



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/28/2015

TO: _____

FROM: Brian Pedrotti (805-788-2788 or @co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2014-00131 MARINAL – Proposed conditional use permit for a three-story, 71-unit hotel with a total of 38,500 sf. Site location is 549 Hill St, Nipomo.
APN: 092-579-004

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

DRC2014-00131

MARINAI, ROB

APPLICATION TYPE - CHECK ALL THAT APPLY

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

CONDITIONAL USE PERMIT/

THREE STORY 71-UNIT MOTEL WITH A
TOTAL OF 38,500 SQ FT OF ALL BUILDINGS
SCSC/ NIPO
CBD CR

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Rob Marini Daytime Phone (510) 326-7131
Mailing Address 180 Grand Avenue, Suite 1035 Oakland, CA 337 17th ST #200 Zip Code 94612
Email Address: Robmarinai@gmail.com OAKLAND, CA

Applicant Name Rob Marini Daytime Phone (510) 326-7131
Mailing Address 180 Grand Avenue, Suite 1035 Oakland, CA 337 17th ST #200 Zip Code 94612
Email Address: Robmarinai@gmail.com OAKLAND

Agent Name Robert Winslow Daytime Phone (805) 706-0401
Mailing Address PO Box 199 Zip Code 93428
Email Address: Robert@civil-studio.com

PROPERTY INFORMATION

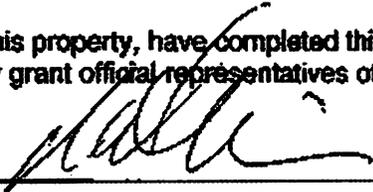
Total Size of Site: 1.2 Assessor Parcel Number(s): 092-579-004
Legal Description: Portion of lot 23 of the Mesa Grande Tract in the County of San Luis Obispo, California. According to map in book A, Page 19 of maps, records of said county.
Address of the project (if known): 549 Hill St. Nipomo CA 93444
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 the south side of Hill St. approximately 300 feet west of South Frontage Road in the community of Nipomo.
Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant land

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Three story 71-Unit motel with a total of 38,500 square feet of all buildings.

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 4/20/17

FOR STAFF USE ONLY

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: Located on the south side of Hill St. approximately 300 feet west of South Frontage Road in the community of Nipomo.

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: Commercial Retail

South: Commercial Retail

East: Commercial Retail

West: Commercial Retail/ Residential Multi Family

For all projects, answer the following:

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

Buildings: 16,777 sq. feet 32 %

Landscaping: 8,375 sq. feet 16 %

Paving: 26,918 sq. feet 51 %

Other (specify) _____

Total area of all paving and structures: 52,070 sq. feet acres

Total area of grading or removal of ground cover: 52,070 sq. feet acres

Number of parking spaces proposed: 93 Height of tallest structure: 45'

Number of trees to be removed: 4 Type: Eucalyptus

Setbacks: Front 0 Right 21 Left 21 Back 0

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)

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

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: 38,400 sq. feet

For residential projects, answer the following:

Number of residential units: N/A Number of bedrooms per unit: N/A

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

Total of area of the lot(s) minus building footprint and parking spaces: N/A

*Environmental
Study Completed*

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: _____ acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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: _____

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? _____
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 _____

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: _____
- 3. Where is the waste disposal storage in relation to buildings? _____
- 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:

- 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.)



HOME 2 SUITES BY HILTON, AT VINE HILL
NIPOMO CA



101 Second St, Suite A
Niwot, Colorado 80544-0036

phone: 303.443.3750
fax: 303.443.3903
email: info@flaboulder.com
www.flaboulder.com

INDEX OF DRAWINGS

- A-0 COVER SHEET AND GENERAL INFORMATION
- A-1 FLOOR PLANS
- A-2 ELEVATIONS
- A-3 ELEVATIONS
- A-4 PERSPECTIVES

HOME 2 SUITES BY HILTON
AT VINE HILL

NIPOMO, CA

A-0 COVER SHEET

Owner:
Rob Marini
337 17th Street, Suite 200
Oakland, CA 94612
Owners Representative: Geary Coats
831 250 7193
coatsconsulting@gmail.com

Project Number:
FLA1332

Project Phase:
phase

Drawn:
JEJ

Checked:
TDL

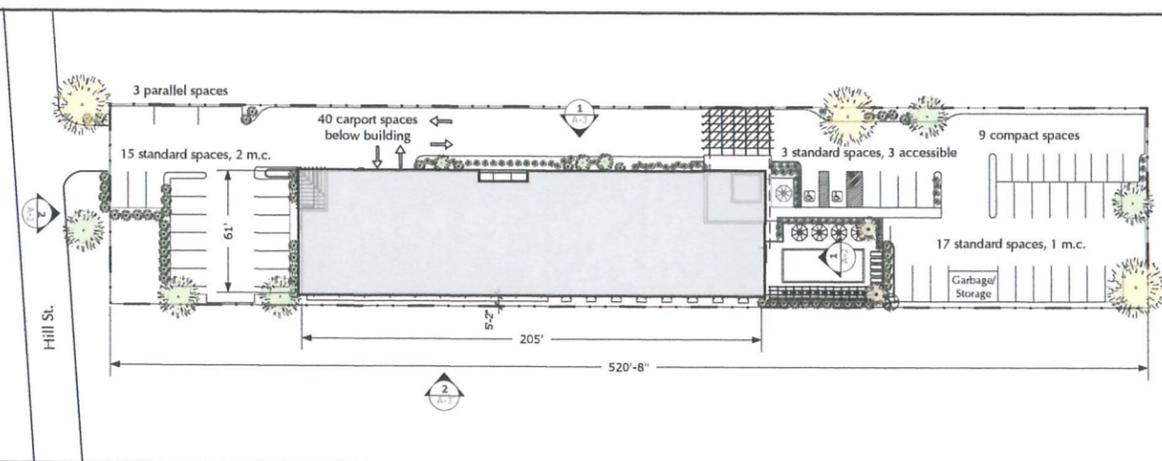
Set Date:
04/28/2014

Revisions:



VICINITY MAP
SCALE: 1" = 200'

2



Building Summary:

3 Stories + 1 Parking Level
83 Guest Rooms
38,400 S.F. +
12,800 S.F. Parking Level
R-1, A-2 Occupancy

Guest Room Summary:

75 - Queen Studio
2 - Queen Studio (accessible)
3 - Queen One Bedroom
3 - Queen One Bedroom (accessible)
83 - Total

Parking Summary:

78 - Standard Spaces
9 - Compact Spaces
3 - Motorcycle Spaces
3 - Accessible Spaces

Total: 93 spaces
10 more than H2S
93 Required by SLO

SITE PLAN & BUILDING INFO.

SCALE: 1" = 40'

1

A-0



101 Second St, Suite A
 Niwot, Colorado 80544-0036
 phone: 303.443.3750
 fax: 303.443.3903
 email: info@flaboulder.com
 www.flaboulder.com

HOME 2 SUITES BY HILTON
 AT VINE HILL
 NIPOMO, CA
 A-1 FLOOR PLANS

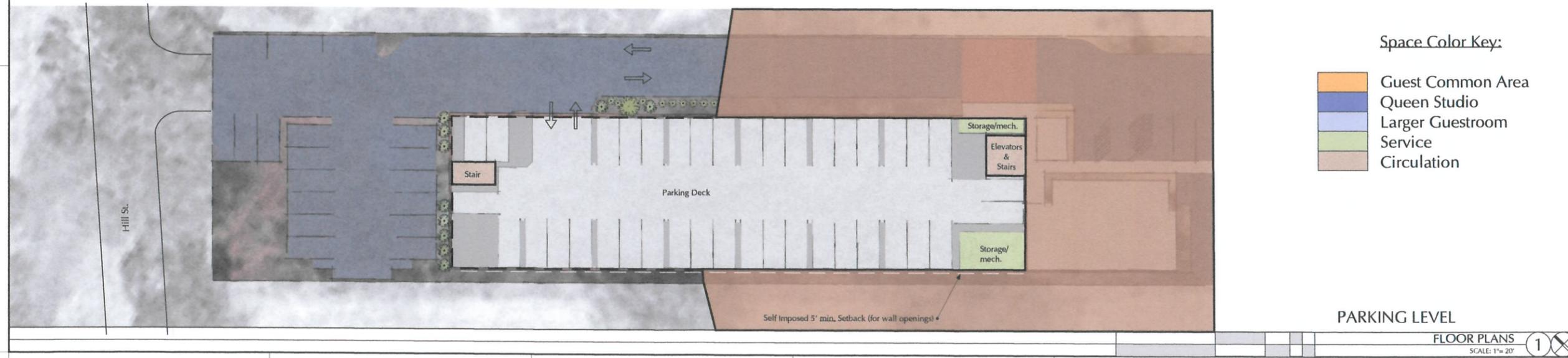
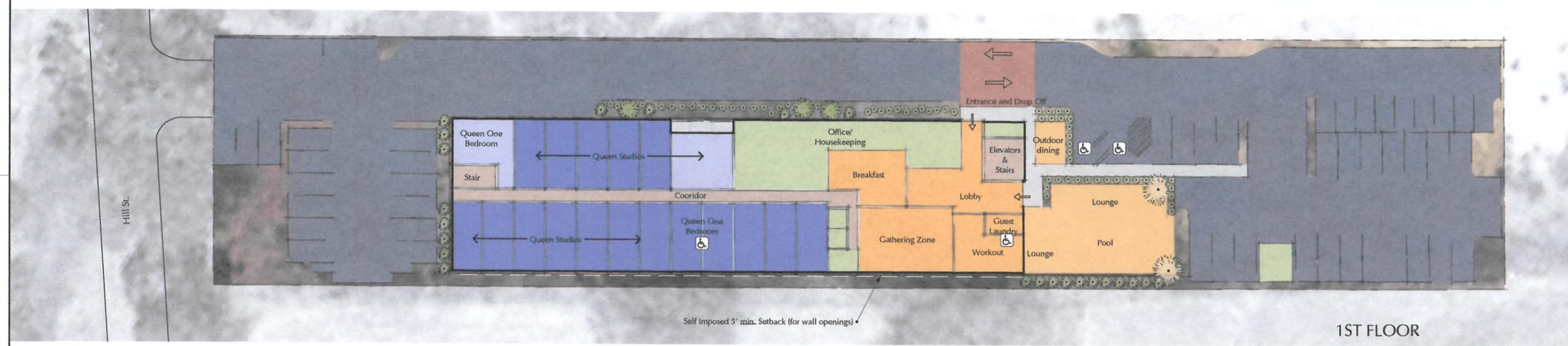
Owner:
 Rob Mariani
 337 17th Street, Suite 200
 Oakland, CA 94612
 Owners Representative: Geary Coats
 831 250 7193
 coatsconsulting@gmail.com

Project Number:
 FLA1332
 Project Phase:
 phase

Drawn:
 JEJ
 Checked:
 TDL

Set Date:
 04/28/2014
 Revisions:

A-1



Space Color Key:

- Guest Common Area
- Queen Studio
- Larger Guestroom
- Service
- Circulation



101 Second St, Suite A
 Niwot, Colorado 80544-0036
 phone: 303.443.3750
 fax: 303.443.3903
 email: info@flaboulder.com
 www.flaboulder.com

**HOME 2 SUITES BY HILTON
 AT VINE HILL**

NIPOMO, CA
 A-2 ELEVATIONS

Owner:
 Rob Marini
 337 17th Street, Suite 200
 Oakland, CA 94612
 Owners Representative: Geary Coats
 831 250 7193
 coatsconsulting@gmail.com

Project Number:
 FLA1332
Project Phase:
 phase

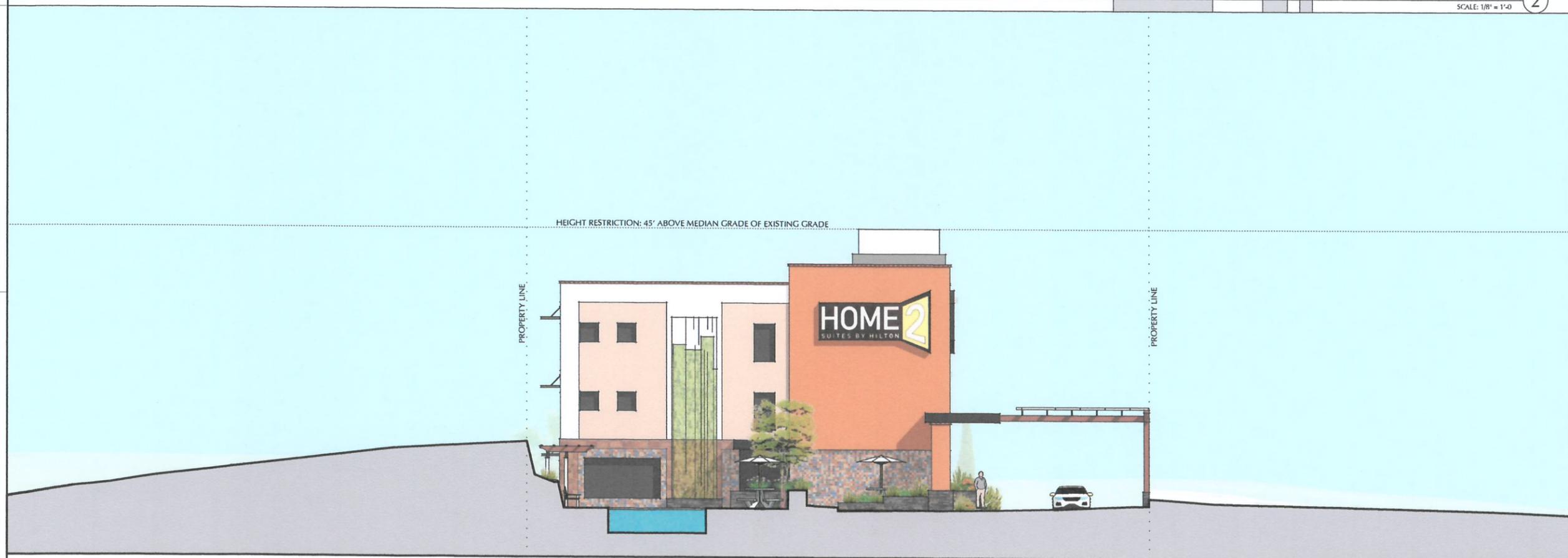
Drawn:
 IEJ
Checked:
 TDL

Set Date:
 04/28/2014
Revisions:

A-2



NORTH WEST ELEVATION
 SCALE: 1/8" = 1'-0" **2**



SOUTH EAST ELEVATION
 SCALE: 1/8" = 1'-0" **1**



101 Second St, Suite A
Niwot, Colorado 80544-0036
phone: 303.443.3750
fax: 303.443.3903
email: info@flaboulder.com
www.flaboulder.com

HOME 2 SUITES BY HILTON
AT VINE HILL

NIPOMO, CA
A-3 ELEVATIONS

Owner:
Rob Marinal
337 17th Street, Suite 200
Oakland, CA 94612
Owners Representative: Ceary Coats
831 250 7193
coatsconsulting@gmail.com

Project Number:
FLA1332
Project Phase:
phase

Drawn:
JEJ
Checked:
TDL

Set Date:
04/28/2014
Revisions:

A-3



SOUTH WEST ELEVATION (2)
SCALE: 1/8" = 1'-0"



NORTH EAST ELEVATION (1)
SCALE: 1/8" = 1'-0"



101 Second St, Suite A
Niwot, Colorado 80544-0036
phone: 303.443.3750
fax: 303.443.3903
email: info@flaboulder.com
www.flaboulder.com



PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 1

HOME 2 SUITES BY HILTON
AT VINE HILL
NIPOMO, CA
A-4 PERSPECTIVES

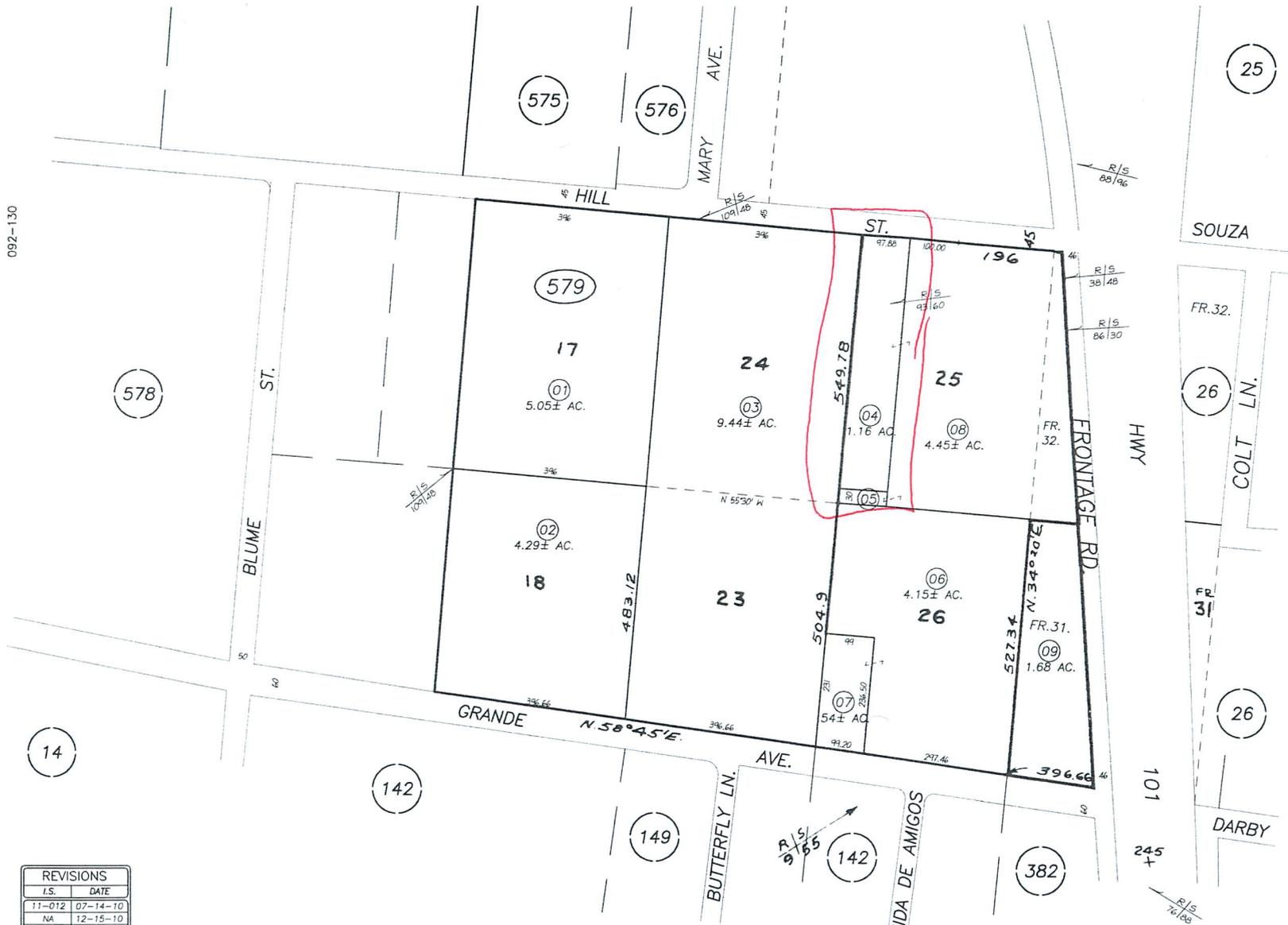
Owner:
Rob Marinal
337 17th Street, Suite 200
Oakland, CA 94612
Owners Representative: Geary Coats
831 250 7193
coatsconsulting@gmail.com

Project Number:
FLA1332
Project Phase:
phase

Drawn:
JEJ
Checked:
TDL

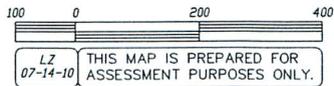
Set Date:
04/28/2014
Revisions:

092-579



092-130

REVISIONS	
I.S.	DATE
11-012	07-14-10
NA	12-15-10



MESA GRANDE TRACT (PTN. OF RHO. NIPOMO), R.M. Bk. A , Pg. 18.

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 092 PAGE 579



Parcel Summary Report For Parcel # 092-579-004

4/21/2015
11:39:13AM

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 ELEVATION 77 OPPORTUNITY FUND LLC
337 17TH ST #200 OAKLAND CA 94612-

Address Information

Status Address
P 00549 HILL ST NIPO

Lot Information:

<u>Tract / Townshp</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>
MESAGRTR	0000	25P	Nipomo	South County I CR		CBD		Y	VP	

Parcel Information

Status Description
Active RHO NIPOMO MESA GR TR PTN LT 25

Notes
LEGAL PARCEL PER DEED 1023 OR 276.

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 # 092-579-004

4/21/2015
11:39:13AM

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:

92149 FNL Primary Parcel

Description:

UPGRADE ELECTRICAL SERVICE TO SINGLE-FAMILY DWELL

COD2010-00699 CLD Primary Parcel

Description:

REPORTED ITEMS DUMPED ON THIS PROPERTY

DRC2005-00007 EXP Primary Parcel

Description:

REQUEST BY ROB MARINAI FOR A CONDITIONAL USE PERMIT TO ALLOW A 71-UNIT MOTEL WITH A TOTAL OF 38,500 SQUARE FEET OF FLOOR AREA. THE PROJECT WILL RESULT IN THE DISTURBANCE OF APPROXIMATELY 1.2 ACRES OF A 1.2-ACRE PARCEL.

DRC2014-00131 REC Primary Parcel

Description:

THREE STORY 71-UNIT MOTEL WITH A TOTAL OF 38,500 SQ FT OF ALL BUILDINGS

PMT2002-25154 EXP Primary Parcel

Description:

AS-BUILT GRADING

PRE2013-00051 REC Primary Parcel

Description:

PROPOSED 83 ROOM HOTEL

SUB2008-00073 APV Related Parcel

Description:

NEW ROAD NAME - ROOSEVELT AV (RENAMED FROM SPRUCE LN & HILL ST)