



# DEPARTMENT OF PLANNING AND BUILDING

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

DATE: 2/18/2015

TO: \_\_\_\_\_

FROM: Cody Scheel, 805-781-5157, CScheel@co.slo.ca.us  
COASTAL Team / Development Review

**PROJECT DESCRIPTION:** SUB2015-00051 CO15-0005 SALUCCI PARCEL MAP, PROPOSED REMODEL OF ONE EXISTING SFR, NEW CONSTRUCTION OF 2 SFR's AND NEW CONSTRUCTION OF 3 HOTEL SUITES, LOCATED AT 356 FIRST ST., AVILA BEACH  
APN: 076-217-015

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 File No \_\_\_\_\_

## APPLICATION TYPE CHECK ALL THAT APPLY

- Public Lot     Parcel Map     Tract Map     Receiving Site  
 Condominium (new or conversion)     Road Abandonment  
 Road Name     Reconsideration     Cluster     PUD  
 Conditional Use Permit/Development Plan

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name MIKE SALUCCI & MIKE HODGE Daytime Phone 215.8753  
Mailing Address 351 SAN MIGUEL AVE Zip SLO 93405  
Email Address: \_\_\_\_\_

Applicant Name SEE OWNER Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name MICHAEL HODGE Daytime Phone 215.8753  
Mailing Address 351 SAN MIGUEL AVE Zip SLO 93405  
Email Address: hodgecompany@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 9620 SF Assessor Parcel Number(s): 076.217.015 PORTION  
Legal Description: SEE ATTACHED  
Address of the project (if known): 351 FIRST ST. AVILA BEACH  
Directions to the site (include 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:  
3 RESIDENTIAL HOUSES, DRIVWAY

## PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): REMODEL ONE EXISTING HOUSE & CONSTRUCT 2 NEW RESIDENTIAL UNITS & 3 HOTEL SUITES

## LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature [Signature] Date Oct. 1, 2015

## FOR STAFF USE ONLY

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

Hodge Company  
Land Planning + Civil Engineering

February 16, 2016

County of San Luis Obispo  
Planning Department  
County Government Center  
San Luis Obispo, CA. 93401

Attention: James Caruso, Coastal Planner  
Re: 356 First Street, Avila Beach

Dear Megan;

The attached application is for a planned development and a vesting phased parcel map subdivision at 356 First Street, Avila Beach. The following information is a project description.

**Existing Site:**

The land area (site area) is 9,613 s.f. (0.22 ac.) and includes two legal parcels with CR zoning on the front parcel along First Street and RMF zoning on the rear parcel. The property includes three existing houses; two in the C-R zone and one in the RMF zone. All existing improvements around the houses such as small concrete curbs, fencing, shrubs and trees will be removed to accommodate the proposed development.

**Subdivision and Development Proposal:**

The proposed subdivision is six lots that range in size from approximately 1,000 s.f. to 2,500 s.f. Three lots each are within the C-R and RMF zones.

The first phase of development includes the remodel of the existing house on lot 6 and two new residential units on lots 4 and 5. The second phase of development on lots 1-3 is the demolition of the two front existing houses and the construction of three hotel lodging suites, which is a use encouraged by the **Avila Beach Specific Plan, 4c (Design Guidelines and Development Standards)** for commercial retail districts not on Front Street, and a principally permitted use identified in Table O.

Given the minimal lodging room count, onsite personnel is unnecessary and therefore won't require a lobby or office. A management entity will be formed to operate the business and will be described in the CC&R's.

**Development Standards:**

The allowable residential density and floor area is based on the entire project's land area (i.e. the RMF and CR zones, per Ryan Hostetter). The Circulation Element identifies First Street as a local street and therefore has a "Medium" intensity factor that allows 26 units/acre, or six (6) units, and a maximum floor area at 48% of the total site area, or 4,614 s.f.

The proposed residential density in the RMF zone is three units (two new + one existing), or 15 units/acre and the proposed residential floor area is 4,476 s.f., or 46.5%.

Lot	Zone	Type	Floor Area
1	CR	Hotel Lodging	1,358*
2 (duplex w/3)	CR	Hotel Lodging	1,263*
3 (duplex w/2)	CR	Hotel Lodging	1,283*
4 (duplex w/5)	RMF	2-bed	1,704
5 (duplex w/4)	RMF	2-bed	1,776
6	RMF	1-bed	<u>996</u>
			4,476 s.f. (46.5 % < 48%)

\*not required to be included in total residential floor area per Ryan Hostetter

**Non Conformance and Exceptions:**

- The two houses in the C-R zone do not provide conforming parking and therefore, as agreed by planning staff, are not required to provide parking until such time the buildings are replaced.
- As agreed by CalFire, the driveway in front of the two existing houses can be 12' wide. When the two existing houses on lots 2 and 3 are redeveloped, the driveway width will increase to 18' and parking will then need to be in conformance. See the parking table below for each phase.
- Accessibility to the ground floor of the lodging suite along Front Street is via the handicap parking stall provided on site and from the public right of way. As agreed by Glenn Marshall, the 10' wide sidewalk can be reduced in width to allow a 4' wide accessible path of travel at a slope less than 5% to the street front entry and to include a handrail along the common edge with the public sidewalk.
- The driveway transition on the low side has been modified, as allowed by Glenn Marshall, in two ways...the edge of the transition is located at the property line (i.e. a 1' setback is not provided) and the transition width is reduced from 3' to 2'.
- The parking stall back out distance meets the required 24', however the aisle configuration has been modified with a concrete curb that encroaches 3' into the 24' width. This detail, as approved by planning, will allow cars to be stopped by the curb and avoid hitting the proposed fence at the property line. The rear end of the car will be allowed to hang over the curb and still utilize the full 24' width. This safety feature is especially important since the neighboring property is 3'-6' lower.
- The allowable height for the front building (lot 1) is based on the public sidewalk elevation. However, given the steep slope (11%-13%) of First Street, planning staff agreed to allow the building height to be based on an average of the sidewalk's elevation along the length of the building.
- The parking requirement for transient lodging is one stall per room + two. Since the hotel is only three rooms it's unnecessary to provide on-site staff. As such, we're providing one stall, rather than two, for housekeeping staff.

Additionally, the CZLUO, section 23.04.162 e. allows a parking reduction where two uses have distinct peak traffic usage periods. Given the mixed use, that circumstance is present with hotel guests and residential guests. Typically, hotel guests utilize parking for the longest periods of time at night. In contrast, typically, residential guests utilize parking for the longest periods of time during the day. The different parking times of the two uses meets the intent of the ordinance's Shared Peak-hour Parking and therefore the one guest parking stall would be available for hotel housekeeping, plus the other provided stall. In principle, two stalls would be available for housekeeping, albeit never both be used.

**Architecture:**

The prominent building along Front Street is 25' tall (based on the description directly above) with a heavy flat tiled roof, smooth plaster and a horizontal wood rain screen wall system.

The design includes some traditional elements at the ground level (ABSP, B.7.a) with four detailed wood columns, large wood trimmed windows and a varied window design at the entry alcove on the right (B.9.a.,b. and c.) The building face at the ground floor is located at the property line (no setback). The second floor is setback 10' (C.5.a.).

The roof design is both flat and sloping and has a roof deck to provide architectural interest and to take advantage of the ocean views. Building variety is provided by extending the sloped roof over the entry and sidewalk (B.7.f) with false windows in attic space above (C.6.c). The second story balcony also extends over the sidewalk (B.7.f.) along the large windows to assist with glare reduction and heat gain. The building is the only one at the property's frontage (B.8) to articulate the historic parcel pattern.

The buildings on lots 2-6 incorporate residential features as required by the ABSP, and maintains the materials and articulation theme of the front building with smooth plaster, horizontal siding and flat and sloping roof shapes.

**Parking:**

The parking requirement is met on-site for phases I and II;

<b>Lot (Phase I)</b>	<b>Zone</b>	<b>Type</b>	<b>Required</b>	<b>Provided</b>
6	RMF	one bed	1	1
5	RMF	two bed	1.5	1.5
4	RMF	two bed	1.5	1.5
3	non-conform	studio	0	0
2	non-conform	studio	0	0
1		vacant	0	0
Guest			<u>1</u>	<u>1</u>
		Total	5	5
<b>Lot (Phase II)</b>				
3	C-R	hotel suite	1	1
2	C-R	hotel suite	1	2 (incl. housekeeping)
1	C-R	hotel suite	1	1 (HC)
Manager/housekeeper			<u>2</u>	<u>on lot 2</u>
		Total	5	4
Office: 867 Pacific Street, Suite 120	San Luis Obispo, Ca. 93401		(o) 215.8753 (f) 549.0730	
Mailing: 351 San Miguel Avenue	San Luis Obispo, Ca. 93405			

**Building Heights:**

Each building is no taller than 25', measured from the existing average elevation under the footprints. However, the building height for lot 1, which fronts First Street, is 25' and determined by utilizing the average elevation of the back of sidewalk along the building's frontage. This height is allowed since the second floor is setback a distance equal to 10% of the CR zoned lot depth, or 10'.

The building height for the duplex building on lots 2 & 3 and 4 & 5, and the standalone building on lot 6, are based on the average of the high and low existing elevations under the building footprints.

# LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No \_\_\_\_\_

## Project Information:

What is the proposed density or parcel size?: 9620 S.F.  
Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 4620 & 5000 S.F.  
What will the property be used for after division: HOTEL & 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: Access is, and will be, from First St.

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

North: RESIDENTIAL South: FIRST ST.  
East: RESIDENTIAL West: HOTEL

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: CALFIRE

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 \_\_\_\_\_

NA **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: \_\_\_\_\_

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

Is your project a:

- NO  New housing project containing 11 or more dwelling units or parcels; OR
- NO  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.
- NO  Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

# PUD / CLUSTER APPLICATION

San Luis Obispo County Department of Planning and Building File No \_\_\_\_\_

Project Information: What is the proposed density or parcel size?: 9620 SF

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 4620 & 5000 SF

What will the property be used for after division: HOTEL SUITES & RESIDENCES (3 EACH)

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

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

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

Building permits or other approval?:  Yes  No

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

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

Surrounding parcel ownership: Do you own adjacent property?  Yes  No

If yes, what is the acreage of all property you own that surrounds the project site?: \_\_\_\_\_

Describe existing and future access to the proposed project site: FROM PUBLIC STREET...  
FIRST STREET

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

North: RESIDENTIAL

South: FIRST STREET

East: RESIDENTIAL

West: HOTEL

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_

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

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: APCSD

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: \_\_\_\_\_

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

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

- Dedicate property for park & recreation purposes                       Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option please complete below)

Acreage of open space: \_\_\_\_\_ Average slop of open space: \_\_\_\_\_

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

Specify the proposed ownership and method of maintenance of the open space: \_\_\_\_\_

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

Is your project a:

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

**Planned Development / Condominium Information:**

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

Buildings: 3797 sq. feet 39.5 %                      Landscaping: 2208 sq. feet 23 %  
 Paving: 1532 sq. feet 15.9 %                      Other (specify) DECK 276 s.f. 2.9%

Total area of all paving and structures: 5329  sq. feet     acres

Total area of grading or removal of ground cover: 7813 SF  sq. feet     acres

Number of parking spaces proposed: 10                      Height of tallest structure: 25'

Number of trees to be removed: 5                      Type: PALM 3 PINAS, 1 UNKNOWN

Setbacks: Front 0                      Right 2' COMMERCIAL                      Left 1.5'                      Back 3'  
3' RESIDENTIAL.

**For commercial/industrial projects answer the following:**

Total outdoor use area: NONE  sq. feet     acres

Total floor area of all structures including upper stories: 3904 sq. feet

**For residential projects, answer the following:**

Number of residential units: 3                      Number of bedrooms per unit: TWO 2 BED NONE - 1 BED

Total floor area of all structures including upper stories, but not garages and carports: 4476 SF

Total of area of the lot(s) minus building footprint and parking spaces: 5118 SF (53%)

Revised 5/07

9613 - 1759 R                      8                      698  
2038 C  
3797

# 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

1. Describe the topography of the site:  
Level to gently rolling, 0-10% slopes: 0.07 acres  
Moderate slopes of 10-30%: 0.15 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: GRADING FOR 3 EXIST. HOUSES, RETAINING-WALLS, CURBS
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: FIRST 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 HOTEL SUITES (2)  
 Industrial: explain \_\_\_\_\_
3. What is the expected daily water demand associated with the project? \_\_\_\_\_
4. How many service connections will be required? SIX
5. Do operable water facilities exist on the site?  
 Yes                       No                      If yes, please describe: \_\_\_\_\_
6. ~~NA~~ Has there been a sustained yield test on proposed or existing wells?  
 Yes                       No                      If yes please attach \_\_\_\_\_
7. ~~NA~~ 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. ~~NA~~ Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter                       Water Quality Analysis                       OK                      or                       Problems  
 Will Serve Letter                       Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ GPM  
 Surrounding Well Logs                       Hydrologic Study                       Other \_\_\_\_\_

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

Sewage Disposal Information

~~NA~~ *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 or 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: 20'  
Location of connection: FIRST ST.
2. What is the amount of proposed flow? 6000 g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?  
 Yes                       No

**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): NONE
2. Will the development occur in phases?  Yes  No  
If yes describe: PHASE I - THREE RESIDENCES, PHASE II - THREE HOTEL SUITES
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\*: NONE

\* 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: IMPERVIOUS AREA IS LIMITED TO LESS THAN 5000 SF.
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): LOCAL CLP

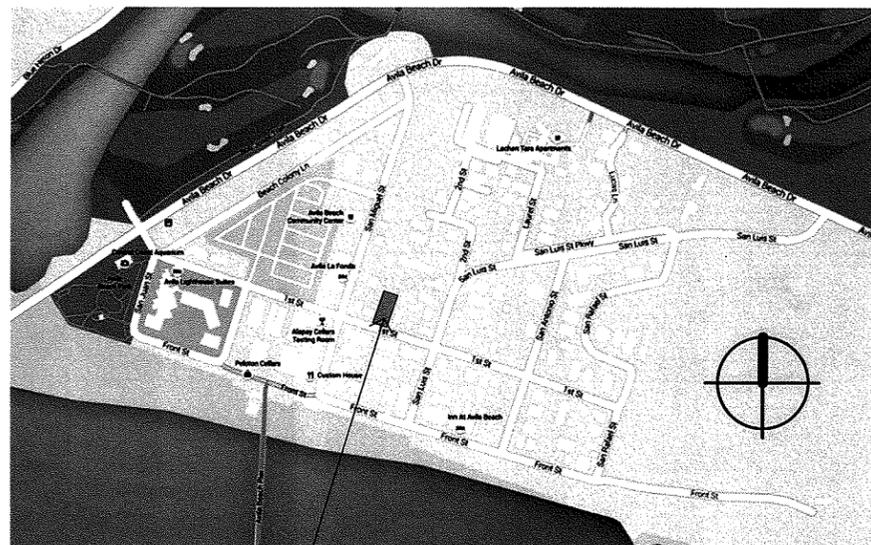
*(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)*



# 356 1ST STREET

Avila Beach, California

## VICINITY MAP



PROJECT SITE

## PARKING CALCULATIONS

PHASE I	LOT	ZONE	TYPE	PARKING REQ'D	PARKING PROVIDED
	6	RMF	ONE BED	1	1
	5	RMF	TWO BED	1.5	1.5
	4	RMF	TWO BED	1.5	1.5
	3	NON-CONFORM	STUDIO	0	0
	2	NON-CONFORM	STUDIO	0	0
	1		VACANT	0	0
			<b>TOTAL</b>	<b>5</b>	<b>5</b>
PHASE II	LOT	ZONE	TYPE	PARKING REQ'D	PARKING PROVIDED
	3	C-R	HOTEL SUITE	1	2
	2	C-R	HOTEL SUITE	1	2
	1	RMF	HOTEL SUITE	1	1 (HC)
			MANAGER/HOUSEKEEPER	2	
			<b>TOTAL</b>	<b>5</b>	<b>5</b>
<b>TOTAL PARKING</b>				<b>10</b>	<b>10</b>

## PROJECT DENSITY

<b>ALLOWED DENSITY:</b>	<b>26 UNITS / ACRE**</b>	<b>48% **</b>	<b>4,618 SF**</b>
<b>PROPOSED DENSITY (3 UNITS / 0.102 ACRES):</b>	<b>15 UNITS / ACRE</b>		
	LOT 4 (RMF)	17.7%	1,704 SF
	LOT 5 (RMF)	18.5%	1,776 SF
	LOT 6 (RMF)	10.3%	996 SF
	<b>TOTAL RESIDENTIAL</b>	<b>46.5%</b>	<b>4,476 SF</b>

\*\* THE CIRCULATION ELEMENT IDENTIFIES FIRST STREET AS A LOCAL STREET AND THEREFORE HAS A "MEDIUM" INTENSITY FACTOR THAT ALLOWS 26 UNITS/ACRE, AND A MAXIMUM FLOOR AREA AT 48% OF THE TOTAL SITE AREA

## BUILDING AREAS

<b>LOT 1:</b>	
<b>BUILDING 1:</b>	
1ST FLOOR	510 S.F.
2ND FLOOR	735 S.F.
LOFT (STORAGE)	113 S.F.
<b>TOTAL</b>	<b>1,358 S.F.</b>
GARAGE	314 S.F.
2ND FLOOR DECK	243 S.F.
ROOF DECK	124 S.F.
<b>LOT 2:</b>	
<b>BUILDING 2:</b>	
1ST FLOOR (ENTRY)	36 S.F.
2ND FLOOR	663 S.F.
3RD FLOOR	564 S.F.
<b>TOTAL</b>	<b>1,263 S.F.</b>
GARAGE	455 S.F.
2ND FLOOR DECK	42 S.F.
3RD FLOOR DECK	103 S.F.
<b>LOT 3:</b>	
<b>BUILDING 3:</b>	
1ST FLOOR (ENTRY)	36 S.F.
2ND FLOOR	659 S.F.
3RD FLOOR	588 S.F.
<b>TOTAL</b>	<b>1,283 S.F.</b>
GARAGE	455 S.F.
2ND FLOOR DECK	47 S.F.
3RD FLOOR DECK	106 S.F.
<b>LOT 4:</b>	
<b>BUILDING 4:</b>	
1ST FLOOR	417 S.F.
2ND FLOOR	680 S.F.
3RD FLOOR	607 S.F.
<b>TOTAL</b>	<b>1,704 S.F.</b>
3RD FLOOR DECK	104 S.F.
ROOF DECK	156 S.F.
<b>LOT 5:</b>	
<b>BUILDING 5:</b>	
1ST FLOOR	427 S.F.
2ND FLOOR	665 S.F.
3RD FLOOR	684 S.F.
<b>TOTAL</b>	<b>1,776 S.F.</b>
2ND FLOOR DECK	48 S.F.
3RD FLOOR DECK	107 S.F.
ROOF DECK	174 S.F.
<b>LOT 6:</b>	
<b>BUILDING 6:</b>	
1ST FLOOR	526 S.F.
2ND FLOOR	470 S.F.
<b>TOTAL</b>	<b>996 S.F.</b>
COVERED PATIO	197 S.F.
2ND FLOOR DECK	325 S.F.
ROOF DECK	130 S.F.

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES A PLANNED DEVELOPMENT AND VESTING PHASED PARCEL MAP SUBDIVISION AT 356 FIRST STREET, AVILA BEACH. THE EXISTING SITE (9,620 SF) INCLUDES TWO LEGAL PARCELS, WITH C-R ZONING IN THE FRONT PARCEL (ALONG FIRST STREET) AND RMF ZONING ON THE REAR PARCEL. THE PROPERTY INCLUDES THREE EXISTING HOUSES; TWO IN THE C-R ZONE AND ONE IN THE RMF ZONE.

THIS PROJECT PROPOSES TWO PHASES OF DEVELOPMENT, AND THE PROPOSED SUBDIVISION INCLUDES SIX LOTS THAT RANGE IN SIZE FROM APPROXIMATELY 1,000 SF TO 2,500 SF.

PHASE I OF DEVELOPMENT INCLUDES THE REMODEL OF THE EXISTING HOUSE ON LOT 6, AND TWO NEW RESIDENTIAL UNITS ON LOTS 4 & 5. PHASE II OF DEVELOPMENT ON LOTS 1-3 INCLUDE THE DEMOLITION OF THE TWO FRONT EXISTING HOUSES AND THE CONSTRUCTION OF THREE HOTEL LODGING SUITES AS ENCOURAGED BY THE AVILA BEACH SPECIFIC PLAN, 4C (DESIGN GUIDELINES AND DEVELOPMENT STANDARDS) FOR COMMERCIAL RETAIL DISTRICTS NOT ON FRONT STREET, AND A PRINCIPALLY PERMITTED USE AS IDENTIFIED IN TABLE O.

A MANAGEMENT ENTITY WILL BE FORMED TO OPERATE THE BUSINESS AND WILL BE DESCRIBED IN THE CC&R'S. GIVEN THE MINIMAL LODGING ROOM COUNT, ONSITE PERSONEL IS UNNECESSARY AND THEREFORE DOES NOT REQUIRE A LOBBY OR OFFICE

## PROJECT DATA

APNs:	076-217-015
EXISTING ADDRESSES:	356 FIRST STREET AVILA BEACH, CA 93424
EXISTING SITE AREA:	9,620 S.F. (0.221 ACRES)
EXISTING RESIDENCES:	3
PROPOSED RESIDENCES:	3 (1 EXISTING REMODELED + 2 REDEVELOPED)
EXISTING NUMBER OF LOTS:	1
PROPOSED NUMBER OF LOTS:	6
FIRE HAZARD ZONE:	VERY HIGH FIRE HAZARD SEVERITY ZONE
ZONING:	RMF (RESIDENTIAL MULTI-FAMILY) [LOTS 4, 5, & 6] CR (COMMERCIAL RETAIL) [LOTS 1, 2, & 3] SINGLE FAMILY RESIDENTIAL
EXISTING USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE-FAMILY RESIDENTIAL & HOTEL LODGING
EXISTING OCCUPANCY:	R-3/U
PROPOSED OCCUPANCY:	R-3/U
CONST. TYPE:	TYPE V-B
SPRINKLERS REQ'D:	YES (NFPA-13D)
NUMBER OF STORIES:	3 STORIES
BUILDING HEIGHTS (SEE SHEET C-2 FOR MORE INFORMATION)	
<b>LOT 1</b>	
MAXIMUM ALLOWED HEIGHT:	46.1'
MAXIMUM PROPOSED HEIGHT:	46.1'
<b>LOT 2/3</b>	
MAXIMUM ALLOWED HEIGHT:	49.7'
MAXIMUM PROPOSED HEIGHT:	49.7'
<b>LOT 4/5</b>	
MAXIMUM ALLOWED HEIGHT:	59.4'
MAXIMUM PROPOSED HEIGHT:	59.4'
<b>LOT 6</b>	
MAXIMUM ALLOWED HEIGHT:	52.9'
MAXIMUM PROPOSED HEIGHT:	51.5'

## SHEET INDEX

### ARCHITECTURAL SHEETS

A0.0	COVER SHEET
A1.0	CONCEPTUAL SITE PLAN
A2.0	CONCEPTUAL FIRST FLOOR PLAN
A2.1	CONCEPTUAL SECOND FLOOR PLAN
A2.2	CONCEPTUAL THIRD FLOOR PLAN
A2.3	CONCEPTUAL ROOF PLAN
A3.0	CONCEPTUAL ELEVATIONS
A3.1	CONCEPTUAL ELEVATIONS

### CIVIL SHEETS

C-1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C-2	VESTING TENTATIVE PARCEL MAP
C-3	PRELIMINARY GRADING AND DRAINAGE & UTILITY PLAN

## PROJECT DIRECTORY

### OWNER:

**HODGE COMPANY**  
867 PACIFIC STREET, SUITE 120  
SAN LUIS OBISPO, CA 93401  
ATTENTION: MICHAEL HODGE  
PHONE: (805) 215-8763  
EMAIL: HODGECOMPANY@GMAIL.COM

### ARCHITECT:

**ARRIS STUDIO ARCHITECT**  
1306 JOHNSON AVE  
SAN LUIS OBISPO, CA 93401  
ATTENTION: THOM JESS  
PHONE: (805) 547-2240  
EMAIL: THOM@ARRIS-STUDIO.COM

### CIVIL ENGINEER:

**HODGE COMPANY**  
867 PACIFIC STREET, SUITE 120  
SAN LUIS OBISPO, CA 93401  
ATTENTION: MICHAEL HODGE  
PHONE: (805) 215-8763  
EMAIL: HODGECOMPANY@GMAIL.COM



**356 1ST STREET**

AVILA BEACH

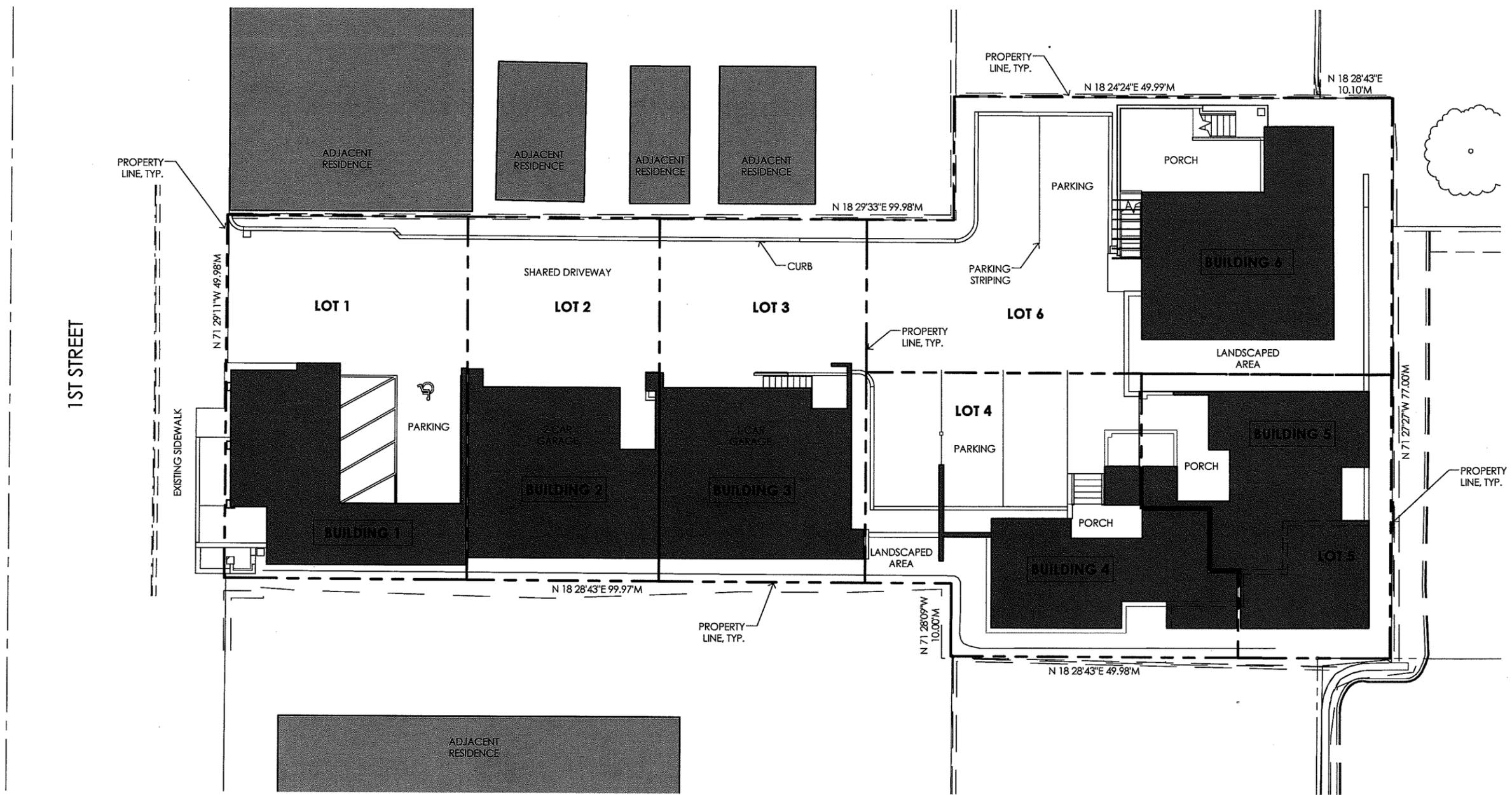
Date 12/3/2015

Scale

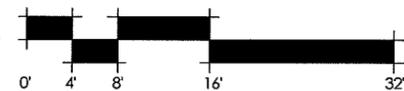
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**A0.0**

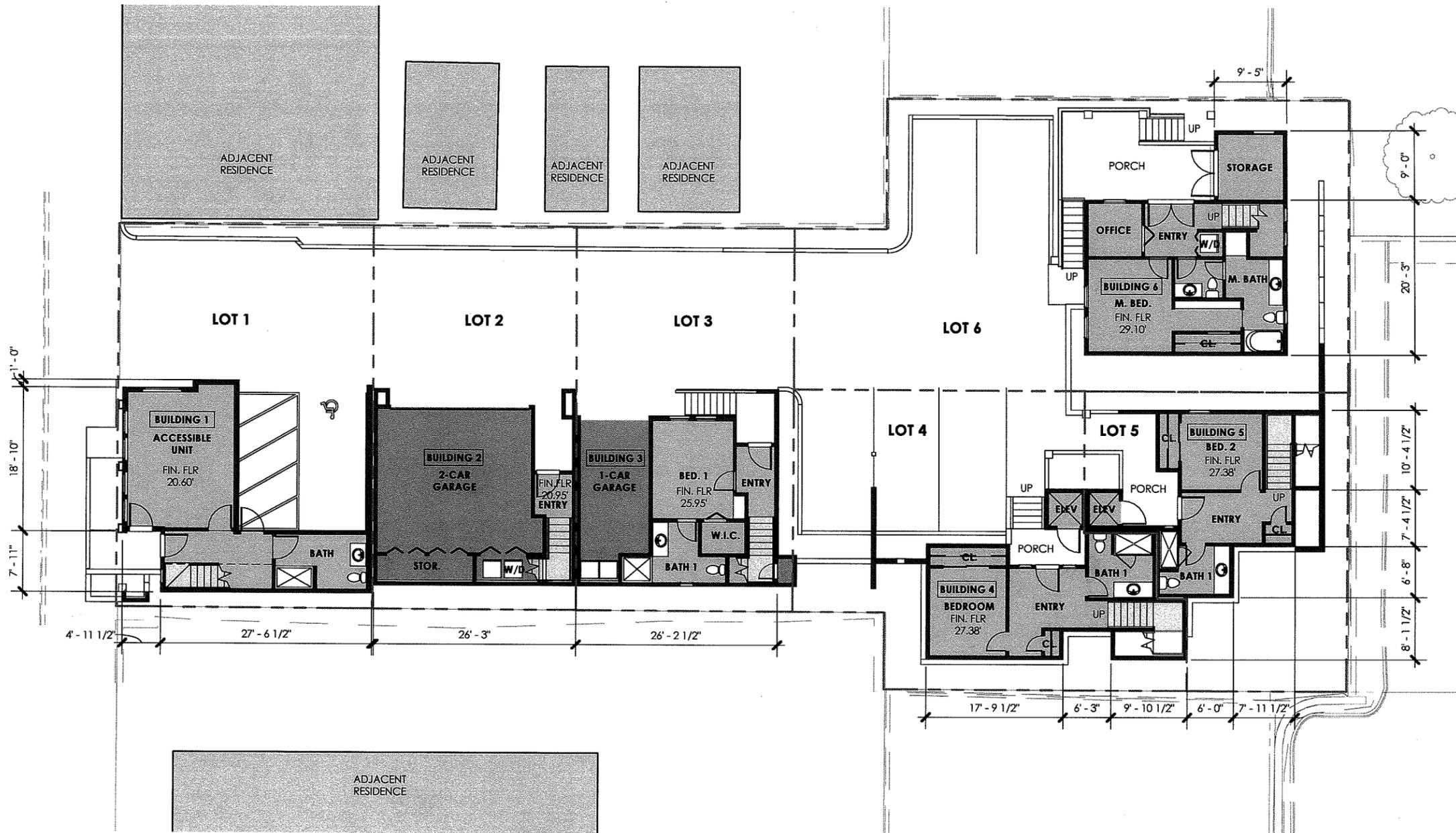


**CONCEPTUAL SITE PLAN**

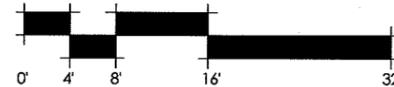


<p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>1306 JONES ON AVENUE SAN LUIS OBISPO, CA 95041 805.847.2240 • 805.847.2241 FAX: 805.847.2078</p>	<b>356 1ST STREET</b>		Date: 12/3/2015
	AVILA BEACH		Scale: 1/16" = 1'-0"
			Sheet: <b>A1.0</b>

1ST STREET



CONCEPTUAL FIRST FLOOR PLAN



**ARRIS**  
STUDIO ARCHITECTS

ARRIS  
STUDIO  
ARCHITECTS

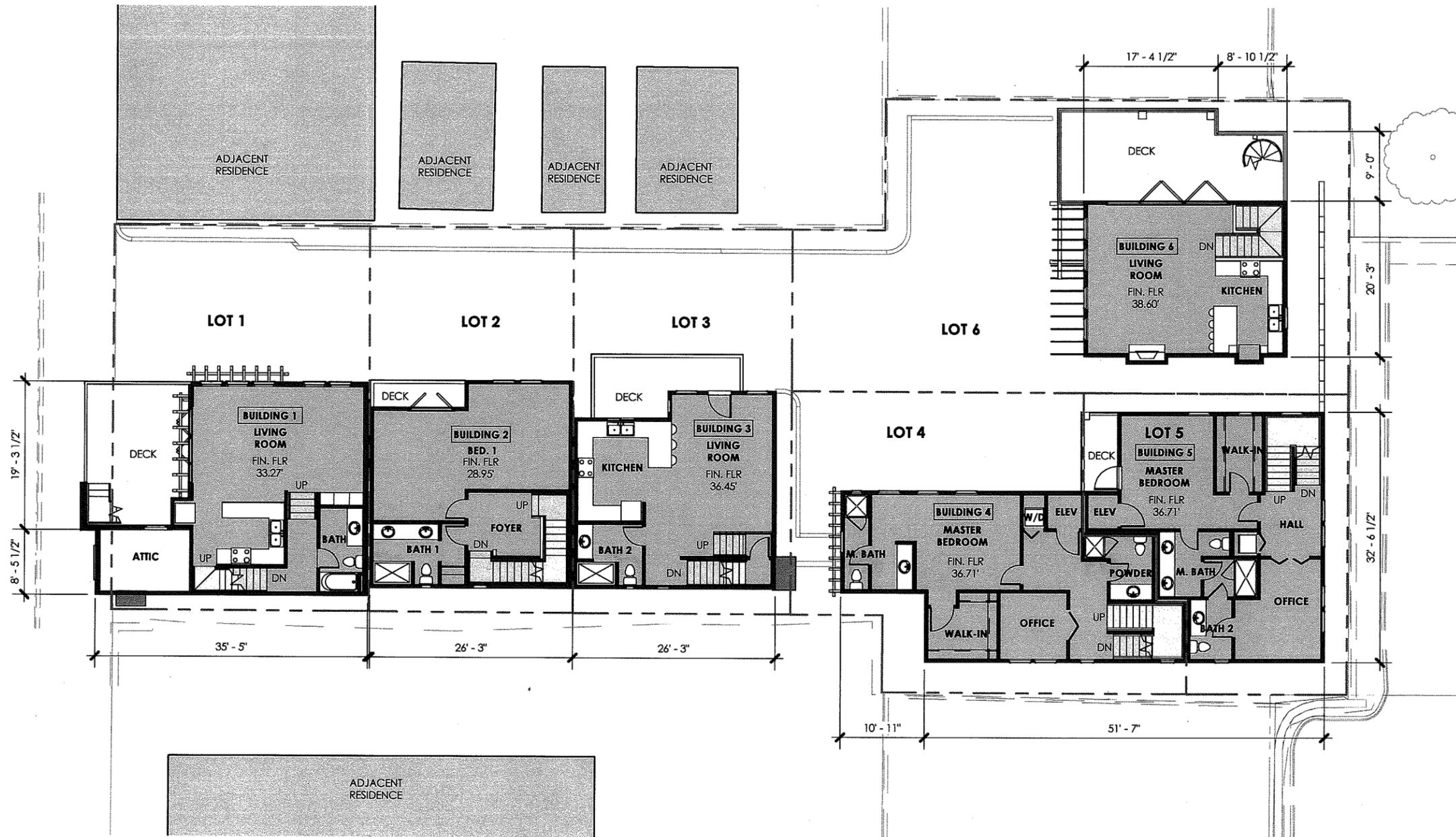
1304 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 95060  
805.547.2249 • 805.547.2241  
WWW.ARRISSTUDIO.COM

**356 1ST STREET**

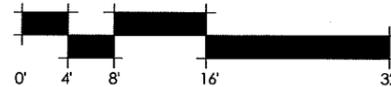
AVILA BEACH

Date 12/3/2015  
Scale 1/16" = 1'-0"  
Sheet **A2.0**

1ST STREET



CONCEPTUAL SECOND FLOOR PLAN



**Arris**  
STUDIO ARCHITECTS

ARRIS  
STUDIO  
ARCHITECTS

1304 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 95040  
PHONE: 831.224.4400 FAX: 831.224.2241  
WWW.ARRISSTUDIO.COM

356 1ST STREET

AVILA BEACH

Date 12/3/2015

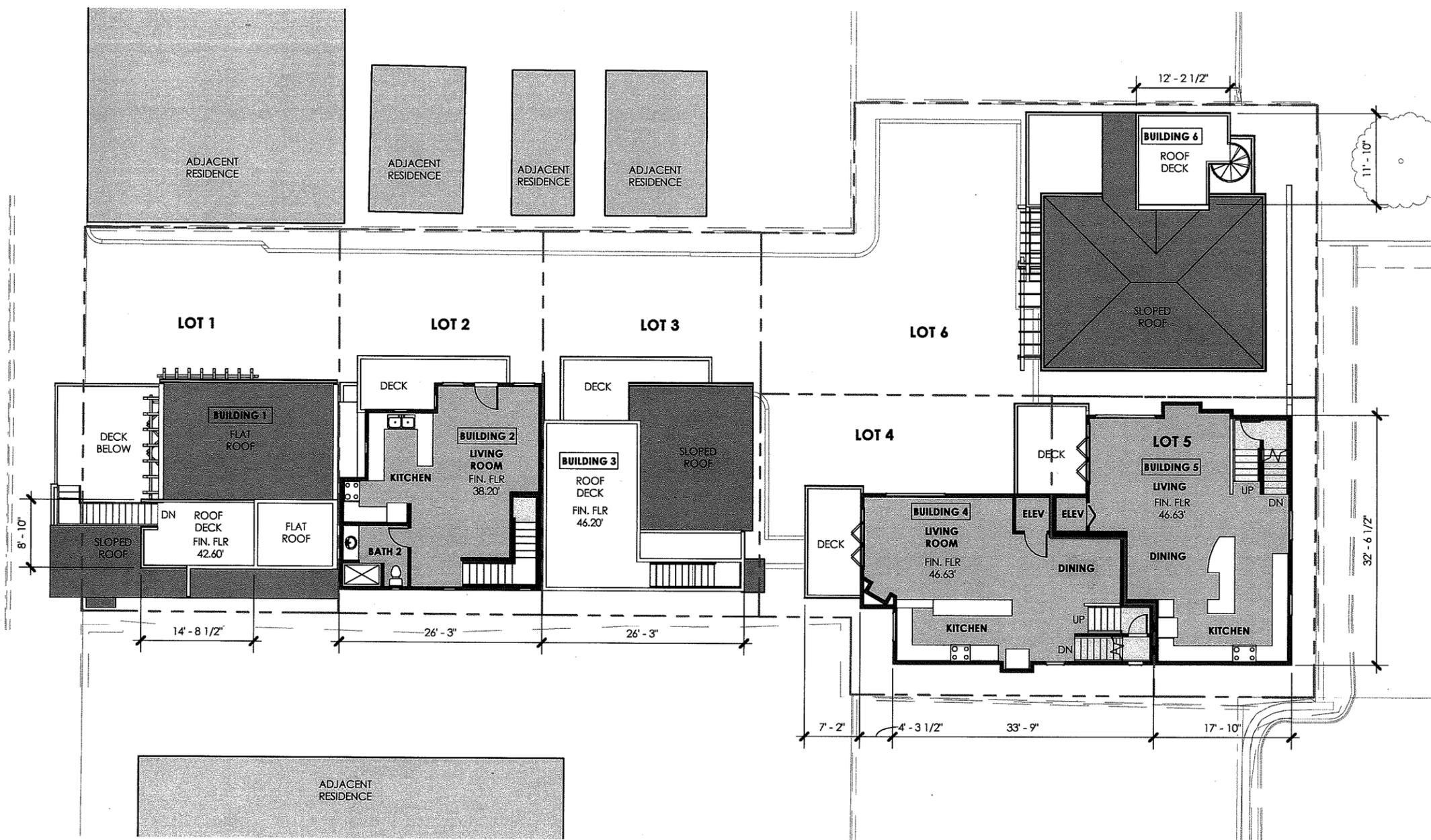
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1/16" = 1'-0"

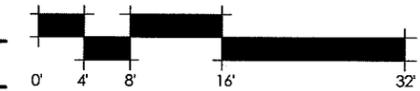
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**A2.1**

1ST STREET

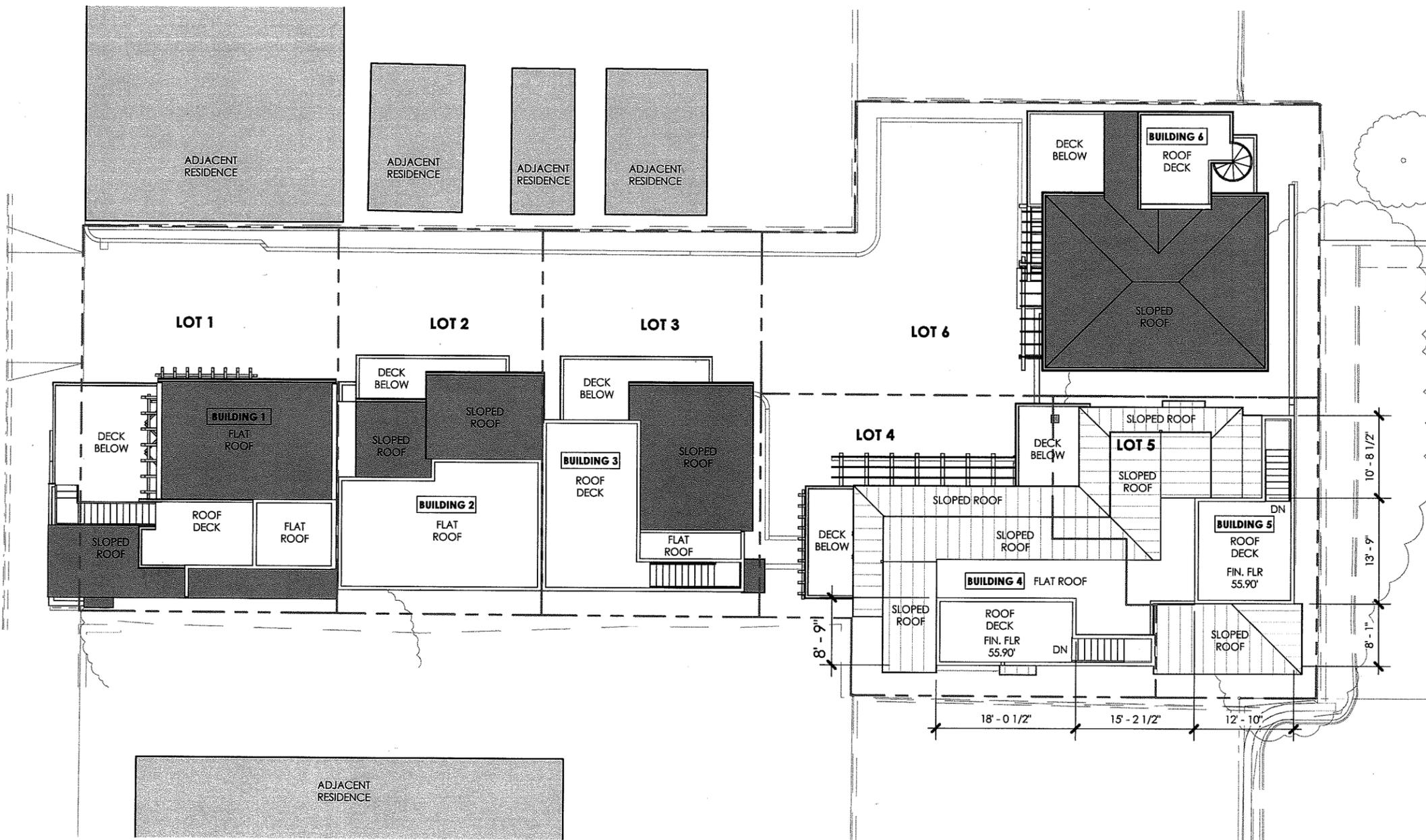


CONCEPTUAL THIRD FLOOR PLAN

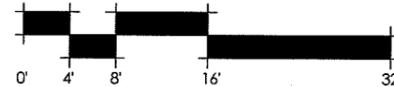


	ARRIS STUDIO ARCHITECTS	356 1ST STREET	Date 12/3/2015
	1304 JOHNSON AVENUE SAN LUIS OBISPO, CA 95401 PHONE: 831.224.4800 FAX: 831.224.4801	AVILA BEACH	Scale 1/16" = 1'-0"
			Sheet
			<b>A2.2</b>

1ST STREET



CONCEPTUAL ROOF PLAN



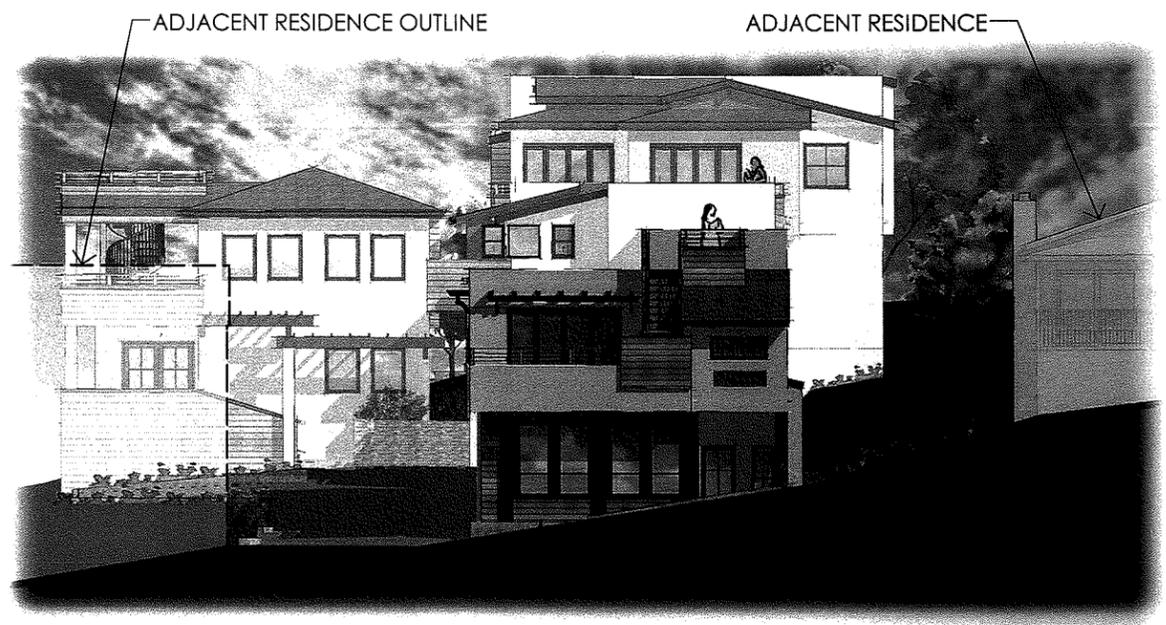
<p><b>ARRIS</b> STUDIO ARCHITECTS</p> <p>1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 95061 (805) 467-2242 • (805) 467-2241 WWW.ARRISSTUDIOARCHITECTS.COM</p>	<b>356 1ST STREET</b>		Date 12/3/2015
	AVILA BEACH		Scale 1/16" = 1'-0"
			Sheet <b>A2.3</b>



BUILDING 6

BUILDINGS 4 & 5

1ST STREET SITE SECTION (SOUTH)



BUILDING 6 (BEYOND)

BUILDING 1

1ST STREET ELEVATION (SOUTH)

- BLDG 4&5 ROOF MAX  
59.40'
- BLDG 4&5 - ROOF DECK  
56.00'

● BLDG 6 - ROOF DECK  
47.60'

● BLDG 6 1ST FLR  
29.10'

● BLDG 4&5 - 1ST FLR  
27.38'



BUILDING 6

BUILDINGS 4 & 5 (BEYOND)

BUILDING 3

BUILDING 2

BUILDING 1

SIDE ELEVATION (WEST)

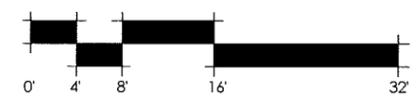
● BLDG 2&3 - ROOF MAX  
49.70'

● BLDG 1 - ROOF MAX  
46.10'

● BLDG 3 - 1ST FLR  
21.60'

● BLDG 2 - 1ST FLR  
20.95'

● BLDG 1 - 1ST FLR  
20.60'



<p>ARRIS STUDIO ARCHITECTS</p> <p>1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401 805/547.2240 • 805/547.2241</p>	<p><b>356 1ST STREET</b></p>	<p>Date 12/3/2015</p>
	<p>AVILA BEACH</p>	<p>Scale 1/16" = 1'-0"</p>
<p><b>A3.0</b></p>		<p>Sheet</p>

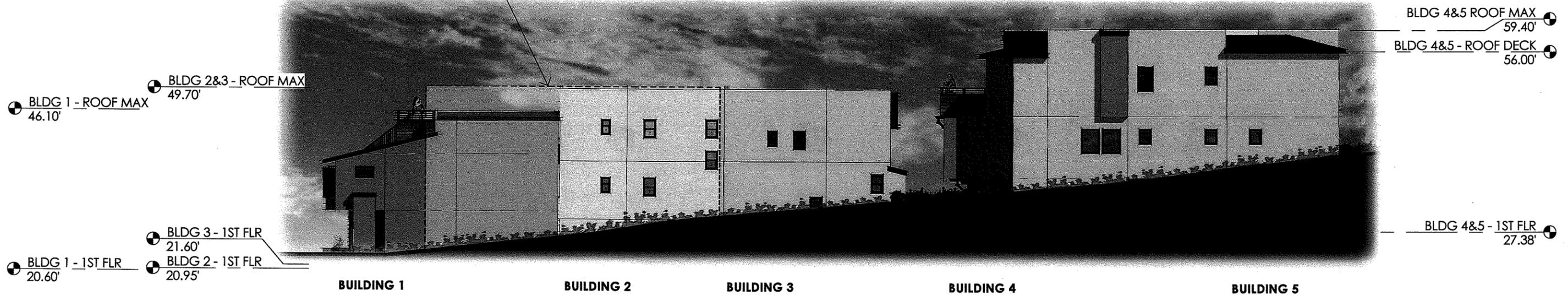


BUILDING 5

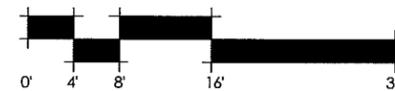
BUILDING 6

**REAR ELEVATION (NORTH)**

ADJACENT RESIDENCE OUTLINE



**SIDE ELEVATION (EAST)**



**ARRIS**  
STUDIO ARCHITECTS

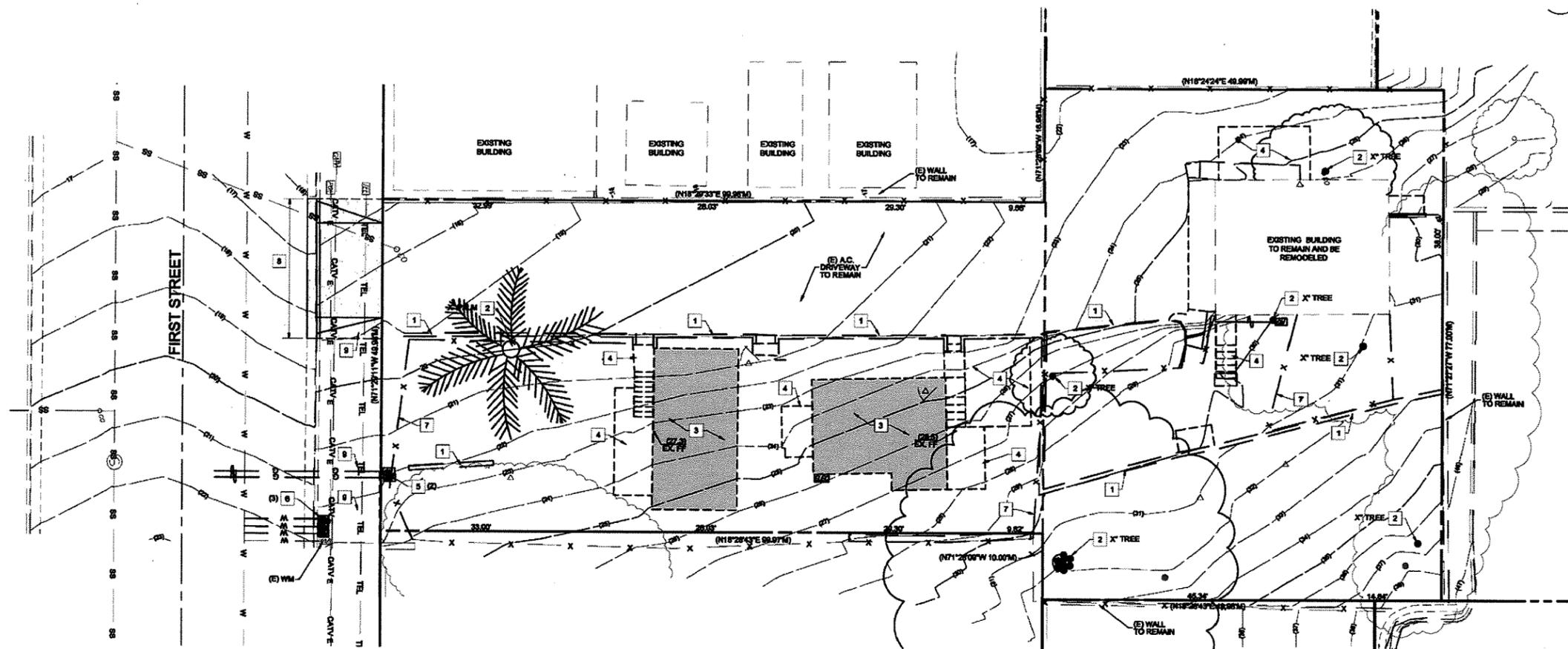
ARRIS  
STUDIO  
ARCHITECTS

1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 95041  
805.847.2249 • 805.847.2241  
WWW.ARRISSTUDIOARCHITECTS.COM

**356 1ST STREET**

AVILA BEACH

Date 12/3/2015  
Scale 1/16" = 1'-0"  
Sheet **A3.1**



**TOPOGRAPHIC INFORMATION**

THE TOPOGRAPHIC SURVEY FOR THIS MAP WAS PREPARED BY MBS LAND SURVEYS IN SEPTEMBER OF 2014.

**BENCH MARK**

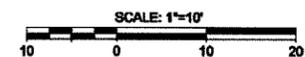
THE BENCH MARK FOR THIS PROJECT IS BRASS DISK TIDAL 44 RESET IN NORTHERLY SIDEWALK OF FRONT STREET IN FRONT OF THE CUSTOM HOUSE RESTAURANT. EL=19.82 (NAVD 88)

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF SAN MIGUEL STREET BETWEEN 1ST STREET AND 2ND STREET BEARING N 18° 30' 00" E PER A.M.S.

**DEMOLITION NOTES**

- 1 EXISTING WALL TO BE DEMOLISHED AND REMOVED
- 2 EXISTING TREE TO BE REMOVED
- 3 EXISTING BUILDINGS TO BE DEMOLISHED AND REMOVED WITH PHASE II
- 4 EXISTING STAIRS AND DECK TO BE DEMOLISHED AND REMOVED
- 5 EXISTING GAS METER TO BE RELOCATED. SEE UTILITY PLAN FOR NEW LOCATION.
- 6 EXISTING WATER SERVICES AND METERS TO BE RELOCATED WITH PHASE II. SEE UTILITY PLAN FOR NEW LOCATION.
- 7 EXISTING FENCE TO BE REMOVED
- 8 EXISTING CONCRETE DRIVEWAY TO BE REMOVED AND REPLACED. SEE GRADING PLAN.
- 9 EXISTING SIDEWALK TO BE REMOVED AND REPLACED. SEE GRADING PLAN.



**SHEET INDEX**

- C-1 TOPOGRAPHIC SURVEY / DEMOLITION PLAN
- C-2 VESTING TENTATIVE PARCEL MAP
- C-3 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

**VESTING PHASED TENTATIVE PARCEL MAP**

**CO15-0005**

A PORTION OF LOTS 12, 16 & 17 OF BLOCK 13 OF THE TOWN OF AVILA AS SHOWN ON MAP FILED IN BOOK A AT PAGE 5, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

**TOPOGRAPHIC SURVEY / DEMOLITION PLAN**

HODGE COMPANY Land Planning & Civil Engineering Michael Hodges, P.E., C.E., C.S. (No. 10000) 356 1st Street San Luis Obispo, CA 93424 Telephone: 805.781.1234	<b>356 1st STREET</b> Avila Beach, CA 93424	SHEET NO. 18, 19, 20 <b>C-1</b>
--	--	------------------------------------

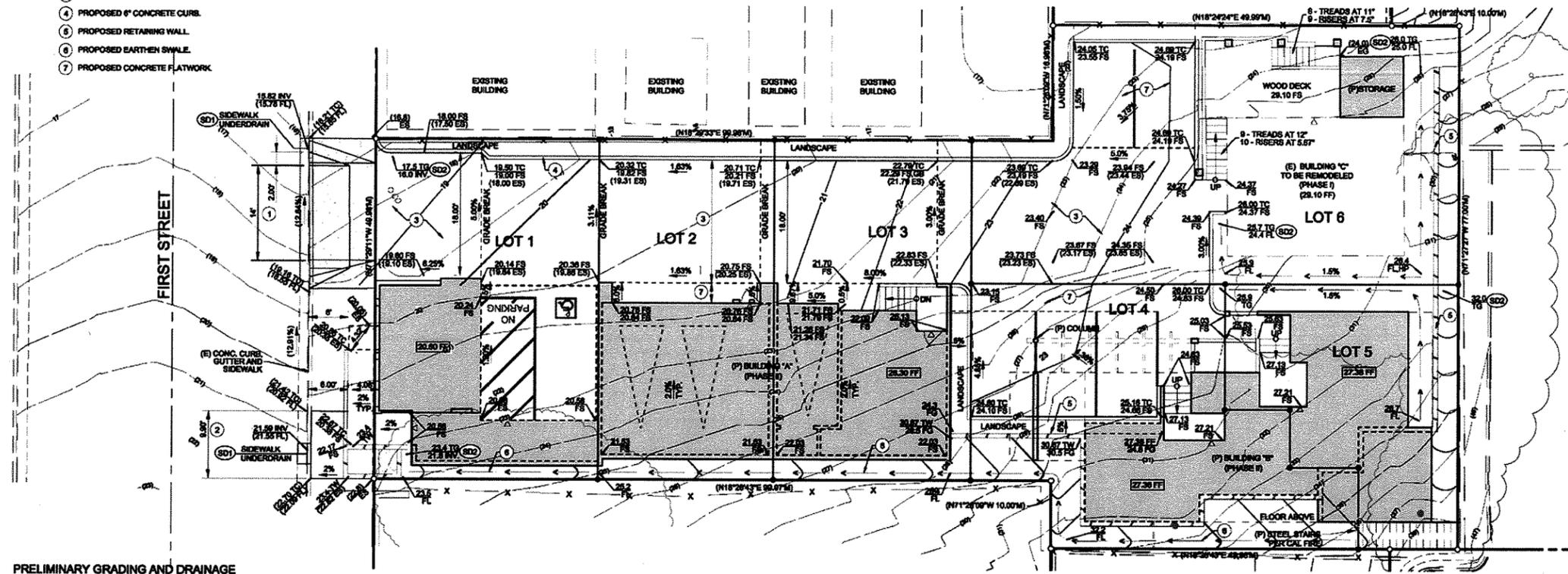


**SITE NOTES**

- 1 PROPOSED DRIVEWAY PER COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS.
- 2 PROPOSED SIDEWALK PER COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS.
- 3 EXISTING A.C. DRIVEWAY WITH OVERLAY.
- 4 PROPOSED 6" CONCRETE CURB.
- 5 PROPOSED RETAINING WALL.
- 6 PROPOSED EARTHEN SWALE.
- 7 PROPOSED CONCRETE FLATWORK.

**STORM DRAIN NOTES**

- (S1) PROPOSED RECTANGULAR PIPE SIDEWALK UNDERDRAIN PER COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS.
- (S2) PROPOSED STORM DRAIN CATCH BASIN.

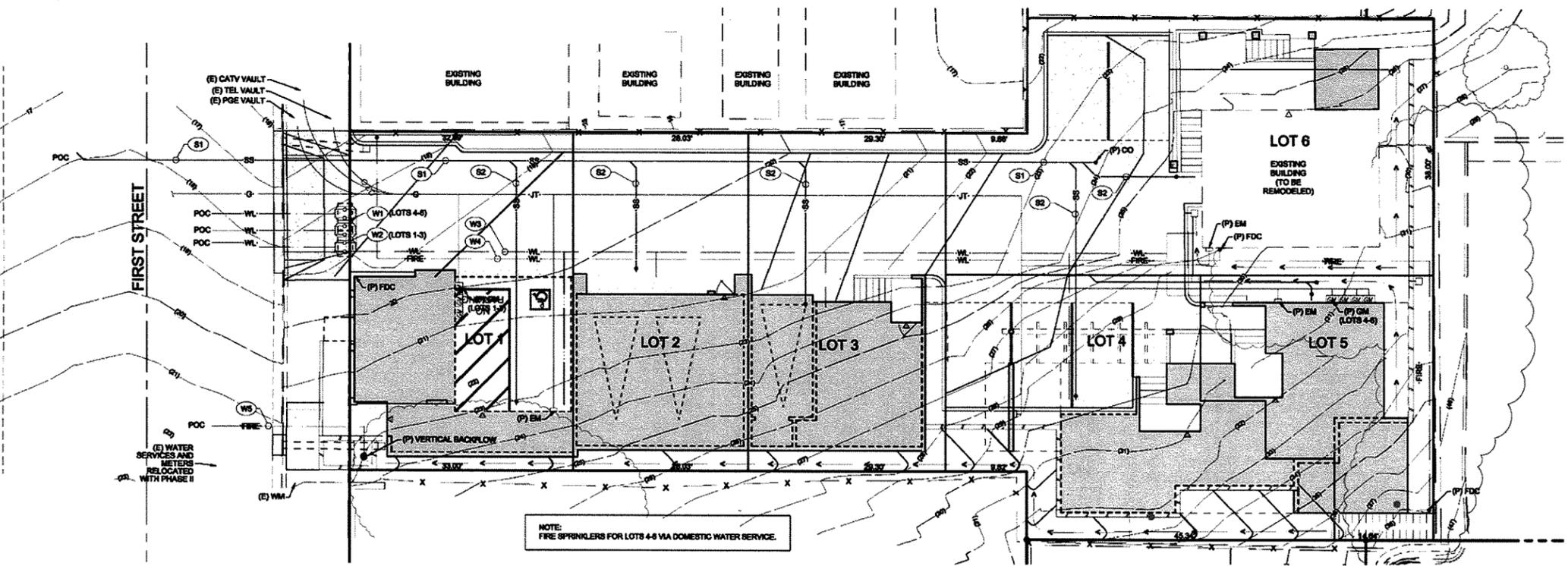
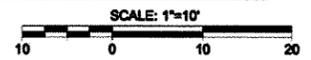


**PRELIMINARY EARTHWORK QUANTITIES**

LOT	CU. YDS. - CUT
LOT 1	67 CU. YDS. - CUT
LOT 2	53 CU. YDS. - CUT
LOT 3	96 CU. YDS. - CUT
LOT 4	233 CU. YDS. - CUT
LOT 5	181 CU. YDS. - CUT
LOT 6	7 CU. YDS. - CUT

**ABBRV.**

- CO CLEANOUT
- (E) EXISTING
- EM ELECTRICAL METER
- ES EXISTING SURFACE
- FDC FIRE DEPARTMENT CONNECTION
- FG FINISHED GRADE
- FL FLOWLINE
- FS FINISHED SURFACE
- GM GAS METER
- HP HIGH POINT
- INV INVERT
- (P) PROPOSED
- POC POINT OF CONNECTION
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- WM WATER METER

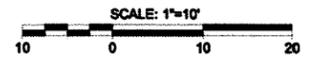


**SEWER NOTES**

- (S1) PROPOSED PRIVATE 8" SEWER LATERAL
- (S2) PROPOSED 4" SEWER LATERAL

**WATER NOTES**

- (W1) PROPOSED NEW WATER SERVICE WITH METER
- (W2) PROPOSED NEW WATER SERVICE WITH RELOCATED METER. EXISTING METER TO REMAIN IN PLACE FOR PHASE I AND BE RELOCATED WITH PHASE II. NEW SERVICE TO BE STUBBED AND CAPPED IN VAULT FOR FUTURE METER CONNECTION.
- (W3) PROPOSED JOINT WATER SERVICE TRENCH
- (W4) PROPOSED 3" DRY FIRE LINE
- (W5) PROPOSED FIRE LINE AND DOUBLE DETECTOR



**VESTING PHASED TENTATIVE PARCEL MAP**

**CO15-0005**

A PORTION OF LOTS 12, 16 & 17 OF BLOCK 13 OF THE TOWN OF AVILA AS SHOWN ON MAP FILED IN BOOK A AT PAGE 5, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

**PRELIMINARY GRADING, DRAINAGE AND UTILITY**

<p>HODGE COMPANY Lead Drawing &amp; Civil Engineering Michael Hodges, D.C. (RCE 14040) 10 San Juan Ave. San Luis Obispo, CA 93401 Tel: 805.781.1111</p>	<p>356 1st STREET Avila Beach, CA 93424</p>	<p>Sheet: 13.001 <b>C-3</b></p>
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Recreation

San Luis

San

Open Space

Recreation

Public Facilities

Coastal Zone  
Planning Area  
Coastal Planning Area  
ing Area

San Luis Obispo Creek

Avila V. A. ... Court

Public Facilities

Residential Multi-Family

Commercial Retail

Residential Single-Family

Public Facilities

Industrial

Recreation



# Parcel Summary Report For Parcel # 076-217-015

2/16/2016  
2:01:30PM

## 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    SALUCCI MICHAEL P  
           735 TANK FARM RD STE 210 SLO CA 93401-7073

OWN    HODGE MICHAEL K

OWN    HODGE TRUDY A

### Address Information

**Status                  Address**

                                  00356 1ST ST AVLB

P                               00360 1ST ST AVLB

### Lot Information:

<u>Tract / Twncshp</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>
APV.C15-	0046	0001						Y		
APV.C15-	0046	0002						Y		

### Lot Information:

<u>Tract / Twncshp</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>
076217	015	0001	Avila Beach	San Luis Bay F RMF	LCP	AS		N		
076217	015	0002	Avila Beach	San Luis Bay F CAZ				N		
TNAVILA	0013	PTN	Avila Beach	San Luis Bay F CR	LCP	AS		N		
076217	015	0003	Avila Beach	San Luis Bay F CBD	CAZ	CSC		N		



# Parcel Summary Report For Parcel # 076-217-015

2/16/2016  
2:01:31PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Parcel Information

#### Status    Description

Active    TN AVILA PTN BL 13

#### Notes

PER MIKE HODGE - PRE-ADDRESSED PARCEL MAP CO15-0005, BNC 1/26/16. APN CONSISTS OF TWO LEGAL PARCELS PER DEEDS 825 OR 53 MINUS 361 OR 152 FOR TOP PORTION, AND 361 OR 152 FOR BOTTOM PORTION. JSM 5/20/15

#### Tax Districts

SAN LUIS COASTAL

SAN LUIS OBISPO JT(27,40)

COUNTY-ZONE NO. 03

COUNTY-ZONE NO. 09

AVILA BEACH

SAN LUIS

NO. 03

AREA NO. 21

AVILA BEACH, IMP. NO. 01

### Case Information

#### Case Number:

#### Case Status:

COD2007-00116

CLD

Primary Parcel

#### Description:

FORMER TENANT CLAIMS FAULTY WIRING AND PLUMBING

P960197P

APP

Primary Parcel

#### Description:

RETAIL GOLF TEES

SUB2014-00063

RDD

Primary Parcel

#### Description:

PROP 2 CERTS OF COMPLIANCE

SUB2015-00051

REC

Primary Parcel

#### Description:

REMODEL ONE EXISTING HOUSE & CONSTRUCT 2 NEW RESIDENTIAL UNITS & 3 HOTEL SUITES. SUBDIVIDE TO 6 LOTS



# Parcel Summary Report For Parcel # 076-217-015

2/16/2016  
2:01:31PM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2015-00376

APV

Primary Parcel

**Description:**

VACATION RENTAL

G810009P

CMP

Related Parcel

**Description:**

LU MAP CHANGE RMF TO COMM RETAIL