SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/8/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00150 EVENSON – Proposed minor use permit to construct two mixed use buildings, one with commercial space on first floor and two residential studios above, and one residential duplex. Site location is Sparks St and Dana St in Nipomo. APN: 090-143-005

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ❑ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

_____ _____ _____

Date Name Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning an

DRC2014-00150 EVENSON EDWAR

MINOR USE PERMIT

MUP FOR 2 MIXED USE BUILDINGS, BUILDING 1 COMMERCIAL AT GROUND SCSC/ NIPO

CBD OP

APPLICATION TYPE - CHECK ALL THAT APPL

- ☐ Emergency Permit
- ☐ Site Plan
- ☐ Conditional Use Permit/Development Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Tree Permit
- ☒ Minor Use Permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Edward Evenson Daytime Phone 805 595 9515
Mailing Address 1691 SEE CANYON RD. SAN LUIS OBISPO, CA 93405 Zip Code 93405
Email Address:

☐ Applicant Name SAME AS ABOVE Daytime Phone
Mailing Address Zip Code
Email Address:

☐ Agent Name JOSEPH L. SILVAGGIO AIA Daytime Phone 805 440 6284
Mailing Address 2370 FLORENCE AVE. SLO, CA Zip Code 93401
Email Address:

PROPERTY INFORMATION

Total Size of Site: 9,934 sf Assessor Parcel Number(s): 090-143-005, 7, 5
Legal Description: LOT 3, BLOCK 12, TOWN OF NIPOMO
Address of the project (if known):
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.:

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant Lot

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): THIS PROJECT CONSISTS OF TWO BUILDINGS, EACH BUILDING SHALL BE TWO LEVELS, THE FRONT BUILDING HAS COMMERCIAL SPACES ON THE FIRST LEVEL WITH RESIDENTIAL STUDIOS ABOVE.

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 EDWARD Evenson Date May 29, 2015

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 MIXED USE

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: _____

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: Office & Professional; commercial use South: Residential Multi-Family, residence
East: Office & Professional; residence West: Residential Multi-Family; residence

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: _____ sq. feet _____% Landscaping: _____ sq. feet _____ %
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: _____ ☐ sq. feet ☐ acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: _____ Type: _____
Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: Nipomo CSD
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: Nipomo CSD
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: 5411 ± sq. feet

For residential projects, answer the following:
Number of residential units: 4 Number of bedrooms per unit: 1.5
Total floor area of all structures including upper stories, but not garages and carports: 5411 ±
Total of area of the lot(s) minus building footprint and parking spaces: 5187 ±

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: 9934 ~~acres~~
   Moderate slopes of 10-30%: 0 acres
   Steep slopes over 30%: 0 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: DANNA ST. / SPARKS ST.

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 MIXED USE PROJECT
   ☐ 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. N/A
7. Does water meet the Health Agency's quality requirements?
   Bacteriological? ☐ Yes ☐ No
   N/A 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
   4/6/04 ☒ 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:

N/A.

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: 10-15' Location of connection: SPARKS ST.
2. What is the amount of proposed flow? SEE CALCS. 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: NIPOMO COM. SERV. DIST.
3. Where is the waste disposal storage in relation to buildings? N/A.
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: NIPOMO
2. Location of nearest police station: NIPOMO
3. Location of nearest fire station: NIPOMO
4. Location of nearest public transit stop: NIPOMO
5. Are services (grocery/other shopping) within walking distance of the project? ☒ Yes ☐ No
   If yes, what is the distance? NIPOMO 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 N/A.

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 *: W. H.

*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 N/A

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.)

PROJECT INFORMATION:

PROPERTY OWNER / APPLICANT:
Edward Evenson
1691 See Canyon Road
San Luis Obispo, 93405
(805) 595-9515

ARCHITECT OF RECORD:
Joseph Silvaggio (Silvaggio Design)
2370 Florence Ave.
San Luis Obispo, CA 93401
(805) 440-6284

PROJECT DESCRIPTION:
The Rear building is a Residential Duplex with Home Offices This project consists of two Buildings. Each Building shall be two levels. The front building has commercial spaces on the first level with residential studios above.

PROJECT ADDRESS:
Lot 3 on the corner of Sparks Street and Dana Street. Nipomo, California

ASSESSOR PARCEL NUMBER:
APN: 090-143-005-7-3

LEGAL DESCRIPTION:
Lots 3 in Block 12 of the Town of Nipomo, County of San Luis Obispo, State of California, according to map recorded in Book A, page 27 of maps in the office of the county recorder of said county..

LAND USE:
ZONING: Mixed-Use- Residential/Professional Office FCR

LOT INFORMATION:
TOTAL LOT AREA 9,934 sf

BUILDING INFO:
Plan One: Residential / Commercial
(County File No. D030115P-Burtness-)
(Document No. 2004-084)
This project is in substantial compliance to the document referenced above.
Occupancy: Group R, Div 3 & Group B
Construction Type: VB (Sprinklered Per CDF)
Building to comply with California Title 24
Energy Conservation Guidelines

Plan Two: Residential
Occupancy: Group R, Div. 3
Construction Type: VB

Building to comply with California Title 24
Energy Conservation Guidelines.

FINISH MATERIALS:
Roofing: Composition Asphalt
Siding: 6" Hardi-Plank Siding

Railing: 8x8 wood posts with
Wood balustrade

EXTERIOR LIGHTING:
All exterior lighting shall comply with San Luis Obispo County Standards.

BUILDING AREA:

Residential:	Total Area	Percentage of
Studio A:	870 SF	
Studio B:	864 SF	
Apt. A: Upper Floor	615 SF	
Apt. B: Upper Floor	615 SF	
Apt. A: Lower Floor	130 SF	56%
Apt. B: Lower Floor	137 SF	
Total =	3231 SF	
Apt. A: Garage	205 SF	
Apt. B: Garage	205 SF	
Home Office: Lower Floor		
Apt. A:	285 SF	
Apt. B:	240 SF	
Total =	525 SF	9%
TOTAL RESIDENTIAL =	3756 SF	65%
Commercial:		
Space A:	864 SF	
Space B:	1098 SF	
TOTAL =	1962 SF	35%

SITE COVERAGE:

Total Floor Coverage:	
Landscaping	1,647 SF
Ground Floor Footprint:	3,164 SF
Covered Porch:	70 SF
Parking/Walkways:	5,053 SF
Total:	9,934 SF

UTILITIES:

Water	Nipomo Community Services District
Sewer	Nipomo Community Services District
Gas	The Gas Company
Electricity	PG&E
Cable	Sonic
Telephone	Pacific Bell

SETBACKS:

Front (Dana Street)	0'-0"
Side:	0'-0"
Side:	0'-0"
Rear:	15'-0"

MINIMUM PLUMBING FIXTURES CPC:
PER SECTION 413.3 EXCEPTION II PROVIDE (1) UNISEX RESTROOM

WATER AND SEWER CALCULATION:
ESTIMATE OF YEARLY WATER (AFY) AND SEWER (MGD) DEMAND, APPENDIX K, TABLE K-3 OF CPC
SEWER
20 GALLONS/OCCUPANT X 20 OCCUPANTS X 365 DAYS/YEAR
X 1 FT3 / 7.481 GAL X 1 ACRE / 43,560 FT2 = .0448 (AFY)

WATER
20 GALLONS/OCCUPANT X 20 OCCUPANTS = .0004 (MGD)
1,000,000

ALTERNATE MIXED-USE PERCENTAGE CALCULATION:

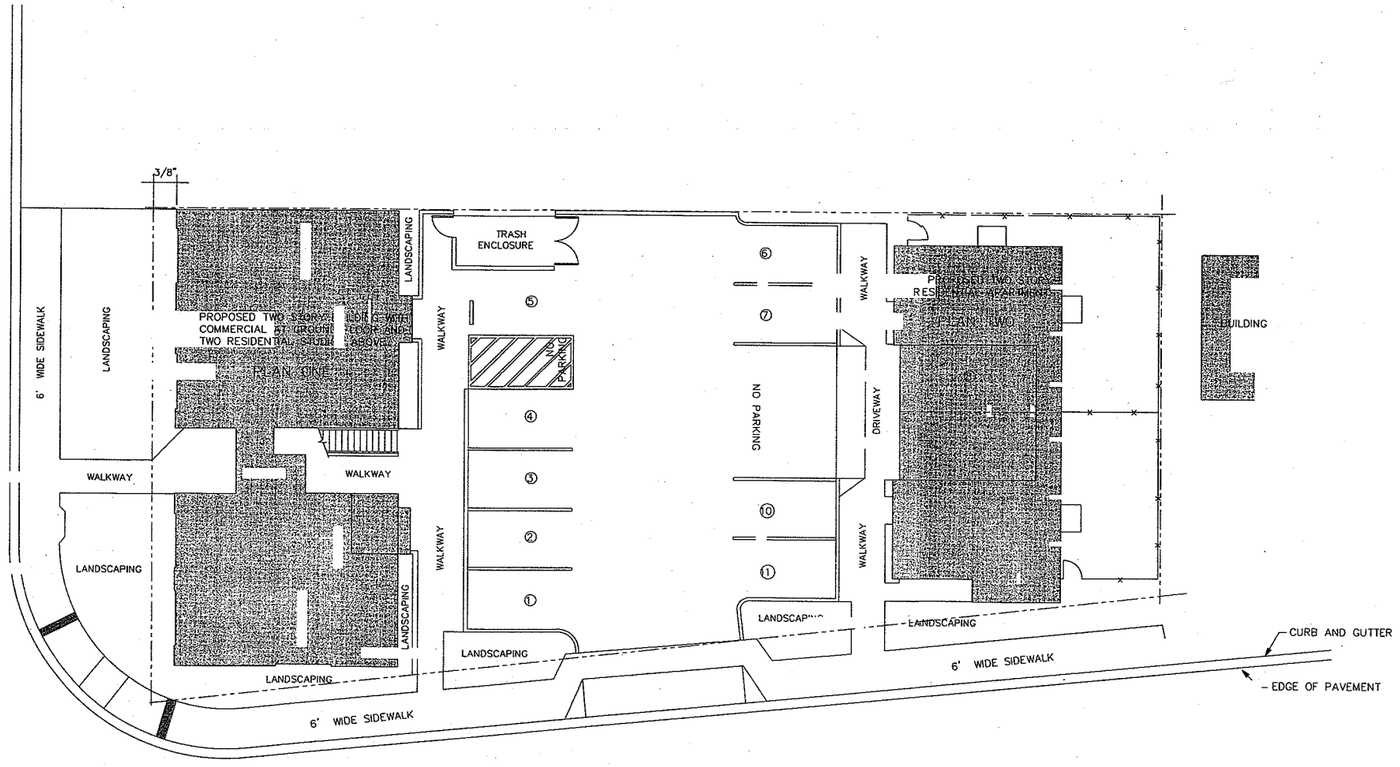
	Percentage of Total Occupancy
Residential Occupancy:	
SF / 300 = Occupancy	
3231 / 300 = 11	35%
Commercial Occupancy	
SF / 100 = Occupancy	
1962 / 100 = 20	65%
Total = 32	100%

PARKING REQUIREMENTS: Residential
Requirement
(1.0) Space per one bedroom or studio unit.
(1.5) Spaces per two bedroom unit.
(1) Space for every 300 SF of Commercial
Guest Parking: (1) space, plus (1) for each 4 units, or fraction therof beyond the first four.
9x18 clear interior dimension.

Provided:
(2) Covered Spaces, 9'x18' clear
(1) Handicap Space, 9'x18' clear w/ 8'x18' aisle.
(8) Uncovered Spaces, 9'x18' clear
(11) Total approved through MUP

ARCHITECTURAL CHARACTER:
Olde Town Revival: All exterior walls to be finished with stucco or wood siding. Roofing to be composition shingle.

MAX. BLDG. HEIGHT:
Allowed: Above the natural grade 35'
Proposed: 30'



SITE PLAN
SCALE : 1" = 8' - 0"

SCOPE OF WORK

NEW COMMERCIAL
NEW RESIDENTIAL

DESIGN TEAM

ARCHITECT:
Joe Silvaggio
2370 Florence Ave.
San Luis Obispo, Ca. 93401
(805) 440-6284

ENGINEER:
Robert Adames
POBox 3818
San Luis Obispo, Ca. 93403
Phone: (805) 544-0565

DRAFTING:
CHRIS THOMAS
9160 Tiburon Circle
Atascadero, CA
Phone: (805) 703-0380

SYMBOL LEGEND

SECTION MARKER
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

DETAIL MARKER
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN

WORK, CONTROL OR DATUM POINT

COLUMN/GRID LINES
LETTERS ONE DIRECTION
NUMBERS IN OTHER DIRECTION

FLOOR LEVEL CHANGE

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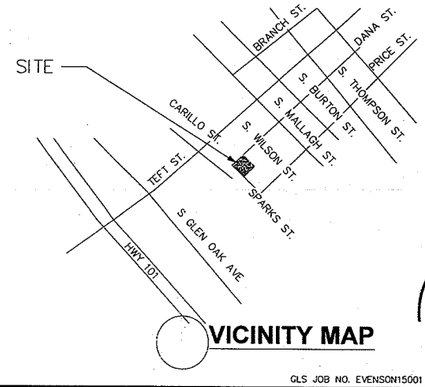
T1 COVER SHEET & SITE PLAN
A1 COMMERCIAL LOWER PLAN
A2 UPPER FLOOR PLAN
A3 DUPLEX FLOOR PLANS
A4 COMMERCIAL ELEVATIONS
A5 COMMERCIAL ELEVATIONS
A6 DUPLEX ELEVATIONS

APPLICABLE CODES

CBC -2013 CALIFORNIA BUILDING CODE
CRC -2013 CALIFORNIA RESIDENTIAL CODE
CPC -2013 PLUMBING CODE
CMC -2013 MECHANICAL CODE
CFC -2013 FIRE
CEC - 2013 CALIFORNIA ELECTRIC CODE
2013 GREEN CODE

VICINITY MAP



VICINITY MAP

GLS JOB NO. EVENSON15001

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APPROVALS	DATE
DRAWN: A.D.G.	01/27/14
DESIGNED: J.S.	01/27/14
CHECKED: J.S.	01/27/14

OWNER
EDWARD EVENSON:
1691 SEE CANYON RD
SLO, CA. 93405 TEL: 805- 595-9515

TITLE
MIXED-USE
SITE PLAN
JOB NO.: ADG-3100-11 | SCALE: AS SHOWN

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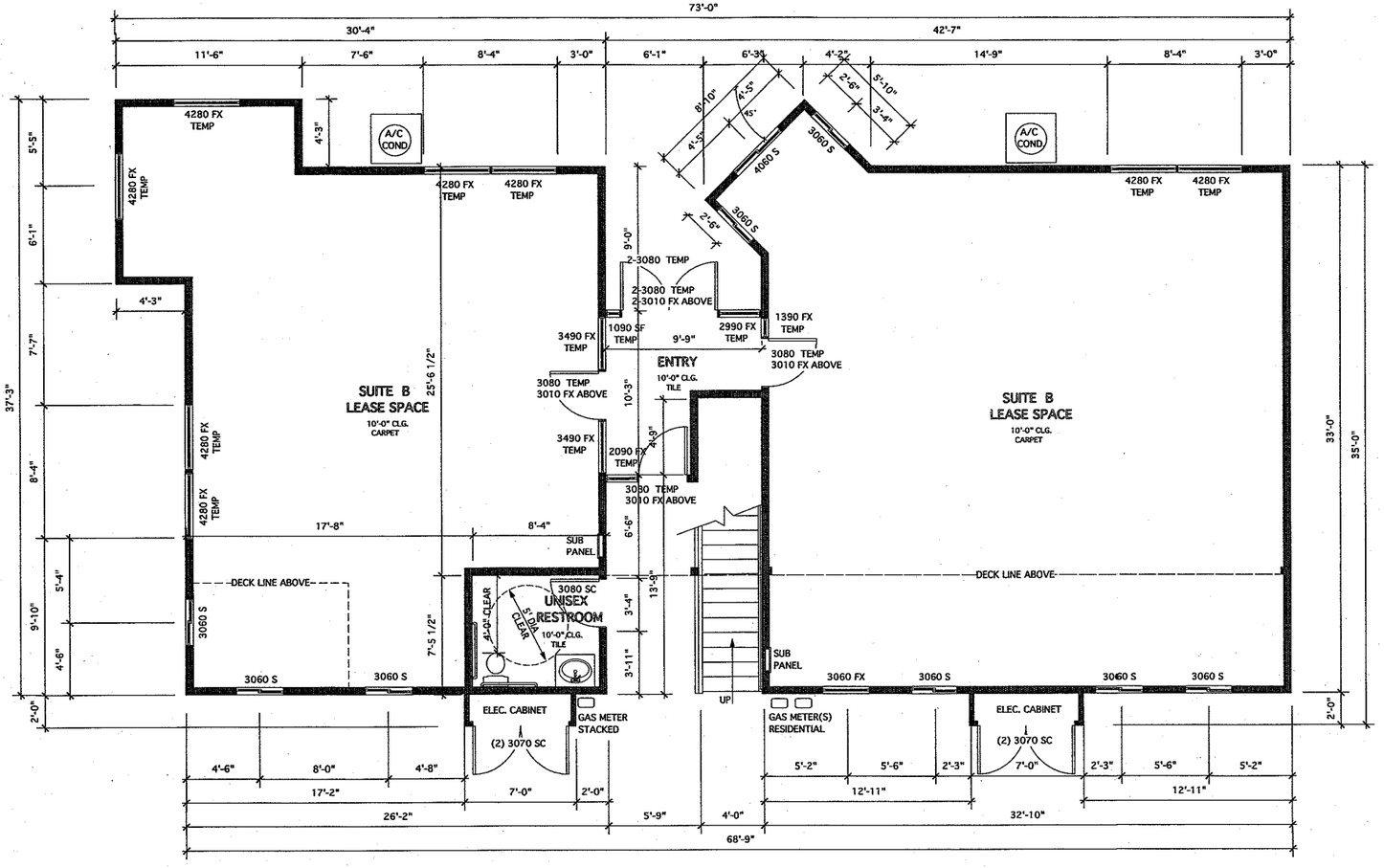

LOWER FLOOR PLAN 1

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

COMMERCIAL SPACE A:	864 SQ.FT.
COMMERCIAL SPACE B:	1098 SQ.FT.
ENTRY:	82 SQ.FT.
RESTROOM:	64 SQ.FT.

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MIXED-USE
LOWER FLOOR PLAN
JOB NO.: ADG-3100-11 | SCALE: AS SHOWN

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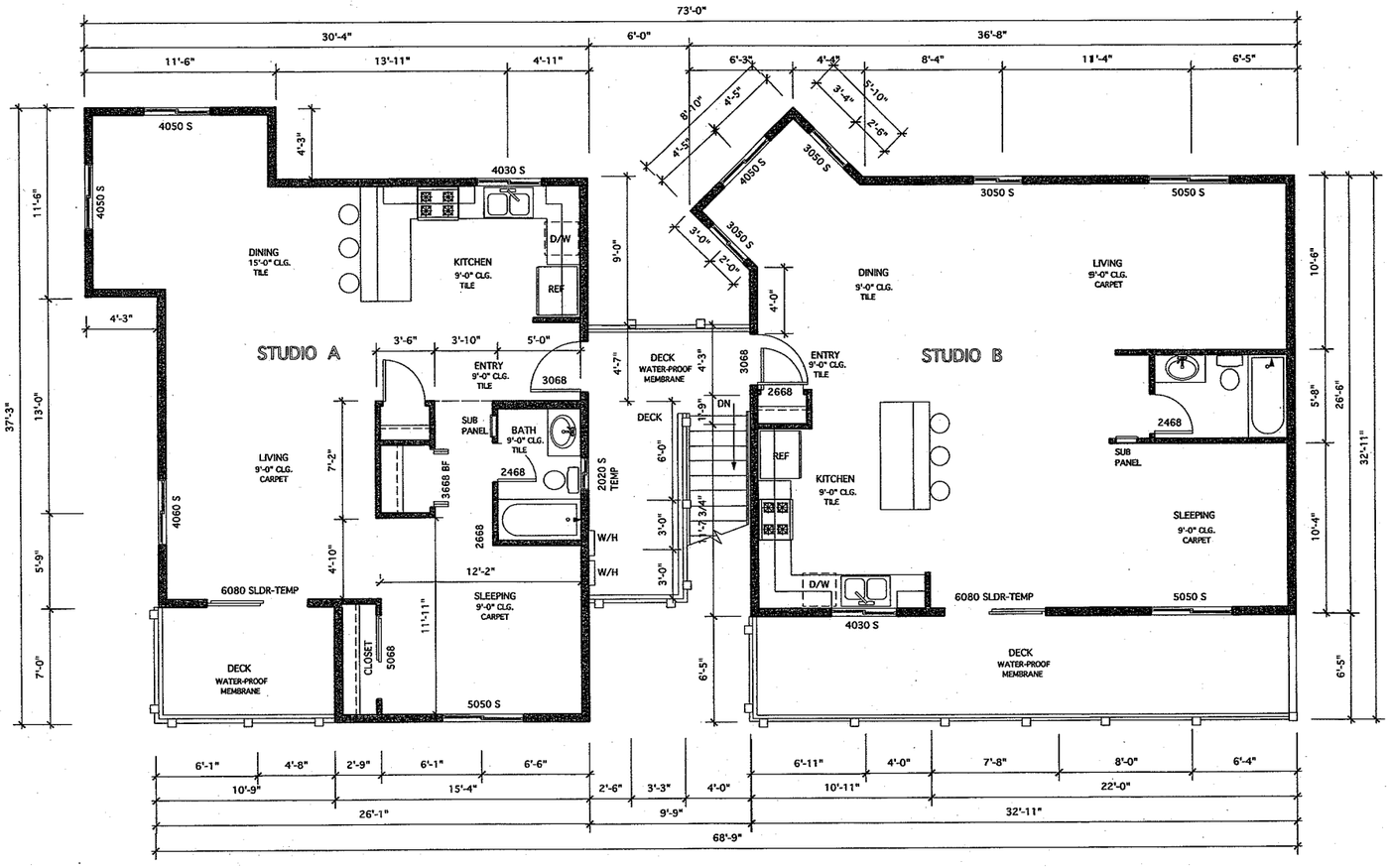

UPPER FLOOR PLAN 1

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

LIVING STUDIO A:	870 SQ.FT.
DECK:	75 SQ.FT.
LIVING STUDIO B:	864 SQ.FT.
DECK:	211 SQ.FT.
SHARED DECK:	96 SQ.FT.

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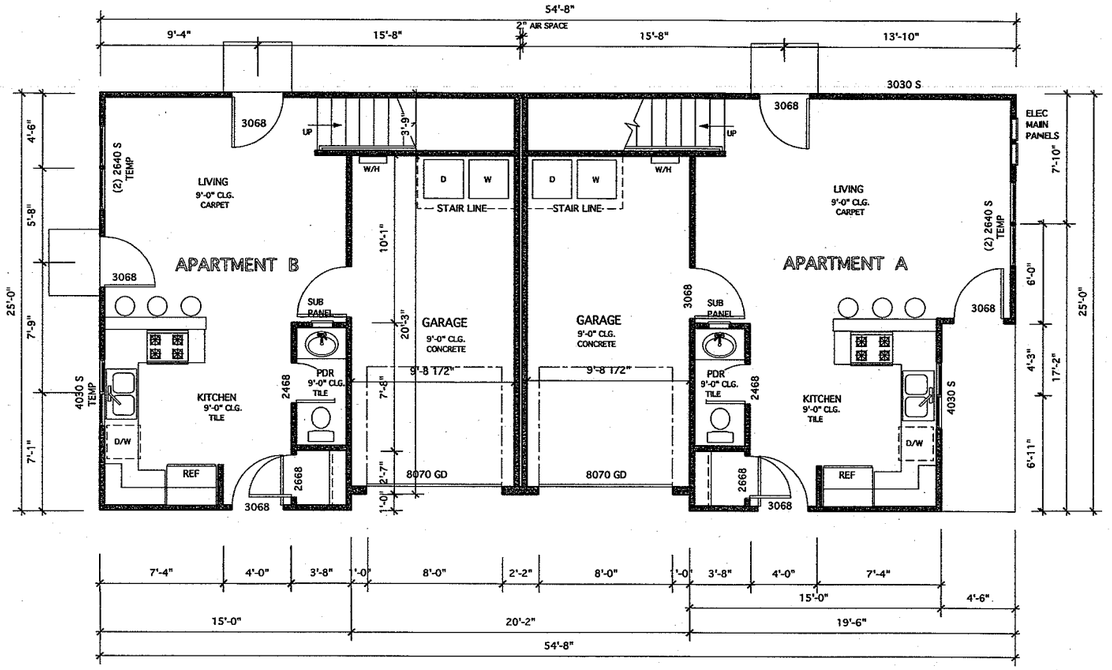
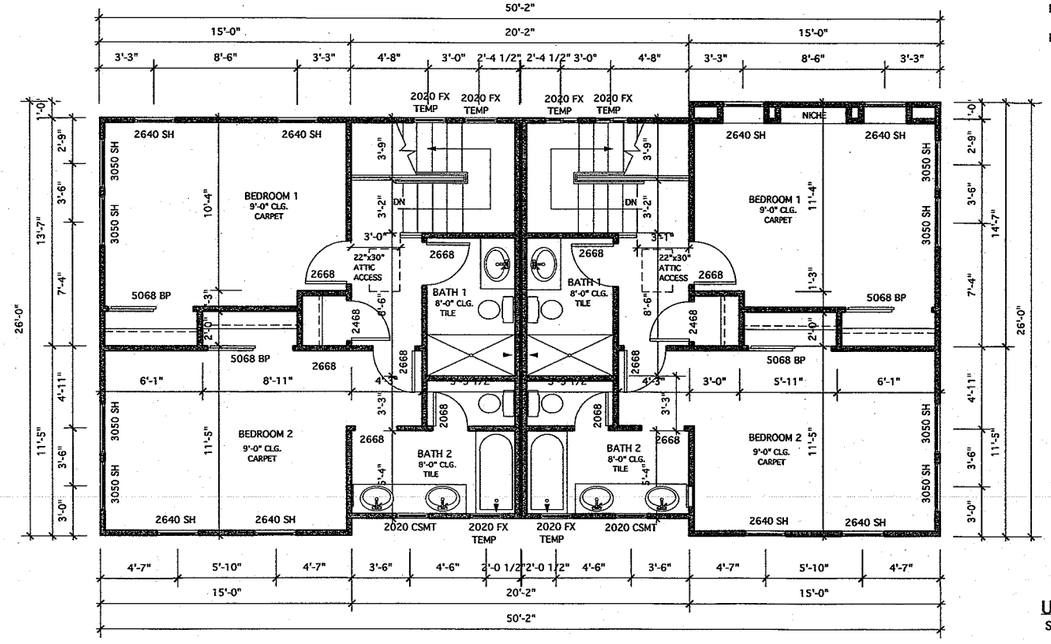
3 OF 7
REV: 0



LOWER FLOOR PLAN 2

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

LIVING APARTMENT A:	437 SQ.FT.
GARAGE A:	205 SQ.FT.
LIVING APARTMENT B:	375 SQ.FT.
GARAGE B:	205 SQ.FT.



UPPER FLOOR PLAN 2

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

LIVING APARTMENT A:	615 SQ.FT.
LIVING APARTMENT B:	615 SQ.FT.

GLS JOB NO. EVENSON15001

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APPROVALS	DATE
DRAWN: A.D.G.	01/27/14
DESIGNED: J.S.	01/27/14
CHECKED: J.S.	01/27/14

OWNER
EDWARD EVENSON:
1691 SEE CANYON RD
SLO, CA. 93405 TEL: 805-595-9515

TITLE
MIXED-USE
DUPLEX FLOOR PLAN
JOB NO.: ADG-3100-11 SCALE: AS SHOWN

SILVAGGIO DESIGN
2370 FLORENCE AVE
SAN LUIS OBISPO, CA 93401
(805) 440-6284

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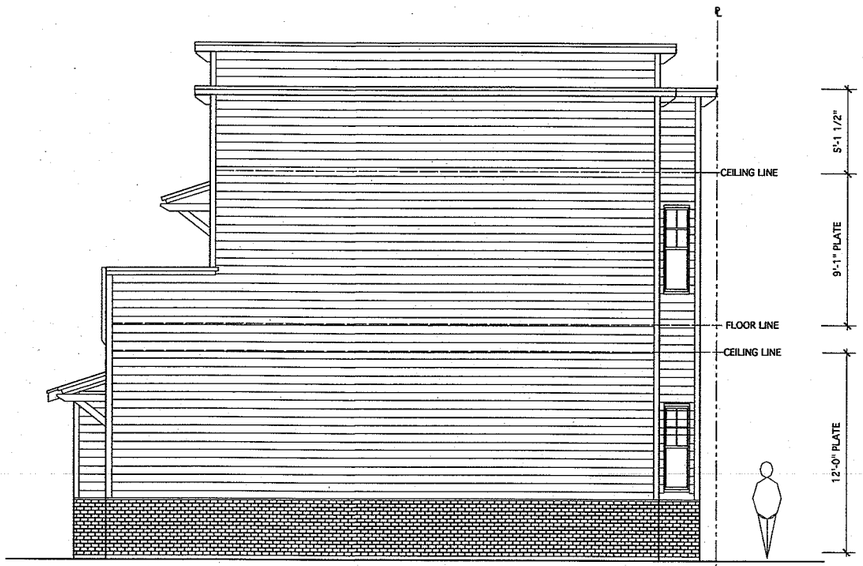
DWG. NO.
A3
4 OF 7
REV: 0

NORTH ELEVATION - FRONT

1/4" = 1'-0"

WEST ELEVATION - RIGHT

1/4" = 1'-0"



EAST ELEVATION - LEFT

1/4" = 1'-0"

GLS JOB NO. EVENSON15001

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CHECKED: J.S.	01/27/14

OWNER
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SLO, CA. 93405 TEL: 805-595-9515

TITLE
MIXED-USE
COMMERCIAL ELEVATIONS
JOB NO.: ADG-3100-11 SCALE: AS SHOWN

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A4
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REV: 0

SOUTH ELEVATION - REAR

1/4" = 1'-0"

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DESIGNED: J.S.	01/27/14
CHECKED: J.S.	01/27/14

OWNER
EDWARD EVENSON:
1691 SEE CANYON RD
SLO, CA. 93405 TEL: 805-595-9515

TITLE
MIXED-USE
COMMERCIAL ELEVATIONS
JOB NO.: ADG-3100-11 | SCALE: AS SHOWN

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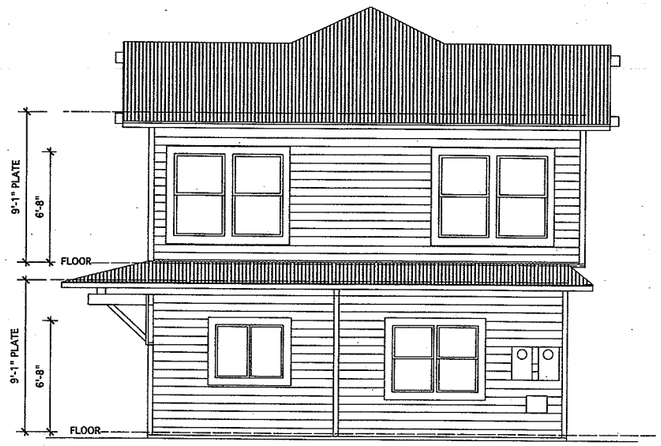
REV: 0

GLS JOB NO. EVENSON15001



EAST ELEVATION - RIGHT

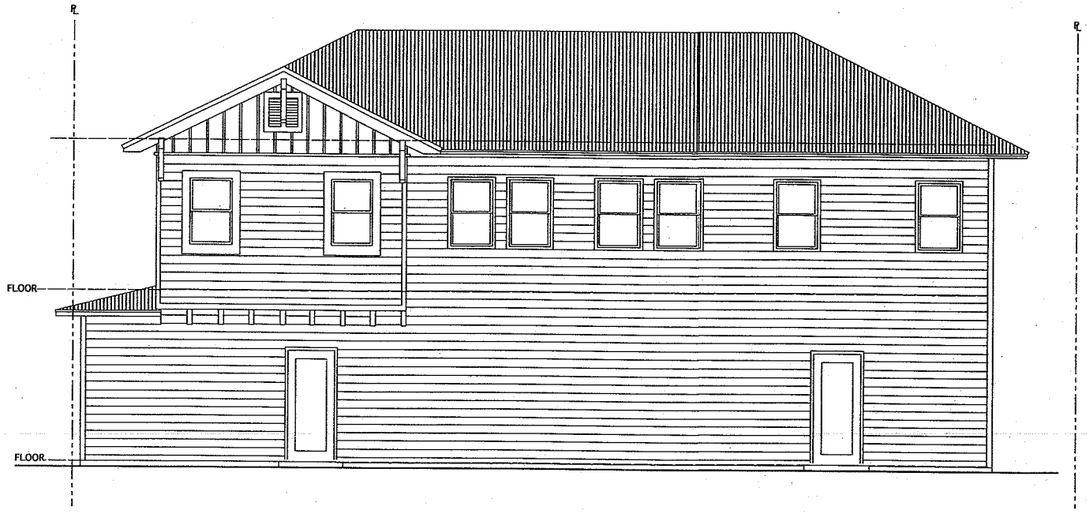
1/4" = 1'-0"

SOUTH ELEVATION - FRONT

1/4" = 1'-0"

WEST ELEVATION - LEFT

1/4" = 1'-0"



NORTH ELEVATION - REAR

1/4" = 1'-0"

GLS JOB NO. EVENSON15001

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OWNER
EDWARD EVENSON:
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SLO, CA. 93405 TEL: 805-595-9515

TITLE
MIXED-USE
DUPLEX ELEVATIONS
JOB NO.: ADG-3100-11 SCALE: AS SHOWN

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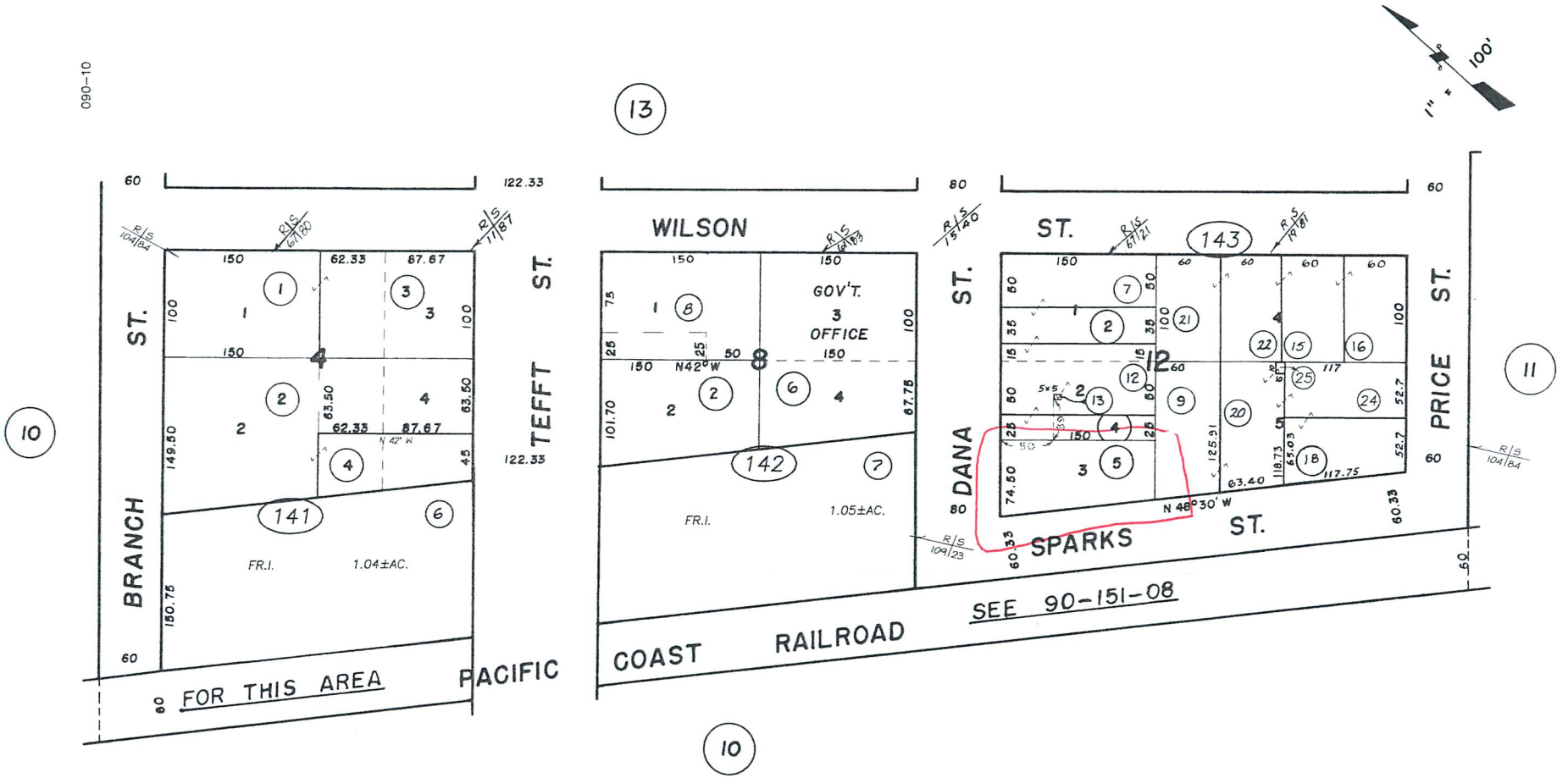
REV: 0



REVISIONS	
I.S.	DATE
13-137	05-20-13

50 0 100 200

GB 05-20-13 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TOWN OF NIPOMO, R.M. Bk. A , Pg. 27.

NIPOMO
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 090 PAGE 14

PF
OP
RMF
County Inland Sub Area
Planning Area
South County Planning Area
Planning Area

Parcel Summary Report For Parcel # 090-143-005

6/5/2015
4:29:33PM

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	BURTNESS MATTHEW L
	PO BOX 803 SANTA MARGARITA CA 93453-0803
OWN	EVENSON EDWARD
	1691 SEE CANYON RD SAN LUIS OBISPO CA 93405-8004
OWN	PETERSON DONNA M

Address Information

Status	Address
P	00115 SPARKS ST NIPO
P	00125 SPARKS ST NIPO
P	00147 SPARKS ST NIPO
P	00157 SPARKS ST NIPO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
APV.C05-	028	0001	Nipomo	South County I				N		
TNNIPO	0012	0003	Nipomo	South County I	OP	CBD		Y		

Parcel Information

Status	Description
Active	TN NIPOMO BL 12 LT 3

Notes

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

Parcel Summary Report For Parcel # 090-143-005

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

SAN LUIS
NO. 04
NIPOMO
COASTAL SAN LUIS
NIPOMO

Case Information

Case Number:	Case Status:	
D030115P	WIT	Primary Parcel

Description:
MIXED USE PROJECT WITH TWO BUILDINGS, WITH OFFICE/COMMERICAL ON THE BOTTOM FLOOR AND RESIDENTIAL USES ON THE SECOND FLOOR

DRC2014-00150	REC	Primary Parcel

Description:
MUP FOR 2 MIXED USE BUILDINGS, BUILDING 1 COMMERCIAL AT GROUND FLOOR AND TWO RESIDENTIAL STUDIOS ABOVE, BUILDING 2 RESIDENTIAL DUPLEX

PMT2004-01590	WIT	Primary Parcel

Description:
WITHDRAWN- COMMERCIAL SHELL BUILDING 1ST FLOOR 1,975 SQFT WITH 1,773 SQFT SECOND STORY SHELL SPACE FOR FUTURE RESIDENCE

PMT2004-02038	EXP	Primary Parcel

Description:
EXPIRED -PLAN 1 COMM LEASE 1962 R3 1734 2 STORY W/DECK 310 SF TI REQ'D

PMT2006-01058	EXP	Primary Parcel

Description:
EXPIRED APPLICATION- APARTMENTS 2 UNITS 2022 TOTAL ATT GAR 405 2 STORY BLDG (SEE PMT 2004-02038 FOR OTHER PERMIT SUBMITTED FOR THIS PROJECT - SUBMITTED ON THE SAME PLAN)

SUB2004-00234	RDD	Primary Parcel

Description:
PROP 1 CERT OF COMP