



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/2/2016

TO: _____

FROM: Kate Shea (805-781-4097 or kshea@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: SUB2015-00077 CO 16-0153 SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT – Lot Line Adjustment, address / location of project is 190 San Antonia Street, Avila Beach.
APN(s): 076-221-009, 076-221-015

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

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
- Certificate of Compliance

SUB2015-00077 COAL16-0153 SAN LUIS COASTA

Lot Line Adjustment

LOT LINE ADJUSTMENT

SLB/ AVLB

AS CAZ LCP RMF

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name SLCUSD Daytime Phone 805 549 1200
Mailing Address 1500 LIZZIE ST SLO Zip Code 93401
Email Address: _____

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

Agent Name MIKE HODGE Daytime Phone 805 215 8753
Mailing Address 351 SAN MIGUEL AVE SLO, CA Zip Code 93405
Email Address: hodgecompany@gmail.com

(076 - 221 - 009)

PROPERTY INFORMATION

Total Size of Site: 23884 S.F. Assessor Parcel Number(s): (076 - 221, - 015)

Legal Description: REMAINDER OF TRACT 2667 & PARCEL 2 OF COAL 07-0779

Address of the project (if known): 190 SAN ANTONIA ST. AVILA BEACH

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SAN LUIS BAY DRIVE, RIGHT OF AVILA ROAD, LEFT ON SAN LUIS ST. LEFT OF SAN ANTONIA

Describe current uses, existing structures, and other improvements and vegetation on the property: VACANT BUILDING (FORMER SCHOOLHOUSE) BUILDING B OF TRACT 2667 ON REMAINDER

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): ADJUST LOT LINE BETWEEN REMAINDER & PARCEL 2

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 [Signature]

Date May 2, 2016

FOR STAFF USE ONLY

076-221-009



076-221-015



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

50' 0 100' 200'

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



Parcel Summary Report For Parcel # 076-221-009

5/31/2016
4:35:16PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN SAN LUIS COASTAL UNIFIED SCHOOL DIS

Address Information

Status

Address

P 00190 SAN ANTONIA ST AVLB

Lot Information:

<u>Tract / Twنشp</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>
COAL07-	079	0002	Avila Beach	San Luis Bay F	RMF	LCP	AS	Y		
076221	009	0001	Avila Beach	San Luis Bay F	CAZ			N		

Parcel Information

Status Description

Active PM 73/82-83 PAR 2

Notes

DO NOT OK BUSINESS LICENSE FOR VACATION RENTAL ON THIS PARCEL WITHOUT SEEING N.ORTON OR RHOSTETTER. 8-25-05

Tax Districts

IMPAIRMENT AGREEMENT RECORDED FOR LLA COAL 07-0079 (DOC# 2010-022853)
 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



Parcel Summary Report For Parcel # 076-221-009

5/31/2016
4:35:17PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2006-00186 WIT Primary Parcel

Description:

MUP FOR RELOCATION OF SCHOOL HOUSE ON-SITE, DEMO ACCESSORY BUILDINGS, REMOVE A/C TREES AND RETAINING WALL

DTM2011-00004 REC Primary Parcel

Description:

APPEAL OF MATT JANSSENS JULY 14, 2011 REQUIRING A PARCEL MAP.

P970725T APP Primary Parcel

Description:

REMOVE THREE PINE TREES AND ONE SYCAMORE TREE THAT HAVE ROOTS EXPOSED DUE TO EROSION AND LIMITED GROWTH POTENTIAL. TREES ARE LEANING DANGEROUSLY

PMT2005-01037 EXP Primary Parcel

Description:

EXPIRED - MINOR GRADING AND UNDERGROUND UTILITIES AND PERIMETER RETAINING WALLS FOR FUTURE MULTI FAMILY PROJECT(SEE PMT2005-01307 FOR DEMO OF MISC.STRUCTURES)

PMT2005-01307 WIT Primary Parcel

Description:

WITHDRAWN - DEMO SCHOOL BUILDINGS, AC PAVING, CONCRETE RETAINING WALLS, TREE AND CHAIN LINK FENCING

PMT2009-00699 FNL Primary Parcel

Description:

DEMO EXISTING BUILDINGS ON LOT BEHIND SCHOOLHOUSE. NO WORK TO BE DONE ON SCHOOL WITH THIS PERMIT. THIS PERMIT IS REQUIRED UNDER SUB2006-00178.

PMT2010-00014 FNL Primary Parcel

Description:

NEW POWER SERVICE FOR SCHOOL - 100 AMP SINGLE PHASE

PRE2013-00047 MET Primary Parcel

Description:

PROPOSED BED & BREAKFAST WITH FOUR RESIDENTIAL UNITS ON THE NORTH SIDE OF SCHOOLHOUSE FRONTING SAN LUIS ST.

SUB2004-00269 RDD Primary Parcel

Description:

PROP 5 TO 2 MERGER

SUB2006-00178 WIT Primary Parcel

Description:

LLA TO ADJUST 2 PARCELS



Parcel Summary Report For Parcel # 076-221-009

5/31/2016
4:35:17PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SUB2007-00192

RDD

Primary Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN 2 PARCELS OF 10,088 FT, AND 17,216 FT. PROPOSED TO BE ADJ. TO 14,108 FT. AND 13,196 FT.

SUB2015-00077

REC

Primary Parcel

Description:

LOT LINE ADJUSTMENT



Parcel Summary Report For Parcel # 076-221-015

5/31/2016
4:35:52PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

People Information

Role Name and Address

OWN SAN LUIS COASTAL UNIFIED SCHOOL DIS

Address Information

<u>Status</u>	<u>Address</u>
P	00161 SAN ANTONIA ST AVLB
P	00153 SAN ANTONIA ST AVLB
P	00155 SAN ANTONIA ST AVLB
P	00157 SAN ANTONIA ST 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>
2667	0000	RMDR			RMF	LCP	AS	Y	SC	
076221	015	0001			CAZ			N		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 2667-1 REMAINDER

Notes
MITIGATION AGREEMENT RECORDED FOR LLA COAL 07-0079 (DOC# 2010-022853)

Tax Districts
SEE TRACT 2667 IN AVLB PRE-ADDRESS BINDER FOR ADDRESS LAYOUT. 10/25/12-PCS; 4 ADDRESSES PUT IN TIDEMARK, 5TH ONE IS 159 SAN ANTONIA ST. JSM 11/26/14
SAN LUIS COASTAL
SAN LUIS OBISPO JT(27,40)
COUNTY-ZONE NO. 03
COUNTY-ZONE NO. 09
AVILA BEACH
SAN LUIS



Parcel Summary Report For Parcel # 076-221-015

5/31/2016
4:35:52PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 03

AREA NO. 21

AVILA BEACH, IMP. NO. 01

Case Information

Case Number:

Case Status:

COD2015-00395 CLD Primary Parcel

Description:

VACATION RENTAL SIGNAGE

PMT2009-01896 RVW Primary Parcel

Description:

MULTI FAMILY RES BLDG - BUILDING A - 3 UNITS - A.1 - LV SP 513 SF, A.2 - 1,737 SF W/ DECK 127 SF, & A.3 - 2,066 SF W/DECK 156 SF & GAR 638 SF - W/ MINOR GRADING **SUB2004-00259**

PMT2009-01897 RVW Primary Parcel

Description:

MULTI FAMILY RES BLDG - BUILDING B - 1 UNIT - 2 STORY - 1,806 SF W/ DECK 191 SF & GARAGE 1,306 SF**SUB2004-00259 (SEE PMT2009-01896 - 3 UNIT)

PMT2012-02227 FNL Primary Parcel

Description:

1 UNIT CONDO COMPLEX - "AVILA BUNGALOWS" - TRACT 2667 BUILDING B (570 SF), DECK (77 SF), GARAGE (519 SF) - SUB2004-00259

PMT2013-01941 RVW Primary Parcel

Description:

FIRE SPRINKLERS FOR GUEST HOUSE -BLDG B ON 2ND FLOOR/ ABOVE 1ST FLOOR PARKING FOR UNITS C-1 & C-2 PMT21202227/ NPFA 13 2010 EDITION/ PIPING CPVC/ SPRINKLERS THROUGHOUT

PMT2014-01431 ISS Primary Parcel

Description:

FIRE SPRINKLERS FOR BLG B PMT2012-02227/ RESIDENCE 2ND FLOOR & GARAGES ON 1ST FOR UNITS C-1 & C-2 ORDINARH HAZARD GRP I GARAGE/ LIGHT HAZARD RESIDENTIAL OCCUPANCY ON 2ND FLOOR/PIPING STEEL DYNA THREAD/ SPRINKLERS RESIDENCE RELIABLE RA0612/ ATTIC SPRINKLERS RELIABLE RA1413 200 DEGREE/GARAGE RA1413 155 DEGREE/ ONE RISER/ W WILKEN 950XL DBL CHECK VALVE/ 2" SCH 40 PVC FIRE SERVICE

ZON2014-00628 APV Primary Parcel

Description:

VACATION RENTAL

DRC2006-00186 WIT Related Parcel

Description:

MUP FOR RELOCATION OF SCHOOL HOUSE ON-SITE, DEMO ACCESSORY BUILDINGS, REMOVE A/C TREES AND RETAINING WALL



Parcel Summary Report For Parcel # 076-221-015

5/31/2016
4:35:52PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

P970725T APP Related Parcel

Description:

REMOVE THREE PINE TREES AND ONE SYCAMORE TREE THAT HAVE ROOTS EXPOSED DUE TO EROSION AND LIMITED GROWTH POTENTIAL. TREES ARE LEANING DANGEROUSLY

PMT2005-01037 EXP Related Parcel

Description:

EXPIRED - MINOR GRADING AND UNDERGROUND UTILITIES AND PERIMETER RETAINING WALLS FOR FUTURE MULTI FAMILY PROJECT(SEE PMT2005-01307 FOR DEMO OF MISC.STRUCTURES)

PMT2005-01307 WIT Related Parcel

Description:

WITHDRAWN - DEMO SCHOOL BUILDINGS, AC PAVING, CONCRETE RETAINING WALLS, TREE AND CHAIN LINK FENCING

PMT2009-00699 FNL Related Parcel

Description:

DEMO EXISTING BUILDINGS ON LOT BEHIND SCHOOLHOUSE. NO WORK TO BE DONE ON SCHOOL WITH THIS PERMIT. THIS PERMIT IS REQUIRED UNDER SUB2006-00178.

PMT2012-02226 FNL Related Parcel

Description:

2 UNIT CONDO COMPLEX - "AVILA BUNGALOWS" TRACT 2667 BUILDING C - UNITS C1 (1,844 SF) WITH DECKS (588 SF), & UNIT C2 (1,853 SF) WITH DECKS (597 SF)
SUB2004-00259 - INCLUDES MINOR GRADING FOR BUILDINGS B & C.
ADDRESS FOR UNIT C1 IS 151 SAN ANTONIA ST & UNIT C2 IS 149 SAN ANTONIA ST.

SUB2004-00259 RDD Related Parcel

Description:

9 UNIT RESIDENTIAL PUD ON 7 PROPOSED LOTS; VESTING TENTATIVE TRACT 2667

SUB2004-00269 RDD Related Parcel

Description:

PROP 5 TO 2 MERGER

SUB2006-00178 WIT Related Parcel

Description:

LLA TO ADJUST 2 PARCELS

SUB2007-00192 RDD Related Parcel

Description:

LOT LINE ADJUSTMENT BETWEEN 2 PARCELS OF 10,088 FT, AND 17,216 FT. PROPOSED TO BE ADJ. TO 14,108 FT. AND 13,196 FT.

SUB2015-00077 REC Related Parcel

Description:

LOT LINE ADJUSTMENT