



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 11/8/2016

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

**FROM:** Brandi Cummings (805-781-1006 or bcummings@co.slo.ca.us)  
Coastal Team / Development Review

**PROJECT DESCRIPTION:** SUB2016-00022 THREE SYLVESTER SISTERS LLC – Proposed parcel map with concurrent conditional use permit for a subdivision of 4 lots and three new residences. Project location is off San Miguel Street in Avila Beach.  
APN: 076-201-071

---

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

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

SUB2016-00022

THREE SYLVESTE

Conc. Parcel Map w/ CUP

3 RESIDENCE - SUBDIVISION TO INCLUDE 4 LOTS  
SLB/ AVLB  
CAZ LCP

## APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name John Rourke Daytime Phone \_\_\_\_\_  
Mailing Address 370 Hill Street San Luis Obispo, CA Zip Code 93405  
Email Address: \_\_\_\_\_

Applicant Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
Email Address: \_\_\_\_\_

Agent Name Mandi Pickens- ANGLE Land Use Entitlement Daytime Phone \_\_\_\_\_  
Mailing Address 417 High Street San Luis Obispo, CA Zip Code 93401  
Email Address: angle.planning@gmail.com

## PROPERTY INFORMATION

Total Size of Site: 0.26 acres Assessor Parcel Number(s): 076-205-031 (see page 18)  
~~ptn of 076-201-071~~  
Legal Description: ptn. Rancho San Miguelito of SLO County, state of CA map bk A pg 38- 1882  
Address of the project (if known): vacant land- a ptn of 260/260 San Miguel street  
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: HWY 101 south, right on Avila Beach Dr. left on San Miguel St. site is on left hand side

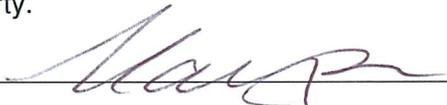
Describe current uses, existing structures, and other improvements and vegetation on the property:  
vacant- hillside on upper portion of site scattered oak trees and other species

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): PUD-3 residences (1,255sf each, two story-2bd/2.5 ba)  
Subdivision to include 4 lots- 3 to hold individual homes and 4th parcel to be open space

## LEGAL DECLARATION

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

Property owner signature  Date 11/2/10

## FOR STAFF USE ONLY

Reason for Land Use Permit: \_\_\_\_\_

# PUD / CLUSTER APPLICATION

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

**Project Information:** What is the proposed density or parcel size?: (3 parcels @ +/1,600sf with one parcel 6,300sf)

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 0.26 acres

What will the property be used for after division: Residential PUD

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: San Miguel St. New driveway approaches

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

North: RMF South: RMF

East: RMF West: RMF

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

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

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: \_\_\_\_\_

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: PUD allows variation of design requirements. Smaller lots are proposed.

Provision allowed per Sec. 23.04.028

**Quimby Ordinance (Section 21.09.010 et seq of Title 21):** N/A

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):** N/A

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 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.
- 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: 1,200 sq. feet 10 %      Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_ %  
Paving: 700 sq. feet .06 %      Other (specify) \_\_\_\_\_

Total area of all paving and structures: +/-2,000  sq. feet       acres

Total area of grading or removal of ground cover: 5,880  sq. feet       acres

Number of parking spaces proposed: 2 each SFR      Height of tallest structure: 21'.6"

Number of trees to be removed: 0      Type: \_\_\_\_\_

Setbacks: Front 18'      Right 5'      Left 5'      Back 5' and backs to open space parcel

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

Total outdoor use area: \_\_\_\_\_  sq. feet       acres

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

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

Number of residential units: 3      Number of bedrooms per unit: 2

Total floor area of all structures including upper stories, but not garages and carports: 973sf each (total 2,919sf)

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_

# 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: 0.10 acres  
Moderate slopes of 10-30%: 0.16 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: \_\_\_\_\_
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: Avila Beach Drive and San Miguel 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? 150 gpd per unit
4. How many service connections will be required? 3
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?  
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 \_\_\_\_\_ 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**      N/A

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

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

*(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

***If a community sewage disposal system is to be used:***

1. Is this project to be connected to an existing sewer line?  
 Yes       No      Distance to nearest sewer line: 40 feet  
Location of connection: San Miguel St.
2. What is the amount of proposed flow? 150 gpd per unit 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: San Miguelito Water Co.
3. Where is the waste disposal storage in relation to buildings? side yard
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
2. Location of nearest police station: Pismo Beach Police Department
3. Location of nearest fire station: Cal Fire
4. Location of nearest public transit stop: \_\_\_\_\_
5. Are services (grocery / other shopping) within walking distance of the project?  Yes  No  
If yes, what is the distance? \_\_\_\_\_ feet / miles

**Historic and Archeological Information**

1. Please describe the historic use of the property: vacant
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: Arch report provided-sites in general vicinity but none discovered on subject site
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** N/A

*Only complete this section: 1) within the Agricultural land use category or 2) your site is 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): \_\_\_\_\_  
\_\_\_\_\_
2. Will the development occur in phases?  Yes  No  
If yes describe: \_\_\_\_\_
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal?  Yes  No  
If yes, explain: \_\_\_\_\_
4. Are there any proposed or existing deed restrictions?  Yes  No  
If yes, please describe: \_\_\_\_\_

**Energy Conservation Information**

1. Describe any special energy conservation measures or building materials that will be incorporated into your project\*: \_\_\_\_\_

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

**Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project: Protect oak woodland area on hillside by preserving as an open space parcel  
\_\_\_\_\_  
\_\_\_\_\_
2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?  Yes  No  
If yes, please list: \_\_\_\_\_
3. Are you aware of any previous environmental determinations for all or portions of this property?  Yes  No  
If yes, please describe and provide "ED" number(s): \_\_\_\_\_

**Other Related Permits**

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

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

**SAN MIGUEL STREET PLANNED DEVELOPMENT \* ROURKE PROPERTIES**  
**264 SAN MIGUEL STREET AVILA BEACH, CA \* APN 071-201-076**

## PROJECT PROPOSAL

The project proposal is for a Development Plan (CUP) with a corresponding Vesting Tentative Parcel Map to create a planned unit development for three, two-story (2bd/2.5ba) beach bungalow style residences on privately owned parcels and one open space parcel.

## SITE

The property is a 0.26 acre parcel located at 264 San Miguel Street in Avila Beach. The parcel a legal lot (50 deeds 91) and is a portion of APN 076-201-071. It is within San Luis Bay (Coastal) planning area, Avila Beach URL and is designated with an RMF land use category.



## PERMIT REQUIREMENTS

### Development Plan

Section 66247 of the Subdivision Map Act provides for a subdivision to propose smaller lot sizes through a Development Plan with Review Authority approval. This development plan includes a planned development/subdivision in which three of the lots are for residential use and smaller than the conventional minimum parcel size. The open space parcel will meet the RMF minimum parcel size.

### Vesting Tentative Parcel Map

This project also includes the request for a four lot subdivision. The subdivision application requires approval of a vesting tentative parcel map.

### Approving Body

Based on CZLUO Section 23.02.027 Consolidated Processing, the appropriate approving body for the project is the Subdivision Review Board.

## PROJECT DESCRIPTION

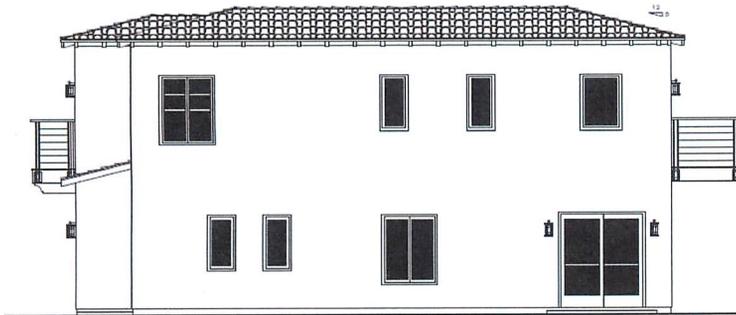
This request involves the development of a vacant parcel to include the new construction for three, two story single family homes on individual parcels. They will be on smaller lots but will maintain required setbacks. The remainder of the site is proposed as its own open space parcel.

The overall vision of this development was to create a handful of beach bungalow style homes that were of quality architecture and compromised its surrounding neighborhood. The neighborhood, as seen in photograph below, consists of small lots with either one or two story homes with minimal footprint. Some of the homes have single car garages and some rely on street parking.

All three of the proposed residences will have identical two-story floor plans which include two bedrooms (one on the lower level and one upstairs) as well as a single car garage. A front balcony is added to encourage interaction with the neighborhood. A deck in the back is included for privacy with view of the oak wooded hillside.



SOUTHWEST VIEW-SAN MIGUEL STREET



## BACKGROUND

The subject site was recently and previously owned by Three Sylvester Sisters LLC. This 75'x150' portion of APN 076-205-031 was deeded to the current owner (John Rourke) on July 22, 2016. The previous ownership received entitlement (DRC 2015-00081) in August 2016 to construct two single family homes (2,317sf and 2,545sf) and one is permitted to be utilized as a vacation rental. This development currently has building permits under review with the County of SLO.



# AREA PLAN AND ORDINANCE COMPLIANCE

## SAN LUIS OBISPO (COASTAL) AREA PLAN

The site is subject to the San Luis Obispo (Coastal) Area Plan. The site's land use designation is Residential Multi-Family (RMF). The area plan expects RMF properties in Avila Beach to continue to contain single-family and duplexes on small lots, respect viewsheds and responsive to existing terrain. The proposed project is consistent with the San Luis Obispo Coastal Area Plan suggested RMF character since it maintains low density single-family homes on small lots, preserves the hillside as open space and eliminates any viewshed constraints for surrounding neighbors.

## AVILA BEACH SPECIFIC PLAN AVILA BEACH SPECIFIC

The site is located within the Avila Beach Community's urban reserve line and within the Residential Multi Family land use category. The Avila Beach Specific Plan outlines design guidelines for new Residential Multi Family development. A discussion of how this project complies with these guidelines, is noted below:

### D.1. Density

In order to preserve the community's character while providing increased residential opportunities in Avila Beach, such as in apartments and multi-family dwellings, allowable density shall be low density (up to 15 units to the acre). In-

The site is located on a 0.26 acre parcel. Given the low density requirement this property is allowed a maximum of four dwelling units. The proposal is for three dwelling units.

### D.2. Setbacks

To achieve conformance with existing development patterns, front setback requirements should be consistent with adjacent parcels.

San Miguel Street's front setbacks are minimal with the majority sitting on their property lines. The proposed residences sit 18' from property line. There is an additional 10' to the street for sidewalk improvements. Side setbacks are over 5' for each parcel.

### D.3. Allowable Building Heights

In order to provide for roof variety, allowable building height shall be up to a maximum of 25', provided that one or more of the conditions below are met. All buildings may be 20' in height. A building may be up to 25' tall provided that:

Each structure is identical in height at 21'-6". An additional foot and a half is necessary to achieve the 3:12 roof pitch. Additionally, this small increase in height will not obstruct solar access to adjacent properties. Height is measured from average natural grade and calcs are provided on the architectural plan set.

- a. it would result in no greater obstruction of public views and no greater limitation of solar access to adjacent properties than a 20 foot building.
- b. the building has a pitched roof with a slope greater than 2.5 in 12, and the additional height above 20 feet is used to achieve this pitched roof. Height shall be measured as specified in the *Coastal Zone Land Use Ordinance*.



#### D.4. Off-Street Parking

##### D.4.a. Parking Requirements

Except as modified by this section, off-street parking requirements are as specified in the Coastal Zone Land Use Ordinance.

##### D.4.b. Parking Location

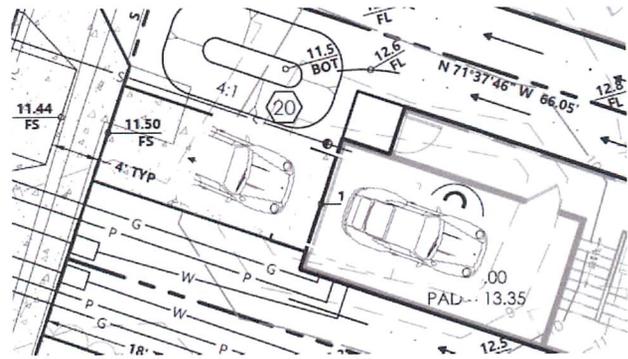
To reduce visual impacts, required parking spaces shall not be located in the front setback, except as provided in paragraph 23.04.108.a(2) of the Coastal Zone Land Use Ordinance.

#### D.6. Development Standards for Oak Woodland Preservation Areas

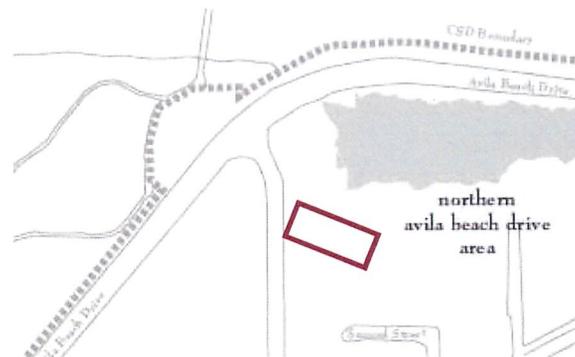
In the oak woodland areas on the south side of Avila Beach Drive between San Miguel and San Luis Streets and on the vacant lot on San Rafael Street (as shown below), the following development standards shall be met to preserve the natural setting and entry into Avila Beach:

- a. new construction in this area shall not result in the removal of any native tree with a diameter at breast height (DBH) greater than six inches, that is one of a group of trees that forms a continuous, uninterrupted canopy, except in such circumstances as described in D.6.d., below,
- b. new construction must be setback by a minimum of five feet from the dripline of any native tree to be preserved, and
- c. no grading or construction activities may occur within the area defined by the dripline of any native tree to be preserved.
- d. if retention of trees in accordance with D.6.a. would result in a significant reduction in the development potential of a parcel, removal of a limited number of native trees may be permitted if it would not reduce the area of the canopy by more than 15% or significantly reduce the effectiveness of the canopy in screening development from public view.

The CZLUO requires two off street parking spaces per residence. Each residence includes a single car garage and an additional parking space in the driveway.



The site is located near the Oak Woodland Preservation Area. The project proposes to protect the oak woodland hillside as an open space parcel on the tentative parcel map.



All such trees removed shall be replaced at the rate of four trees for every tree removed, and shall be located so they will become, at maturity, part of the continuous, uninterrupted tree canopy.

# COASTAL LAND USE ORDINANCE (CZLUO)

The Coastal Land Use Ordinance (CZLUO) sets forth site design and minimum parcel size standards for development within the RMF zoning. However, the project is for a planned development which provides the ability to request a variation to the design standards set forth below.

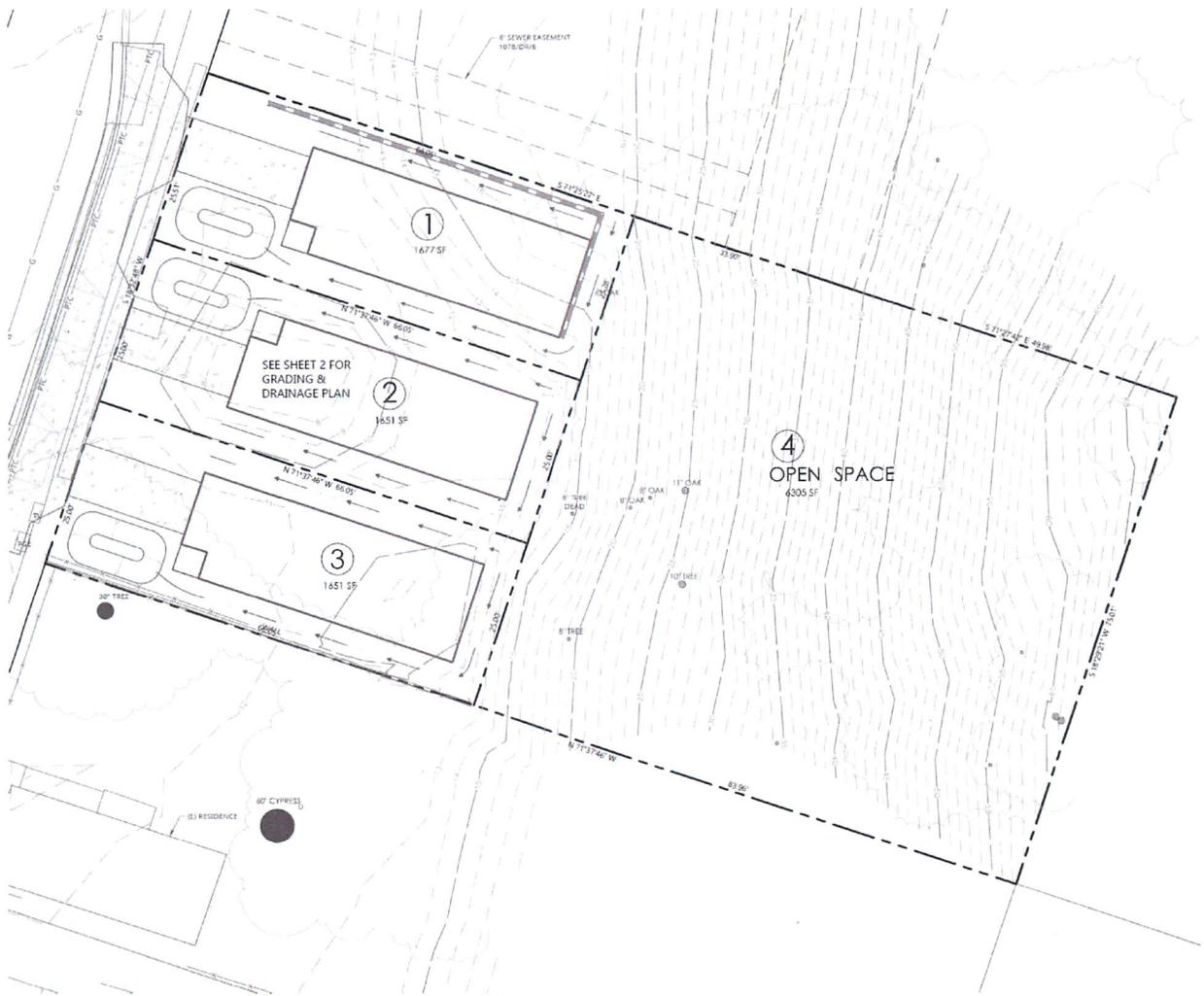
Section 23.04.028 Condominiums: A condominium, planned development or similar residential unit ownership project pursuant to Section 66427 et seq. of the Subdivision Map Act may use smaller parcel sizes to be determined through Development Plan approval by the Review Authority, as set forth in Section 23.02.034, at the same time as tentative map approval, provided that: (1) The common ownership external parcel is in compliance with the provisions of this section; and (2) The density of residential units is in compliance with Section 23.04.084 where the project is located in the Residential Multi-Family category.

The project proposal includes a development plan and vesting tentative map approval for four lots: Parcel 1: 1,677 SF; Parcel 2: 1,651 SF; Parcel 3: 1,651 SF and open space Parcel 4: 6,305 SF. Parcels 1-3 are intended for residential development and are smaller than conventional residential single family lots. The open space parcel is over 6,000 SF.

Conventional minimum parcel size for RMF zoning would be 6,000 SF per two units. This is a planned development proposal which requests smaller lots.

Allowable density for this area is low density (up to 15 units to the acre). The site is 0.26 acres which allows up to 4 units ( $0.26 \times 15 = 3.9$  units). The proposal complies with allowed density as it proposes 3 units.

The open space parcel is more than 55% of the total site (required=6,229 SF proposed= 6,305 SF). Each residence will be 1,225 SF. This is compliant with the overall allowed floor area (max-3,694sf and proposed =3,675 SF).



## **ENVIRONMENTAL**

The project includes a four lot subdivision which under CEQA guidelines, is subject to a Class 15 categorical exemption. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

## **PRELIMINARY GRADING AND DRAINAGE PLAN**

A preliminary grading and drainage plan was prepared for the construction of new residences. Development is focused on the front end of the lot while preserving the hillside as open space. The front of the parcel has an average slope under 15%. Approximately a 5,880 sf area will be disturbed for a total of 380 c.y. cut/fill (50 c.y. cut and 330 c.y. fill). Grading activities will not require the removal of any oak trees with a 6" dbh or more.

The site includes a hillside which presents a natural drainage pattern down to the front of the site. The site incorporates Best Management practices thru individual stormwater retention areas on each parcel. Additional measures may be required such pervious driveway pavers may be necessary to treat and infiltrate storm water runoff up to and including the 85th percentile storm event.

## **UTILITIES**

Water and sewer services will be provided by Avila Beach Community Service District. A preliminary will serve letter (conditional 'intent to serve') from Avila Beach Community Service District was issued for this project on October 11, 2016 and a copy is included with this application.

## **COMBINING DESIGNATION**

### **ARCHAEOLOGICAL STUDY AREA**

An archaeological sensitive combining designation overlays the site. A cultural resource survey was conducted with DRC2015-00081 which located prehistoric sites and historic sites in the general area. However a field survey revealed no visible archaeological deposits on the project site. The project will be conditioned to stop construction should any remains or artifacts be discovered during earth moving activities.

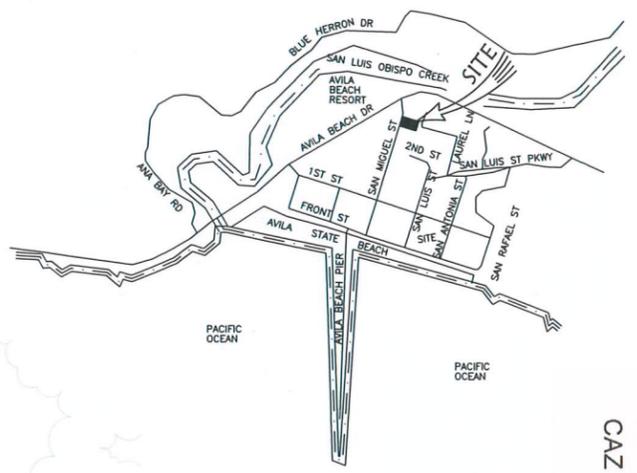
### **LOCAL COASTAL PLAN**

The site is subject to the Local Coastal Plan, LCP which suggests policies to govern new development. Some of the relative policies which the project is compliant with include: Policy 1-Availability of Service Capacity, Policy 7- Siting of New Development, Policy 8- Timing of Construction and Grading, Policy 10-Drainage Provisions, Policy 4- Preliminary Site Survey within Archaeological Sensitive Areas and Policy 6-Archeological Resources Discovered during Construction.



# Vesting Tentative Parcel Map CO16-0210

SCALE 1" = 10'



VICINITY MAP  
Not to Scale

SUB2016-00022  
 Conc. Parcel Map w/ CUP  
 3 RESIDENCE - SUBDIVISION TO INCLUDE 4  
 LOTS  
 SLB/ AVL/B  
 CAZ LCP  
 THREE SYLVESTE

### PROPERTY OWNER

John Rourke  
 370 Hill Street  
 San Luis Obispo, CA 93405

### PROJECT SITE DATA

Planning Area: San Luis Bay (Coastal) Planning Area  
 Planning Sub-area: Residential Multi-Family land use category  
 Land Use Category: 076-201-071  
 APN: 0.26 +/- ac  
 Parcel Area: N/A  
 Distance to the nearest VRL: N/A  
 Fire response time: Less than 5 min.  
 Legal Description: Portion of Rancho San Miguelito per A/MB/38 (See Title Report).

### PROJECT DESCRIPTION

Development Plan and Vesting Tentative Parcel Map for a 3 unit residential planned development on 4 parcels.

Parcel Index	
Number	Area (SF)
1	1677
2	1651
3	1651
4	6305

**Roberts Engineering, Inc.**  
 Rourke - 264 San Miguel - Vesting Tentative Parcel Map CO16-0210  
**Vesting Tentative Parcel Map CO16-0210**

**Roberts Engineering**  
 Timothy P. Roberts  
 Civil Engineer - RCE 35366  
 2015 Vista de la Vina  
 Templeton, CA 93465  
 Phone (805) 239-0664  
 Fax (805) 238-6148  
 Email tim@robertsenginc.com  
 Website robertsenginc.com

**Record Drawings**

Timothy P. Roberts, RCE 35366 exp 09/30/17	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	

Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements Development Services Engineer
Job # 1681	County W.O. No.	Date 11/1/2016
California Coordinates (CCS83, Zone 5) N 2263480 E 5745220	County Road #	1 of 2

11/1/2016 9:52 AM

**CONSTRUCTION NOTES**

The footprint of the residence shown hereon is based upon a graphic exhibit provided by the owner. While assumed accurate for purposes of this plan, it is not intended for precise building layout.

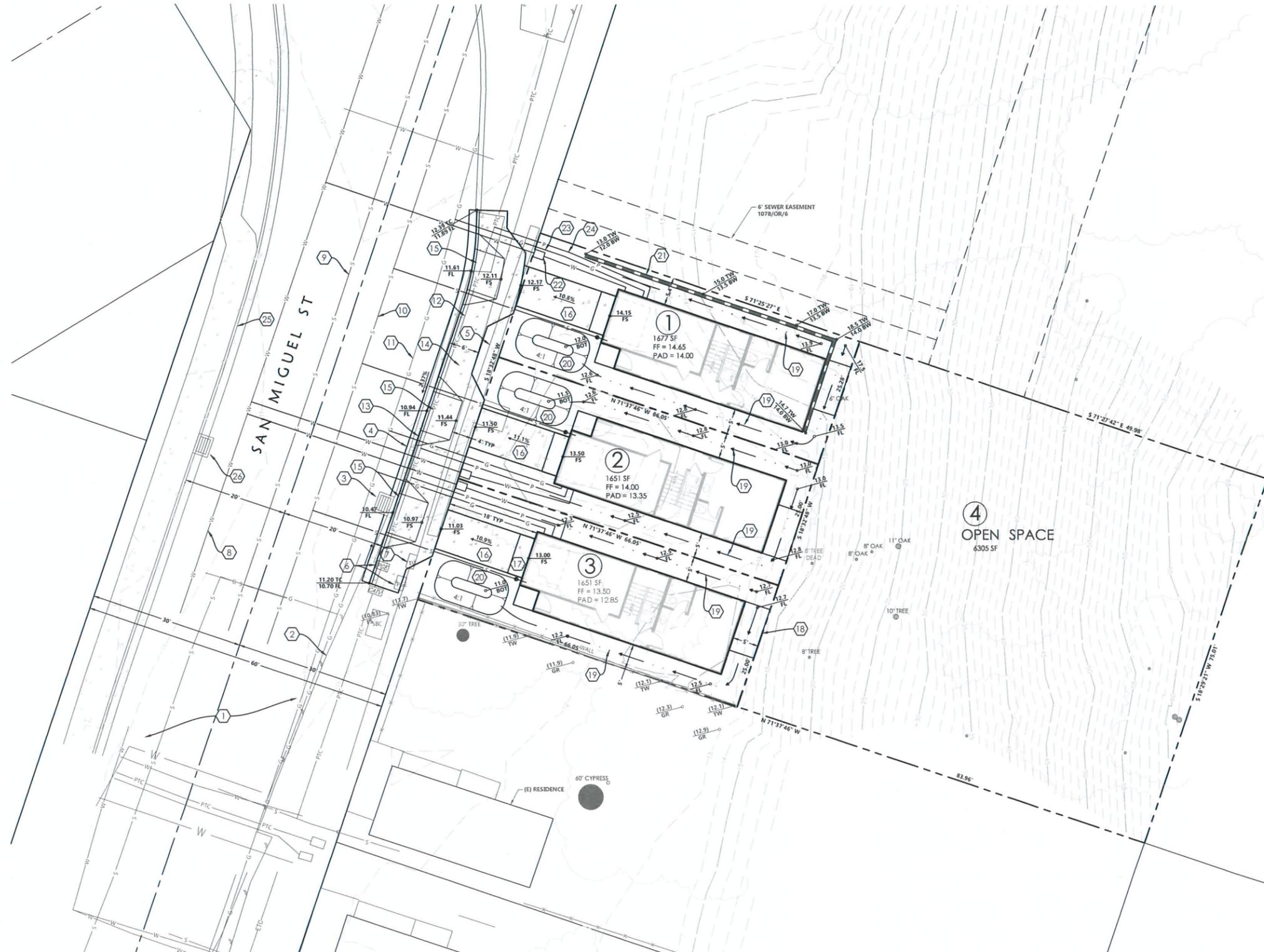
- 1 Existing paved street.
- 2 Existing edge of pavement.
- 3 Existing storm drain inlet to remain. Remove concrete curb.
- 4 Demo/remove asphalt berm.
- 5 Demo/remove concrete walk.
- 6 Relocate PGE vault.
- 7 Relocate Cable TV vault.
- 8 Existing water main.
- 9 Existing 12" sewer main.
- 10 Existing 8" sewer main.
- 11 Existing gas main.
- 12 Existing underground power, phone & cable TV.
- 13 Construct Type 'A' concrete curb & gutter per County Std C-2.
- 14 Construct integral concrete sidewalk per County Std C-4. Width as noted.
- 15 Construct concrete driveway approach per County Std B-2a.
- 16 Construct concrete driveway.
- 17 Balconette above typ.
- 18 Deck above typ.
- 19 Construct earth swale at S = 1% typical (36" wide by 6" deep)
- 20 Construct retention basin. 4:1 max side slopes, max depth = 1'.
- 21 Construct concrete masonry retaining wall.
- 22 Install water service typ.
- 23 Install gas service typ.
- 24 Install electrical, phone & cable TV service in joint trench typ.
- 25 Existing concrete curb, gutter & sidewalk.
- 26 Existing storm drain inlet.

**PROJECT STATISTICS**

Cut 50 CY±, Fill 330 CY±, Total 380 CY±  
 Max. cut = 3.9 ft, Max. fill = 6.2 ft  
 Total Site Disturbance = 5880 SF ±



SCALE: 1" = 10'

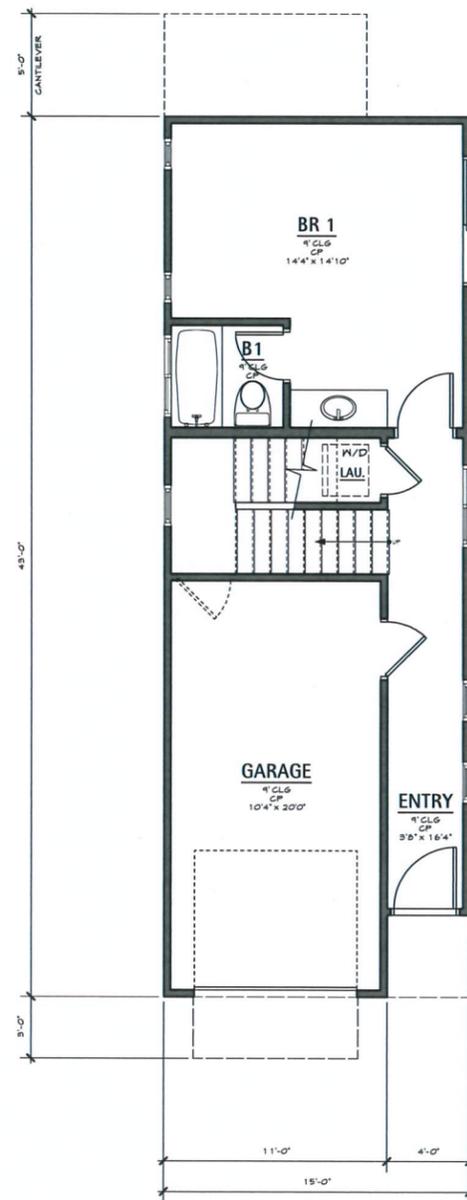


**Roberts Engineering**  
 Timothy P. Roberts  
 Civil Engineer - RCE 35366  
 2015 Vista de la Vina  
 Tempton, CA 93465  
 Phone (805) 239-0664  
 Fax (805) 238-6148  
 Email tim@robertsenginc.com  
 Website robertsenginc.com

Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/17	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	

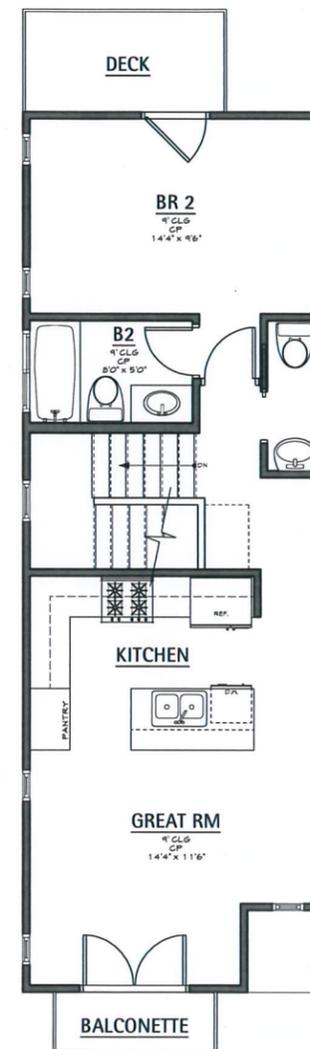
<b>Roberts Engineering, Inc.</b>			
Rourke - 264 San Miguel - Vesting Tentative Parcel Map CO16-0210			
<b>Preliminary Grading &amp; Drainage Plan</b>			
Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements	
Job # 1681	County W.O. No.	Development Services Engineer <i>Timothy P. Roberts</i>	Date 11/1/2016
California Coordinates (CCS83, Zone 5)		County Road #	2
N 2263480 E 5745220			of 2

11/1/2016 9:52 AM



**1ST FLOOR PLAN**

1/4" = 1'-0"



**2ND FLOOR PLAN**

1/4" = 1'-0"

STATS	
NUMBER OF BEDROOMS -	2
NUMBER OF BATHROOMS -	2.5
AREA CALC.	
FIRST LEVEL LIVING AREA	402 SQ.FT.
SECOND LEVEL LIVING AREA	572 SQ.FT.
TOTAL LIVING AREA -	974 SQ.FT.
GARAGE	227 SQ.FT.
BALCONY	24 SQ.FT.
TOTAL STRUCTURE -	1,225 SQ.FT.

These drawings are instruments of service and are the property of Wulff Design, Inc. All designs and other information in these drawings are for use on the specified project and shall not be used without the expressed written consent of Wulff Design, Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings.

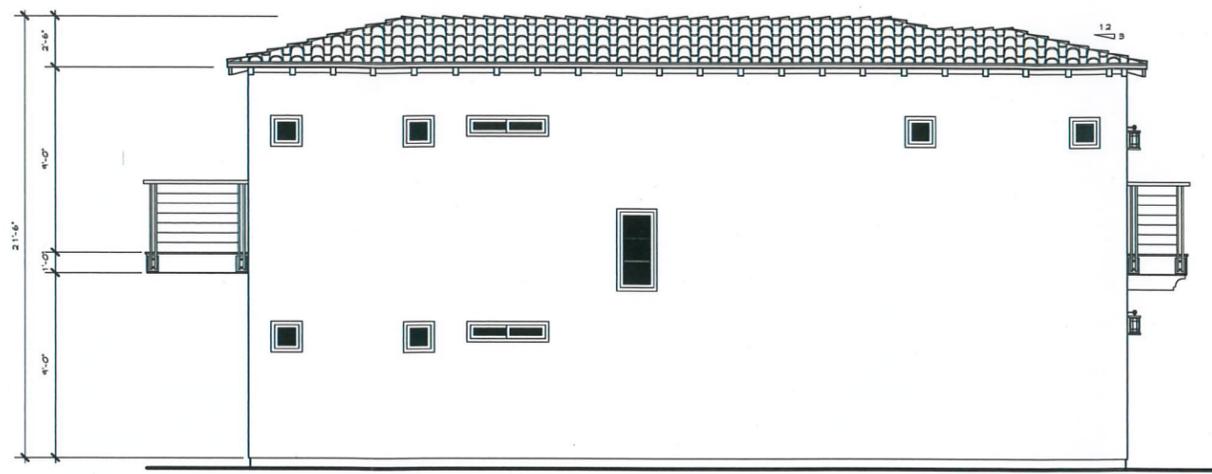
No.	Date	Issue Notes

105 Calle Propano  
Paso Robles, CA 93446  
t 805.239.0530  
f 805.238.0530  
www.wulffdesign.com

Project Title: **Rourke Residence**  
264 San Miguel St.  
Avila Beach, CA

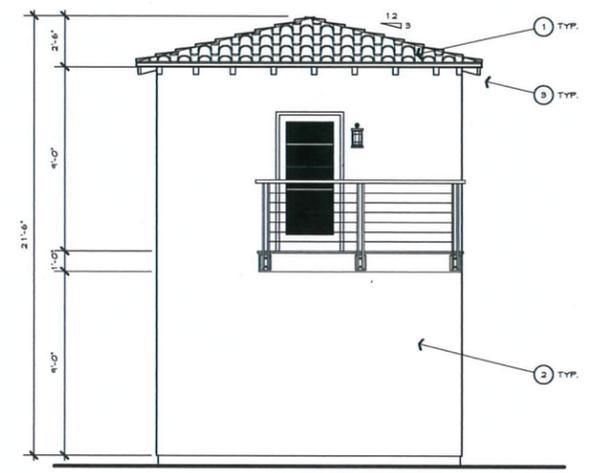
Drawing Title: **CONCEPTUAL PLAN**

Project Manager	-	Project ID	16-107
Drawn By	-	Scale	1/4" = 1'
Reviewed By	-	Drawing No.	<b>A1.1</b>
Date	-		of
CAD File Name	16107R001_SFR_01.1 v12.mxd		



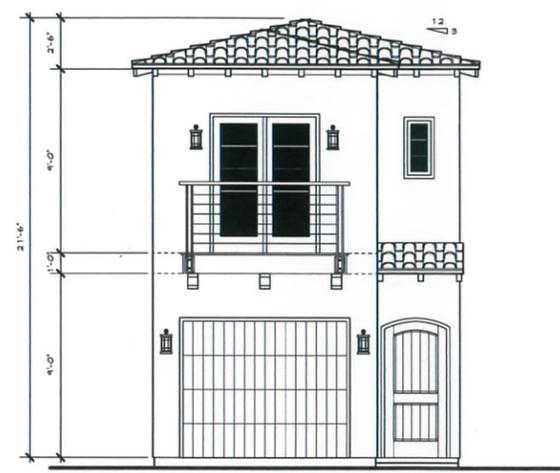
**LEFT**

1/4" = 1'-0"



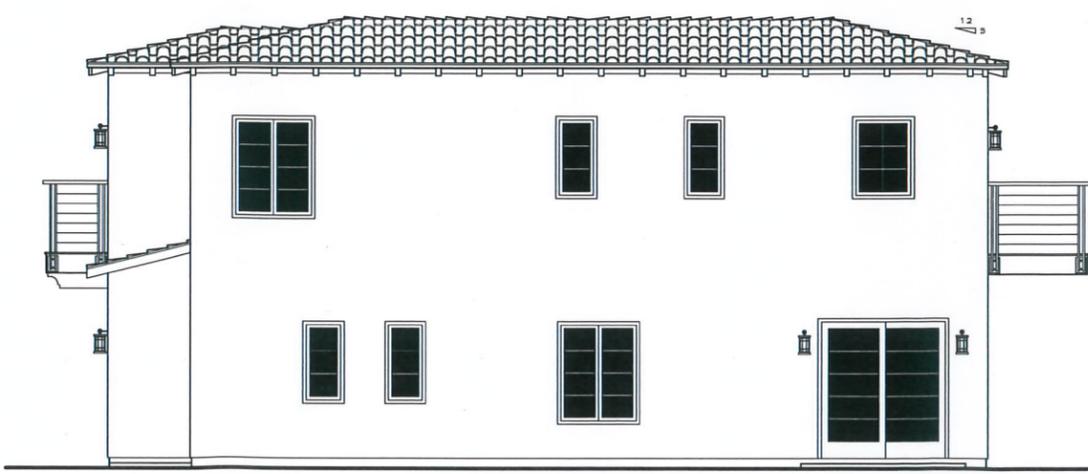
**REAR**

1/4" = 1'-0"



**FRONT**

1/4" = 1'-0"



**RIGHT**

1/4" = 1'-0"

**BUILDING-1 HEIGHT CALC**

ANG. = 14.5  
**MAX. BUILDING HEIGHT ALLOWED**  
 ANG. + 25 = MAX. HEIGHT  
 14.5 + 25 = 39.5  
**PROPOSED BUILDING HEIGHT**  
 FF. + 21.5 = HEIGHT  
 14.65 + 21.5 = 36.15

**BUILDING-2 HEIGHT CALC**

ANG. = 12.6  
**MAX. BUILDING HEIGHT ALLOWED**  
 ANG. + 25 = MAX. HEIGHT  
 12.6 + 25 = 37.6  
**PROPOSED BUILDING HEIGHT**  
 FF. + 21.5 = HEIGHT  
 14.0 + 21.5 = 35.5

**BUILDING-1 HEIGHT CALC**

ANG. = 12.0  
**MAX. BUILDING HEIGHT ALLOWED**  
 ANG. + 25 = MAX. HEIGHT  
 12.0 + 25 = 37.0  
**PROPOSED BUILDING HEIGHT**  
 FF. + 21.5 = HEIGHT  
 13.5 + 21.5 = 35.0

**KEY NOTES**

- 1 ROOFING 'CLASS A' - TWO-PIECE REDLAND CLAY TILE OVER ONE LAYER OF 40# BUILDING FELT. ICC-ES EVALUATION REPORT NO. ESR-1484. PROVIDE NON-COMBUSTIBLE BIRDSTOPS FOR CURVED TILE.
- 2 THREE COAT 7/8" STUCCO OVER METAL LATH & BUILDING PAPER (2-LAYERS TYPE 'D' OVER ROOF SHEATHING). SEE OWNER FOR TEXTURE & COLOR.
- 3 OVERHANGS - OVERHANGS TO BE EXPOSED 12" PROJECTION AND DECO SHAPED TAILS IV. 2X6 T&G ROOF DECKING. (PROFILE BY OWNER.)

These drawings are instruments of service and are the property of Wulff Design, Inc. All designs and other information on these drawings are to be used on the specific project and shall not be used without the expressed written consent of Wulff Design, Inc. Written dimensions on these drawings shall have precedence over stated dimensions. Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings.

No.	Date	Issue Notes

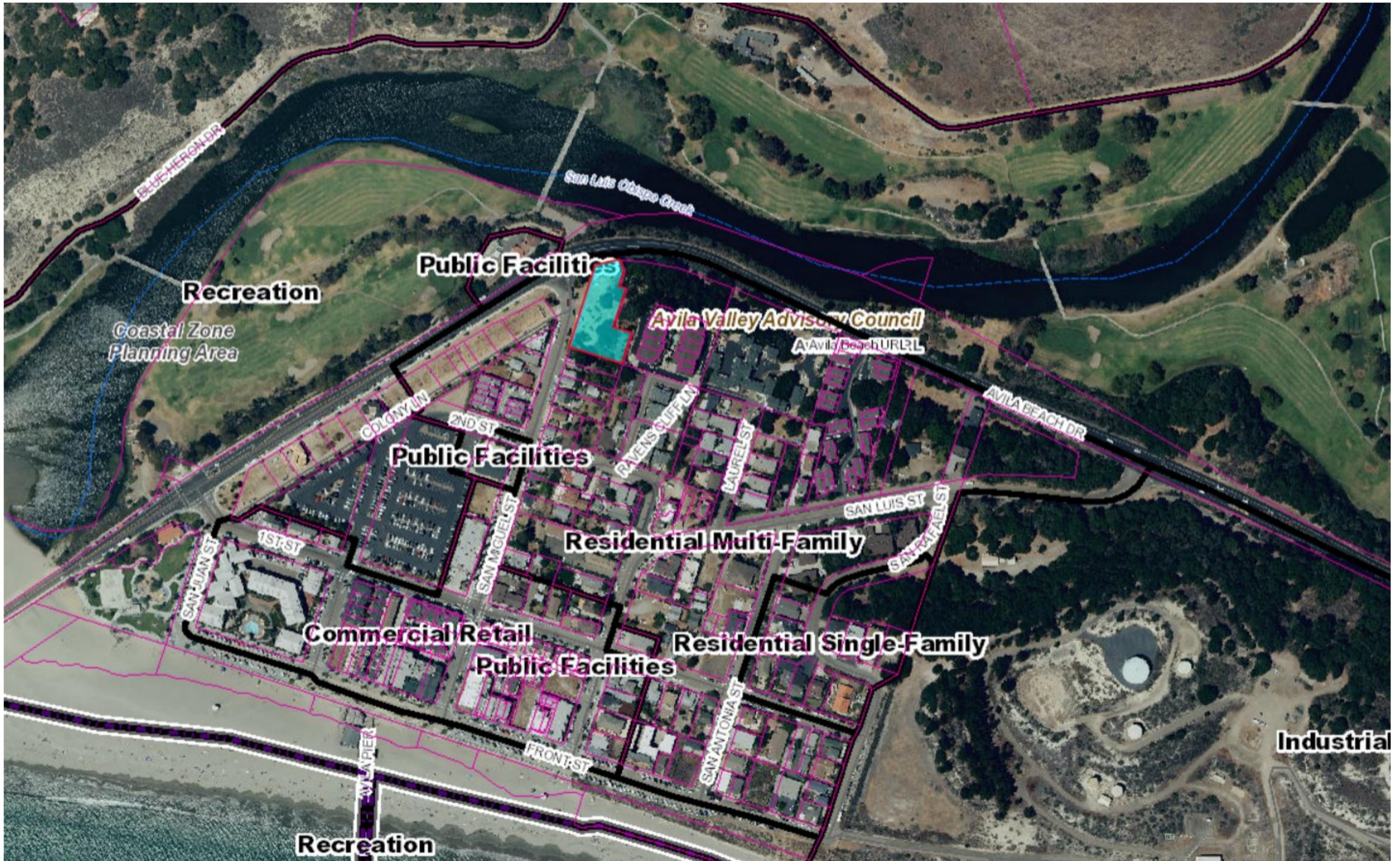


105 Calle Propano  
 Paso Robles, CA 93446  
 t 805.239.0530  
 f 805.238.0530  
 www.wulffdesign.com

Project Title: Rourke Residence  
 264 San Miguel St.  
 Avila Beach, CA

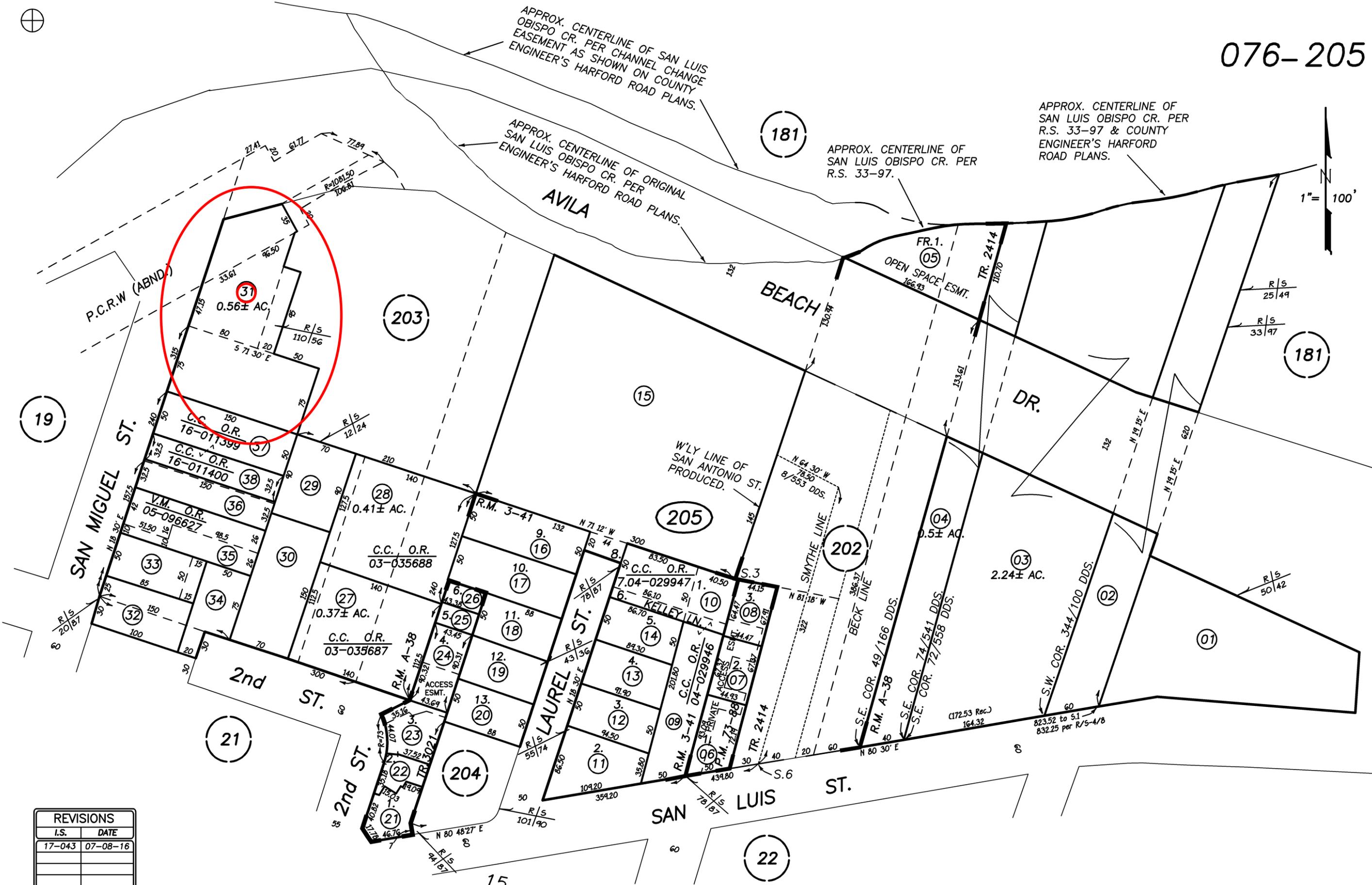
Drawing Title: ELEVATIONS - FRONT & RIGHT

Project Manager	Project ID	16-107
Drawn By	Scale	AS NOTED
Reviewed By	Drawing No.	A2.1
Date		of
CAD File Name:	161017R01_SFR_01.1 v12.rvt	





Avila Beach URL



REVISIONS	
I.S.	DATE
17-043	07-08-16

50' 0 100' 200'

SW 02-28-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2414, R.M. Bk. 22 , Pg. 67-70.  
 TOP OF THE HILL; TRACT NO. 3021, R.M. Bk. 34 , Pg. 80-83.  
 JUNIOR ADDITION TO THE TOWN OF AVILA, R.M. Bk. 3 , Pg. 41.  
 PORTION OF RANCHO SAN MIGUELITO LOT 45, R.M. Bk. A , Pg. 38.

AVILA BEACH  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 076 PAGE 205



# Parcel Summary Report For Parcel # 076-205-031

11/8/2016  
10:46:24AM

## 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    THREE SYLVESTER SISTERS LLC  
         1945 SEE CYN RD SLO CA 93405-  
OWN    THREE SYLVESTER SISTERS LLC A CA LL

### Address Information

#### Status              Address

### 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>
---------------------------	--------------------------	----------------	-------------------	-------------------	---------------	---------------	---------------	-------------	---------------	-------------

### Parcel Information

#### Status      Description

Active      RHO SAN MIG PTN LT 45

### Notes

### 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



# Parcel Summary Report For Parcel # 076-205-031

11/8/2016  
10:46:24AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AVILA BEACH, IMP. NO. 01

### **Case Information**

**Case Number:**

SUB2016-00022

**Case Status:**

REC

Related Parcel

**Description:**

3 RESIDENCE - SUBDIVISON TO INCLUDE 4 LOTS

Parcel Genealogy ×

Parcel Number: 076-201-071

### Parents

Parcel Number
076-201-005
076-201-053
076-201-057

### Children

Parcel Number
076-205-031

Add Parent Remove Add Child Help