



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/2/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00097 VAN PETTEN – Proposed minor use permit to demo a single family residence of 1,316 sf and construct a new single family residence of 4,372 sf; modify bluff setback. Site location is 916 Mesa View Dr, Arroyo Grande. APN: 075-281-014

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

DEMO 1316 SQFT SFD, CONSTRUCT NEW
4372 SQFT SFD. MUP TO MODIFY BLUFF
SCSC/ PALM

RS

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name VANCE VAN PETTEN Daytime Phone 310 159-8222
 Mailing Address 1890 S. COCHRAN AVE #20, LA 90019 Zip Code 90019
 Email Address: _____

Applicant Name VANCE VAN PETTEN Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name GREG WYNN, AIA Daytime Phone 805 801 2414
 Mailing Address P.O. BOX 14345 Zip Code 93406
 Email Address: greg@gregwynn.com

PROPERTY INFORMATION

Total Size of Site: 235,294 SF Assessor Parcel Number(s): 075-281-014
 Legal Description: PTN LOT 15 102 LS92
 Address of the project (if known): 916 MESA VIEW - APPROX 0.5 ACRES
 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 1 TO MESA VIEW

Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING SFD, HORSE BARN

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): DEMO 1316 SF SFD, CONSTRUCT NEW 4372 SF SFD

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] FOR VANCE VAN PETTEN Date 24 FEB 15

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): TREE REMOVAL (40 EUC), BLUFF SETBACK REDUCTION, SIDE SETBACK REDUCTION

Describe existing and future access to the proposed project site: EXISTING DRIVEWAY TO BE IMPROVED FOR CAL FIRE

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: RESIDENTIAL South: RESIDENTIAL
East: RESIDENTIAL West: AG LAND - VEGETABLE

For all projects, answer the following:

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

Buildings: 4312 sq. feet 0.2 % Landscaping: _____ sq. feet _____ %

Paving: 28820 sq. feet 12.2% Other (specify) _____

Total area of all paving and structures: 33190 sq. feet acres

Total area of grading or removal of ground cover: 30,000 SF .09 AC sq. feet acres

Number of parking spaces proposed: 3 Height of tallest structure: 26'

Number of trees to be removed: 40 Type: EUCALYPTUS

Setbacks: Front 500' Right 22' Left 205' Back 191'
EXCEPTION REQUEST

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 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: _____

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

Fire Agency: List the agency responsible for fire protection: CAL FIRE

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: 1 Number of bedrooms per unit: 5

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

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

SITE
235,204
5.40 AC
DEMO
SHED
272
DEMO
BARN
1726
DEMO
SHED
340

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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 1.88 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: 3.6 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: _____

1.88

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: EXISTING WELL - SECOND WELL TO BE ADDED
6. Has there been a sustained yield test on proposed or existing wells? ON BLUFFTOP
 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 _____

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? > 200' 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: N/A

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
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: _____
3. Where is the waste disposal storage in relation to buildings? NEAR GARAGE
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: _____
2. Location of nearest police station: _____
3. Location of nearest fire station: _____
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:
RESIDENTIAL
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

NA

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: _____

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: _____

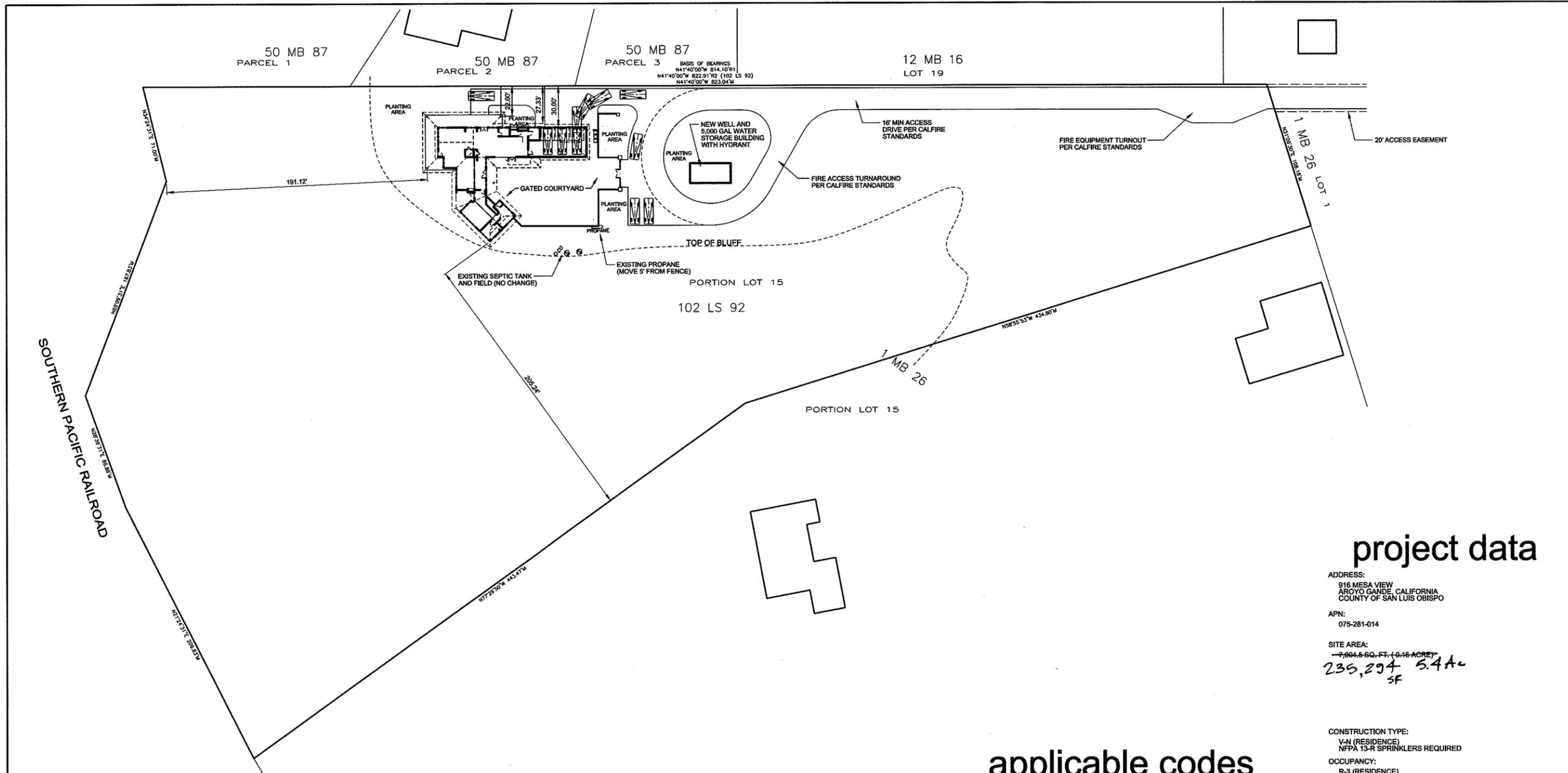
Energy Conservation Information

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

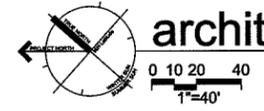
*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services 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:



architectural site plan



PLANCHHECK SET - NOT FOR CONSTRUCTION

project data

ADDRESS:
916 MESA VIEW
ARROYO GRANDE, CALIFORNIA
COUNTY OF SAN LUIS OBISPO

APN:
075-281-014

SITE AREA:
7,694.5 SQ. FT. (0.16 ACRE)
236,294 SF
5.4Ac
SF

CONSTRUCTION TYPE:
V-1 (RESIDENCE)
NFPA 13-R SPRINKLERS REQUIRED

OCCUPANCY:
R-3 (RESIDENCE)

CURRENT ZONING:
RS (RURAL SUBURBAN)
HIGH FIRE HAZARD

BUILDING AREAS:	
LOWER FLOOR	2,922 SF
UPPER FLOOR	1,450 SF
TOTAL	4,372 SF
GARAGE	863 SF

design team

OWNERS:
VANCE AND STACY VAN PETTEN

ARCHITECT:
GREG WYNN
P.O. BOX 14345
SAN LUIS OBISPO, CALIFORNIA 93406
(805) 801-3414

applicable codes

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA ELECTRIC CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA EXISTING BUILDING CODE
- 2013 CALIFORNIA GREEN BUILDING CODE

- TITLE 16-COUNTY FIRE CODE
- TITLE 15-COUNTY BUILDING AND CONSTRUCTION CODE
- TITLE 17-COUNTY LAND USE ORDINANCE

scope of work

WORK INCLUDED UNDER THIS SUBMITTAL INCLUDES:
DEMO EXISTING SINGLE FAMILY RESIDENCE, AND OUTBUILDINGS
REMOVE ALL EUCALYPTUS ABOVE ELEVATION 195' (APPROXIMATELY 40 TREES)
MAJOR GRADING, SITE DISTURBANCE AREA = 0.70 ACRES
CONSTRUCT NEW SINGLE FAMILY RESIDENCE

deferred approvals

THE FOLLOWING ITEMS HAVE BEEN DESIGNATED AS DEFERRED APPROVAL ITEMS AS DESCRIBED IN CBC SECTION 106.3.4.2
FIRE SPRINKLERS NFPA-13R

sheet index

ARCHITECTURAL:	
A1.1	PROJECT STATISTICS / ARCHITECTURAL SITE PLAN
A1.2	AERIAL PHOTOGRAPHY
A1.3	TOPOGRAPHIC PLAN
A2.1	FLOOR PLANS
A4.1	EXTERIOR ELEVATIONS
5 SHEETS	



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greg wynn architect

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916 MESA VIEW
ARROYO GRANDE, CALIFORNIA 93420

REVISIONS:

APN #075-281-014
NEW SINGLE FAMILY RESIDENCE

JOB # 1407-Van Petten

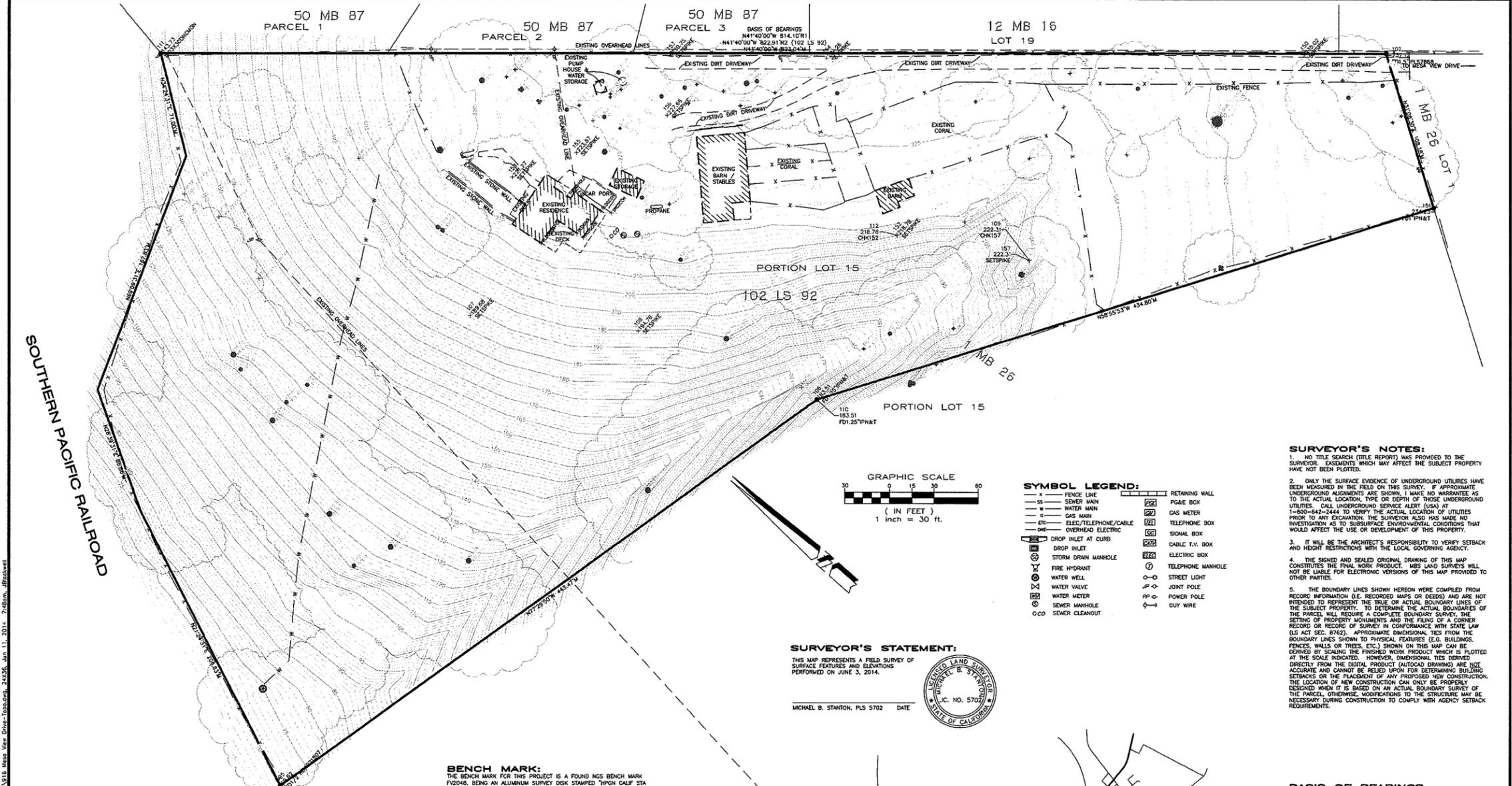
PLOT DATE 23 FEB 2015

ISSUED

SITE PLAN

A1-1
PLANCHHECK SET
NOT FOR CONSTRUCTION

SOUTHERN PACIFIC RAILROAD



ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLOC	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MW	MANHOLE
CF	CURB FACE	PP	POWER POLE
CD	CLINCH OUT	PVC	POLYVINYL PIPE
COL	COLLIAN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
ED	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TW	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
IR	IRON	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

DI-1.5FL TOP OF GRATE -1.5' FLOW LINE

BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS A FOUND NOS BENCH MARK FV2048, BEING AN ALUMINUM SURVEY DISK STAMPED "RPGN CALIF" STA 05 05 1990" IN WELL, LOCATED ON THE WESTERLY SIDE OF STATE HIGHWAY 1 AT POST MILE 9.28, 144 FEET OF A CURVE 35 MPH WARNING SIGN, 108 FEET SOUTHWESTERLY OF THE SOUTH END OF AC DIVE ALONG THE NORTHERND LINES OF STATE HIGHWAY 1, 36 FEET WESTERLY OF CENTERLINE OF HIGHWAY, 1.8 FEET EASTERLY OF CARBONITE WITNESS POST, AND ABOUT 1 FOOT ABOVE HIGHWAY.
ELEVATION=220.8' NAVD 88

SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON JUNE 3, 2014.
MICHAEL B. STANTON, PLS 5702 DATE



SYMBOL LEGEND:

X	FENCE LINE	RETAINING WALL
SS	SEWER MAIN	POKE BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TELEPHONE BOX
DE	ELEC/TELEPHONE/CABLE OVERHEAD	SIGNAL BOX
ONE	OVERHEAD ELECTRIC	CABLE T.V. BOX
DI	DROP INLET AT CURB	ELECTRIC BOX
DI	DROP INLET	TELEPHONE MANHOLE
SD	STORM DRAIN MANHOLE	STREET LIGHT
FD	FIRE HYDRANT	POWER POLE
W	WATER WELL	JOINT POLE
WV	WATER VALVE	POWER POLE
WM	WATER METER	GUY WIRE
SM	SEWER MANHOLE	
CO	SEWER CLEANOUT	

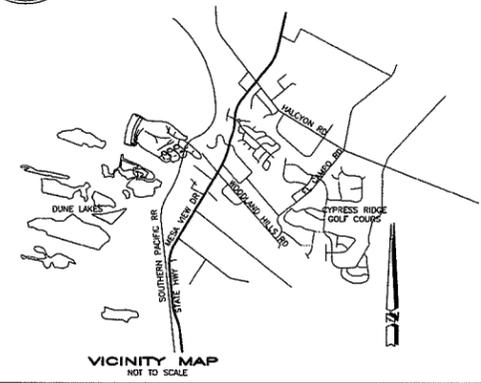
SURVEYOR'S NOTES:

- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-842-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL, THE SURVEYOR MUST CONDUCT A COMPLETE BOUNDARY SURVEY. THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762), APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DETERMINED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL, OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE NORTHEASTERLY LINE OF LOT 15 BEARING N 41° 40' 00" W.

SITE DATA:
ADDRESS: 916 MESA VIEW DRIVE, ARROYO GRANDE
ASSESSOR'S PARCEL NO. APN 075-281-014

TOPOGRAPHIC MAP
A PORTION LOT 15 OF PACIFIC EUCALYPTUS TRACT AS SHOWN ON MAP FILED IN BOOK 1 AT PAGE 26, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA
AT THE REQUEST OF VANCE VAN PETTEN
JUNE 2014 SCALE: 1"=30'
MICHAEL B. STANTON, PLS 5702
3263 SUELEDO ST. UNIT 0
SAN LUIS OBISPO, CA 93401
805-594-1960
JOB NO. 14-107



land survey / topographic plan
THIS IMAGE HAS BEEN REDUCED IN SCALE TO FIT THE PAGE, FROM 30 SCALE TO 40 SCALE. DO NOT SCALE DIMENSIONS FROM THIS SHEET.
0 10 20 40
1"=40'

PLANCHECK SET - NOT FOR CONSTRUCTION

architecture - planning
p.o. box 14345
san luis obispo, ca 93406
(805) 801-3414

greg wynn architect

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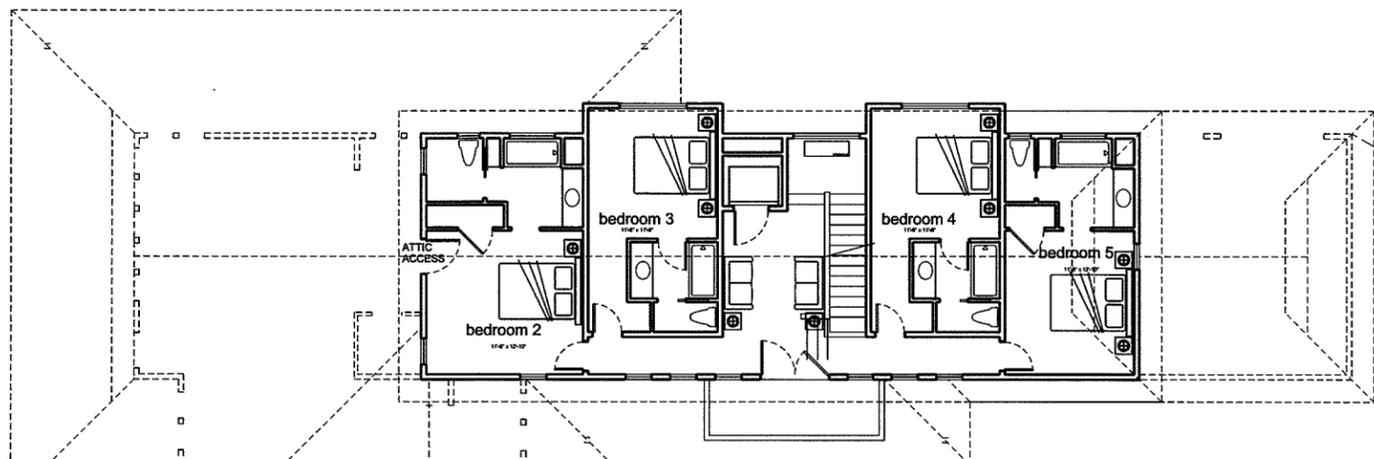
916 MESA VIEW
ARROYO GRANDE, CALIFORNIA 93420

REVISIONS:

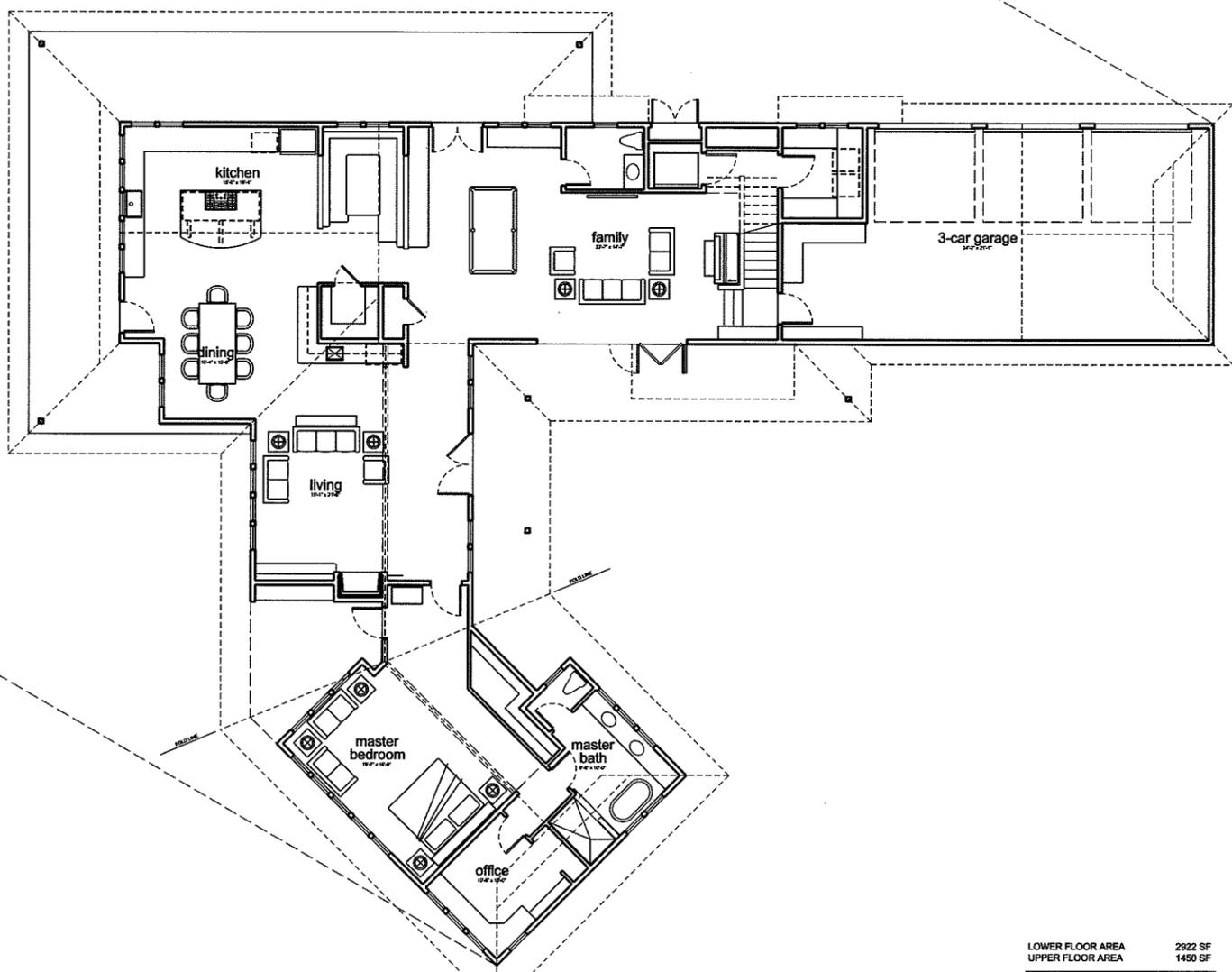
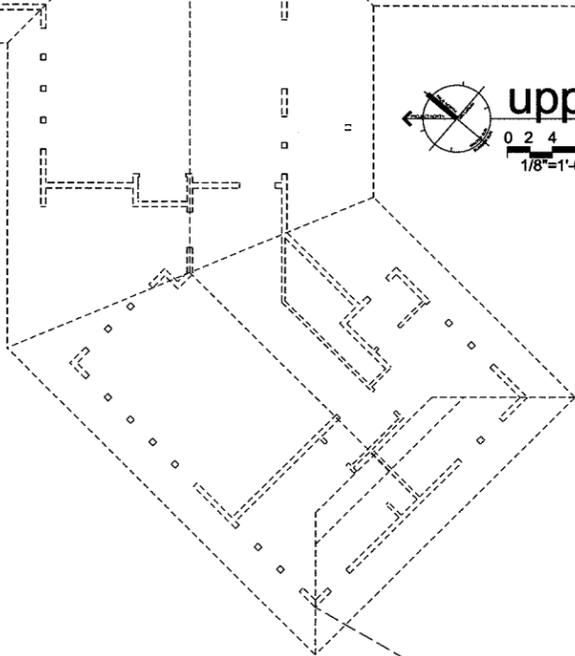
APN #075-281-014
NEW SINGLE FAMILY RESIDENCE
JOB # 1407-Van Petten
PLOT DATE 23 FEB 2015
ISSUED

TOPOGRAPHIC PLAN
A1-3
PLANCHECK SET
NOT FOR CONSTRUCTION





upper floor plan
 0 2 4 8
 1/8"=1'-0"



lower floor plan
 0 2 4 8
 1/8"=1'-0"

LOWER FLOOR AREA	2922 SF
UPPER FLOOR AREA	1450 SF
TOTAL LIVING AREA	4372 SF
GARAGE AREA	863 SF

PLANCHHECK SET - NOT FOR CONSTRUCTION



architecture - planning
 greg wynn architect
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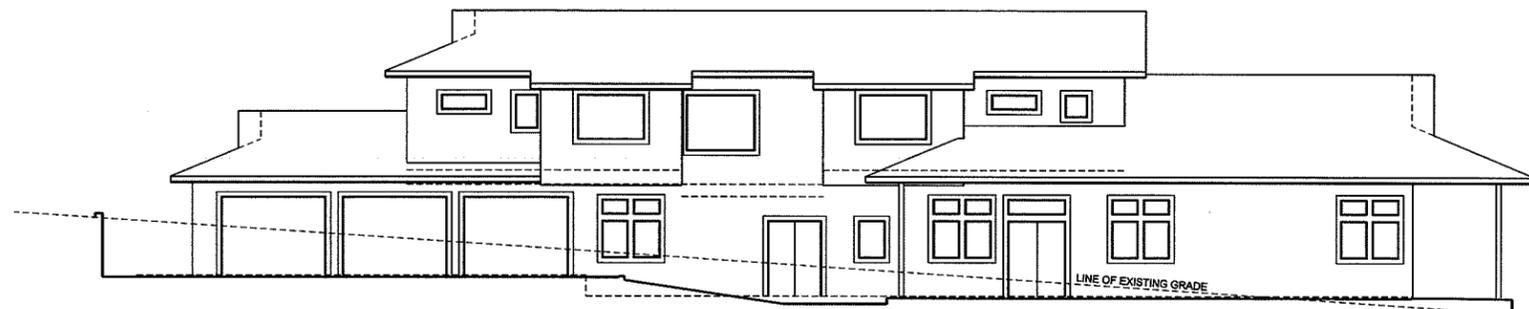
916 MESA VIEW
 ARROYO GRANDE, CALIFORNIA 93420

REVISIONS:

 APN #075-281-014
 NEW SINGLE FAMILY RESIDENCE

JOB # 1407-Van Petten
 PLOT DATE 23 FEB 2015
 ISSUED

FLOOR PLANS
A2-1
 PLANCHHECK SET
 NOT FOR CONSTRUCTION

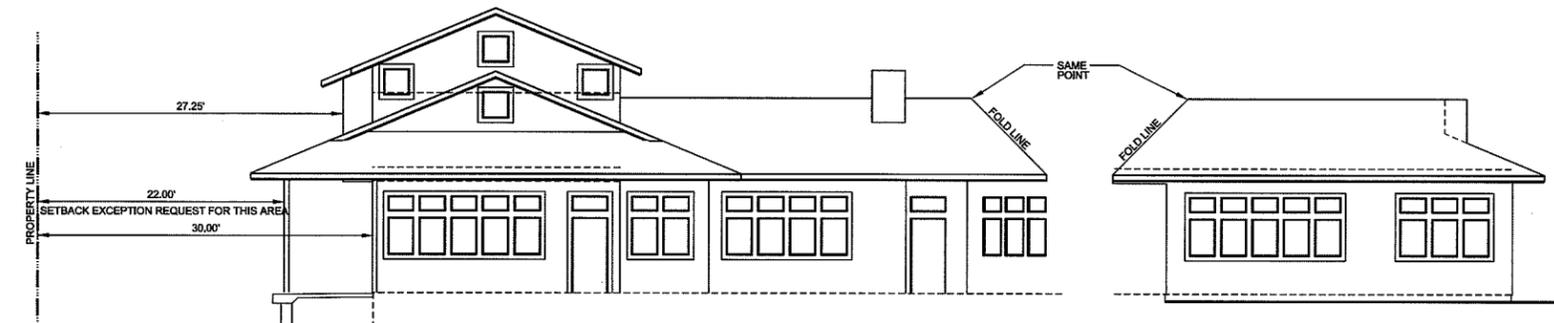


elevation 7 (northeast)

0 2 4 8
1/8"=1'-0"

elevation keynotes

- INDICATES ELEVATION NOTE.
- 40 YEAR ASPHALT SHINGLE, COOL ROOF
 - VERTICAL BOARD AND BATT SIDING, TYPICAL ABOVE 3'
 - HORIZONTAL CEMENT SIDING, TYPICAL BELOW 3'

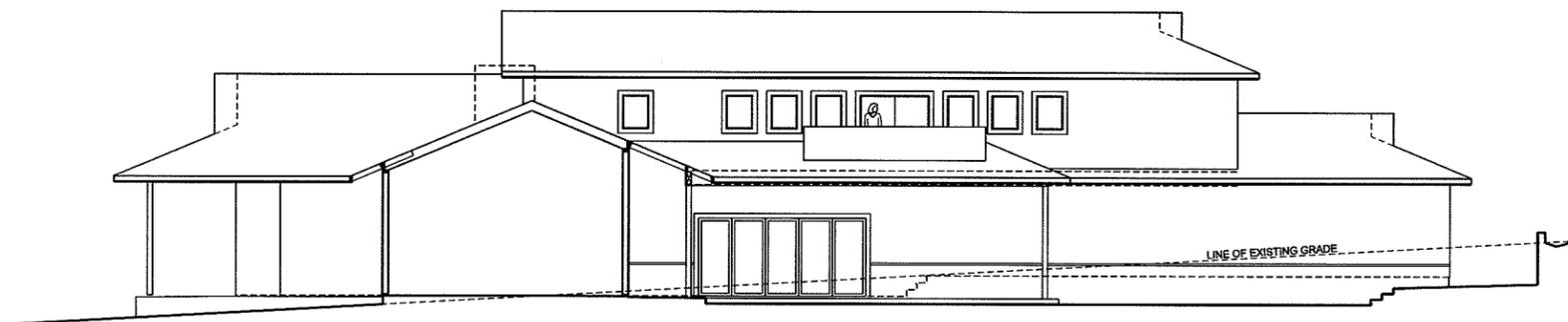


elevation 6 (northwest)

0 2 4 8
1/8"=1'-0"

elevation 5 (west)

0 2 4 8
1/8"=1'-0"



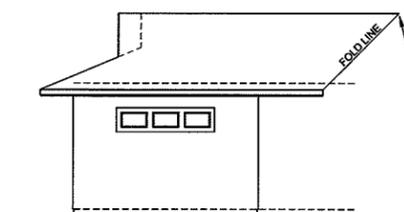
elevation 2 (southwest)

0 2 4 8
1/8"=1'-0"



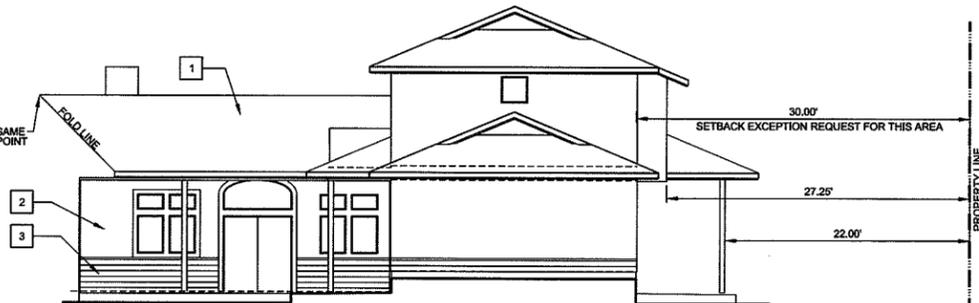
elevation 4 (south)

0 2 4 8
1/8"=1'-0"



elevation 3 (east)

0 2 4 8
1/8"=1'-0"



elevation 1 (southeast)

0 2 4 8
1/8"=1'-0"

PLANCHHECK SET - NOT FOR CONSTRUCTION



architecture - planning
p.o. box 14345
san luis obispo, ca
93406
(805) 801-3414

**greg
wynn
architect**

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GREG WYNN
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916 MESA VIEW
ARROYO GRANDE, CALIFORNIA 93420

REVISIONS:

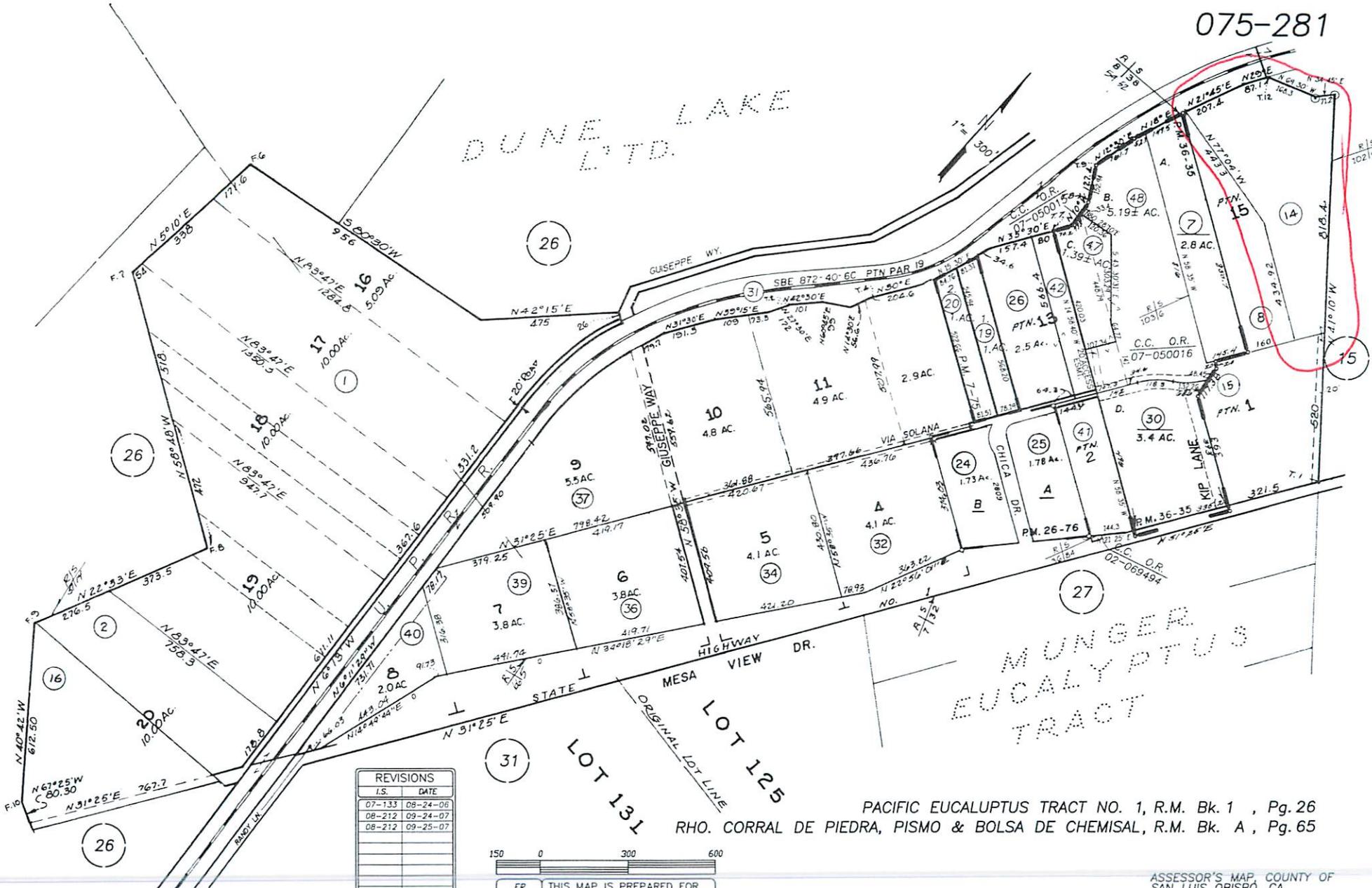
APN #075-281-014
NEW SINGLE FAMILY RESIDENCE

JOB # 1407-Van Petten
PLOT DATE 23 FEB 2015
ISSUED

EXTERIOR ELEVATIONS
A4-1
PLANCHHECK SET
NOT FOR CONSTRUCTION

DUNE LAKE
LTD.

MUNGER
EUCALYPTUS
TRACT



REVISIONS	
I.S.	DATE
07-133	08-24-06
08-212	09-24-07
08-212	09-25-07

150 0 300 600

ER 08-24-06 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PACIFIC EUCALYPTUS TRACT NO. 1, R.M. Bk. 1 , Pg. 26
RHO. CORRAL DE PIEDRA, PISMO & BOLSA DE CHEMICAL, R.M. Bk. A , Pg. 65

South County Coastal Planning Area
Coastal Zone Planning Area
AG

South County Planning Area
South County Inland Sub Area Planning Area

RS

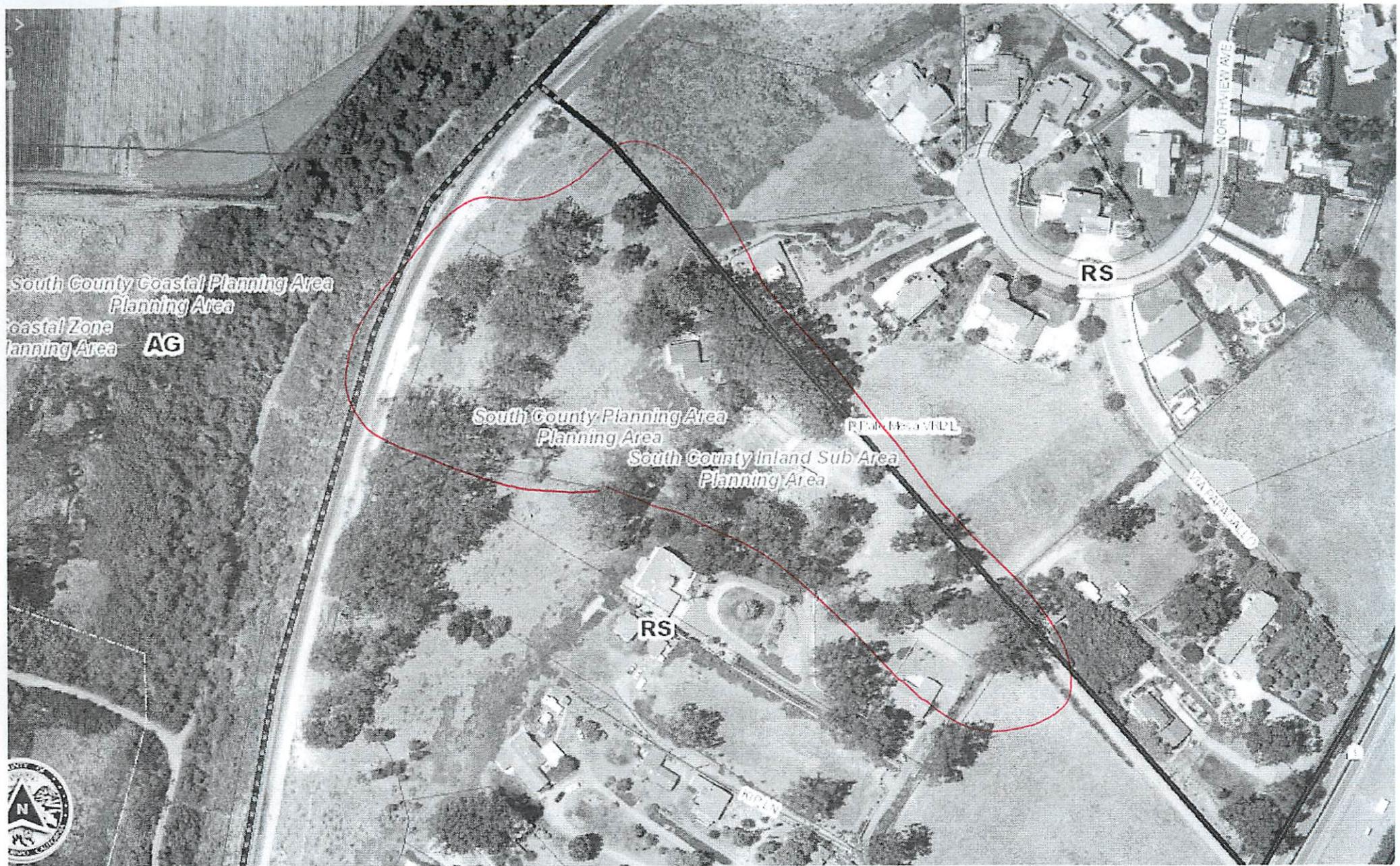
RTM BEAVIDL

NORTHVIEW AVE

STATE STREET

RS

WILSON





Parcel Summary Report For Parcel # 075-281-014

2/24/2015
11:57:01AM

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 VANPETTEN VANCE
 1890 S COCHRAN AVE #20 LOS ANGELES CA 90019-

OWN VANPETTEN FAMILY TRUST

OWN VANPETTEN STACY

Address Information

<u>Status</u>	<u>Address</u>
P	00916 MESA VIEW DR PALM
P	00902 MESA VIEW DR PALM

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>
PACTR1	0000	15P	Palo Mesa	South County I RS				Y	VP	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PACIFIC TR PTN LTS 1 & 15

Notes

APN IS ONE LEGAL PARCEL PER DEED 188 OR 231 MINUS 870 OR 544 AND 880 OR 104. JSM WE INDICATED THEY COULD REMOVE TREES WITH A ZONING CLEARANCE IN CONJUNCTION WITH THE BUILDING PERMIT FOR THE HOUSE. 50' BLUFF SETBACK. SWC/KN 5/5/14

Tax Districts

LUCIA MAR
 SAN LUIS OBISPO JT(27,40)
 ARROYO GRANDE
 COASTAL SAN LUIS
 SAN LUIS



Parcel Summary Report For Parcel # 075-281-014

2/24/2015
11:57:01AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

NO. 04

AREA NO. 21

Case Information

Case Number:

Case Status:

COD2013-00107

CLD

Primary Parcel

Description:

REPORTED JUNK AND TRASH

DRC2014-00097

REC

Primary Parcel

Description:

DEMO 1316 SQFT SFD, CONSTRUCT NEW 4372 SQFT SFD. MUP TO MODIFY BLUFF SETBACK.

PMT2012-00789

FNL

Primary Parcel

Description:

DEMO 450 SQ FT SHOP BUILDING.