



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A REVISED PROJECT REFERRAL

DATE: 9/10/2015

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

FROM: Terry Wahler (805-781-5621 or twahler@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00112 HACKETT – Proposed minor use permit to construct a single family residence with attached garage and pool deck (conditioned space 4,709 sf, unconditioned space 1,712 sf). Site location is 6315 Mar Vista Pl, Avila Beach. APN: 076-180-010

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

NEW SFR WITH ATTACHED GARAGE AND POOL DECK CONDITIONED SPACE: 4,785 SLOSLB/ AVLB

GS OS RS

### 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
- Amendment to approved land use permit

### APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name RALPH & LISA HACKETT Daytime Phone 559-643-8008  
 Mailing Address 6827 BLACKHAWK LANE, CLOVIS, CA Zip Code 93619  
 Email Address: RalphH@daykahackett.com, LisaH@daykahackett.com

Applicant Name RALPH & LISA HACKETT Daytime Phone 559-643-8008  
 Mailing Address 6827 BLACKHAWK LANE, CLOVIS, CA Zip Code 93619  
 Email Address: RalphH@daykahackett.com, LisaH@daykahackett.com

Agent Name ISAMAN DESIGN, INC. Daytime Phone 805-544-5672  
 Mailing Address 1027 MARSH ST. STE. 200, SAN LUIS OBISPO, CA Zip Code 93401  
 Email Address: bill@isamandesign.com

### PROPERTY INFORMATION

Total Size of Site: 10,471 SF Assessor Parcel Number(s): 076-180-010  
 Legal Description: LOT 10 OF TRACT 2149 AS SHOWN ON MAP FILED IN BOOK 18 AT PAGE 55, IN THE COUNTY OF SAN LUIS OBISPO, CA  
 Address of the project (if known): 06315 MAR VISTA PLACE, AVILA BEACH  
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SAN LUIS BAY DRIVE. TO BAY LAUREL PLACE, LEFT ON LUPINE CANYON ROAD. (MANNED SECURITY GATE), LEFT ON VISTA DE AVILA LANE. LEFT ON MAR VISTA PLACE.

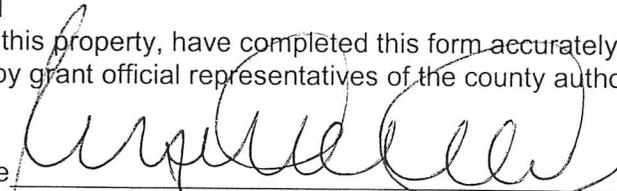
Describe current uses, existing structures, and other improvements and vegetation on the property:  
EXISTING ELEVATED DECK ON STEEL PIERS, DENSE OAK CANOPY.

### PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): NEW SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE AND POOL DECK  
CONDITIONED SPACE: 4,785 SF, UNCONDITIONED SPACE: 1,821 SF

### 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 3/10/15

**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): N/A

Describe existing and future access to the proposed project site: ACCESS FROM MAR VISTA PLACE

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: EXISTING RESIDENCE South: OPEN SPACE  
East: OPEN SPACE West: EXISTING RESIDENCE

### For all projects, answer the following:

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

Buildings: 3,434 sq. feet 32.8 % Landscaping: 558 sq. feet 5.3 %  
Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_ % Other (specify) 3,764 SF PERVIOUS PAVERS  
Total area of all paving and structures: 7,198, WITH PERVIOUS PAVERS  sq. feet  acres  
Total area of grading or removal of ground cover: 7,198  sq. feet  acres  
Number of parking spaces proposed: 2-CAR GARAGE Height of tallest structure: 23'-4.25" ABOVE A. E. G.  
Number of trees to be removed: 17-21 Type: OAK  
Setbacks: Front 15' Right 5' Left 5' Back 50'

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: SAN LUIS OBISPO COUNTY FIRE DEPARTMENT

### 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: 4  
Total floor area of all structures including upper stories, but not garages and carports: 4,785 SF  
Total of area of the lot(s) minus building footprint and parking spaces: 10,471 SF - 3,434 SF = 7,037 SF

# 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: \_\_\_\_\_ acres  
Moderate slopes of 10-30%: 0.24 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

**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? TWO OCCUPANTS
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: N/A
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 \_\_\_\_\_

**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? \_\_\_\_\_ 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: \_\_\_\_\_ 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: COLD CANYON LANDFILL
3. Where is the waste disposal storage in relation to buildings? 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:  
RAW LAND
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: \_\_\_\_\_

**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**

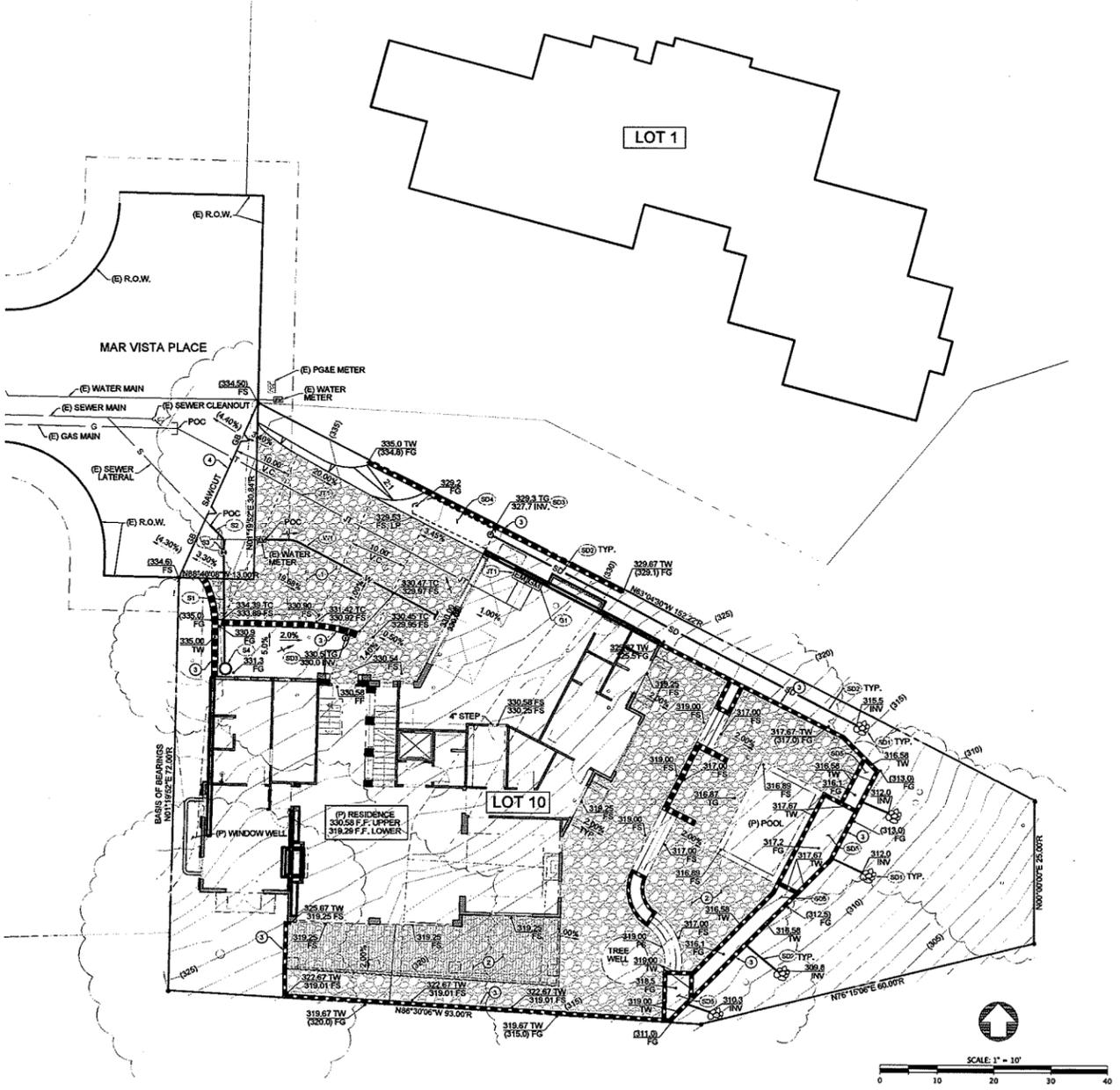
1. List any mitigation measures that you propose to lessen the impacts associated with your project:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)



**GENERAL CONSTRUCTION NOTES:**

1. TOPOGRAPHIC INFORMATION SHOWN WAS PROVIDED BY MBS LAND SURVEYS DATED FEBRUARY 2015.
2. ALL ROOF DRAINS SHALL HAVE INLINE FILTERS.
3. THE ONSITE INFILTRATION BASIN, ALL PLANTER BOXES AND ALL INLINE FILTERS SHALL BE TO THE APPROVAL OF THE COUNTY OF SAN LUIS OBISPO.
4. REFER TO ARCHITECTURAL SITE PLAN FOR TREE INFORMATION.

**SITE NOTES:**

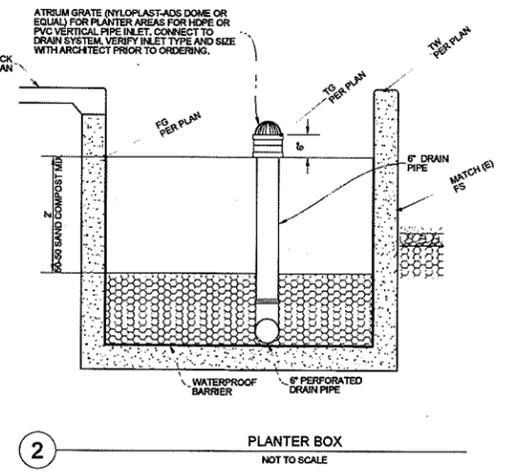
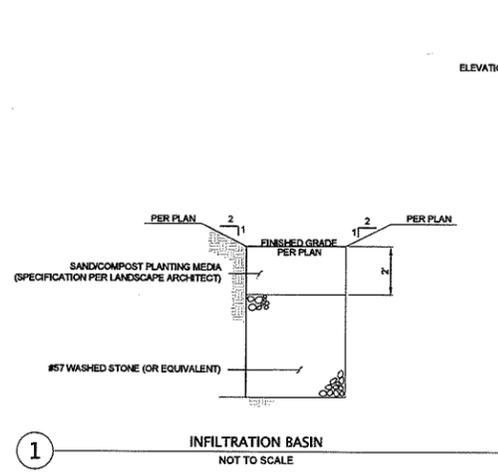
1. PROPOSED FLAGSTONE DRIVEWAY PER ARCHITECT.
2. PROPOSED PATIO FLATWORK, PERMEABLE FLAGSTONE PER ARCH.
3. PROPOSED RETAINING WALL.
4. SAWCUT AND REMOVE EXISTING A.C. PAVING AND REPLACE WITH A.C. PAVEMENT SECTION.

**STORM DRAIN CONSTRUCTION NOTES:**

1. PROPOSED RIP RAP.
2. PROPOSED STORM DRAIN PIPE.
3. PROPOSED BASIN.
4. PROPOSED BIO-RETENTION BASIN PER DETAIL 1, THIS SHEET.
5. PROPOSED BIO-RETENTION PLANTER PER DETAIL 2, THIS SHEET.

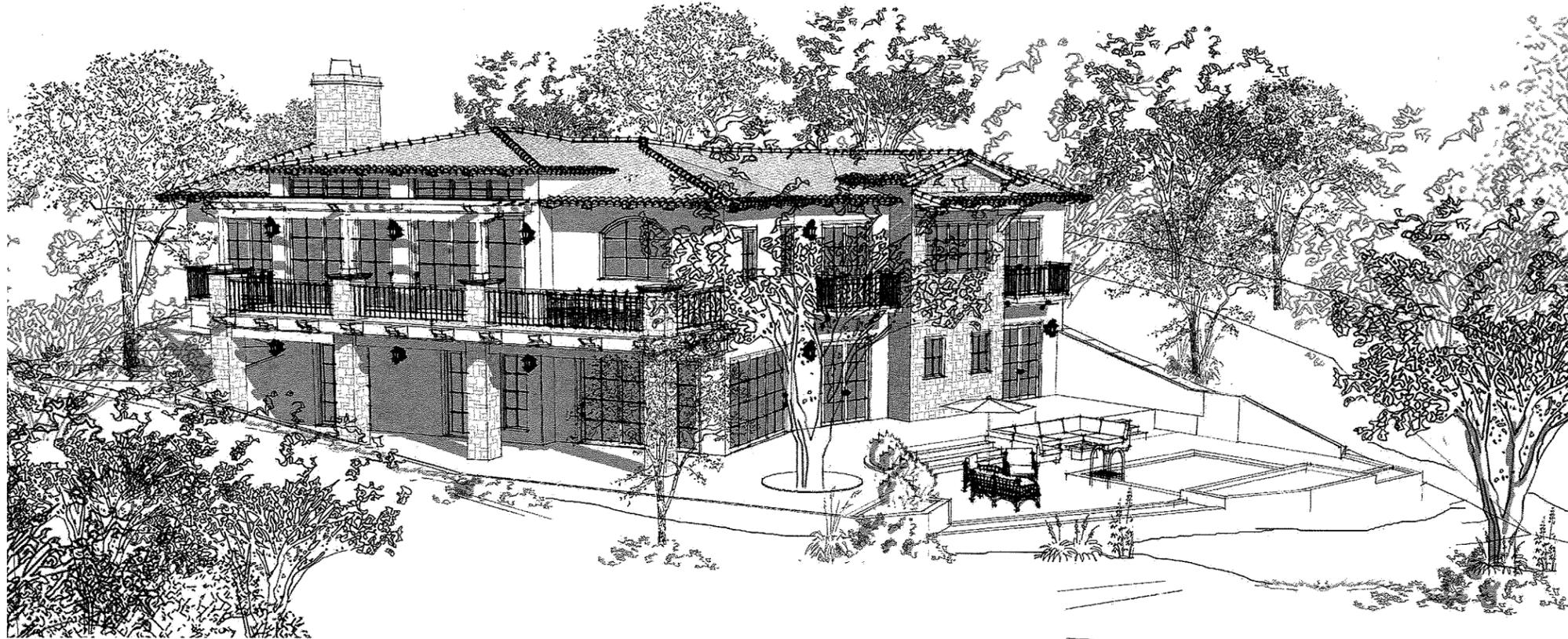
**UTILITY NOTES:**

1. PROPOSED PRIVATE SEWER FORCE MAIN.
2. PROPOSED GRAVITY SEWER AT 2% MINIMUM.
3. PROPOSED BACKWATER VALVE.
4. PROPOSED PRIVATE SEWER LIFT GRINDER PUMP.
5. PROPOSED WATER SERVICE FROM EXISTING WATER METER TO PROPOSED RESIDENCE.
6. PROPOSED GAS METER AND SERVICE FROM EXISTING GAS MAIN TO PROPOSED RESIDENCE.
7. PROPOSED ELECTRICAL METER AND PROPOSED JOINT TRENCH CONTAINING DRY UTILITY SERVICES FROM EXISTING TRENCH TO PROPOSED RESIDENCE.



# HACKETT RESIDENCE

06315 MAR VISTA PLACE, AVILA BEACH



## CODE JURISDICTION

ALL WORK SHALL CONFORM TO:

(A) THE MINIMUM STANDARDS OF THE CALIFORNIA BUILDING CODE AND ALL RELATED DOCUMENTS THAT HAVE BEEN ADOPTED TO THE LOCAL GOVERNING AGENCIES.

(B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES.

(C) ANY SPECIAL CONDITIONS REQUIRED BY ALL LOCAL GOVERNING AGENCIES.

### LOCAL GOVERNING AGENCIES

-CALIFORNIA BUILDING CODE 2013  
 -CA RESIDENTIAL (CRC) 2013  
 -GREEN BUILDING STANDARDS CODE 2013  
 -CALIFORNIA ELECTRIC CODE 2013  
 -CALIFORNIA MECHANICAL CODE 2013  
 -CALIFORNIA PLUMBING CODE 2013  
 -CALIFORNIA ENERGY CODE 2013  
 -CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS  
 - SAN LUIS OBISPO MUNICIPAL CODE (SLOMC)

## PROJECT DATA

ADDRESS: 06315 Mar Vista Place  
 Avila Beach, CA 93424

DESCRIPTION: New Single Family Residence  
 4 Bed, 5 1/2 Bath  
 2-Story  
 2-Car Garage

A.P.N: 076-180-010  
 PARCEL SIZE: 10,471 SF  
 ZONING: RS - Residential Suburban

LOT COVERAGE: 3434 SF (32.8%)  
 (3,434 SF / 10,471 SF) x 100 = 32.8%  
 (40% Max. per 22.12.060F)

LANDSCAPING: 558 SF  
 17-21 OAK TREES REMOVED

OTHER: 3,764 SF (PERVIOUS PAVERS)  
 TOTAL COVERAGE: 7,198 SF (WITH PERVIOUS PAVERS)

HEIGHT: 348.33'  
 SETBACKS: FRONT: 15' RIGHT: 5'  
 LEFT: 5' BACK: 50'

### HERON CREST HEIGHT LIMITATION (PER DEFINITION OF THE COUNTY OF SAN LUIS OBISPO COASTAL ZONE LAND USE ORDANCE:

The maximum height shall not exceed 24' above existing natural grade at building footprint.

### Per Grant of Easement for Light and View:

The maximum height in Zone A shall not exceed 12' above existing grade.  
 The maximum height in Zone B shall not exceed 6' above existing grade.

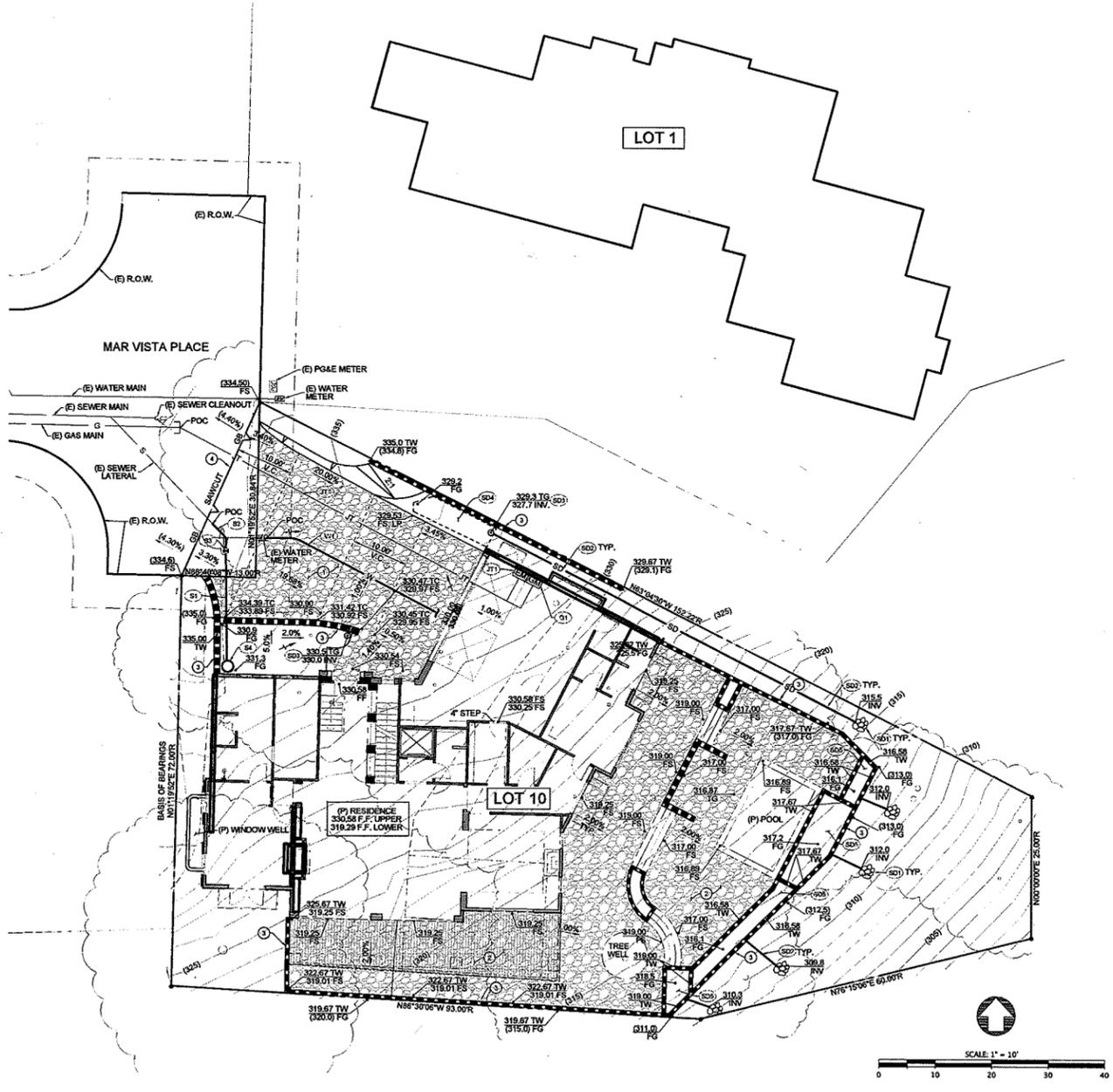
## PROJECT STATISTICS

MAIN FLOOR: 2486 SF  
 LOWER FLOOR: 2223 SF  
**TOTAL CONDITIONED: 4709 SF**  
 GARAGE & MECH: 705 SF  
 LOWER STORAGE 1: 611 SF  
 LOWER STORAGE 2: 396 SF  
 UPPER DECK: 411 SF

## SHEET INDEX

T-1 TITLE SHEET  
 A-1 SITE PLAN  
 C-1 PRELIMINARY GRADING & DRAINAGE PLAN  
 A-2 MAIN FLOOR PLAN  
 A-3 LOWER FLOOR PLAN  
 A-4 ELEVATIONS  
 A-5 ELEVATIONS  
 A-6 SECTIONS  
 A-7 SECTIONS  
 L-1 LANDSCAPE PLAN  
 A-8 COLOR & MATERIALS BOARD



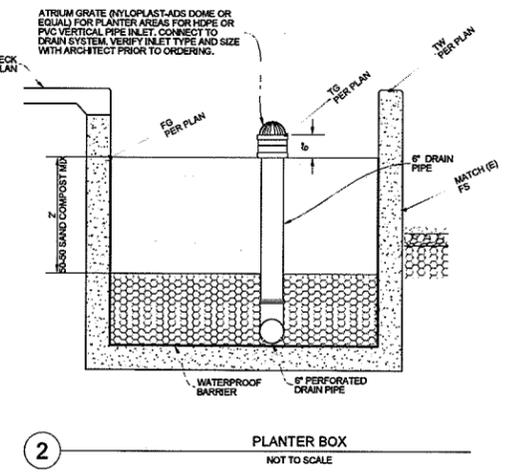
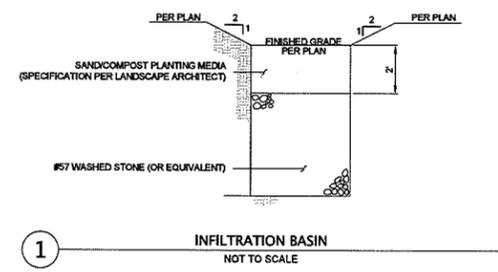


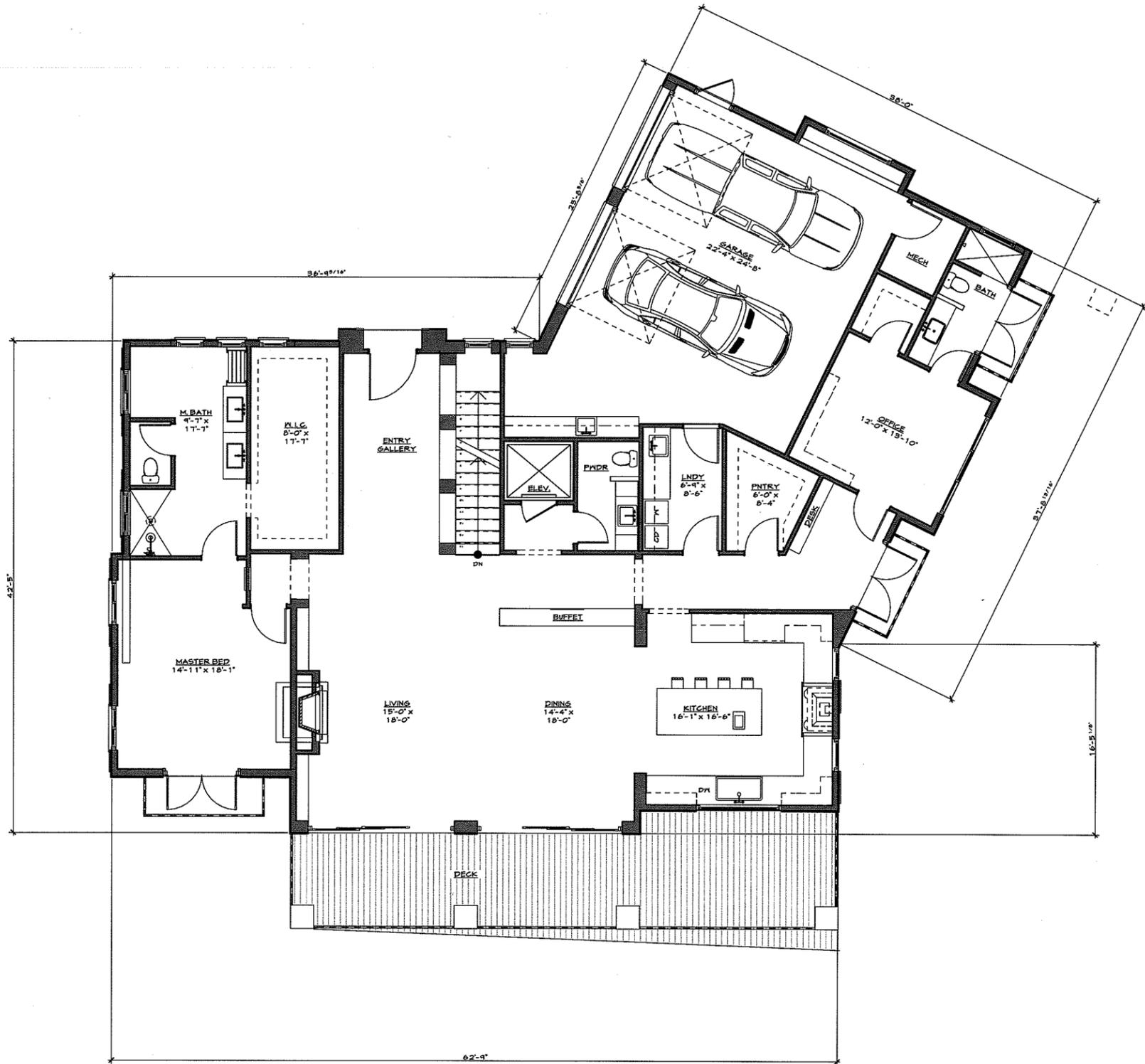
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  - ⑥4 PROPOSED PRIVATE SEWER LIFT GRINDER PUMP.
  - ⑥5 PROPOSED WATER SERVICE FROM EXISTING WATER METER TO PROPOSED RESIDENCE.
  - ⑥6 PROPOSED GAS METER AND SERVICE FROM EXISTING GAS MAIN TO PROPOSED RESIDENCE.
  - ⑥7 PROPOSED ELECTRICAL METER AND PROPOSED JOINT TRENCH CONTAINING DRY UTILITY SERVICES FROM EXISTING TRENCH TO PROPOSED RESIDENCE.





MAIN FLOOR STATISTICS	
MAIN FLOOR:	2486 SF
GARAGE / MECH:	705 SF
DECK:	465 SF

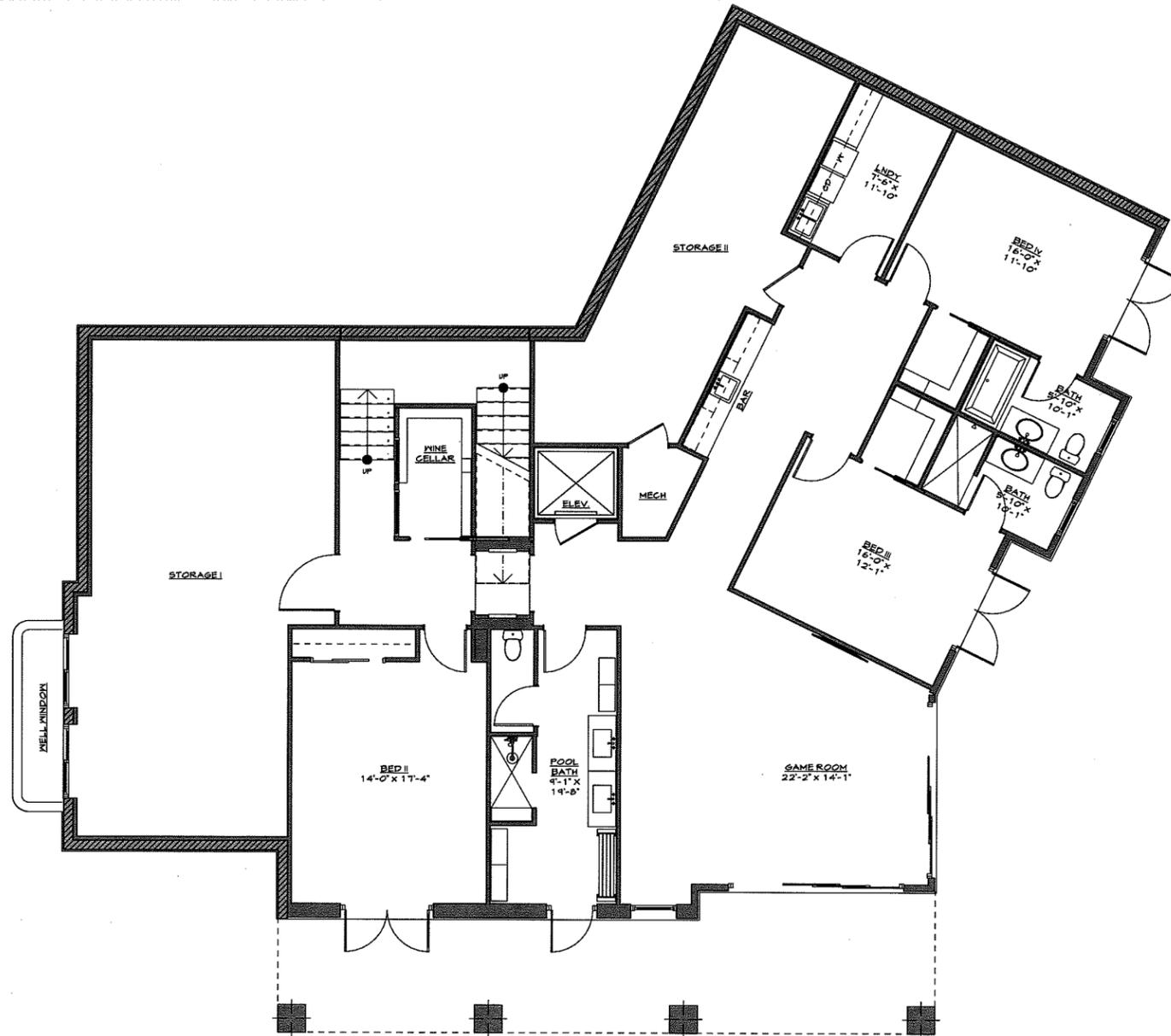
N  
 MAIN FLOOR PLAN  
 1/4" = 1'

SCALE 1/4" = 1'-0"  
 08.05.2015

Isaman design, Inc.  
 ARCHITECT  
 1027 Marsh Street, Suite 200  
 San Luis Obispo, CA 93401  
 Phone: 805/544.5672  
 Fax: 805/544.5642  
 www.isamandesign.com

**A-2**  
**HACKETT RESIDENCE**

06315 MAR VISTA PLACE, AVILA BEACH



LOWER FLOOR STATISTICS	
LOWER FLOOR:	2223 SF
STORAGE I:	611 SF
STORAGE II:	396 SF

N  
 LOWER FLOOR PLAN  
 1/4" = 1'

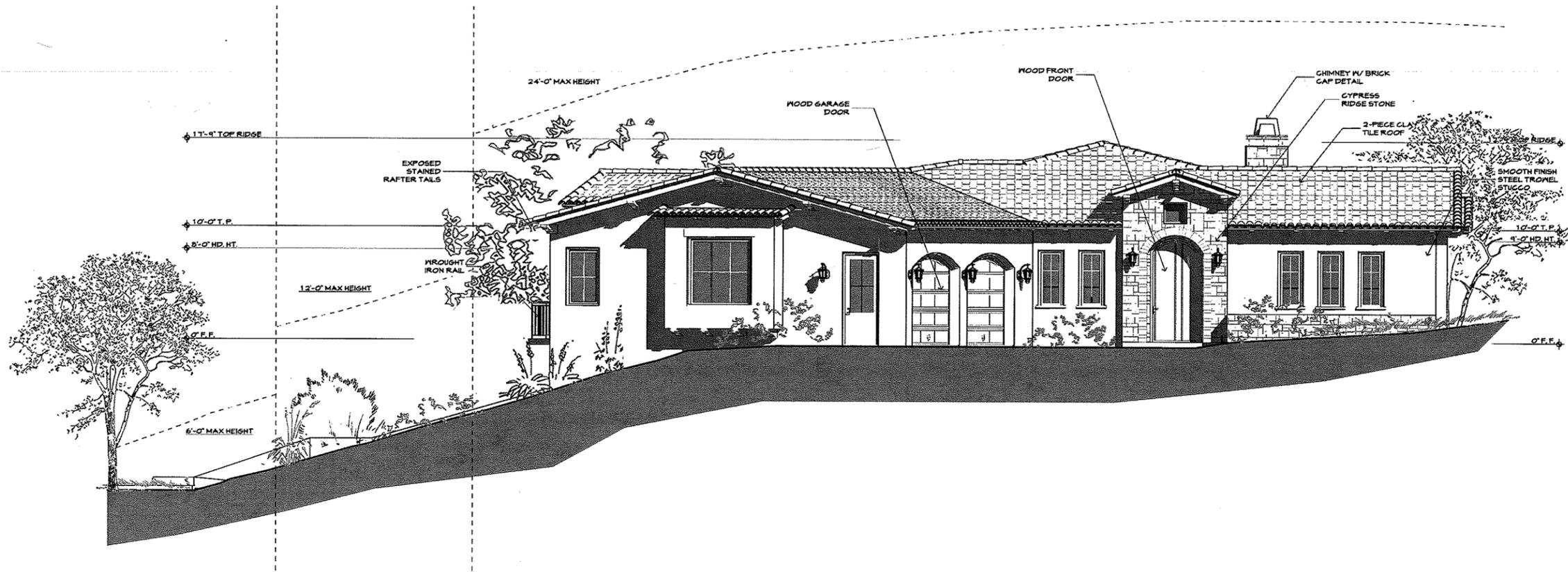
SCALE 1/4" = 1'-0"  
 08.05.2015

Isaman design, Inc.  
 ARCHITECT  
 1027 Marsh Street, Suite 200  
 San Luis Obispo, CA 93401  
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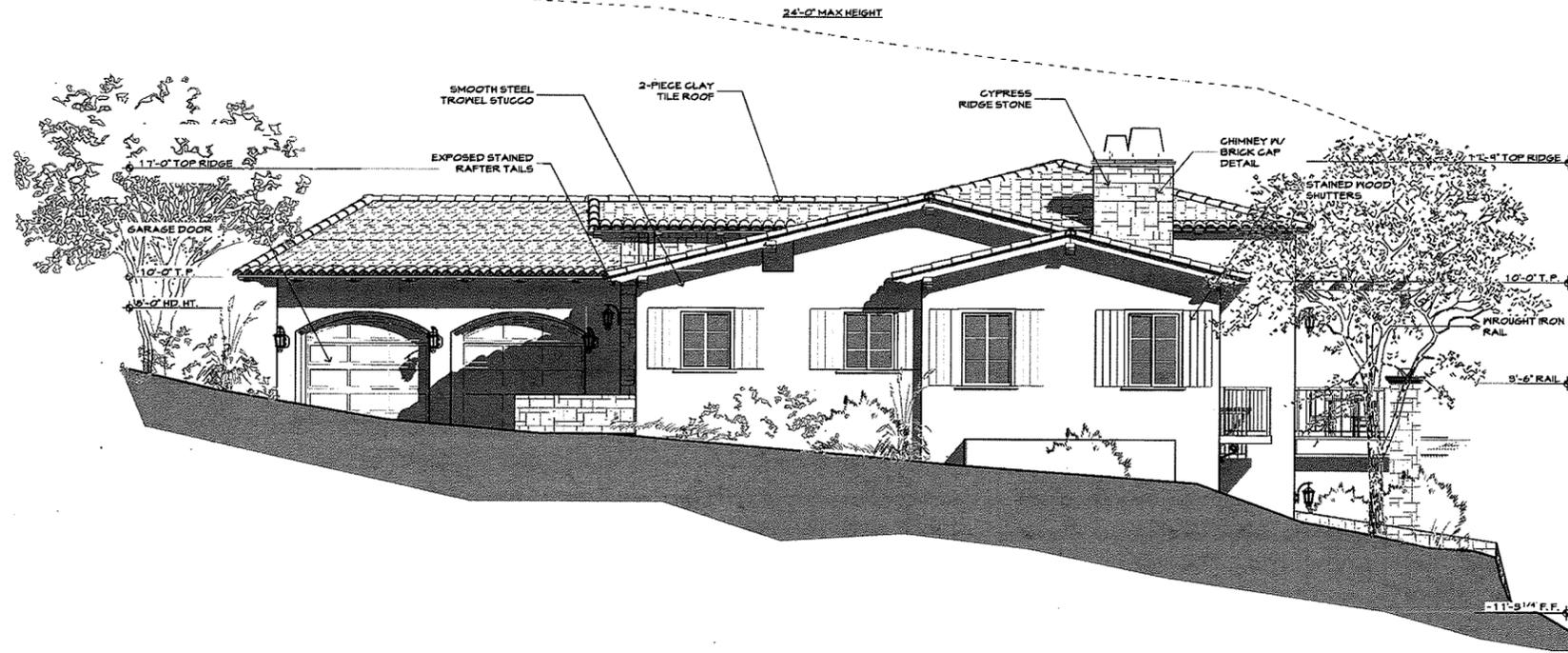


A-3  
 HACKETT RESIDENCE

06315 MAR VISTA PLACE, AVILA BEACH



NORTH ELEVATION

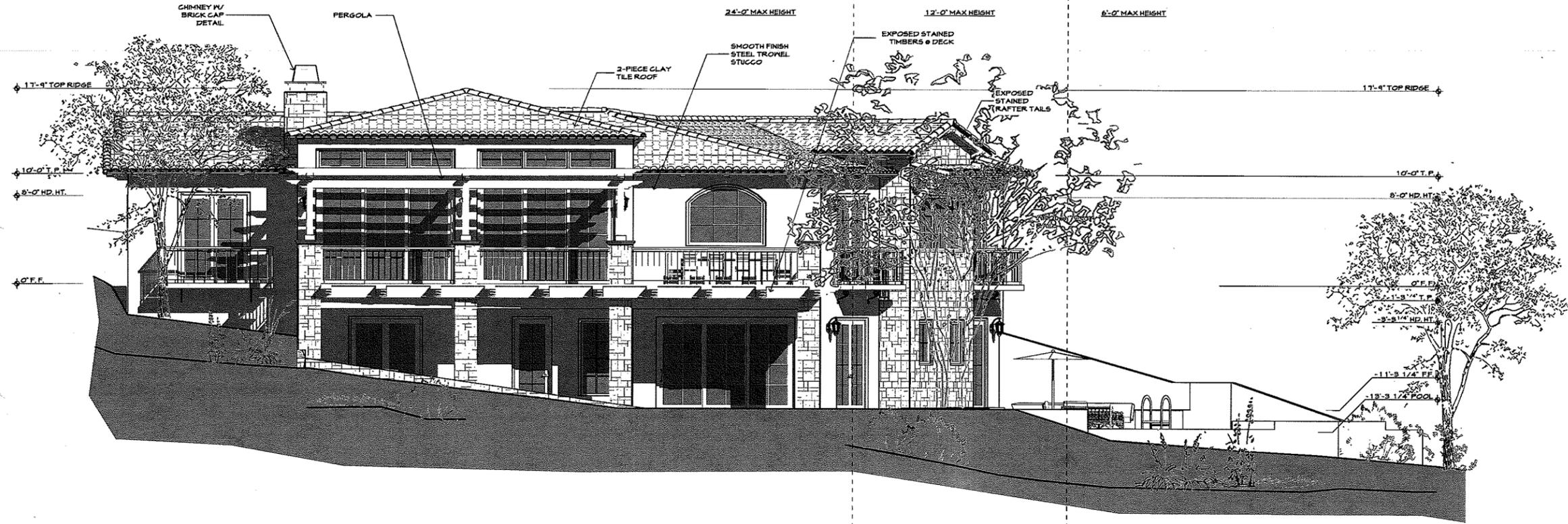


WEST ELEVATION

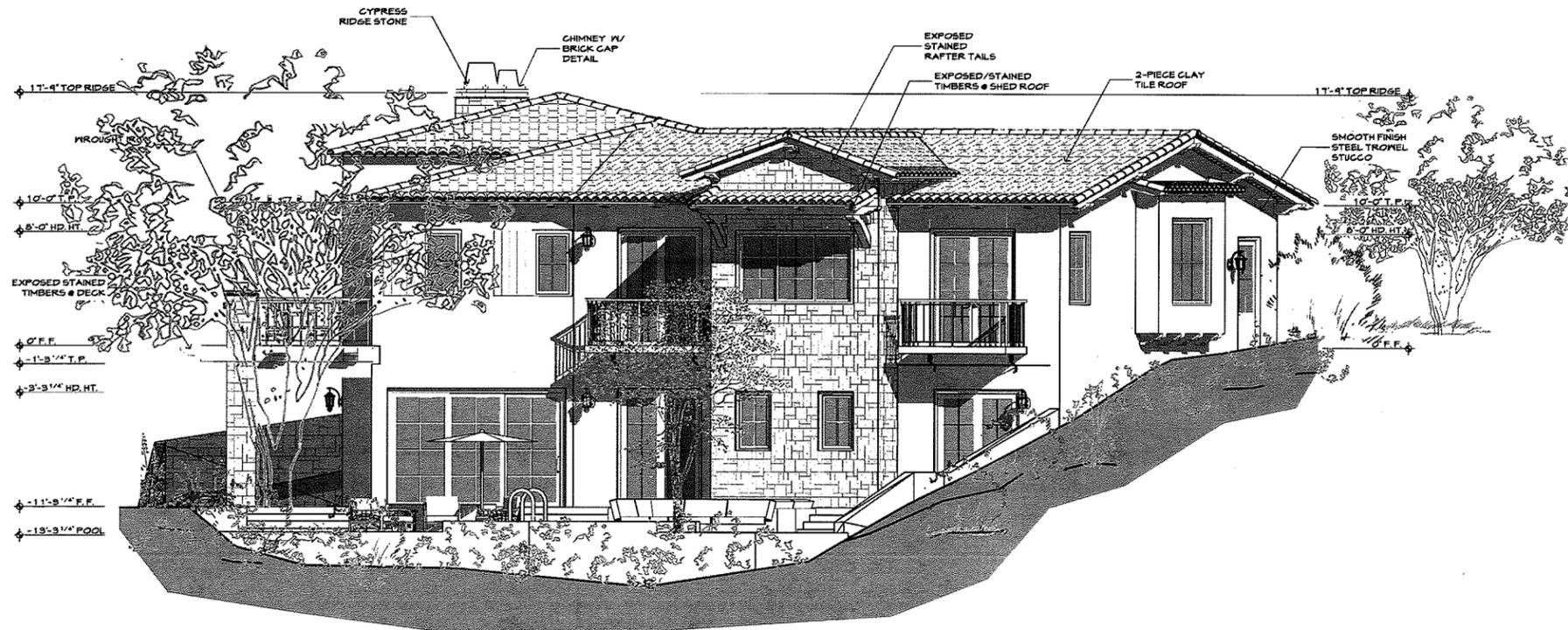
SCALE 1/4" = 1'-0"  
08.05.2015

Isaman design, Inc.  
 ARCHITECT  
 1027 Marsh Street Suite 200  
 San Luis Obispo, CA 93401  
 Phone: 805/544.5672  
 Fax: 805/544.5642  
 www.isamandesign.com

A-4  
**HACKETT RESIDENCE**



SOUTH ELEVATION

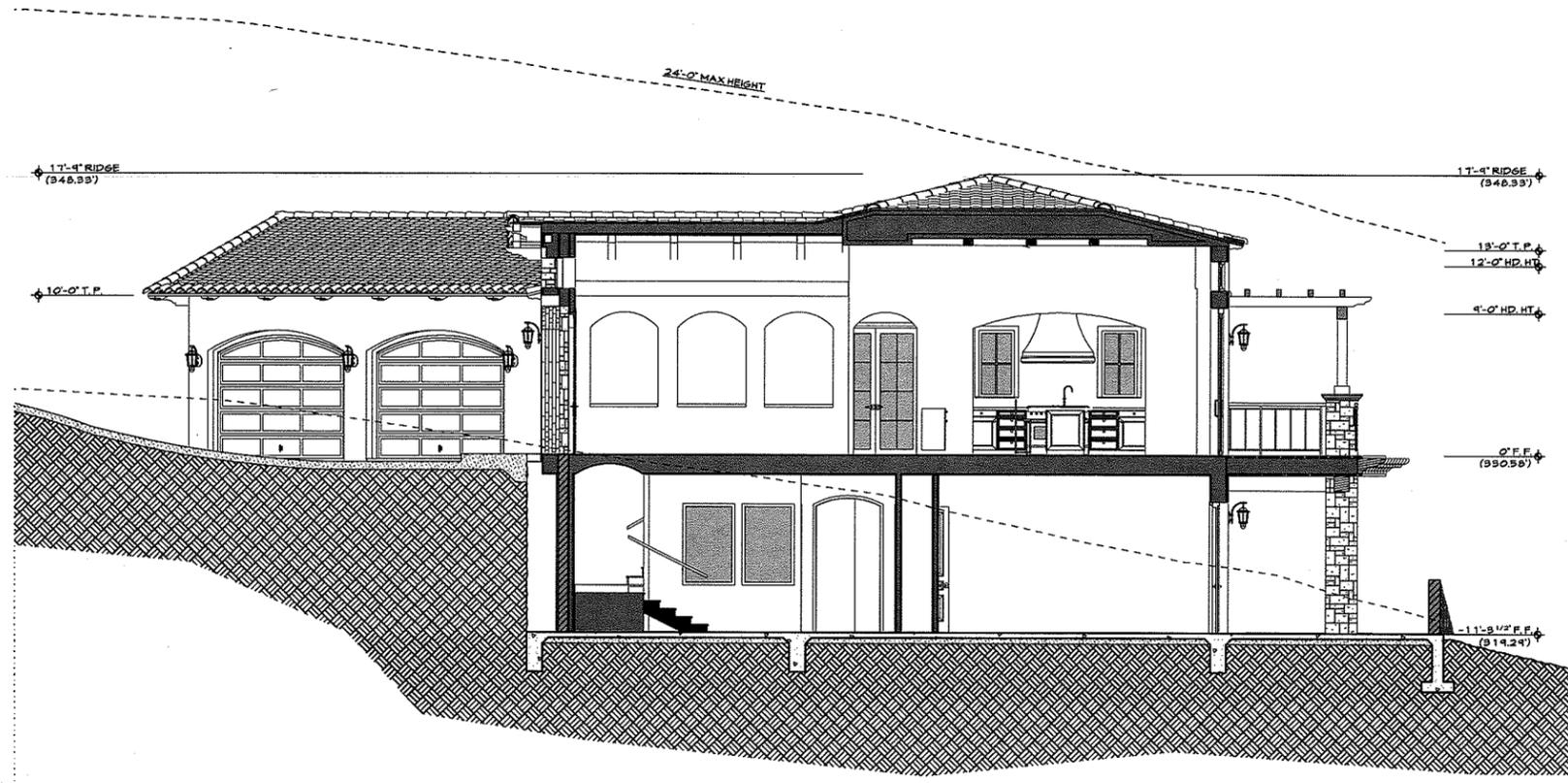


EAST ELEVATION

SCALE 1/4" = 1'-0"  
08.05.2015

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A-5  
**HACKETT RESIDENCE**



VERTICAL DINING ROOM SECTION



GARAGE SECTION

**HERON CREST HEIGHT LIMITATION (PER DEFINITION OF THE COUNTY OF SAN LUIS OBISPO COASTAL ZONE LAND USE ORDANCE:**

The maximum height shall not exceed 24' above existing natural grade at building footprint.

**Per Grant of Easement for Light and View:**

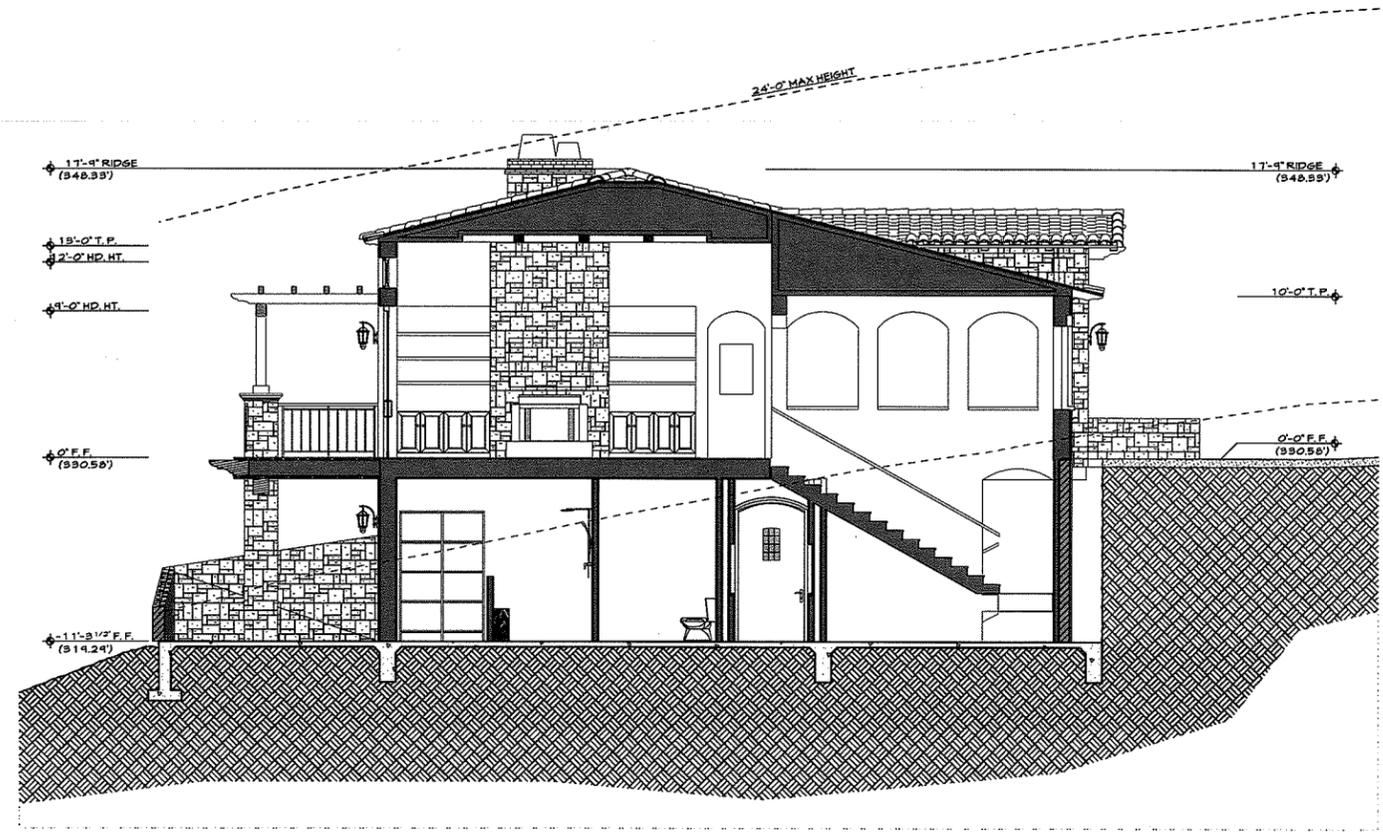
The maximum height in Zone A shall not exceed 12' above existing grade.  
The maximum height in Zone B shall not exceed 6' above existing grade.

SCALE 1/4" = 1'-0"  
08.05.2015

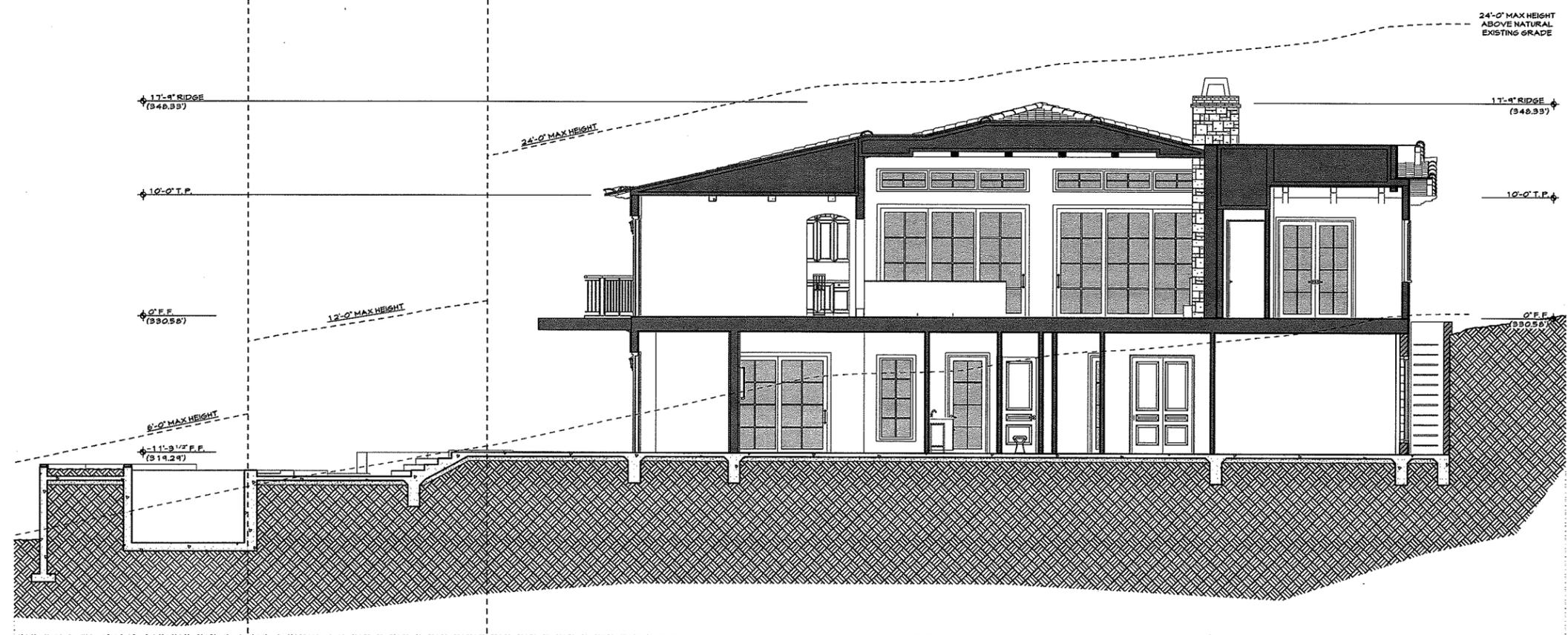
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A-6  
**HACKETT RESIDENCE**

06315 MAR VISTA PLACE, AVILA BEACH



VERTICAL LIVING ROOM SECTION



HORIZONTAL LIVING ROOM SECTION

**HERON CREST HEIGHT LIMITATION (PER DEFINITION OF THE COUNTY OF SAN LUIS OBISPO COASTAL ZONE LAND USE ORDANCE:**

The maximum height shall not exceed 24' above existing natural grade at building footprint.

**Per Grant of Easement for Light and View:**

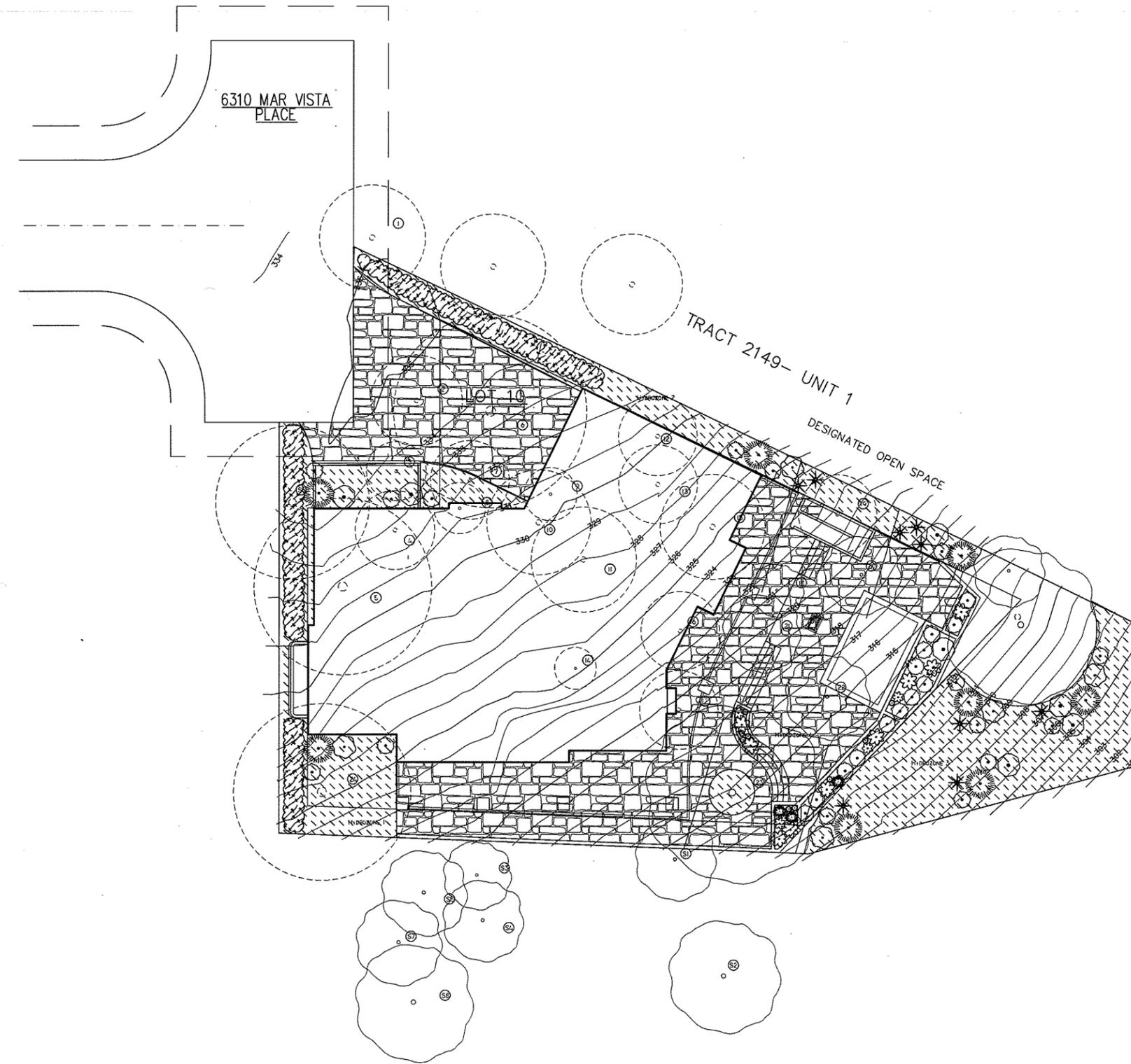
The maximum height in Zone A shall not exceed 12' above existing grade.  
The maximum height in Zone B shall not exceed 6' above existing grade.

SCALE 1/4" = 1'-0"  
08.05.2015

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A-7  
HACKETT RESIDENCE

06315 MAR VISTA PLACE, AVILA BEACH



**TREE STUDY**

Tree	Size	Status	Notes
1	14"	Save	Trunk is decayed
2	10"	Remove	Driveway
3	14"/10"	Remove	Residence
4	10"	Remove	Residence
5	28"	Remove	Residence
6	18"	Remove	Driveway
7	10"	Remove	Driveway
8	4"	Remove	Residence
9	4"/4"/4"	Remove	Residence
10	14"	Remove	Residence
11	12"	Remove	Residence
12	16"	Remove	Residence
13	6"	Remove	Residence
14	4"	Remove	Residence
15	10"/10"	Remove	Residence
16	10"	Remove	Residence
17	10"	Remove	Deck
18	8"	Potential Save	Near deck
19	10"	Remove	Exterior stair
20	10"/10"	Potential Save	Near outdoor living
21	16"	Potential Save	Near deck
22	12"	Save	
23	28"	Save	
24	30"	Save	
51	15"	Save	
52	26"	Save	
53	18"	Save	
54	14"	Save	
55	17"	Save	
56	10"	Save	
57	18"/11"	Save	
58	21"	Save	

**PLANT SCHEDULE**

SYMBOLS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	WUCOLS
	AGAVE ATTENUATA / AGAVE	5 GAL	9	L
	ALOE STRIATA / CORAL ALOE	5 GAL	3	L
	ARTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD MANZANITA	15 GAL	9	L
	ARTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	5 GAL	28	L
	ARTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA	5 GAL	7	L
	ECHINERIA AGAVOIDES / WAX AGAVE	5 GAL	4	M
	ECHINERIA GLAUCA / BLUE HEN AND CHICKS	5 GAL	9	M
	MULLENBERGIA RIGENS / DEER GRASS	5 GAL	9	L
	PHACELIA CALIFORNICA 'YUKON SAW BROM' / CALIFORNIA COFFEEBERRY	5 GAL	5	L
SHRUB AREAS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	PHACELIA ALTERNATA 'JOHN EDWARDS' / ITALIAN BUCKTHORN	1 GAL	26	VL
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	MIXED NATIVES / MANZANITAS, MULLENBERGIA, PHACELIA	1 GAL	50	L

**PLANTING NOTES:**  
 NO PLANTING UNDER EXISTING OAK CANOPIES - EXCEPT WHERE NOTED (IN-GROUND PLANTERS) | EXISTING OAK LEAF LITTER MULCH UNDER OAKS TO REMAIN  
 ALL PLANTING TO RECEIVE 2-3" HERRON'S CREST HOA-APPROVED MULCH

**LANDSCAPE IRRIGATION WATER BUDGET**

PROJECT: HACKETT RESIDENCE  
 06315 MAR VISTA PLACE  
 AVILA BEACH, CA 93424

ETc: 47.9  
 Zone 6 per CIMIS Map Data -  
 'UPLAND CENTRAL COAST AND  
 LOS ANGELES BASIN'  
 (Higher elevation coastal areas)

IAc: 2,793  
 (Estimated  
 landscape  
 area - sf)

SLA: 0

**MAXIMUM APPLIED WATER ALLOWANCE:**  
 MAWA= (ETc)(.62)[(0.7 x IA) + (0.3 x SLA)]  
 = (47.9)(.62)[(0.7 x 2,793) + (0.3 x 0)]

**ESTIMATED TOTAL WATER USE:**  
 ETWU= (ETc)(.62)[PF x HA/(.71)]  
 = (47.9)(.62)[(878)/.71]  
 = (47.9)(.62)(1236.6)

58,062 Gal/Yr  
 36,725 Gal/Yr  
 63%

Hydrozone	Description/Irrigation Type	Plant Water Use Type	Plant Factor (PF)	Area (HA) (square feet)	PF x HA (square feet)
1	Native perennial hedging / underplantings (Low Flow Drip)	Low	0.3	936	281
2	Native perennial hedging / underplantings (Low Flow Drip)	Low	0.3	606	182
3	Native groundcover mix / Plant Groupings (Low Flow Drip)	Low	0.3	1,048	314.4
4	Raised ornamental planter beds (Low Flow Drip)	Medium	0.5	201	101
	<b>Sum</b>				<b>878</b>

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L-1 HACKETT RESIDENCE

06315 MAR VISTA PLACE, AVILA BEACH



STEEL TROWEL -  
SMOOTH FINISH STUCCO  
LA HABRA - FALLBROOK  
434 (42) BASE 200



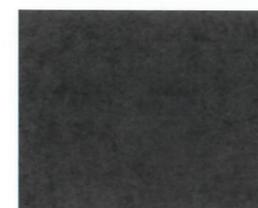
STONE - ORCHARD  
CYPRESS RIDGE  
EL DORADO



ROOF - TWO PIECE  
REDLAND CLAY TILE  
CASA VIEJA BLEND



EXPOSED RAFTERS &  
TIMBERS  
HILL COUNTRY  
SW 3532  
SHERWIN-WILLIAMS

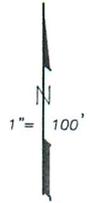


WINDOW & DOOR TRIM  
ALUMINUM GLAD FRAME  
TUSCANY BROWN

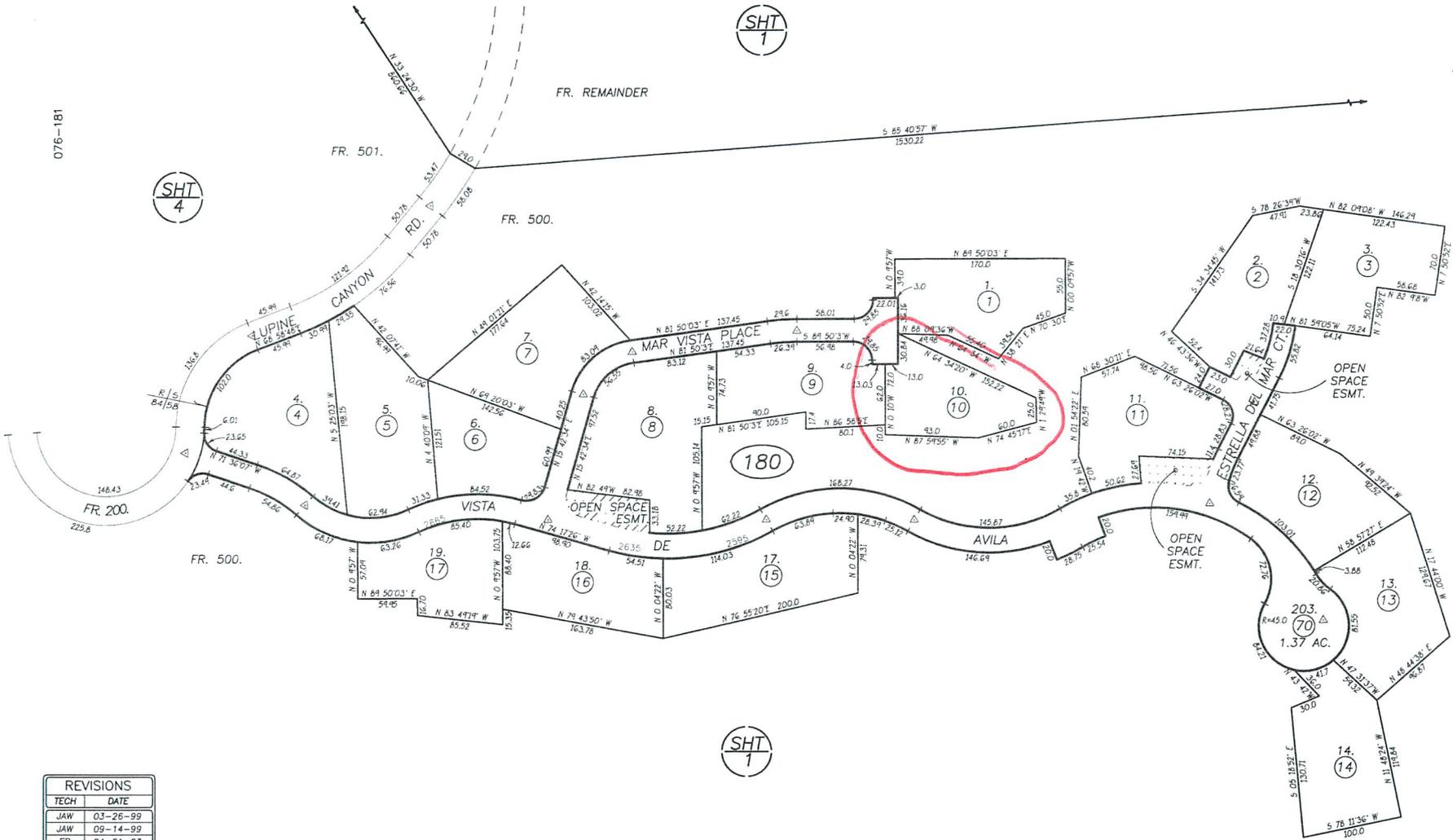
A-8  
HACKETT RESIDENCE

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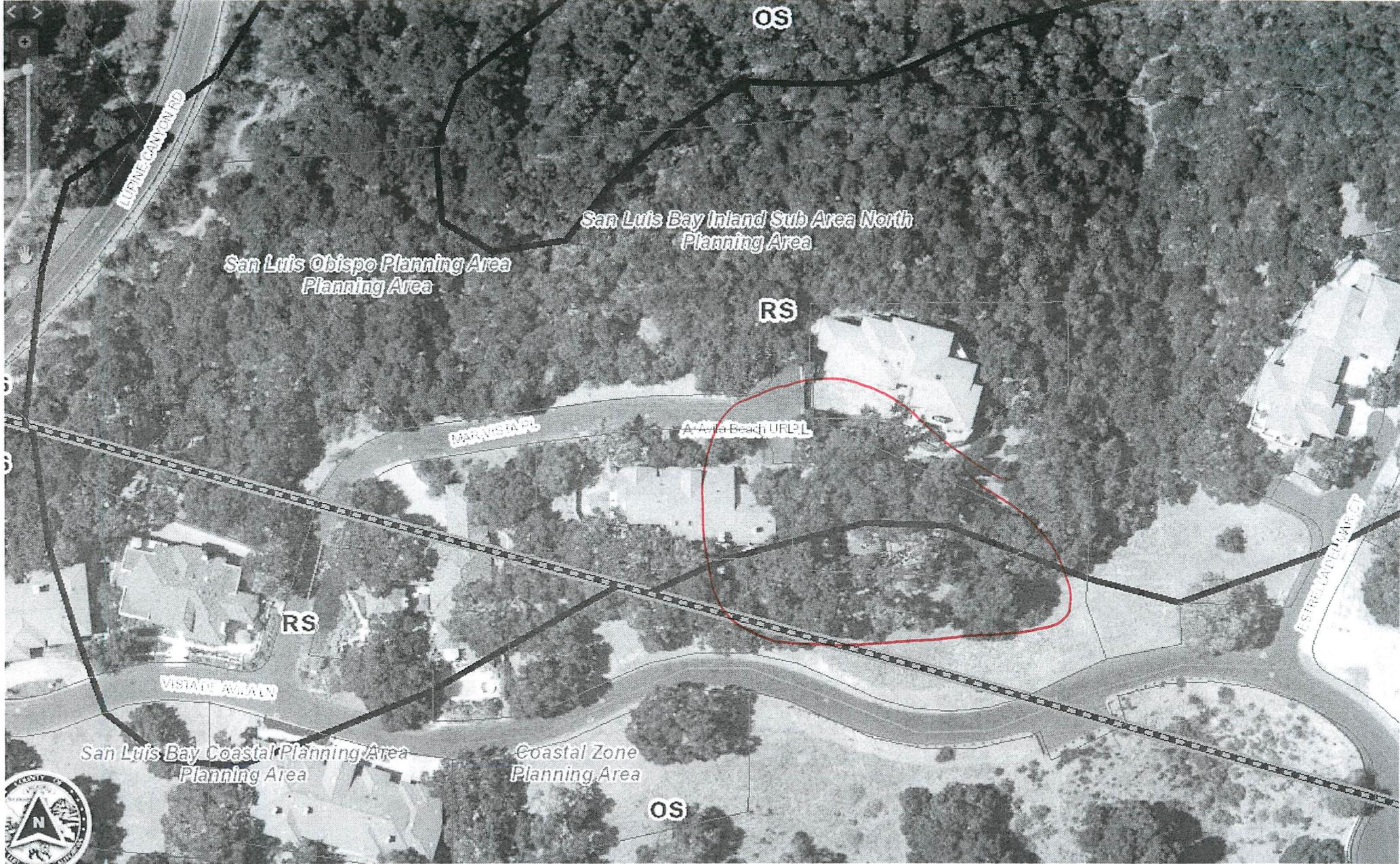
076-181



REVISIONS	
TECH	DATE
JAW	03-26-99
JAW	09-14-99
ER	04-21-03

50' 0 100' 200'

JAW 03-26-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.



OS

San Luis Bay Inland Sub Area North  
Planning Area

San Luis Obispo Planning Area  
Planning Area

RS

MARVIA PL

A-1a Beach UPL

RS

VISTA AVENUE

San Luis Bay Coastal Planning Area  
Planning Area

Coastal Zone  
Planning Area

OS

ESTERLAND DRIVE





# Parcel Summary Report For Parcel # 076-180-010

3/23/2015  
11:57:58AM

## 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    HACKETT RALPH K  
6827 BLACKHAWK LN    CLOVIS CA 93619-9337

OWN    HACKETT 2009 REVOCABLE TRUST

OWN    HACKETT LISA L

### Address Information

<u>Status</u>	<u>Address</u>
P	06315 MAR VISTA PL AVLB

### 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>
2149 U1	0000	0010	Avila Beach	San Luis Obis	RS	GS		Y	SC	D910170D / D920237P

### Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 2149-1 LT 10

### Notes

#### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 09  
SAN LUIS  
NO. 03  
AREA NO. 21



# Parcel Summary Report For Parcel # 076-180-010

3/23/2015  
11:57:58AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

### Case Information

**Case Number:**

**Case Status:**

DRC2011-00104 REC Primary Parcel

**Description:**

4774 SQ FT SFR

DRC2014-00112 REC Primary Parcel

**Description:**

NEW SFR WITH ATTACHED GARAGE AND POOL DECK CONDITINOED SPACE: 4,785 SF, UNCONDITIONED SPACE: 1,821 SF

D910170D WIT Related Parcel

**Description:**

WITHDRAWN- WATERLINE/TREATMENT PLAN

D930130D APL Related Parcel

**Description:**

CLUSTER SUBDIVISION WITH TR 2149

D960085V CMP Related Parcel

**Description:**

GRADING FOR ROAD ON SLOPES OVER 30%

G960021T REC Related Parcel

**Description:**

LAND USE CATEGORY MAPPING CLEANUP TO REFLECT APPROVED TRACTS WITHIN SAN LUIS BAY ESTATES

S930042T EX2 Related Parcel

**Description:**

SUBDIVISION OF 215 LOTS

S940002L EXP Related Parcel

**Description:**

LOT LINE ADJUSTMENT OF TWO PARCELS

S970213N RDD Related Parcel

**Description:**

ROAD NAMES FOR TRACT 2149 UINT 1