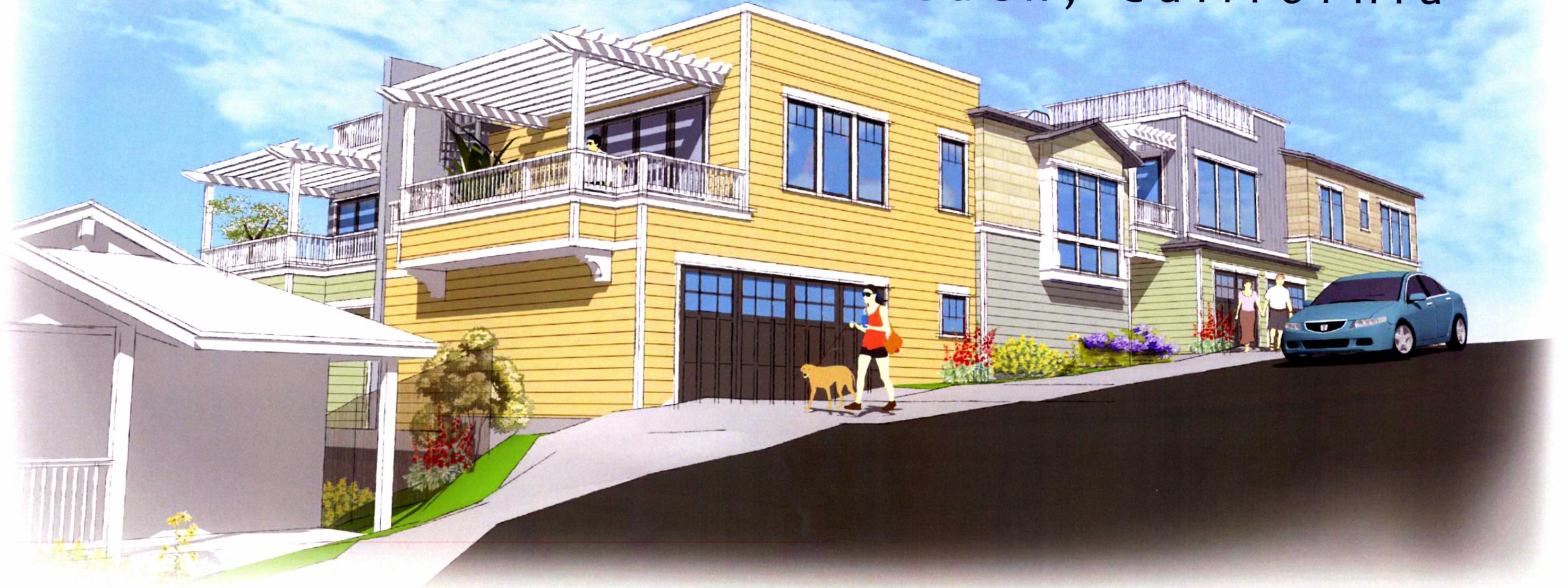
Description:
OCCUPIED RV

SUB2015-00026 REC Primary Parcel

Description:
DEMO EXISTING STRUCTURES AND REPLACE WITH 7 NEW TOWNHOMES (1 OF WHICH AS ATTACHED STUDIO) (AROUND 14,510 SF)

Avila Beach Infill

217 1st Street & 95 San Antonia Street
Avila Beach, California



ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonia St
Avila Beach, California

Date: October 2, 2015
Scale: NO SCALE
Sheet: **A-1**

Avila Beach Infill

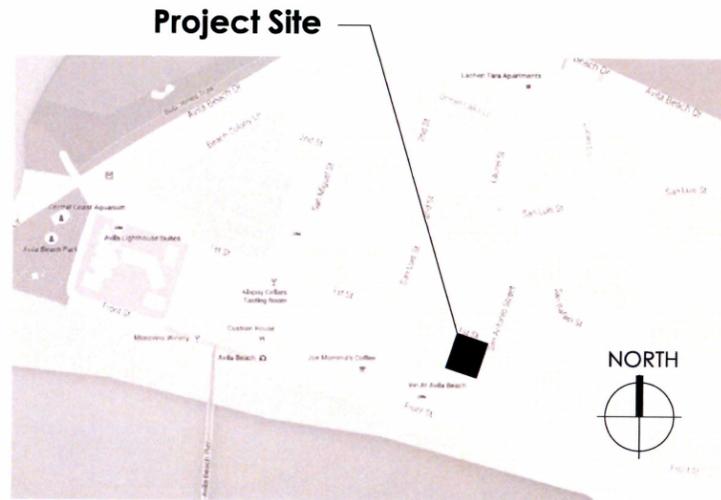
217 1st Street & 95 San Antonio Street
Avila Beach, California

BUILDING AREA

VICINITY MAP

PROJECT DATA

BUILDING 1:	
UNIT 1A	
1ST FLOOR	638 SF
2ND FLOOR	569 SF
TOTAL LIVING AREA	1,207 SF
BASEMENT STORAGE AREA	151 SF
GARAGE	503 SF
2ND FLOOR DECK	118 SF
ROOF DECK	347 SF
UNIT 1B	
1ST FLOOR	831 SF
2ND FLOOR	706 SF
TOTAL LIVING AREA	1,537 SF
BASEMENT STORAGE AREA	361 SF
GARAGE	483 SF
2ND FLOOR DECK	157 SF
ROOF DECK	434 SF
BUILDING 2:	
UNIT 2A	
1ST FLOOR	664 SF
2ND FLOOR	612 SF
TOTAL LIVING AREA	1,276 SF
BASEMENT STORAGE AREA	163 SF
GARAGE	547 SF
2ND FLOOR DECK	93 SF
ROOF DECK	370 SF
UNIT 2B	
1ST FLOOR	525 SF
2ND FLOOR	893 SF
TOTAL LIVING AREA	1,418 SF
GARAGE	499 SF
2ND FLOOR DECK	115 SF
ROOF DECK	383 SF
BUILDING 3:	
UNIT 3A	
1ST FLOOR	575 SF
2ND FLOOR	915 SF
TOTAL LIVING AREA	1,490 SF
GARAGE	520 SF
2ND FLOOR DECK	213 SF
ROOF DECK	516 SF
UNIT 3B	
1ST FLOOR	832 SF
2ND FLOOR	698 SF
TOTAL LIVING AREA	1,530 SF
BASEMENT STORAGE AREA	361 SF
GARAGE	483 SF
2ND FLOOR DECK	184 SF
ROOF DECK	444 SF
BUILDING 4:	
UNIT 4A:	
BASEMENT LIVING AREA	372 SF
1ST FLOOR	1,162 SF
TOTAL LIVING AREA	1,534 SF
GARAGE	447 SF
1ST FLOOR DECK	266 SF
ROOF DECK	687 SF
UNIT 4B (STUDIO):	396 SF



APNs:	076-222-005 (217 FIRST ST) 076-222-006 (95 SAN ANTONIA ST)	ALLOWED DENSITY:	38 UNITS / ACRE**
EXISTING ADDRESSES:	217 FIRST STREET 95 SAN ANTONIA STREET AVILA BEACH, CA 93424	PROPOSED DENSITY (8 UNITS / 0.276 ACRES):	29 UNITS / ACRE
SITE AREA:	12,000 S.F. (0.276 ACRES)	** DENSITY UP TO 38 UNITS/ACRE ALLOWED PER CONDITIONS OUTLINED IN AVILA BEACH SPECIFIC PLAN CHAPTER 4-D.1	
EXISTING RESIDENCES:	3	SETBACKS REQUIRED:	CONSISTENT WITH ADJACENT PARCELS
PROPOSED RESIDENCES:	8 (7 MARKET RATE + 1 AFFORDABLE STUDIO)	SETBACKS EXISTING:	FIRST STREET: 1' MINIMUM SAN ANTONIA STREET: 2' MINIMUM
EXISTING NUMBER OF LOTS:	2	SETBACKS PROPOSED:	FIRST STREET: 2' MINIMUM SAN ANTONIA STREET: 3' MINIMUM
PROPOSED NUMBER OF LOTS:	7	PARKING REQUIRED:	(7) 2 BDRM UNITS @ 1.5 SPACES PER UNIT: 10.5 SPACES (1) STUDIO UNIT @ 1 SPACE PER UNIT: 1 SPACE GUESTS @ 1 PER 4 UNITS: 2 SPACES TOTAL REQUIRED: 13.5 SPACES
FIRE HAZARD ZONE:	VERY HIGH FIRE HAZARD SEVERITY ZONE	PARKING PROVIDED:	GARAGE SPACES: 14 SPACES SURFACE SPACES: 2 SPACES TOTAL PROVIDED: 16 SPACES
ZONING:	RMF (RESIDENTIAL MULTI-FAMILY)		
EXISTING USE:	SINGLE FAMILY RESIDENTIAL		
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL		
EXISTING OCCUPANCY:	R-3/U		
PROPOSED OCCUPANCY:	R-3/U		
CONST. TYPE:	TYPE V-B		
SPRINKLERS REQ'D:	YES (NFPA-13D)		
NUMBER OF STORIES:	2 STORIES OVER A BASEMENT LEVEL		

SHEET INDEX

PROJECT DIRECTORY

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SURVEYOR SHEETS	
	TENTATIVE TRACT MAP

BUILDING HEIGHT CALCULATIONS:	
BUILDING 1 AVERAGE NATURAL GRADE:	80.0'
BUILDING 1 HEIGHT ALLOWED:	25' ABOVE A.N.G. (105.0)*
BUILDING 1 HEIGHT PROPOSED:	25' ABOVE A.N.G. (105.0)
BUILDING 2 AVERAGE NATURAL GRADE:	88.5'
BUILDING 2 HEIGHT ALLOWED:	25' ABOVE A.N.G. (113.5)*
BUILDING 2 HEIGHT PROPOSED:	25' ABOVE A.N.G. (113.5)
BUILDING 3 AVERAGE NATURAL GRADE:	82.0'
BUILDING 3 HEIGHT ALLOWED:	25' ABOVE A.N.G. (107.0)*
BUILDING 3 HEIGHT PROPOSED:	25' ABOVE A.N.G. (107.0)
BUILDING 4 AVERAGE NATURAL GRADE:	75.0'
BUILDING 4 HEIGHT ALLOWED:	25' ABOVE A.N.G. (100.0)*
BUILDING 4 HEIGHT PROPOSED:	25' ABOVE A.N.G. (100.0)

* BUILDING HEIGHT OF 25' ALLOWED PER CONDITIONS OUTLINED IN AVILA BEACH SPECIFIC PLAN CHAPTER 4-D.1

OWNER:	CIVIL ENGINEER
ERIK VASQUEZ PHONE: (805) 275-1711 EMAIL: EVASQUEZ@VAQUEROENEGY.COM	TARTAGLIA ENGINEERING 7360 EL CAMINO REAL, SUITE E ATASCADERO, CA 93422 ATTENTION: PATSY WEST PHONE: (805) 466-5660
ARCHITECT:	SURVEYOR
ARRIS STUDIO ARCHITECTS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 CONTACT: 805.547.2240 ARRIS-STUDIO.COM	CIVIL DESIGN SOLUTIONS PO BOX 207 ARROYO GRANDE, CA 93421 ATTENTION: ROBERT MONTOYA PHONE: (805) 621-3050

	ADDRESS: 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 CONTACT: 805.547.2240 ARRIS-STUDIO.COM	<h2>Avila Infill</h2> <p>217 1st St & 95 San Antonio St Avila Beach, California</p>	Date: October 2, 2015 Scale: Sheet: NO SCALE
	<h1>A-2</h1>		



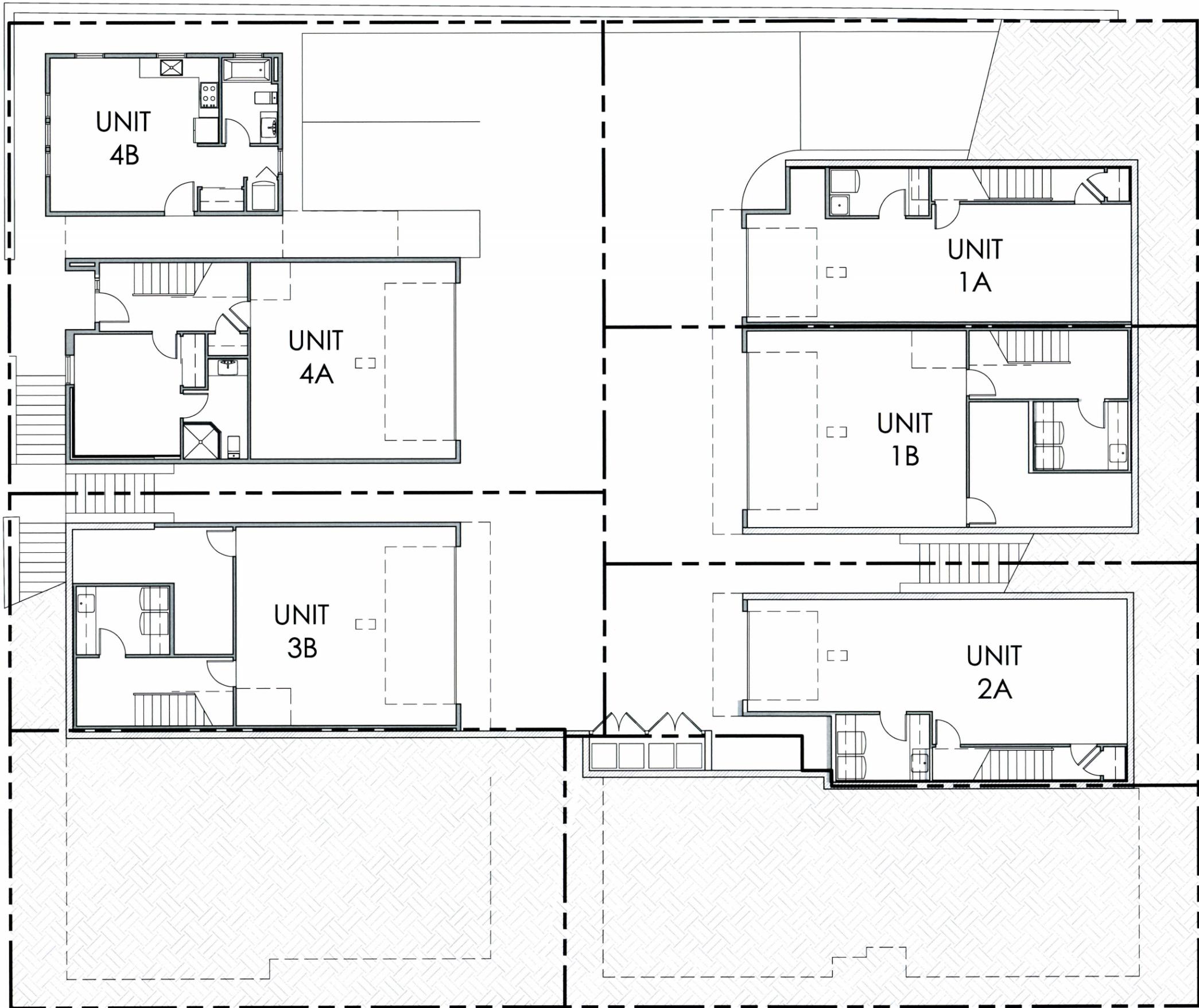
VIEW 1 - EXISTING LOT 2 HOUSE FROM FIRST STREET



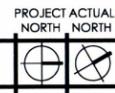
VIEW 2 - EXISTING LOT 1 HOUSE FROM CORNER



VIEW 3 - EXISTING LOT 1 HOUSE FROM SAN ANTONIA



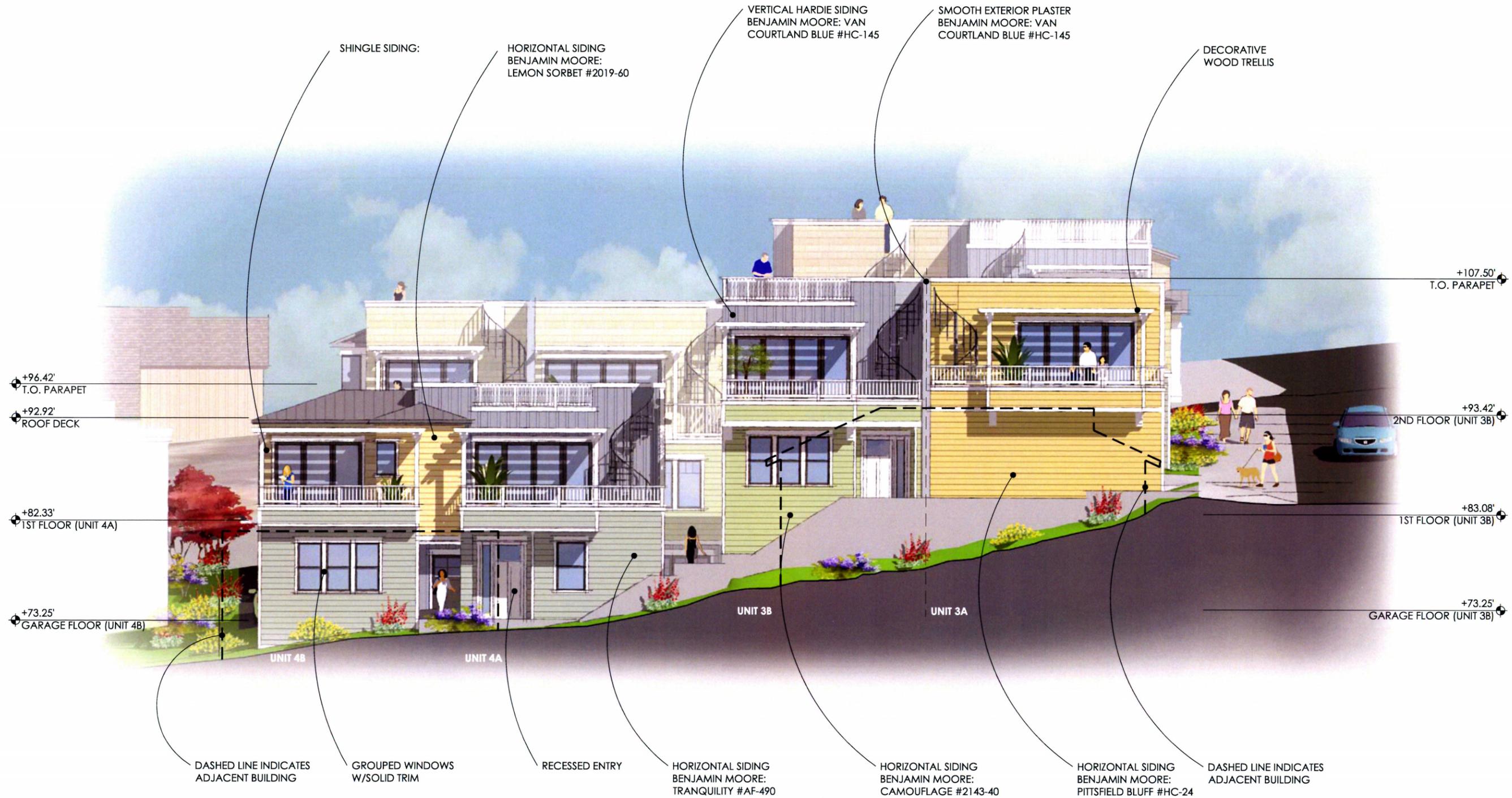
PROPOSED BASEMENT LEVEL PLAN



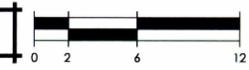
ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonio St
Avila Beach, California

Date: October 2, 2015
Scale:
3/32" = 1'-0" @ 11x17
3/16" = 1'-0" @ 24x36
Sheet
A-5



PROPOSED SOUTH ELEVATION



ARRIS
STUDIO ARCHITECTS

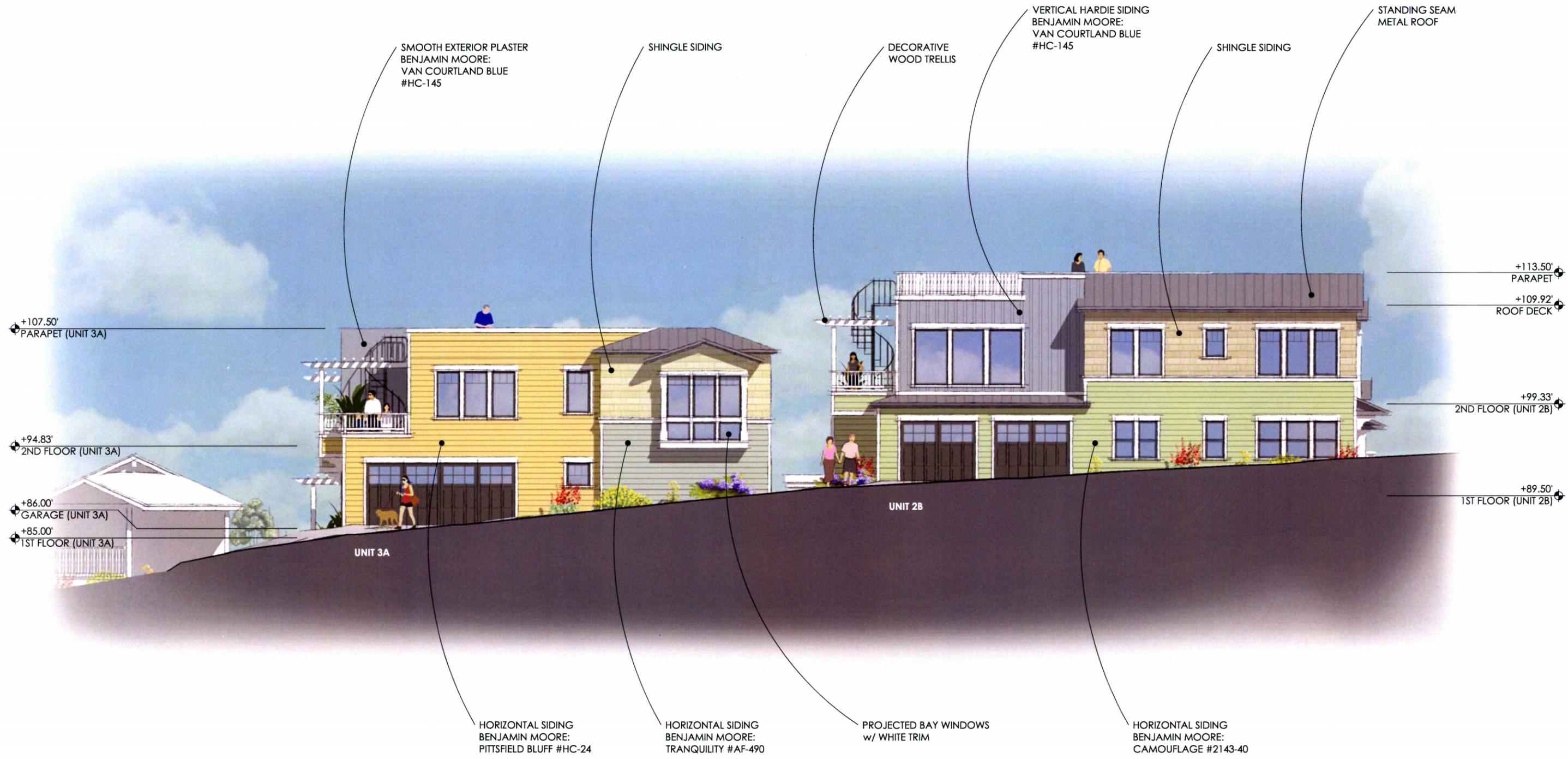
ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
ARRIS-STUDIO.COM

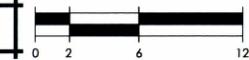
Avila Infill

217 1st St & 95 San Antonio St
Avila Beach, California

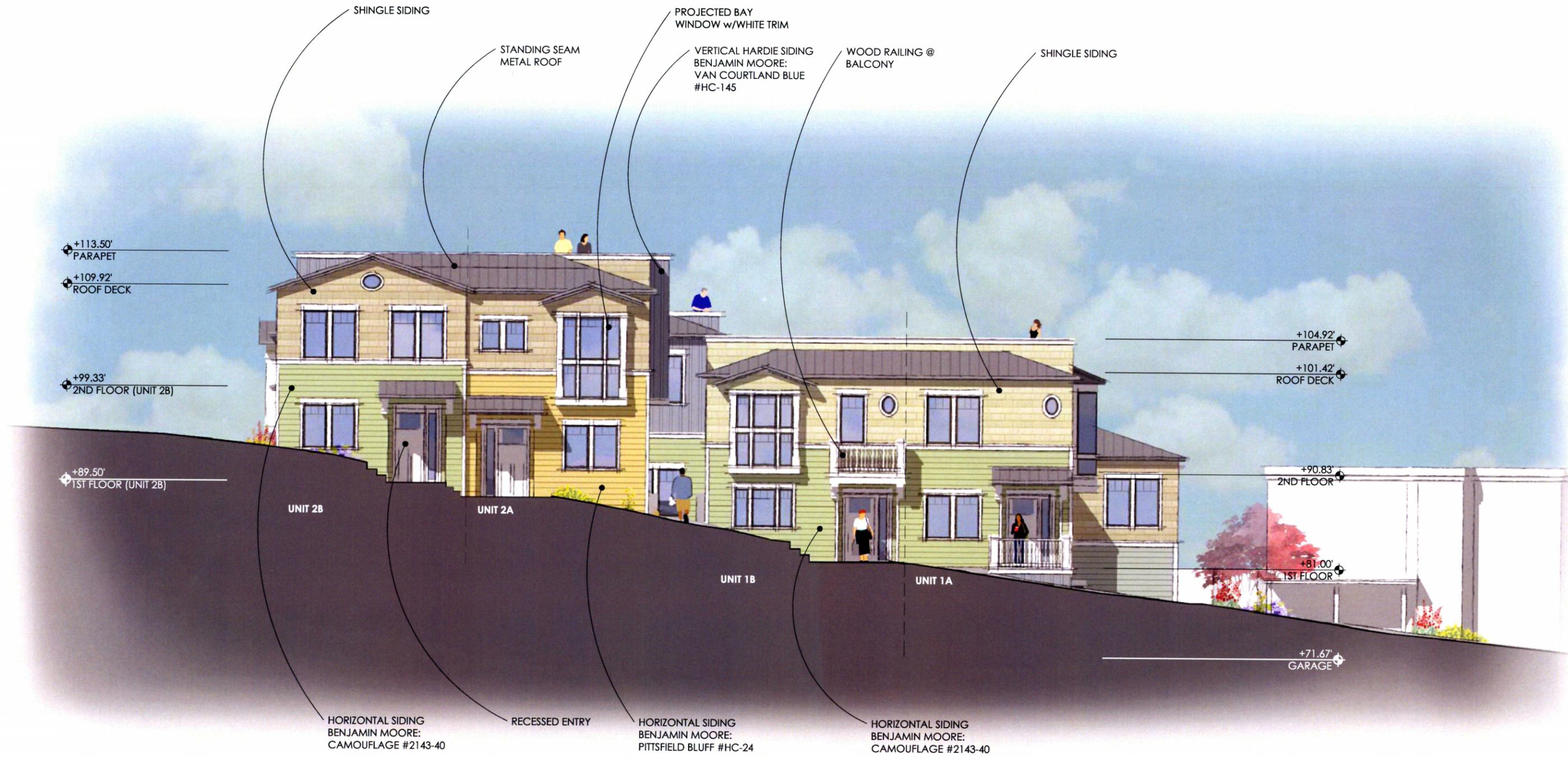
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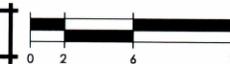
PROPOSED SAN ANTONIO STREET ELEVATION (EAST)



	ADDRESS	1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401	Avila Infill 217 1st St & 95 San Antonio St Avila Beach, California	Date	October 2, 2015
	CONTACT	805.547.2240 ARRIS-STUDIO.COM		Scale	3/32" = 1'-0" @ 11x17 3/16" = 1'-0" @ 24x36
				Sheet	A-10



PROPOSED FIRST STREET ELEVATION (NORTH)



ARRIS
STUDIO ARCHITECTS

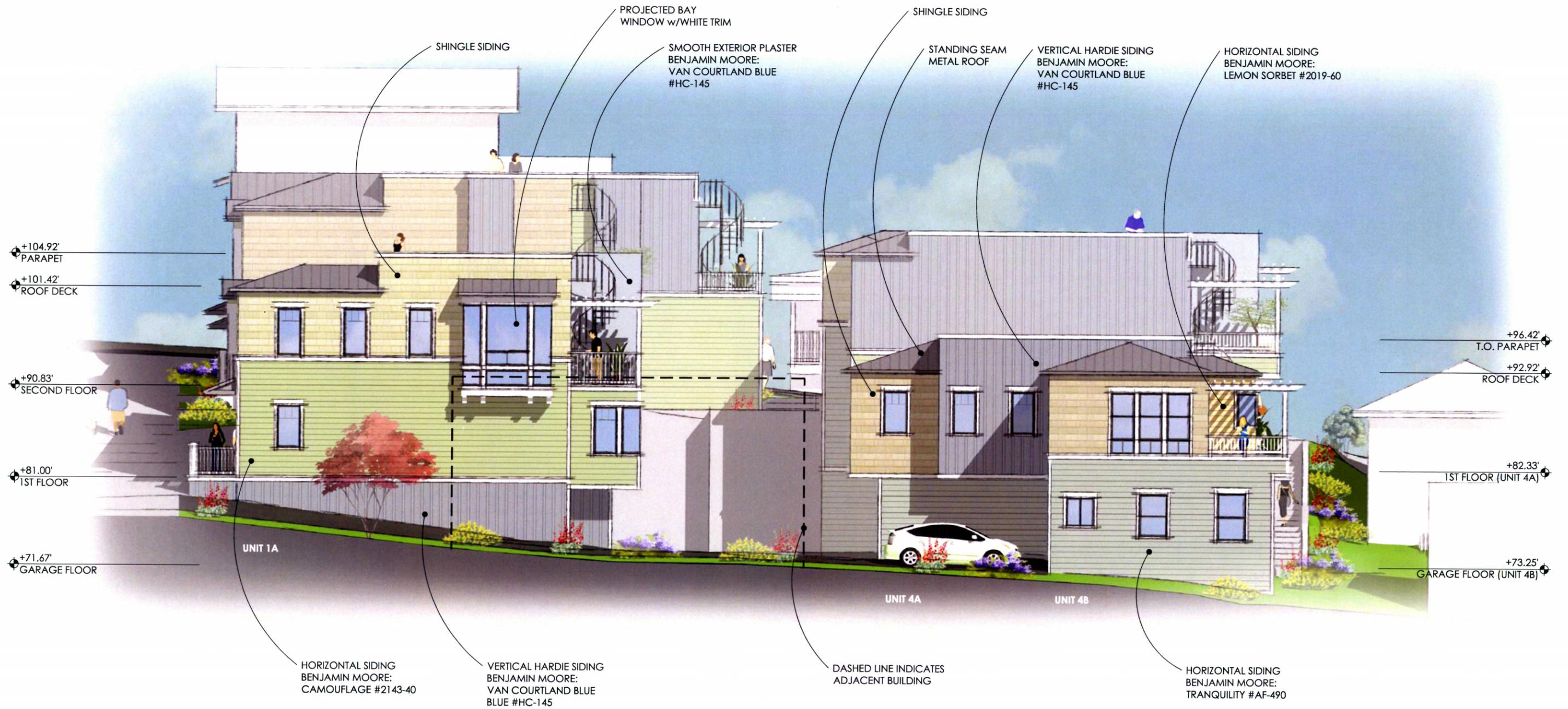
ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
ARRIS-STUDIO.COM

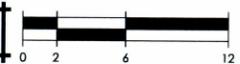
Avila Infill

217 1st St & 95 San Antonia St
Avila Beach, California

Date: October 2, 2015
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3/16" = 1'-0" @ 24x36
Sheet: **A-11**



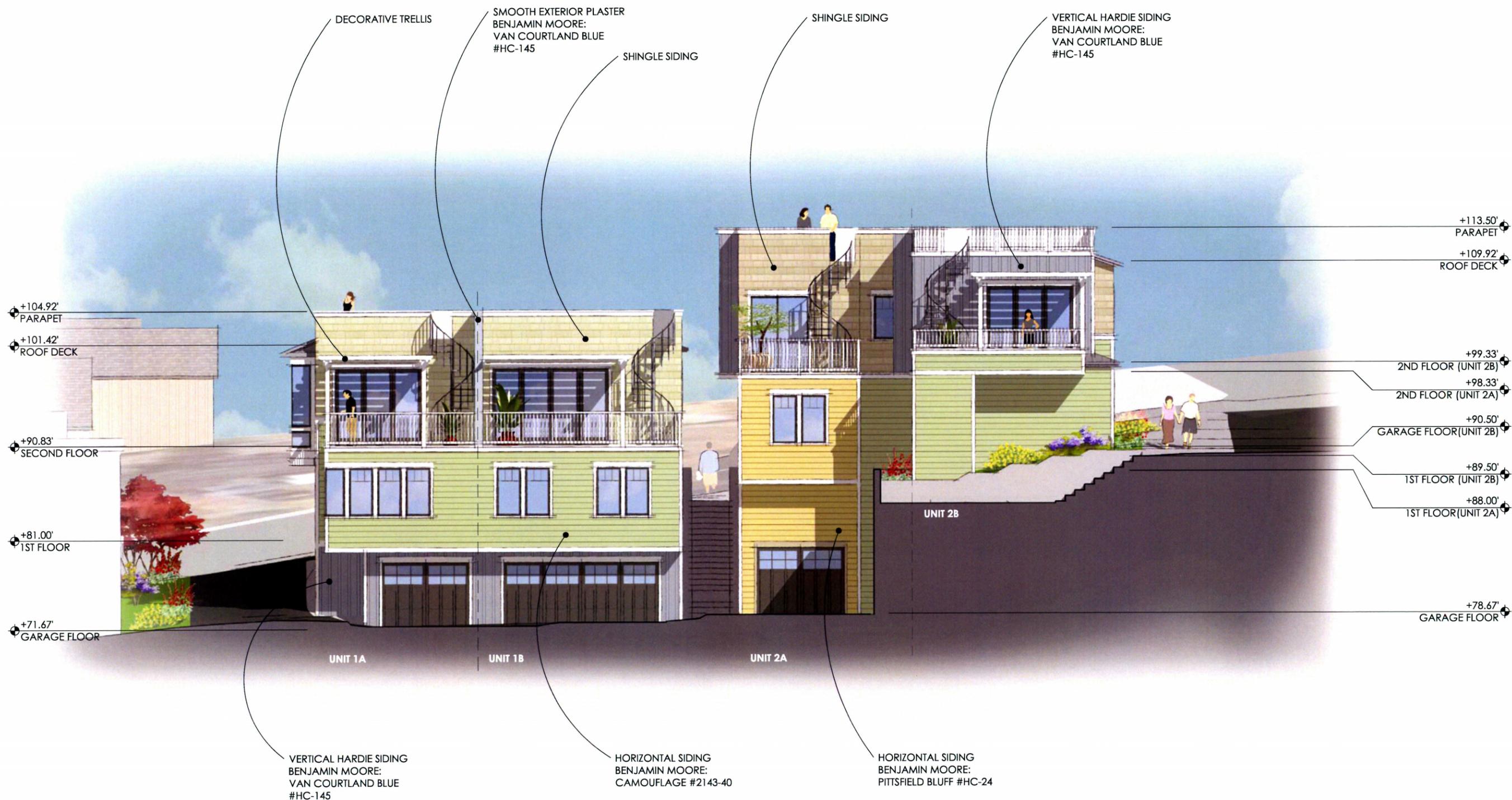
PROPOSED WEST ELEVATION



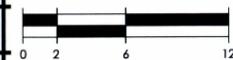

 ADDRESS
 1306 JOHNSON AVENUE
 SAN LUIS OBISPO, CA 93401
 CONTACT
 805.547.2240
 ARRIS-STUDIO.COM

Avila Infill
 217 1st St & 95 San Antonia St
 Avila Beach, California

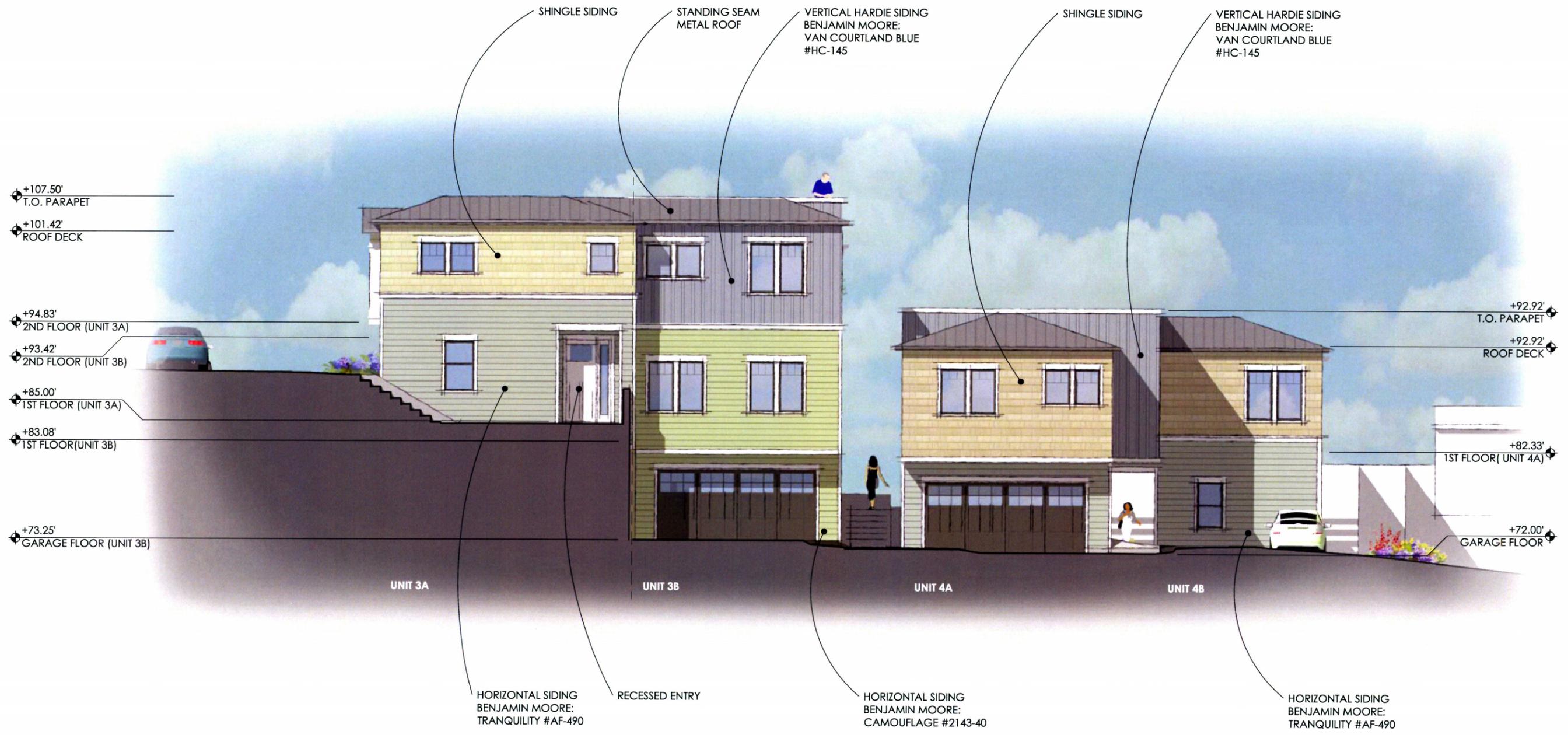
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A-12



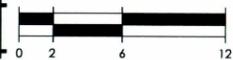
PROPOSED SOUTH FACING INTERIOR ELEVATION



	ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401	Avila Infill 217 1st St & 95 San Antonio St Avila Beach, California	Date October 2, 2015
	CONTACT 805.547.2240 ARRIS-STUDIO.COM		Scale 3/32" = 1'-0" @ 11x17 3/16" = 1'-0" @ 24x36 Sheet A-13



PROPOSED NORTH FACING INTERIOR ELEVATION



	ADDRESS	1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401	Avila Infill 217 1st St & 95 San Antonia St Avila Beach, California	DATE	October 2, 2015
	CONTACT	805.547.2240 ARRIS-STUDIO.COM		SCALE	3/32" = 1'-0" @ 11x17 3/16" = 1'-0" @ 24x36
				Sheet	A-14



FIRST STREET PERSPECTIVE VIEW

Arris
STUDIO ARCHITECTS

ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill

217 1st St & 95 San Antonio St
Avila Beach, California

Date: October 2, 2015
Scale: NOT TO SCALE
Sheet: **A-15**



SAN ANTONIO STREET PERSPECTIVE VIEW

	ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401	Avila Infill 217 1st St & 95 San Antonia St Avila Beach, California	Date October 2, 2015
	CONTACT 805.547.2240 ARRIS-STUDIO.COM		Scale NOT TO SCALE
			Sheet A-16



BUILDING 4 PERSPECTIVE VIEW



ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonio St
Avila Beach, California

Date: October 2, 2015
Scale: NOT TO SCALE
Sheet: **A-17**



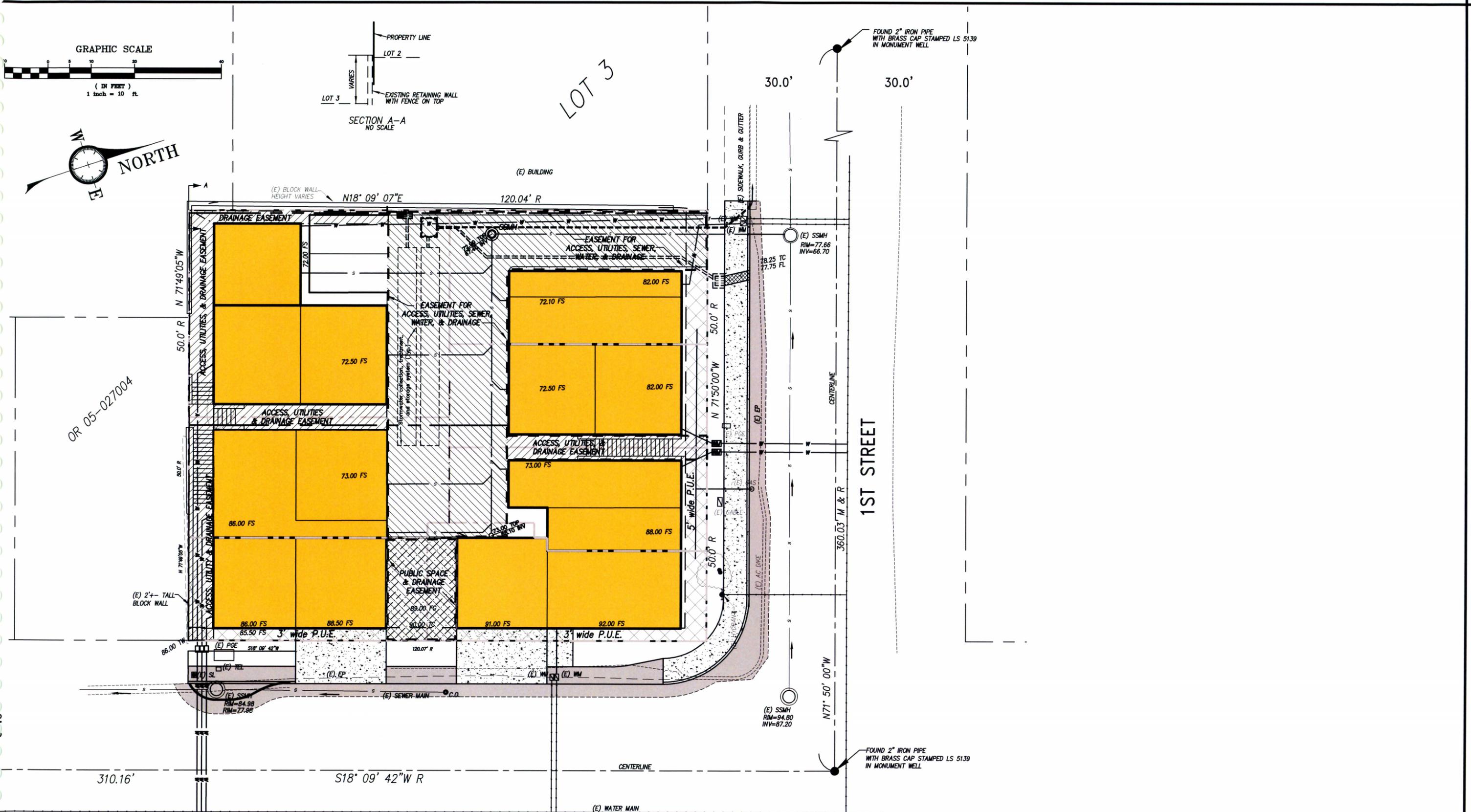
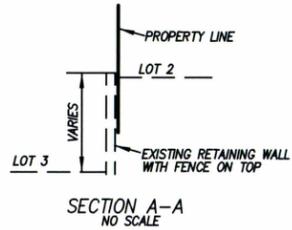
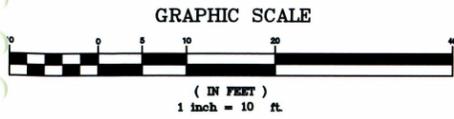
STREET CORNER PERSPECTIVE VIEW



ADDRESS
1306 JOHNSON AVENUE
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM

Avila Infill
217 1st St & 95 San Antonio St
Avila Beach, California

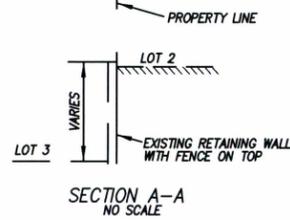
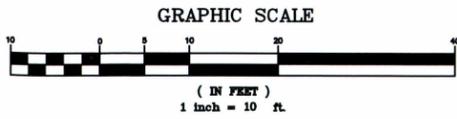
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October 2, 2015
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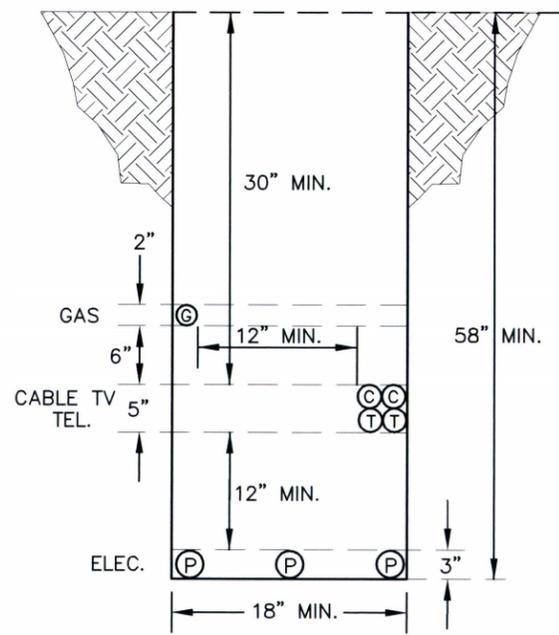
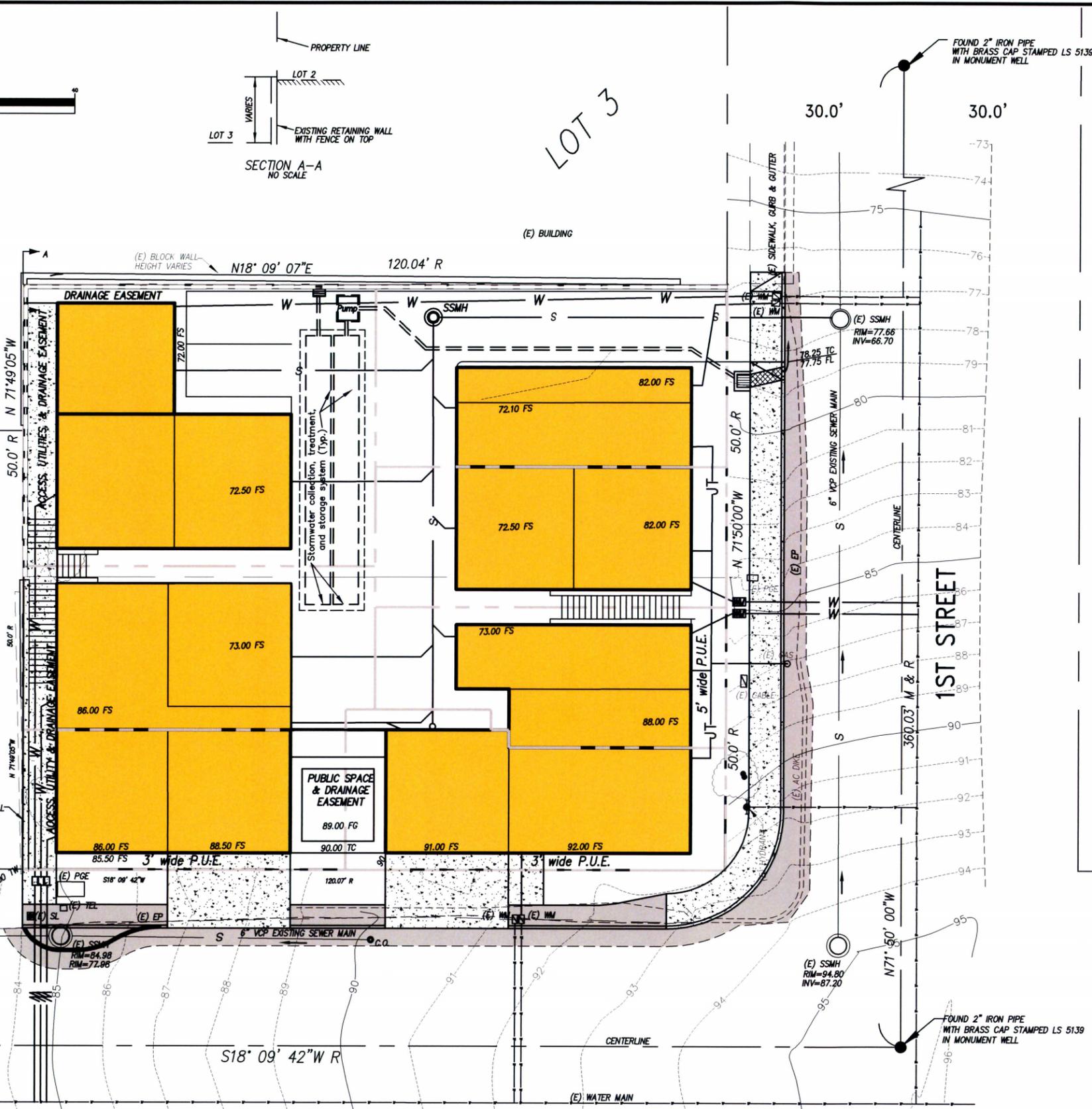
OR 05-027004

Preliminary Easement Sketch

<p>TE TARTAGLIA ENGINEERING CIVIL ENGINEERS 7360 El Camino Real, Suite E, Atascadero, CA 93422 805-466-5660 FAX: 805-466-5471</p>		<p>Avila Beach Infill 217 1st Street & 95 San Antonia Street \pt0.52075;Avila Beach, California</p>	<p>Date: AUG. 1, 2015 Scale: Sheet: C-1</p>
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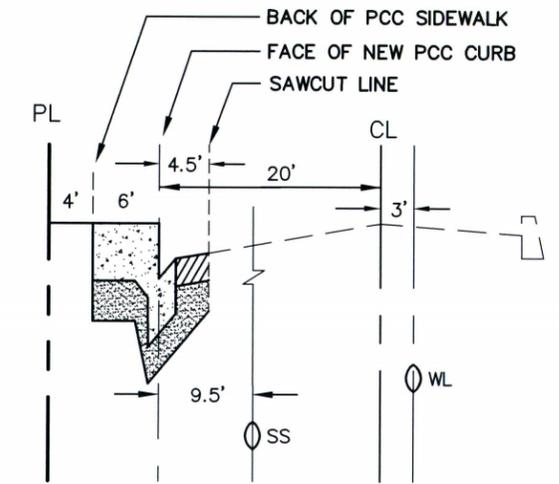
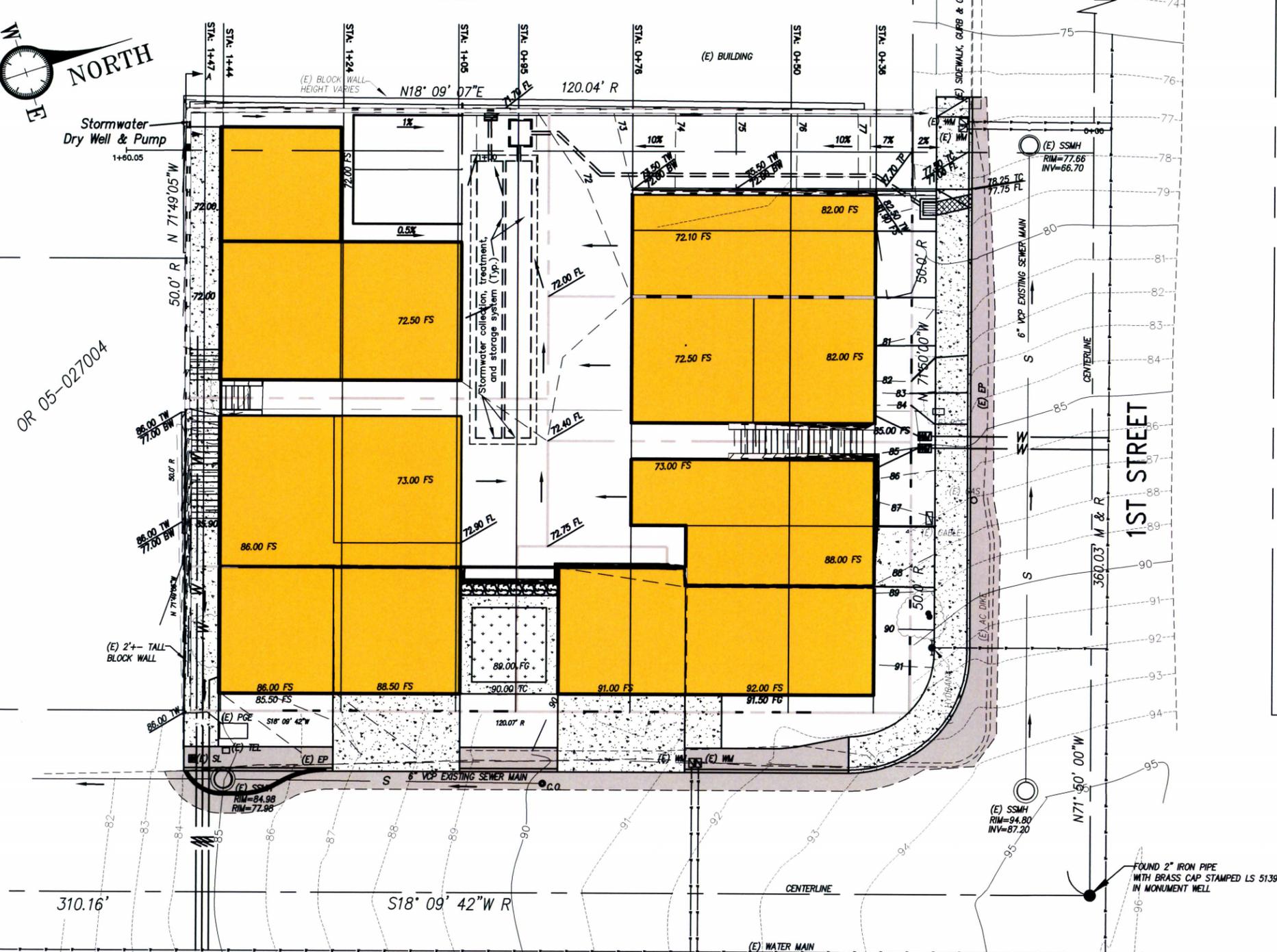
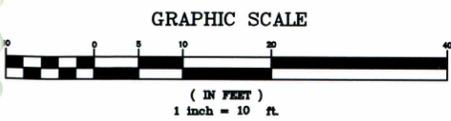
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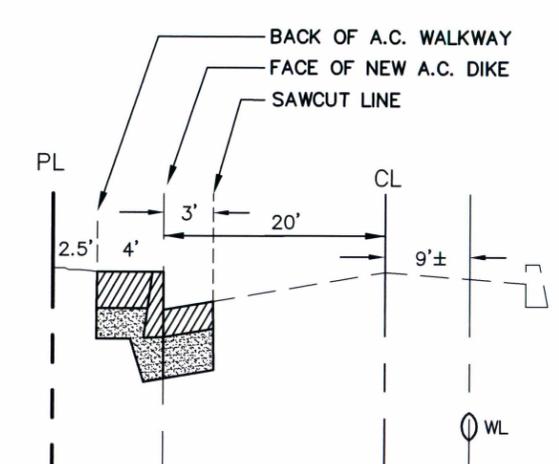
Joint Trench Detail
No Scale

Preliminary Utility Plan

<p>TE TARTAGLIA ENGINEERING CIVIL ENGINEERS 7360 El Camino Real, Suite E, Atascadero, CA 93422 805-466-5660 FAX: 805-466-5471</p>		<p>Avila Beach Infill 217 1st Street & 95 San Antonia Street \pt0.52075;Avila Beach, California</p>	<p>Date Aug. 1, 2015 Sheet C-2</p>
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FIRST STREET CROSS-SECTION
NTS



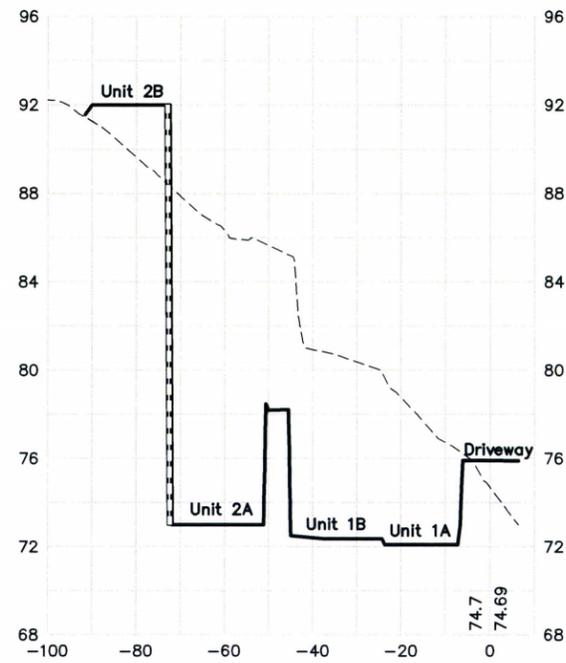
SAN ANTONIA STREET CROSS-SECTION
NTS

ESTIMATED EARTH WORK QUANTITIES:

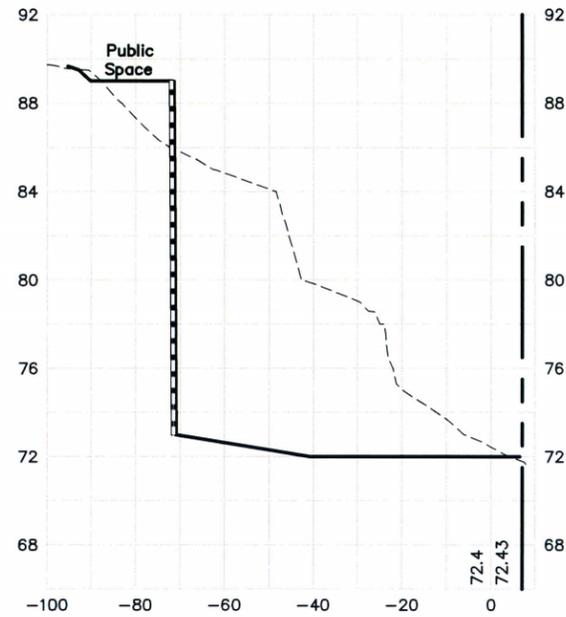
2,100 C.Y. EXCAVATION
240 C.Y. FILL
210 C.Y. CUT FOR STORMWATER STORAGE SYSTEM
2,070 C.Y. EXPORT

Preliminary Grading & Drainage Plan

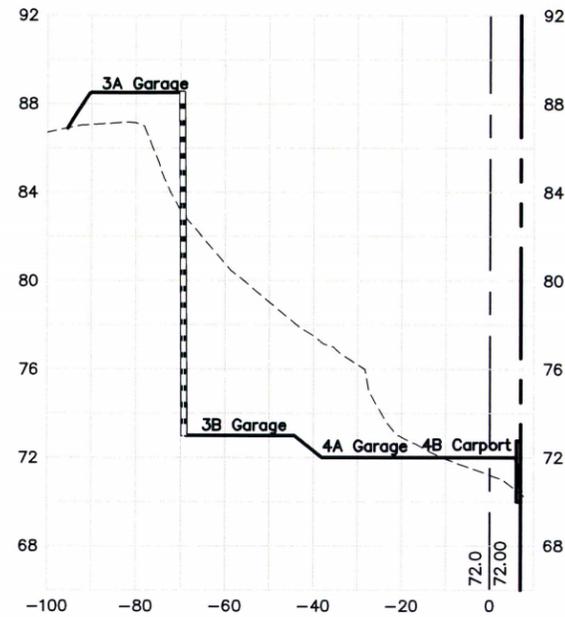
<p>TE TARTAGLIA ENGINEERING CIVIL ENGINEERS 7360 El Camino Real, Suite E, Atascadero, CA 93422 805-466-5660 FAX: 805-466-5471</p>	<p>Avila Beach Infill 217 1st Street & 95 San Antonio Street \pt0.52075; Avila Beach, California</p>	<p>Date: Aug. 1, 2015 Scale: Sheet: C-3</p>
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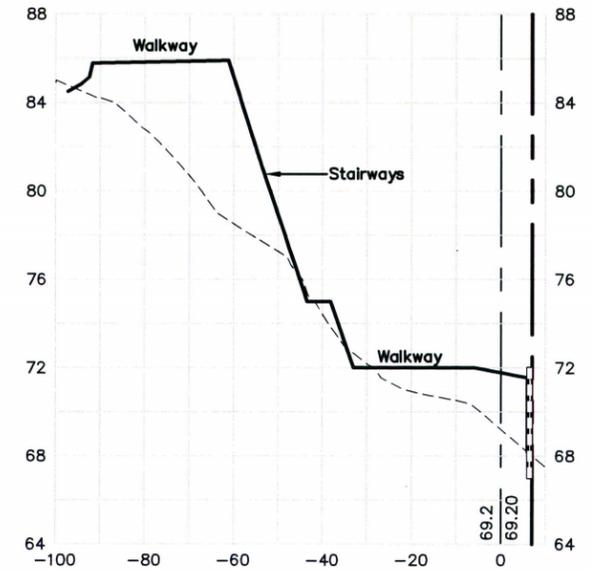
0+50



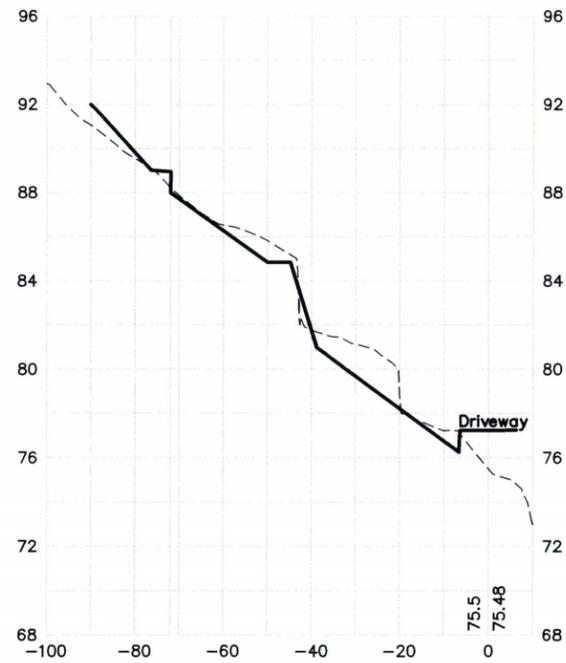
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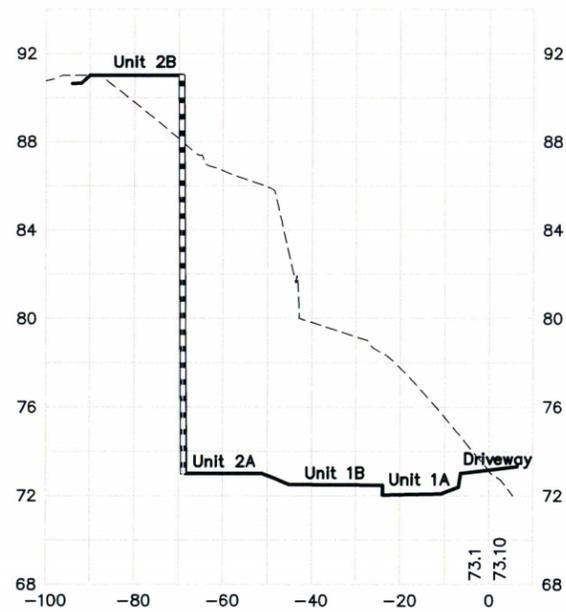
1+24



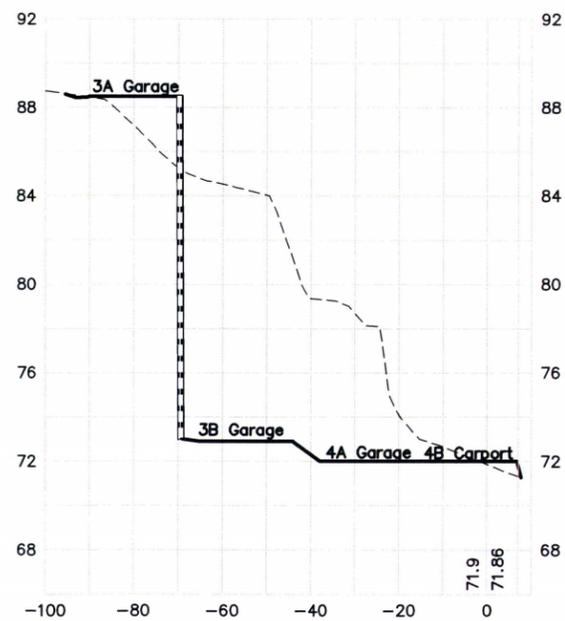
1+47



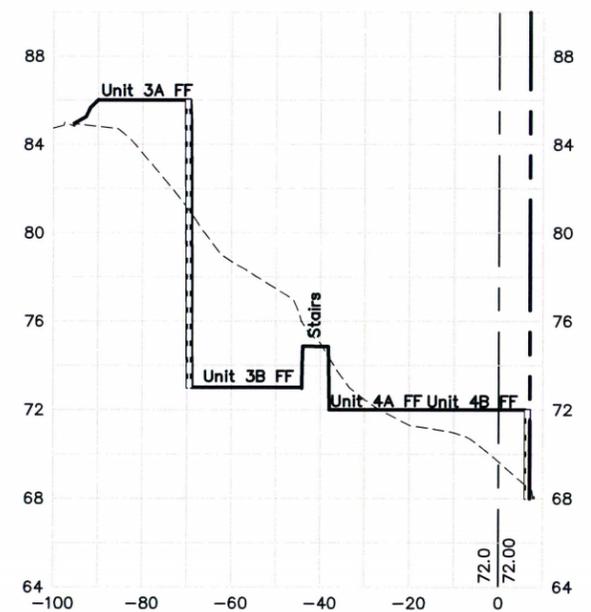
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0+76



1+05

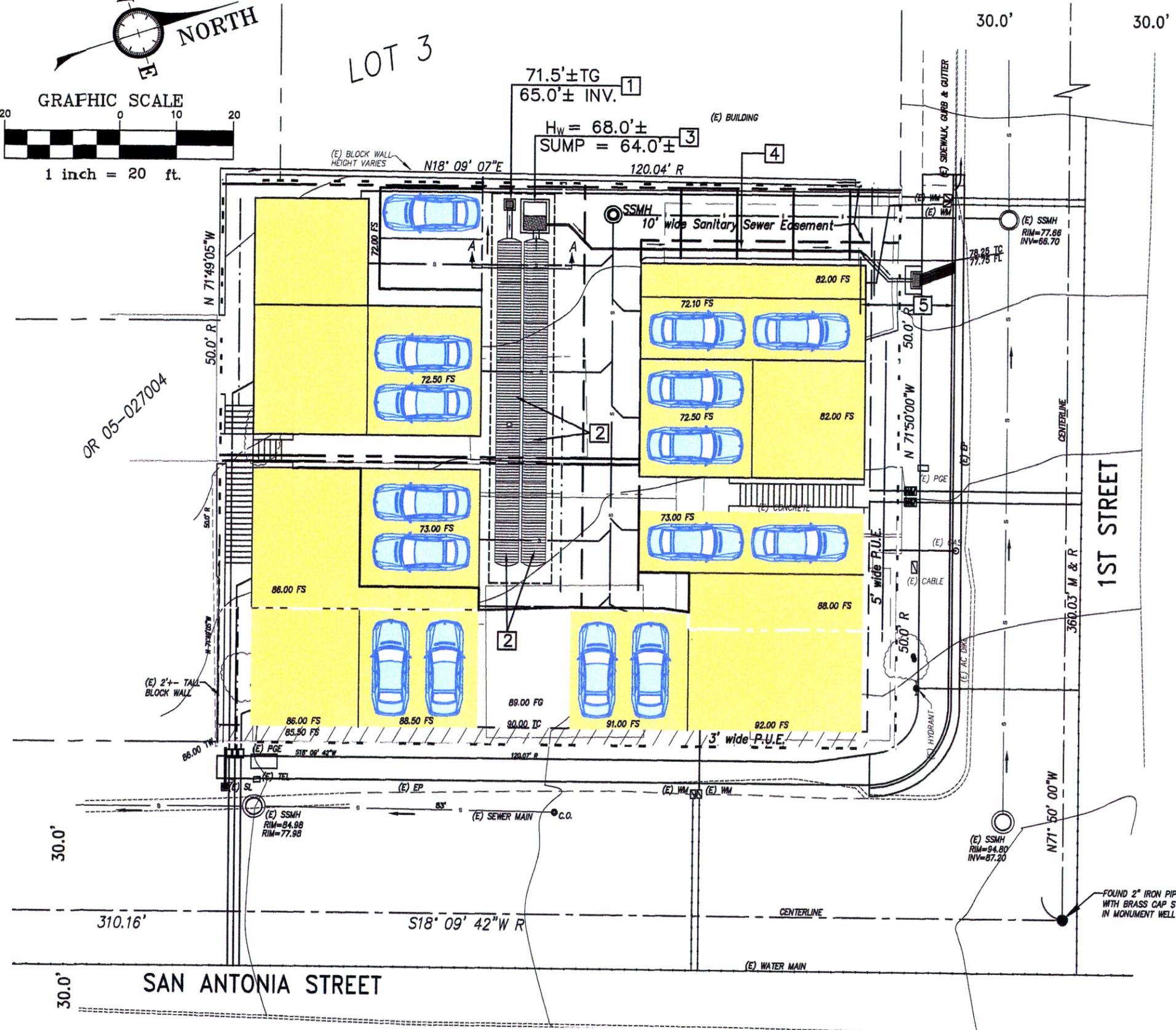
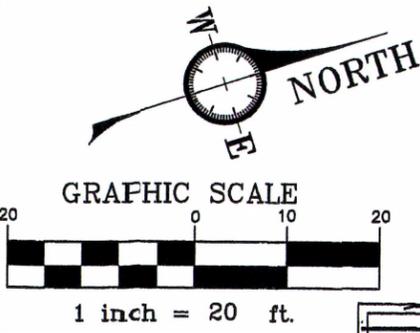


1+44

Grading & Drainage Plan Cross-Sections

Note: Stationing is along the driveway centerline, beginning at the centerline of First Street and extending to the back property line.

<p>TARTAGLIA ENGINEERING CIVIL ENGINEERS 7360 El Camino Real, Suite E, Atascadero, CA 93422 805-466-5660 FAX: 805-466-5471</p>		<p>Avila Beach Infill</p> <p>217 1st Street & 95 San Antonio Street pt0.52075; Avila Beach, California</p>		<p>Date: Aug. 1, 2015</p>
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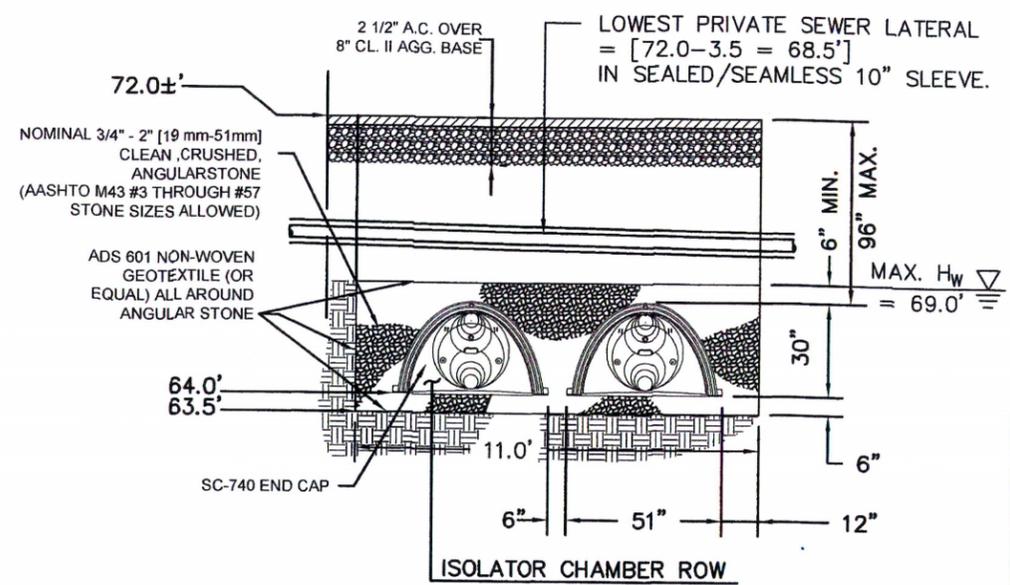
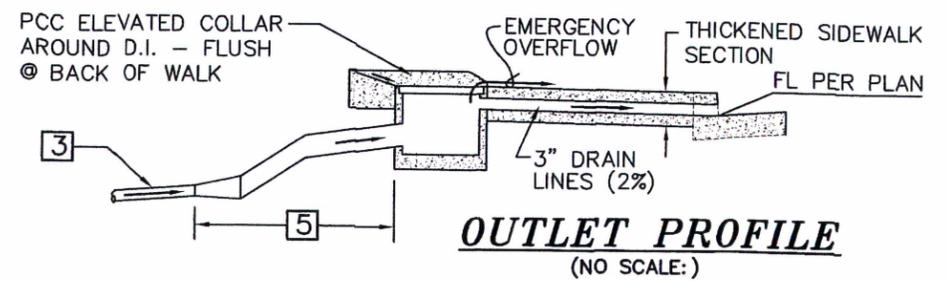


SITE HYDROLOGY

- PROJECT WATERSHED AREA = 14,900 S.F. = 0.34 ACRES
- ASSUMED FULL BUILD-OUT [95% IMPERVIOUS]
CURVE NUMBER 93.0 USED
- PRE-DEVELOPED VS. POST-DEVELOPED DETENTION
D = 1,500 C.F.
100

STORM WATER DETENTION NOTES (PRELIMINARY)

- PRECAST DRAIN INLET
- STORMTECH U.G. CHAMBER SYSTEM (16 CHAMBERS) – STORED VOLUME ~ 1,500 C.F. [INCLUDING ROCK VOIDS].
- 5'x4' PCC PUMP VAULT (W/ACCESS HATCH), DUPLEX PUMP SYSTEM RATED @ 200 GPM, 20'± HEAD PRESSURE. HIGH WATER ON = 68.0' – SUMP EL. = 64.0'
- 3" SCH-40 PVC FORCE MAIN – MAX. VEL. ~ 5.1 FT/S.
- TRANSITION TO 6" SCH-40 DISCHARGE INTO PCC GRATED BOX @ BACK OF SIDEWALK. SPILL TO CURB FACE FL VIA 3" DRAIN PIPES @ 2.0% – SEE OUTLET PROFILE – MAX. VEL. ~ 2.8 FT/S.



PRELIMINARY UNDERGROUND STORMWATER DETENTION PLAN

Avila Beach Infill
217 1st Street & 95 San Antonia Street
Avila Beach, California

Date: AUGUST 24, 2015
Scale: AS SHOWN
Sheet: EXHIBIT D-1

