



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/13/2015

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

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)  
North County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00129 VILLA ENTERPRISES – Proposed curb, gutter, and sidewalk waiver. Site location is 12<sup>th</sup> and N St, San Miguel. APN: 021-291-001

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



# CONSTRUCTION P

SAN LUIS OBISPO COUNTY DEPARTMENT  
976 OSOS STREET • ROOM 200 • SAN LUIS OB

Promoting the Wise Use of La

DRC2014-00129

VILLA ENTERPRIS

CURB & GUTTER WAIVER R  
CURB, GUTTER SIDEWALK WAIVER  
REQUEST  
NCSAL/ SMIG  
RMF

14-02171  
02792

### APPLICANT / AGENT / CONTRACTOR / ARCHITECT INFORMATION

Landowner Name Gavino Villa Daytime Phone: 805 712 1759  
 Mailing Address 5590 North River City: Paso Robles Zip: 93446  
 Agent \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Contractor owner Daytime Phone: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City: \_\_\_\_\_ License #: \_\_\_\_\_  
 Architect/Designer/Engineer owner Daytime Phone: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ City: \_\_\_\_\_ License #: \_\_\_\_\_  
 E-mail address for  Owner  Agent  Architect  Engineer (check one) gavino@pasobamboo.com

### PROPERTY INFORMATION

Assessor Parcel Number(s): 021-291-001 Total Size of Lot: 75' X 150' (11,250 sq. ft.)  
 Address of the project (if known): 1190 N Street San Miguel 93451  
 Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:  
at corner of North 12th Streets  
 Describe current uses, existing structures, and other improvements and vegetation on the property: Residential

### TYPE OF PROJECT (check all that apply)

All New  Addition  Alteration  Repair  Demolish  Moved Building  Grading  Barn  Garage  
 Single Family Dwelling  Multi-Family Dwelling  Mobile Home  Commercial  Industrial  Sign  
 Describe the scope of work for this project: see permit summary enclosed  
(Two permits)

### SIZE OF PROJECT

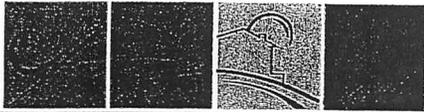
Residence \_\_\_\_\_ sq. ft. Garage \_\_\_\_\_ sq. ft. Carport \_\_\_\_\_ sq. ft. Covered Porch \_\_\_\_\_ sq. ft.  
 Storage \_\_\_\_\_ sq. ft. Deck \_\_\_\_\_ sq. ft. Barn \_\_\_\_\_ sq. ft. Commercial \_\_\_\_\_ sq. ft. Other \_\_\_\_\_ sq. ft.  
 Number of: Bedrooms \_\_\_\_\_ Bathrooms \_\_\_\_\_ Stories \_\_\_\_\_  
 Height of: Roof above average grade \_\_\_\_\_ Retaining/Garden Wall \_\_\_\_\_ Length of Wall \_\_\_\_\_  
 Occupancy Group: \_\_\_\_\_ Construction Type: \_\_\_\_\_

**GRADING**  No  Yes Maximum Depth of: Cut \_\_\_\_\_ Fill \_\_\_\_\_  
 Quantity in Cubic Yards: Cut \_\_\_\_\_ c.y. Fill: \_\_\_\_\_ c.y. Total \_\_\_\_\_ c.y. (cut plus fill)  
 Percent Slope of Natural Grade: \_\_\_\_\_ % Total Area of Site Disturbance \_\_\_\_\_

### UTILITIES

Water:  Well  Public - agency or company responsible for water provision: San Miguel  
 Fuel Gas:  LPG  Natural Gas Pool Heating:  LPG  Natural Gas  
 Sewage Disposal:  Private  Public - agency or company responsible for sewage disposal San Miguel  
 Fire Jurisdiction: San Miguel \*Fire Hazard Zone \_\_\_\_\_

\*Contact Cal Fire at (805) 543-4244 to find out the Fire Hazard Zone for the property. If the property is located in a Fire Hazard Zone, see the Fire Resistant Construction Requirements handout.



# CURB, GUTTER & SIDEWALK WAIVER APPLICATION

575.00

021-291-001

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

owner / Gavino Villa 805 712 1759

## Project information

Type of land use permit associated with the request for curb, gutter and sidewalk waiver:

- Plot Plan
- Site Plan
- Minor Use Permit
- Development Plan
- Variance

File Number: PMT 2014-02791 and PMT 2014-02792

Date the above application was filed with the department: 4/8/2015

Street(s) fronting the site: N Street and 12 Street

Street(s) requesting waiver for: N Street and 12 Street

- Type of improvement to be waived:
- Curb
  - Gutter
  - Sidewalk
  - All

## REASON FOR WAIVER REQUEST

- INCOMPATIBLE GRADE.** The topography of the site is not appropriate for the required curb, gutter and sidewalk.

Explain: \_\_\_\_\_

- INCOMPATIBLE DEVELOPMENT.** The curb, gutter and sidewalk are incompatible with the land use in the vicinity as well as with existing and projected needs for drainage and traffic control.

Explain: \_\_\_\_\_

- PREMATURE DEVELOPMENT.** The rest of the area doesn't have curbs, gutters and sidewalks and because the project is an interim use of the site, the required improvements can be obtained with further or intensified development later.

Explain: 3C per ~~20~~ 22.54.030 neighbor post ponded

- OTHER.** by Board and adjacent parcels have approved track

Explain: maps

### OFFICE USE ONLY

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Receipt No: 22204-02170

Planning Approved/ Denied Date: \_\_\_\_\_

By: Lauren Burrus

Co Eng Dept Approved/ Denied Date: \_\_\_\_\_

By: \_\_\_\_\_

Reason:  Incompatible Grade  Premature Development

Other

Comments from Engineering:  Comments Attached

Revised \_\_\_\_\_

REV. 12/13/71

11 TH

28



80

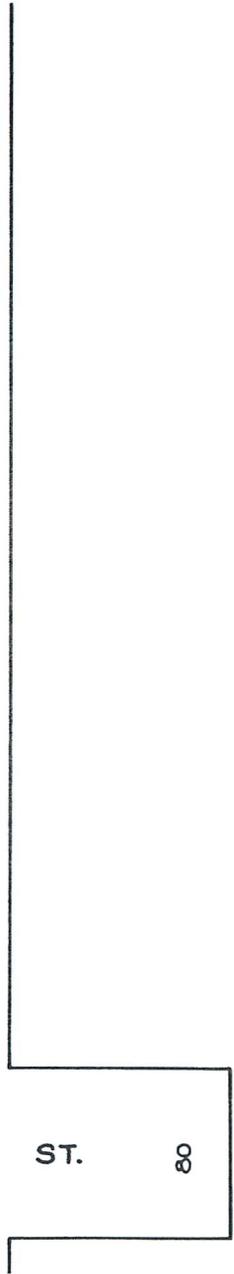
U.S. HIGHWAY 101

101

100

ST.

80



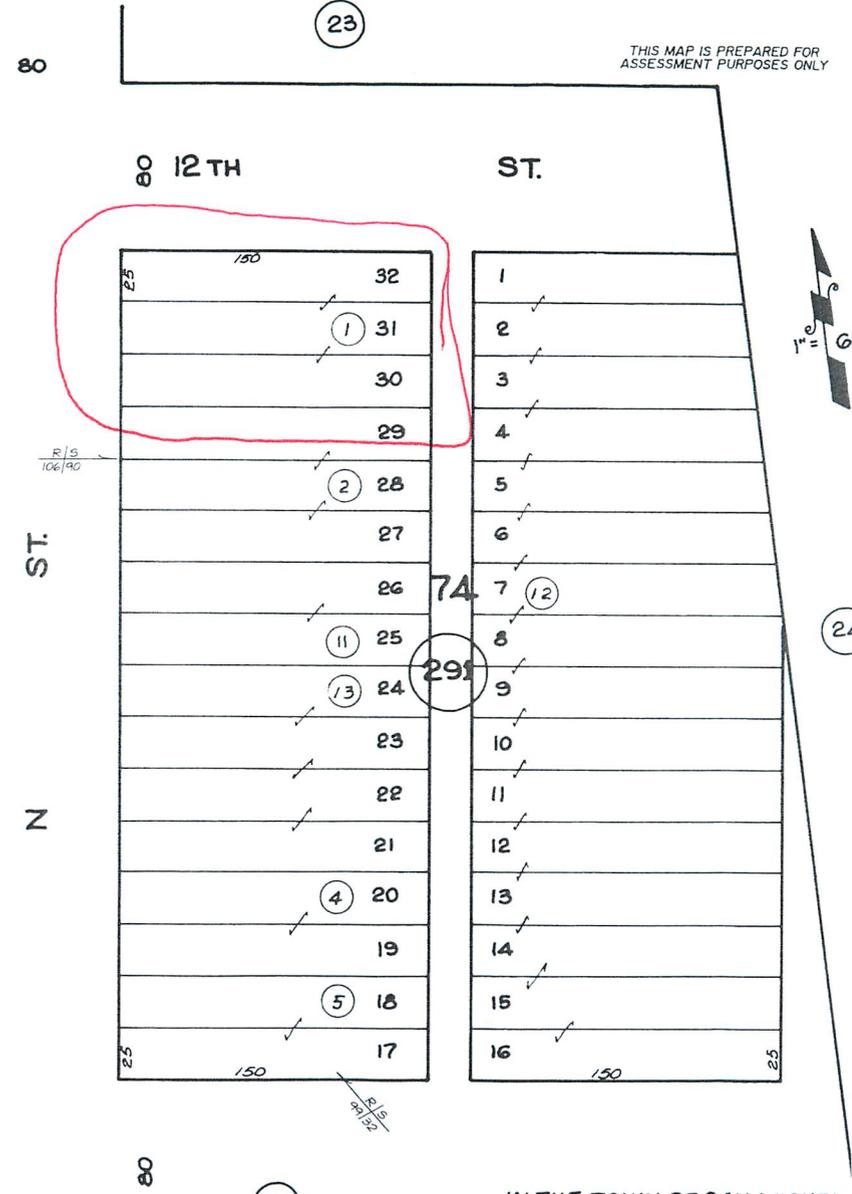
SOUTHERN PACIFIC RAILROAD

22

NOTE—ASSESSOR'S BLOCK & LOT NUMBERS SHOW IN CIRCLES

TAX AREA CODE NO. 21-29

THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY



80

80 12 TH ST.

ST.

- 1
- 2
- 3
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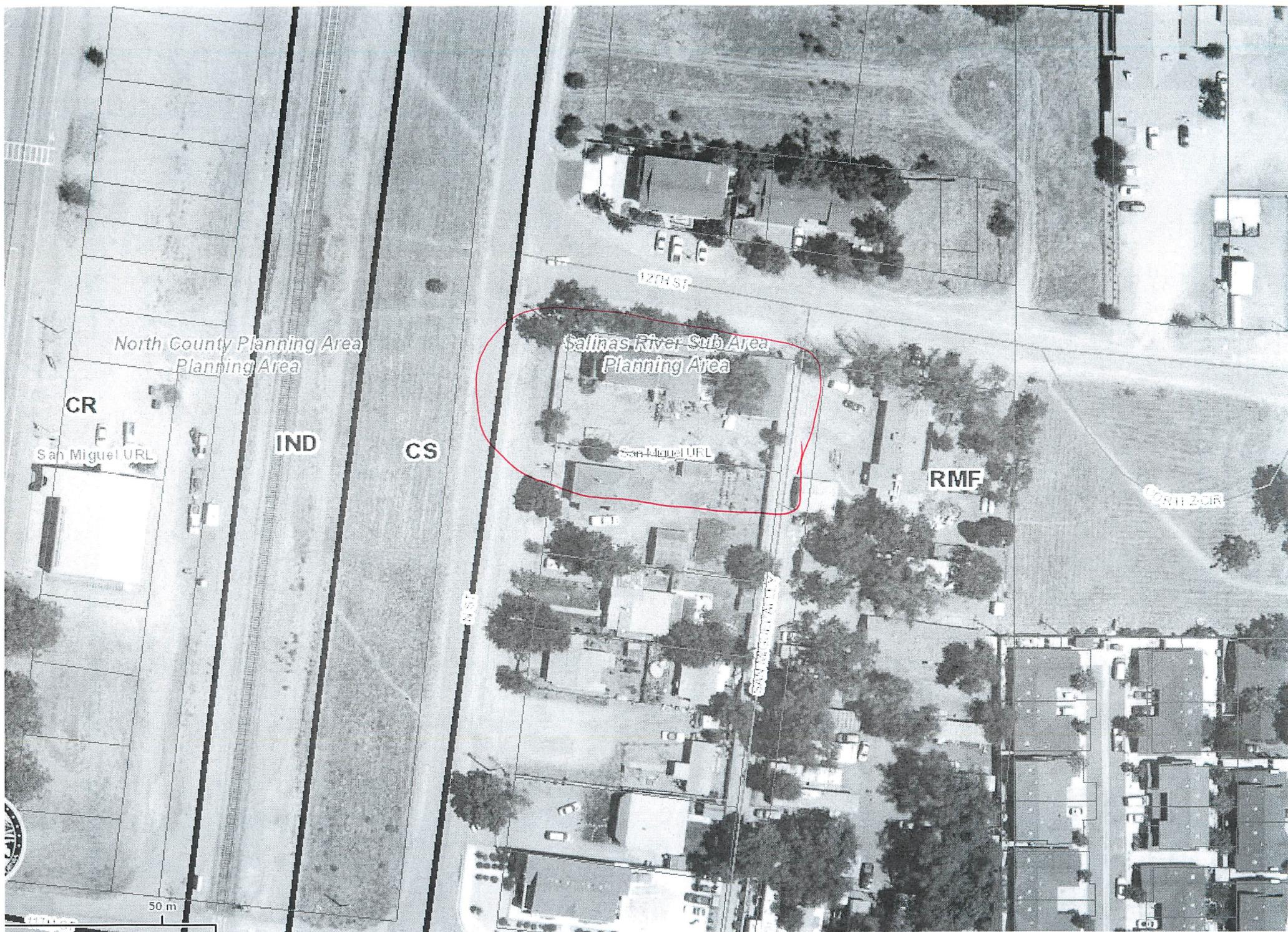
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IN THE TOWN OF SAN MIGUEL  
SAN LUIS OBISPO COUNTY  
CALIFORNIA



24

24



North County Planning Area  
Planning Area

CR

San Miguel URL

IND

CS

Salinas River Sub Area  
Planning Area

San Miguel URL

RMF

12th St

5th St

North 20th

50 m



# Parcel Summary Report For Parcel # 021-291-001

4/13/2015  
8:08:16AM

## 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    VILLA ENTERPRISES LLC  
5590 N RIVER RD PASO ROBLES CA 93446-8398

### Address Information

Status            Address  
P                    01190 N ST SMIG

### 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>
021291	001	0001	San Miguel	North County I RMF				U	VP	E03499

### Parcel Information

Status    Description  
Active    TN SAN MIGUEL BL 74 LTS 3 0 31 & 32

### Notes

NEW PROPERTY OWNER CAME IN TO SEE IF THEY COULD CONVERT TH EXISITING HOME IN THE FRONT TO 3 UNITS - INTERIOR ONLY. BASED ON THE SAN MIGUEL DESIGN PLAN IT APPEARS THEY CAN DO THIS WITHOUT A USE PERMIT. PERMIT REQ 1.1 C. NEW USE PROPOSED TO OCCUPY EXISTING DEVELOPMENT. 10/2/14 SWC AGENT IS ASKING TO DO TWO UNITS. MEETS HIGH RES DENSITY 9 UNITS. CURB GUTTER SW. DESIGN STANDARDS FROM SAN MIGUEL DESIGN PLAN. NO MUP FOR TWO UNITS. SWC 8/18/14

SAN MIGUEL

PASO ROBLES JT(27,40) (SB1537)

SAN LUIS OBISPO JT(27,40)

SAN MIGUEL

NO. 01

AREA NO. 21

SAN MIGUEL



# Parcel Summary Report For Parcel # 021-291-001

4/13/2015  
8:08:16AM

## 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:**

90554 FNL Primary Parcel

**Description:**

UP-GRADE ELECT. PANEL TO SFD

COD2003-00499 CLD Primary Parcel

**Description:**

RV HOOKED UP

COD2008-00530 CLD Primary Parcel

**Description:**

ABANDONED / UNSAFE STRUCTURE

COD2011-00423 CLD Primary Parcel

**Description:**

COMPLAINT: OCC RV BEHIND ABANDONED STRUCTURE

COD2011-00567 CLD Primary Parcel

**Description:**

COMPLAINT OF REPEAT VIOLATION- OCC RV

COD2014-00316 REC Primary Parcel

**Description:**

COMPLAINT: UNPERMITTED WORK IN PROGRESS (INTERIOR & FOUNDATION)

DRC2014-00129 REC Primary Parcel

**Description:**

CURB, GUTTER SIDEWALK WAIVER REQUEST

PMT2014-02043 SUS Primary Parcel

**Description:**

INSTALL PERIMETER FOOTING TO REPLACE CURRENT WOOD BLOCKS & PARTIAL REROOF (SECOND STORY) REMOVE WOOD SHAKE & REPLACE WITH COMP SHINGLES - FOR "BOARDING HOUSE"

PMT2014-02784 REC Primary Parcel

**Description:**

DUPLEX INTERIOR REMODEL AND REPAIRS - ONE BEDROOM APARTMENT, TWO BEDROOM APARTMENT WITH ELECTRICAL, PLUMBING ROOF AND NINE DOUBLE PAIN WINDOWS, AND 2 ELECTRICAL METERS/PANELS

PMT2014-02791 REC Primary Parcel

**Description:**

DUPLEX INTERIOR REMODEL AND REPAIRS. BACK UNITS.

PMT2014-02792 REC Primary Parcel

**Description:**

BOARDINGHOUSE - INTERIOR REMODEL TO CREATE ADDITIONAL UNIT INTO DUPLEX.



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4/13/2015  
8:08:16AM

## San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PRE2006-00006

CAN

Primary Parcel

**Description:**

.30 ACRE SITE