



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 8/19/2014

TO: _____

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00014 PEACHY – Proposed minor use permit for 6 new 2-bedroom/1-1/2 bathroom rental units with required parking and common garden area. Site location is 164 S Mallagh St, Nipomo. APN: 090-136-005

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

MINOR USE PERMIT

ADD 6 2 1/2 BATH RENTAL UNITS WITH
REQUIRED PARKING
SCSC/ NIPO

RMF

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

Check box for contact person assigned to this project

Landowner Name MW Architects. 401K Plan Daytime Phone 544.4334 x.100
 Mailing Address 225 Prado Road Ste. G, SLO, Ca. Zip Code 93401
 Email Address: mike@mwa.biz

Applicant Name Michael Peachey Trustee Daytime Phone 544.4334 x.100
 Mailing Address 225 Prado road ste g., SLO, Ca. Zip Code 93401
 Email Address: mike@mwa.biz

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

PROPERTY INFORMATION

Total Size of Site: 100 x 240 : 2400 SF Assessor Parcel Number(s): 090.136.005
 Legal Description: Lot 5 in Block 11 of the Town of Nipomo, Co. of SLO, State of Ca. according to map 1882
 Address of the project (if known): 164 So. Mallagh Street, Nipomo, Ca.
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Located on Northwest Corner of So. Mallagh Street and Price Street

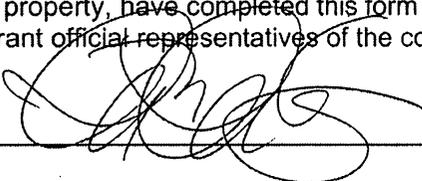
Describe current uses, existing structures, and other improvements and vegetation on the property:
Multi family w/ 2 existing units: (1) 2bed. 1bath and (1) 1bedroom 1bath, Common Carport and one 300 SF Storage Shed (old garage)

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): To improve remaining vacant parcel to add 6 2bd. 1/2 bath rental units with required parking. Common garden area. detention shared with tenants in village style courtyard.

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 8.14.14

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

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

Describe existing and future access to the proposed project site: Existing MF w/ 1: 2bd/1bath and 1bd/1bath unit w/ 2car carport and 1 guest space.

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

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

North: CBD Office/Professional-Vacant lot South: Residential, RSF
East: Residential, RMF West: Residential-Multi-Family, RMF

For all projects, answer the following:

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

Buildings: _____ sq. feet _____ % Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____ % Other (specify) _____

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

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

Number of parking spaces proposed: 12 Height of tallest structure: 22'-0"

Number of trees to be removed: _____ Type: _____

Setbacks: Front 10' w/ porch Right 5'-10' Left 10'-5' Back Varies

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

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

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

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: NCSD

Do you have a valid will-serve letter? Yes No (If yes, please submit copy) (Letter of Approval)

Fire Agency: List the agency responsible for fire protection: Cal Fire - CDF

For commercial/industrial projects answer the following:

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: 6 Number of bedrooms per unit: 2

Total floor area of all structures including upper stories, but not garages and carports: 8105 SF each.

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: .551 acres
Moderate slopes of 10-30%: _____ 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: So. Mallagh Street and Price 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? TBD
- 4. How many service connections will be required? 6
- 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 _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

N/A

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

Sewage Disposal Information

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

- 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? N/A 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: 30' Location of connection: In Mallaugh Street
- 2. What is the amount of proposed flow? _____ G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: South County Sanitation District
3. Where is the waste disposal storage in relation to buildings? Trash enclosure
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: Lucia Mar School District
2. Location of nearest police station: County Sheriff Dept. 1681 Front Street, Oceano
3. Location of nearest fire station: CDF 450 Pioneer St, Nipomo 8/10 mile
4. Location of nearest public transit stop: RTA: Tefft and Cabrillo 1/4 mile
5. Are services (grocery/other shopping) within walking distance of the project? Yes No
If yes, what is the distance? 1/4 mile feet/miles

Historic and Archeological Information

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

Commercial/Industrial Project Information

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

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

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

Agricultural Information

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

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

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): Open Garden detention space. Look to create community gardens
2. Will the development occur in phases? Yes No
If yes describe: Offsite improvements. one unit min. per year. Starts - 6 years to complete.
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Solar power integrated. passive design employed if feasible
- *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
On Site Community gardens

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): Approved by NCSD 2013 - July

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



CONCEPTUAL RENDERING

MALLAGH POCKET NEIGHBORHOOD

NIPOMO.CA

SITE SUMMARY

LEGAL DESCRIPTION: LOT 5 OF BLOCK 11 OF THE TOWN OF NIPOMO AS SHOWN ON MAP FILED IN BOOK "A" AT PAGE 27 IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA

APN: 090.136.005

LOCAL ZONING: RMF-MULTIFAMILY

ADJACENT USE: NORTH Commercial - VACANT LAND
SOUTH RESIDENTIAL MF
EAST RESIDENTIAL MF
WEST RESIDENTIAL MF

PROPOSED USE: AFFORDABLE BY DESIGN RENTAL HOUSING

EXISTING USE: MULTIFAMILY

SETBACKS - FRONT REQ'D.: 10' WITH PORCH/15' WITHOUT ACTUAL: 10'-15'
SIDE REQ'D.: 5' ACTUAL: 5'
REAR REQ'D.: 10' ACTUAL: VARIES

LOT COVERAGE: 2,880 SF

PROPOSED GRADING: 40 CU/YARD CUT 20 CU/YARD FILL 20 CU/YARD NET CUT/FILL AREA

PERVIOUS AREA SUMMARY

GROSS LOT AREA:	24,000 SF	
EXISTING IMPROVED PROPERTY	4,150 SF	
PROPOSED DEVELOPED AREA	11,868 SF	IMPROVED AREA
LANDSCAPE AREA:		
PLANTING AREAS	9278 SF	
BIOSWALES	750 SF	
DETENTION AREA/GARDENS	1640 SF	
* PARKING AREA GRAVEL:	3,572 SF	IMPROVED AREA
PAVING AREAS:		
CONCRETE PAVING DRIVEWAY	300 SF	
CONCRETE SIDEWALKS	1,540	
TOTAL NEW IMPERVIOUS AREA:	4,720SF	

BUILDING SUMMARY

PROPOSED USE: Single Family Residences - 8 New Rental units

NUMBER OF STORIES: TYPICAL UNIT 2 STORY

BUILDING HEIGHT: 22' ABOVE FINISH FLOOR

BUILDING AREA: TYPICAL UNIT

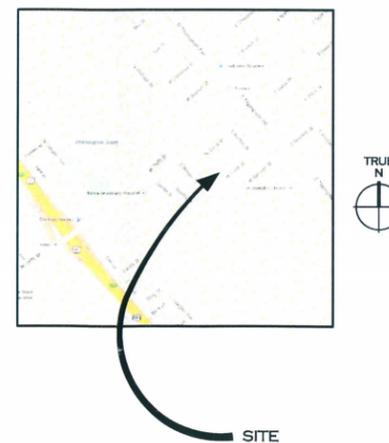
1st Floor:	386 SQ.FT.
2nd Floor:	345 SQ.FT.
SUBTOTAL:	721 SQ.FT.
TOTAL:	4,328 SQ.FT.

PARKING SUMMARY			
DESCRIPTION	AREA	PARKING	
PROPOSED PROJECT			
Unit 1 2 BEDROOM TOWNHOUSE	721 SF	1.5	
Unit 2 2 BEDROOM TOWNHOUSE	721 SF	1.5	
Unit 3 2 BEDROOM TOWNHOUSE	721 SF	1.5	
Unit 4 2 BEDROOM TOWNHOUSE	721 SF	1.5	
Unit 5 2 BEDROOM TOWNHOUSE	721 SF	1.5	
Unit 6 2 BEDROOM TOWNHOUSE	721 SF	1.5	
existing condition			
Unit 7 1 BEDROOM - SINGLE STORY	500 SF	1.0	
Unit 8 2 BEDROOM - SINGLE STORY	1200 SF	1.5	
GUEST PARKING 1/4 UNITS		2.0	
TOTALS		13.5	
TOTAL SPACES REQUIRED	13.50		
TOTAL PARKING PROVIDED =	14		

PROJECT DESCRIPTION

Existing 100x240 Lot located at the Northwest corner of Price Street and South Mollagh Street, in the City of Nipomo, County of San Luis Obispo, California. This property will look to add 8-2bedroom/1-1/2 bath, two story rental units in a cluster configuration to create a small village style community to reflect the existing small neighborhoods of our heritage. Common areas will be utilized as community gardens and places to gather along with incorporating LID principles to mitigate stormwater management guidelines and to recharge the existing groundwater basins. The proposed project is anticipated to be constructed in phases, starting with all offsite and utility preparations and with adding units 1-2 per year with an estimated completion date within 5 years of the start of construction.

VICINITY MAP

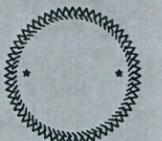


SHEET INDEX

DP1 TITLE SHEET
DP2 SCHEMATIC SITE/GRADING PLAN
DP3 TYPICAL FLOOR PLAN AND EXTERIOR ELEVATIONS



MW ARCHITECTS



ARCHITECTS
MICHAEL C. PEACHEY
WAYNE R. STUART
225 PRADO ROAD, SUITE 6
SAN LUIS OBISPO, CA 93401
TEL: (805) 944-4388
FAX: (805) 944-4390
EMAIL: MW@MWA.RZ

MALLAGH POCKET NEIGHBORHOOD

TITLE SHEET

JOB TITLE

By MW Architects Inc., all common law copyright and other property rights reserved in this document as an original and unpublished work, product of MW Architects, and this work shall not be duplicated, copied, disclosed, or used in connection with any work or project other than the specific project for which it has been prepared or assigned to any third party without first obtaining the express written consent of MW Architects. Verbal contact with this document shall constitute conclusive evidence of acceptance of these restrictions. Contractors shall verify and be responsible for all dimensions and conditions of the job. Upon discovery of any variation, discrepancy or omission, please notify MW Architects and prior to proceeding with related work obtain written resolution from MW Architects.

REVISIONS

JOB NUMBER	SHEET NUMBER
DATE	DP1
APPL. NO:	



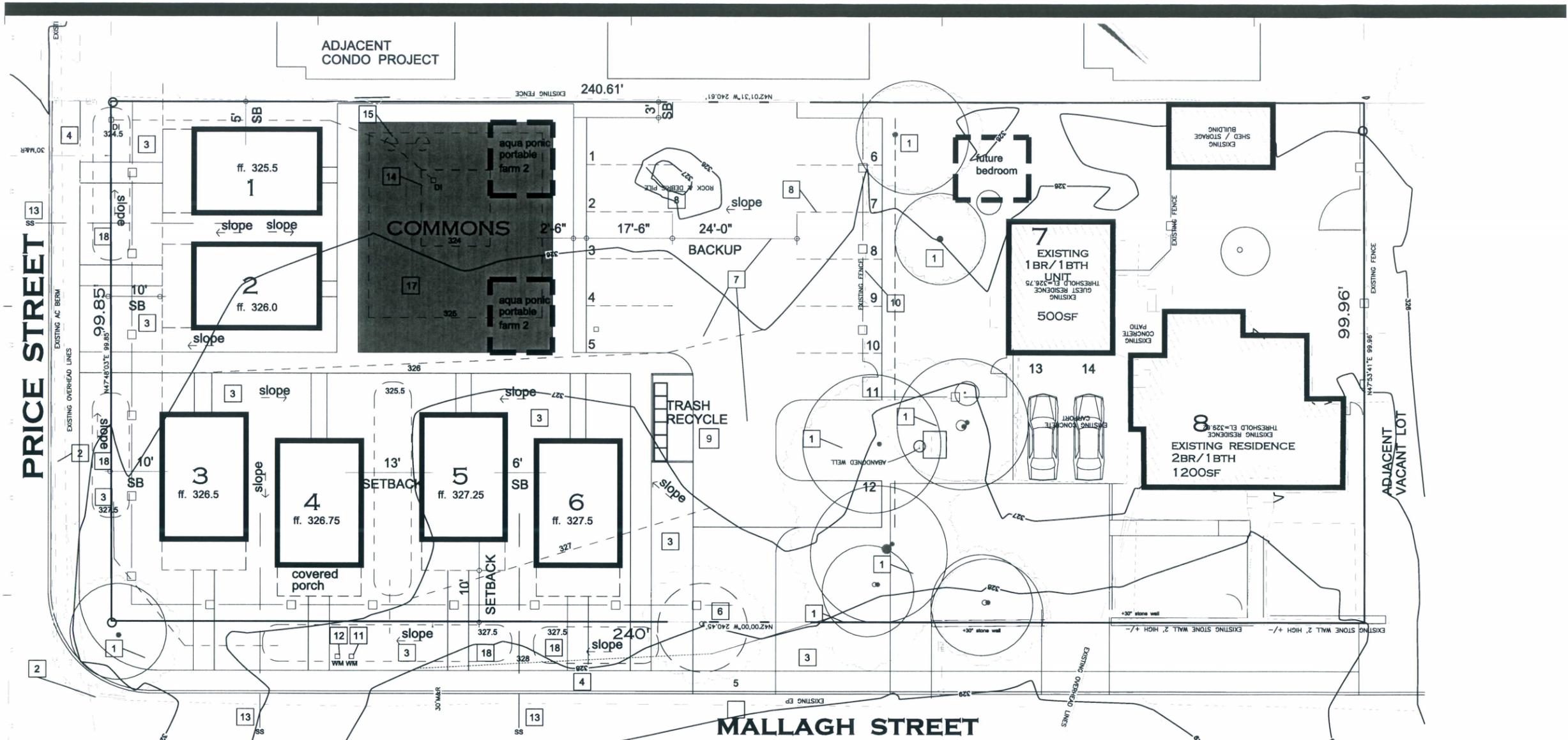
MW ARCHITECTS

ARCHITECTS
MICHAEL C. PEACHEY
WAYNE R. STUART
228 PRADO ROAD, SUITE G
SAN LUIS OBISPO, CA 93401
TEL: (805) 544-4334
FAX: (805) 544-4330

AFFORDABLE HOUSING BY DESIGN
164 SO. MALLAGH - NIPOMO

DP-2
OF X

JOB NUMBER: XX DATE: 8.14.14



BUILDING SUMMARY

DESCRIPTION	AREA	PARKING
PROPOSED PROJECT		
UNIT 1 2 BEDROOM TOWNHOUSE	721 SF	1.5
UNIT 2 2 BEDROOM TOWNHOUSE	721 SF	1.5
UNIT 3 2 BEDROOM TOWNHOUSE	721 SF	1.5
UNIT 4 2 BEDROOM TOWNHOUSE	721 SF	1.5
UNIT 5 2 BEDROOM TOWNHOUSE	721 SF	1.5
UNIT 6 2 BEDROOM TOWNHOUSE	721 SF	1.5
EXISTING CONDITION		
UNIT 7 1 BEDROOM HOUSE	500 SF	1.0
UNIT 8 2 BEDROOM HOUSE	1200 SF	1.5
GUEST PARKING 1/4 UNITS		2.0
TOTALS		13.5
TOTAL SPACES REQUIRED		13.50
TOTAL PARKING PROVIDED =		14

GENERAL NOTES

DRAINAGE NOTES: ALL ON SITE DRAINAGE WILL BE DIRECTED TOWARDS ON SITE BIOSWALES AND LANDSCAPE AREAS.

LANDSCAPING SHALL INCORPORATE DROUGHT TOLERANT PLANTING THAT IS NATIVE TO THE CLIMATE ZONE. REFER TO LANDSCAPE PALETTE FOR CONCEPTS.

ALL BUILDING WATER USE SHALL BE DESIGNED TO REDUCE WATER CONSUMPTION AND LOW FLOW FIXTURES WILL BE INCORPORATED IN THE DESIGN.

PLANT PALETTE

Plants for this project shall be selected from this list. Confirmation of availability, soil, and water needs shall be provided in the construction document stage. * indicates plants that are not native to the area.

<ul style="list-style-type: none"> large tree medium tree accent shrub large shrub small to medium shrub ground cover 	<ul style="list-style-type: none"> White Adonis White Bellflower White Clematis White Foxglove White Hellebore White Poppy White Tulip White Yarrow White Anemone White Belladonna White Bellflower White Clematis White Foxglove White Hellebore White Poppy White Tulip White Yarrow
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- REFERENCE NOTES**
- EXISTING TREE TO REMAIN
 - EDGE OF EXISTING ROAD AND AC PAVING
 - NEW LANDSCAPED AREA LOW GROUND COVER IN ROW OR PARKWAY. RE: PLANT PALETTE
 - NEW CURB, GUTTER AND SIDEWALK PER COUNTY OF SAN LUIS OBISPO STDS.
 - NEW DRIVEWAY APRON PER COUNTY OF SAN LUIS OBISPO STDS.
 - EXISTING TREE TO BE REMOVED
 - NEW POROUS GRAVEL PAVING DRIVEWAY AND PARKING
 - CONCRETE OR BRICK PARKING STRIPPING
 - TRASH AND RECYCLE ENCLOSURE
 - REMOVE EXISTING CHAINLINK FENCE, REPLACE WITH NEW FENCING.
 - NEW 1-1/2" WATER METER FOR 6 UNITS OR (6) 5/8" METERS TBD
 - NEW 5/8"-1" LANDSCAPE WATER METER FOR COMMON AREA LANDSCAPING.
 - NEW SANITARY SEWER LATERAL TO NCSO LINE.
 - PROPOSED GRADING
 - 48" DIAMETER DRYWELLS DEPTH TBD
 - DRAIN PIPE PERFORATED TO DRYWELLS
 - COMMONS AREA DEPRESSED TO ALLOW MINIMUM 6" OF AVG. PONDING FROM 95TH PERCENTILE STORM.
 - BIO RETENTION AREAS ALONG FRONTAGE (TYPICAL OF FOUR AREAS)

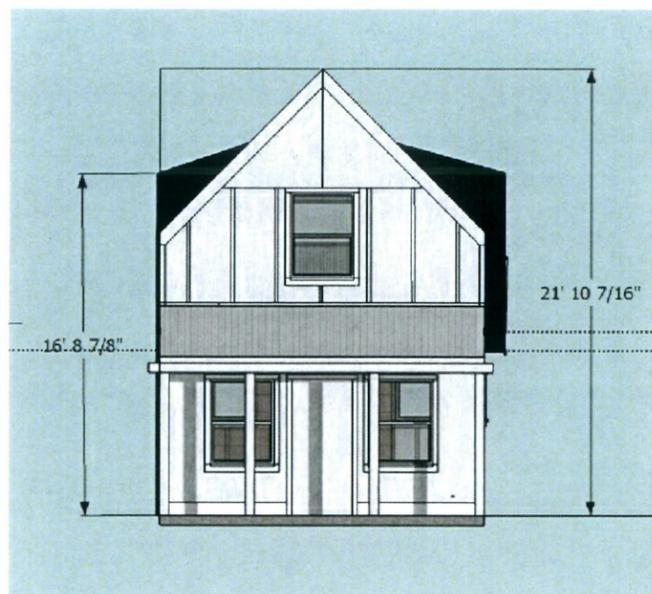
CONCEPTUAL SITE AND GRADING PLAN



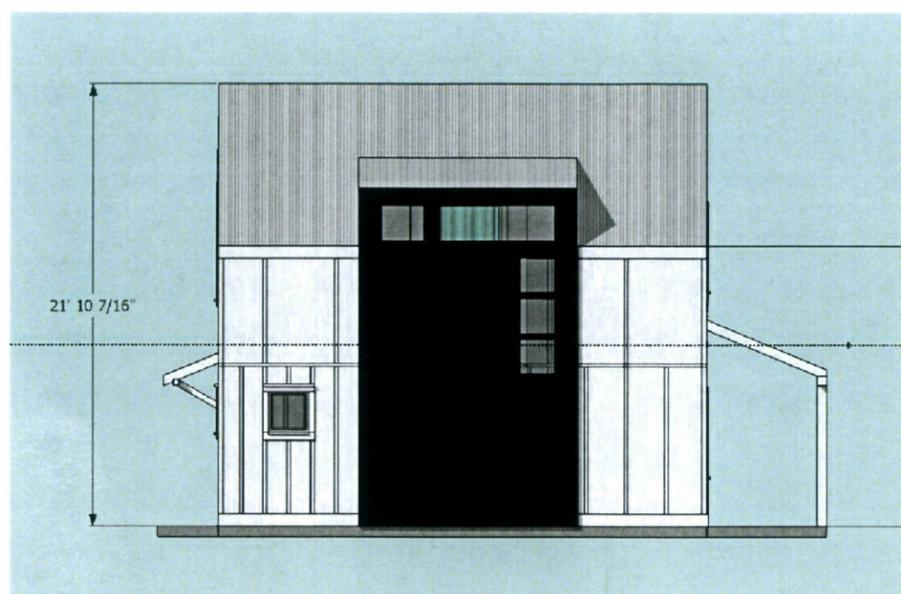


MW ARCHITECTS

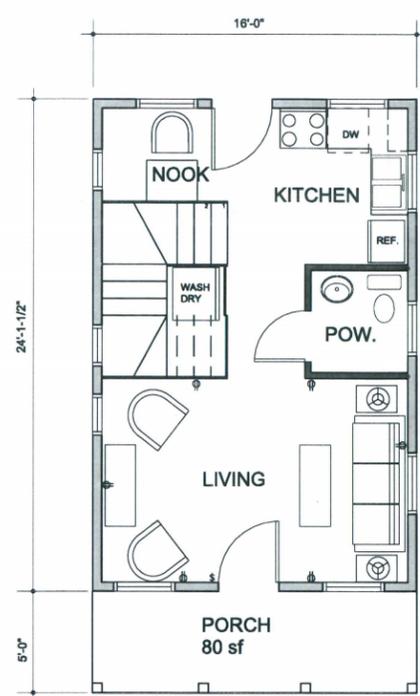
ARCHITECTS
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FAX: (805) 844-4330



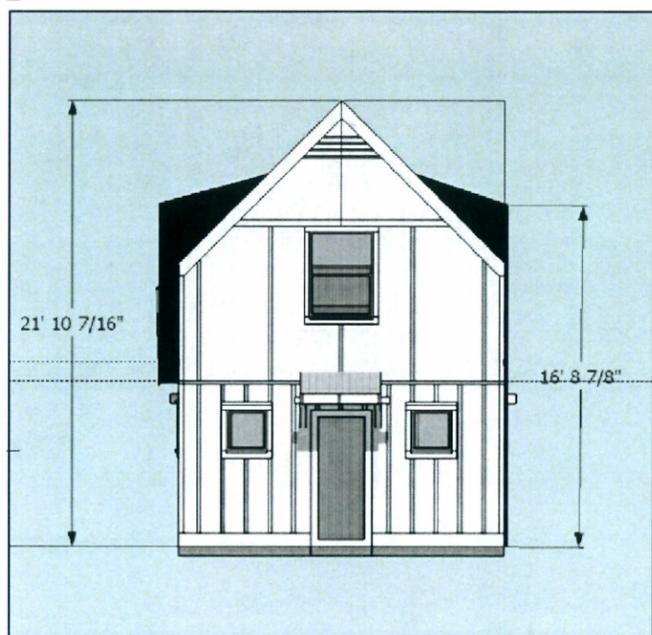
FRONT



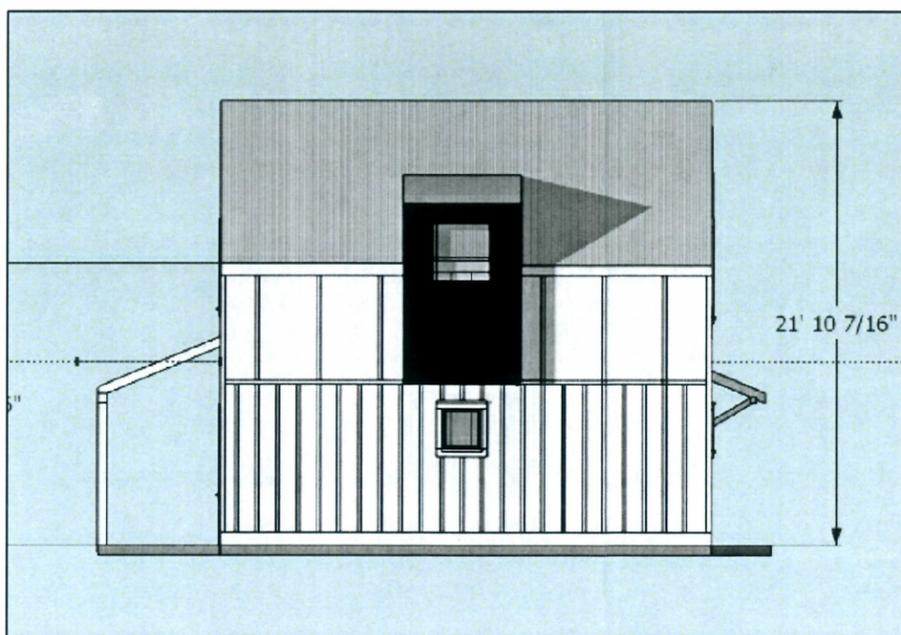
LEFT SIDE ELEVATION



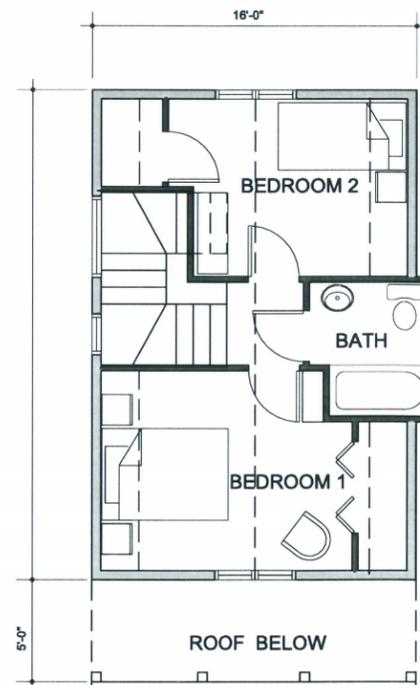
1. GROUND FLOOR



REAR



RIGHT SIDE ELEVATION



2. BEDROOM LEVEL

MATERIAL LIST

- WALLS:
- 1 SIDING: COMPOSITE VERTICAL BOARD AND BATT SIDING OR CEMENT FIBERBOARD ALTERNATE.
 - 2 ROOF: LIGHT GREY COLOR COMPOSITION ASPHALT SHINGLE ROOFING - CORRUGATED ROOF NATURAL FINISH ALTERNATE.
 - 3 TRIM: WOOD WINDOW HEADER STAINED OR PAINTED WOOD WINDOW TRIMMING STAINED OR PAINTED COMPOSITE MATERIAL ALTERNATE TO ELIMINATE PAINTING AND MAINTENANCE.
 - 4 WINDOW FRAMES: VINYL WINDOWS
 - 5 WINDOW SILLS: SLOPED CEMENT BOARD, WOOD AND COMPOSITE ALTERNATE
 - 6 DOORS: WOOD FRENCH DOORS WITH WOOD PANELS - PAINTED FIBERGLASS DOORS WITH PANELS ALTERNATE
 - 7 LIGHTING: DECORATIVE ARCHITECTURAL FIXTURES THROUGHOUT NO LIGHTING OF NIGHT SKY ALL FIXTURES TO BE SHIELDED
 - 8 PICKET FENCING: 30" DECORATIVE FENCING, 4" x 4" WOOD POSTS, 2" x 4" WOOD RAILING, 2" x 2" WOOD PICKETS COMPOSITE FENCING ALTERNATE

164 S. MALLAGH STREET
SCHEMATIC FLOOR PLAN
SCHEMATIC EXTERIOR ELEVATIONS

SCHEMATIC EXTERIOR ELEVATIONS



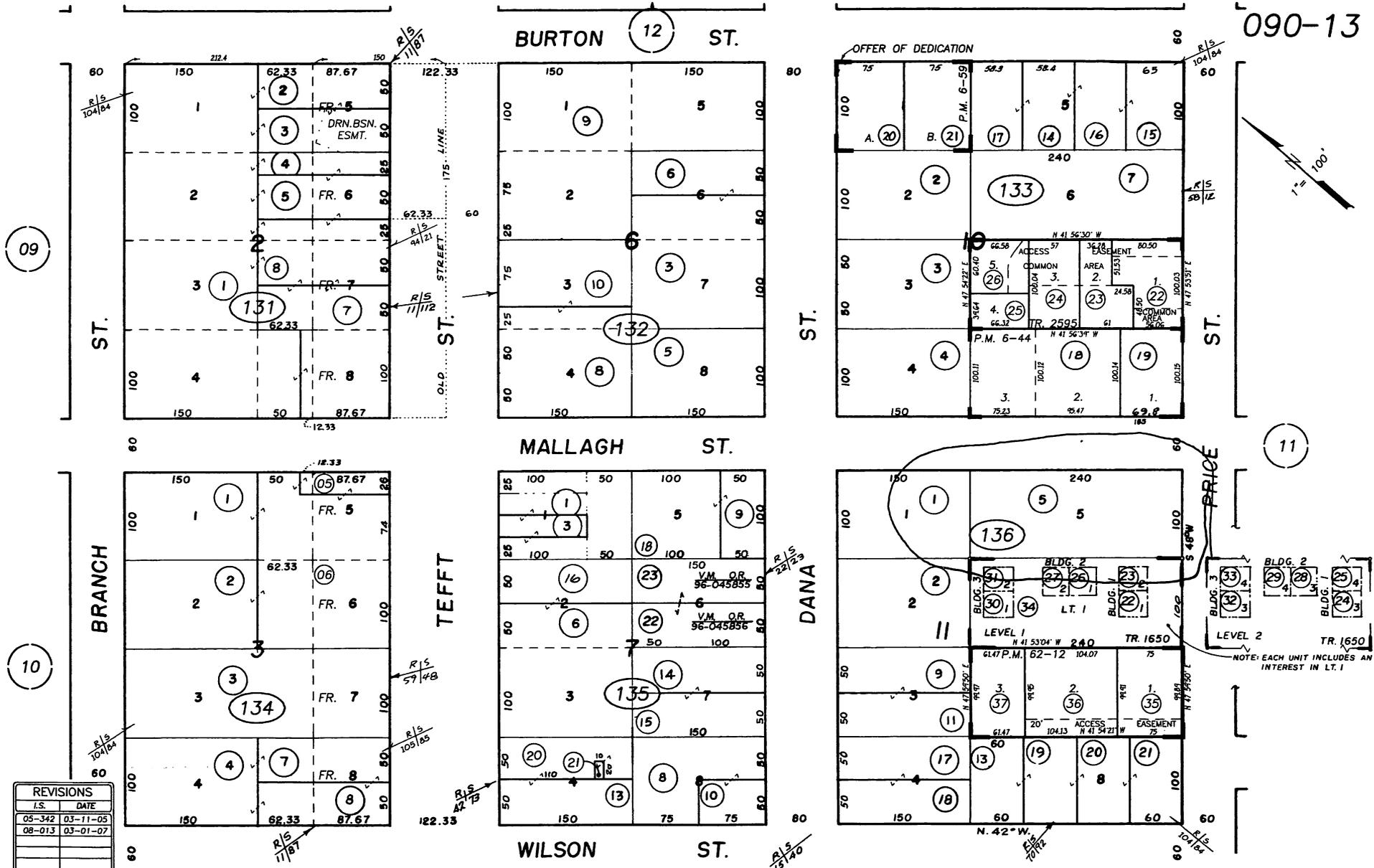
FLOOR PLAN



DP-3

OF X

JOB NUMBER: XX DATE: 5.5.14



09

10

11

14

REVISIONS	
I.S.	DATE
05-342	03-11-05
08-013	03-01-07

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT NO. 2595, R.M. Bk. 29, Pg. 30-33.
 TRACT NO. 1650, R.M. Bk. 15, Pg. 83.
 TOWN OF NIPOMO, R.M. Bk. A, Pg. 27.
 CONDO PLAN 35EA-784
 CC & R's 352B-88

NIPOMO
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 090 PAGE 13



OP

City Planning Area Nipome URL
ning Area

South County Inland Sub Area
Planning Area

RMF

RSF



Parcel Summary Report For Parcel # 090-136-005

8/19/2014
2:11:05PM

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 PEACHY MICHAEL
225 PRADO RD STE G SLO CA 93401-7363
OWN MW ARCHITECTS INC 401K NEW COMPARAB

Address Information

Status **Address**
P 00164 SO MALLAGH ST NIPO

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>
TNNIPO	0011	0005	Nipomo	South County I RMF				Y		

Parcel Information

Status **Description**
Active TN NIPOMO BL 11 LT 5

Notes
APN IS ONE LEGAL PARCEL PER DEED 85 DEEDS 538-9. JSM

Tax Districts
LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
NIPOMO
COASTAL SAN LUIS
NIPOMO



Parcel Summary Report For Parcel # 090-136-005

8/19/2014
2:11:05PM

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Case Information

Case Number:

Case Status:

DRC2014-00014

REC

Primary Parcel

Description:

MUP FOR 6 NEW 2-BED/1-1/2 BATH RENTAL UNITS WITH REQUIRED PARKING AND COMMON GARDEN AREA

PMT2012-01038

FNL

Primary Parcel

Description:

DEMO 1 CAR GARAGE(200 SQ FT) AND REPLACE WITH 2 CAR CARPORT(400 SQ FT).

PRE2013-00034

MET

Primary Parcel

Description:

SIX-UNIT AFFORDABLE HOUSING IN MALLAGH ST. POCKET NEIGHBORHOOD