



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, *DIRECTOR*

September 26, 2022

Agent: Scott Stokes
Scott@AboveGradeEngineering.com
245 Higuera Street, Suite 110
San Luis Obispo, CA, 93401

Subject: Information Hold Letter: C-SUB2022-00005 CO 22-0033 Parcel Map and Development Plan / CDP: Request by Rob Zimmerman (Lauklan, LLC) for a Parcel Map and concurrent Development Plan / CDP (C-SUB2022-00005 CO 22-0033) to subdivide two approximately 6,000 gross S.F. existing vacant parcels into four approximately 3,000 gross S.F. proposed parcels through a Planned Development. Each resulting parcel would allow construction of one single-family residence with shared walls and attached garages on smaller lot sizes for the purpose of resale or development. The applicant also requests to allow future residences to be used as vacation rentals. The project site is located at 2845 and 2855 Avila Beach Drive within the Community of Avila Beach.). The site is within the Residential Multi-Family land use category. Vehicular access is provided from an existing 20-foot-wide shared access driveway easement along the south property line.

APN(s): 076-196-018 & 076-196-017
Address: 2845 Avila Beach Dr, Avila Beach, CA 93424 & 2855 Avila Beach Dr, Avila Beach, CA 93424

Dear Mr. Stokes,

Your application has been reviewed by the Department of Planning and Building, and the information that is on the attached list is required before it can be accepted as complete for processing, as required by California Government Code Section 65943.

You can help expedite the review process by making sure all the information listed below is submitted at one time, and that the re-submittal package has the project number on a cover sheet. If the requested information is not received within 90 days of this letter, your application will be deemed withdrawn (pursuant to Section 22.64.030B of the Land Use Ordinance / Section 23.02.056(a) of the Coastal Zone Land Use Ordinance). You may request an additional 90-day extension in writing if more time is needed to complete the information for re-submittal.

Upon the submittal of this information your application can be accepted as complete for processing and staff will begin its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental review process, you may be asked to provide additional information. The Environmental Division will contact you if additional information is needed.

Your application is subject to a discretionary review process. A discretionary permit requires the review and approval of the Administrative Hearing Officer, the Subdivision Review Board, the Planning Commission or the Board of Supervisors. A discretionary permit may be approved, approved with conditions or denied. Application for a discretionary permit does not guarantee approval, whether a project complies with all applicable standards or has been recommended for approval. All decisions on discretionary permits can be appealed to the Board of Supervisors, who will then make the final decision on the project.

If you have any questions concerning these requirements, please contact me at nellis@co.slo.ca.us.

Sincerely,



Nicole Ellis, Project Planner

Items Required for Acceptance

Based upon preliminary review, the items in this list are required before your project can be accepted as ***complete for processing***.

Land Use Application and Project Description

1. **Update narrative/project description accordingly.** The project description is unclear as to whether vacation rentals are proposed as a part of the request. Please decide whether vacation rentals are proposed so that County staff can review related code standards to determine compliance, potential conditions, and whether there may be supplemental information hold comments. **Are Vacation Rental(s) proposed to be included in this land use entitlement or will the applicant be applying for a separate land use entitlement at a later point? How many and which unit(s).**

Avila Beach. In all Residential and Recreation land use categories, no parcel shall be approved for a residential vacation rental if it is within 50 feet of another parcel with a residential vacation rental and/or other visitor-serving accommodation. Distances shall be measured from the closest property line of the property containing the vacation rental and/or other visitor-serving accommodation to the closest property line of the proposed residential vacation rental unit. In the case of condominium units, the property line shall be the wall of the individual unit. This location standard may be modified through a Minor Use Permit approval when a Development Plan is not otherwise required.

https://library.municode.com/ca/san_luis_obispo_county/codes/county_code?nodeId=TIT23COZOLAUS_CH23.08SPUS_23.08.165REVARE

2. Please clarify ownership structure (condo, single-family residence w/ shared wall, etc.).
 - a. Are there any common facilities and if so, how would they be managed and maintained. Identify any common facilities.
 - b. Please consult with the County Building Division for shared wall standards (such as but not limited to): sound wall/noise attenuation rating notes between shared walls, no plumbing fixtures run through common walls, etc. and incorporate into the application materials including plans.

Plans

3. The residential density would be established through the Avila Specific Plan **and floor area and open area requirements are established in the** Residential Density Section 23.04.084- Multi-Family Dwellings.
 - a. Provide a residential maximum allowable and proposed density calculation, maximum allowable and proposed floor area ratio (FAR) and minimum and proposed open area (space) for each of the proposed 4 lots due to slight

variation in lot sizes) and to demonstrate compliance with the Avila Specific Plan and Residential Density Section

23.04.084- Multi-Family Dwellings.

https://library.municode.com/ca/san_luis_obispo_county/codes/county_code?nodeId=TIT23COZOLAUS_CH23.04SIDEDEST_23.04.084MUMIDW

Avila Specific Plan (please refer to standards beginning on page 105 of the 170 page PDF) [01 cover.p65 \(ca.gov\)](#)

CZLUO Section 23.04.084 - Multi-Family Dwellings

https://library.municode.com/ca/san_luis_obispo_county/codes/county_code?nodeId=TIT23COZOLAUS_CH23.04SIDEDEST_23.04.084MUMIDW

4. Provide a parking table including a breakdown of the calculated required residential parking spaces (standard and guest) for each lot.
 - a. Where are guest parking spaces provided? Please provide dimensions of any exterior/ unenclosed guest parking spaces along with maneuverability plan to ensure that sufficient back up or parallel parking space is provided.

23.04.166 - Required Number of Parking Spaces.

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5. Provide a conceptual landscape plan with plant types, quantities, sizes including a summary of the total landscaped areas and hardscaped areas per proposed lot. Please refer to and demonstrate compliance with the Avila Specific Plan standard D.5. Landscaping Along Avila Beach Drive (page 107 of the 170 page PDF).
6. Please indicate where 3 waste bins will be stored per unit (inside garages? Or within yard areas and screened?)
7. Identify/label property lines, property corners and required and proposed setbacks on all plans including the site plan, floor plans, roof plan and elevations.
8. If a greater density than 15 DU/ acre (standard D.1. of Avila Specific Plan page 105 of the 170 page PDF) or if a greater height than 20 feet (standard D.3. of the Avila Specific Plan page 106 of the 170 page PDF) is proposed then please provide a narrative/evidence of how required conditions would be met for an exceedance of standards.
9. On the site plan and building elevations provide reference to the point in elevation used for measurement of the building height limit. The maximum allowable height is 20- feet unless conditions can be met and demonstrated for up to 25-feet (refer to Avila Specific

Plan). In no case can more than 25-feet be proposed. The plans show penthouses up to 30-feet in height. Please revise plans.

- a. Refer to Section 23.04.122 - Measurement of Height. Based on initial analysis, building height must be measured from average natural grade and not from "Finished Floor level" as shown on the plans.

https://library.municode.com/ca/san_luis_obispo_county/codes/county_code?no_deId=TIT23COZOLAUS_CH23.04SIDEST_23.04.122MEHE

10. Provide section details for the proposed development to include the lower floor plan window well through to the southernmost side of the private access easement.

11. Provide grading information summary specifying the amount of cut and fill and providing the amount of import and/or export of soil.

Advisory Council and Avila Specific Plan Compliance

12. Update plans accordingly. The County anticipates design comments related to appearance of building massing and architectural similarity between the 4 proposed units. Please refer to prior Avila Valley Committee comments regarding the previously approved and modified development at this property (Colony Lots 12 and 13 - Prior Avila Valley Committee Comments DRC2015-00098). We ask that you please incorporate additional and varying building materials, variation in colors and architectural styles between units.

Referrals

Referral Responses. Your application has been referred to the County's Building Division, Public Works Department, Stormwater Division, Legislative Assistant (Districts 3 & 5), Avila Valley Advisory Council, Avila CSD (including Fire), and Coastal Commission. Comments have not yet been received from the departments and agencies and if any comments are received, they will be provided to you upon receipt. Any "Information Hold/ Correction" items from any of these Departments and Agencies will need to be addressed prior to deeming the application complete.

General Comments/FYI Items/ MUP Project Conditions of Approval (Items NOT Required for Acceptance)

- Please note that based upon review of the requested items and responses from other referrals; additional information may be required.
- Once information hold items are addressed and referral comments are addressed, staff will coordinate with the project agent to determine whether adjustments, modifications, variances, or other applications are required based on the scope of work.

Attachment:

1. Colony Lots 12 and 13 - Prior Avila Valley Committee Comments DRC2015-00098

Avila Valley Advisory Council

San Luis Obispo County, California
P.O. Box 65

Avila Beach, CA 93424 www.avac-avila.org

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Open (alt)

October 5, 2021

Nicole Ellis, Planner nellis@co.alo.ca.us

SUBJECT: DRC2015-00098 COLONY LOTS 12 & 13

At its regular meeting on October 4, 2021, AVAC approved the following Land Use Committee comments on proposed amendment of approved Minor Use Permit for revised elevations, floor plans and site plans, for duplex buildings on Colony Lots 12 and 13, located on Avila Beach Drive, across from the golf course.

- "Storage" areas being proposed on the first floors of duplexes on both lots seem excessively large, 26' X 13' (338 sq. ft.) and 17'X 14' (238 sq. ft.). These have potential for use as sleeping rooms, and as such would increase possibility of multiple households occupying units. Multiple households equate with multiple vehicles which could exceed on-site provisions for parking. (Each duplex unit would have two parking spaces and there would be one guest space on each lot for the two units.) A major concern is the already scarce amount of street parking needed for the public to use the beach.
- Color variation among the row of buildings on Lots 8 through 13 is particularly important since buildings are large with uniform building heights. Walls of each building should have a distinctly different color.

Stephen Benedict

Stephen Benedict, Chair

C: Schani Siong, Supervising Planner, ssiong@co.slo.ca.us
Dawn Ortiz-Legg, 3rd District Supervisor, c/o ssartain@co.slo.ca.us
AVAC Members

To: AVAC Members

From: AB residential review committee: (Ken SF Chair)

Date: 7/11/16

Re: Following Four Projects:

- Avila Beach Drive, Colony lots, Cagliero, APN 076-196-013, 014, 015, 017, & 018
- 190 San Antonio St, SLCUSD, M.Hodges, school house lot line adjustment APN 076-221-009 & 076-221-015
- 2915 Avila Beach Drive, Colony lot 7, Lucas, APN 076-196-012 MUP (variance request for vacation rental)
- 246 & 260 San Miguel St, Sylvester Sisters, D. Sullivan, APN 076-201-071

Synopsis:

The AB residential committee met on 7/6/16 at the ABCC to review the above listed projects with the applicants and or architects as well as the SLO County planners.

Colony Lots APN 076-196-013, 014, 015, 017, & 018

- 1) Streetscape is acceptable
- 2) To visually reduce their mass – committee encourage the developer to mix / match the roof / colors and materials / architectural features among the buildings to prevent uniformity of identical reverse plans adjacent buildings.
- 3) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny variance requests.
- 4) Units designated for vacation rental – based on community conditions (congested traffic/limited street parking) the committee's preference is to see additional parking i.e.: 1 parking space per bedroom

190 San Antonio St. School House Lot Line Adjustment APN 076-221-009 & 076-221-015

- 1) Informational plans presented at meeting was different than submitted to Planning Dept – (project on hold)
- 2) Committee requesting applicant provide schematic conceptual plans with set-backs/height other pertinent schematic information describing the project & adjacent project development

2915 AB Drive, MUP Vacation Rental Request APN 076-196-012

- 1) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny applicant variance requests.
- 2) Existing Vacation Rentals are within the 50' ordinance of this property.
- 3) Based on community conditions (congested traffic/limited street parking)

246 & 260 San Miguel St. APN 076-201-071

- 1) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny variance requests.
- 2) Property is zoned multi-family. For affordability, mf is preferred over proposed single family detached houses.
- 3) Verification wanted that Public Works is OK with the driveway on County property.
- 4) Provide a revised site plan to show clearly the project boundaries
- 5) Provide schematic plans with set-backs/height other pertinent schematic information describing the project
- 6) Provide roof colors / building colors and materials / architectural features among the buildings
- 7) Applicant has not participated in the committee review meeting (2 meeting were held)
- 8) **Recommendation** to not endorse project - Based on the absence of applicant /project information & committee inquiries requesting further clarification.

MOTION: Recommend that AVAC support comments from Avila Beach Residential Committees to County Planning and Building Department.