



SAN LUIS OBISPO COUNTY  
**DEPARTMENT OF PUBLIC WORKS**

Wade Horton, Director

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County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252  
Fax (805) 781-1229 email address: [pwd@co.slo.ca.us](mailto:pwd@co.slo.ca.us)

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**MEMORANDUM**

Date: July 28, 2015  
To: Megan Martin, Project Planner  
From: Glenn Marshall, Development Services

**Subject: Public Works Project Referral for SUB2013-0092 – Phillip Portwood Family Parcel Map for a mixed use building, Front Street Avila, APN 076-218-013**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

**Public Works Comments:**

- A. If applicable, Public Works recommends denial of the request for waiver of the final parcel map. The subject property comprised of 2 lots as shown on the 1874 Map of the Town of Avila would require a Certificate of Compliance prior to development. We do not find evidence that a Certificate has ever been issued. The final parcel map would create a single legal parcel compliant with the Subdivision Map Act by erasing the existing lot line, eliminating any future ambiguity as to the number of legal parcels.
- B. At the time the project referral was received by Public Works on February 14, 2012 the application acceptance date had not been established. The attached recommended conditions of approval are subject to change based on Ordinances and Policies in affect at the date of application acceptance.
- C. The project meets the applicability criteria for Stormwater Management; therefore, the project is subject to the NPDES General Permit Attachment 4 Design Standards.

**Recommended Public Works Conditions of Approval**

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 22.54.03006 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:

continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Stormwater Pollution Prevention

9. **At the time of application for construction permits**, the applicant shall submit a Stormwater Control Plan (SCP). The plan shall outline the runoff reduction measures used when developing the site plan. The SCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a drainage plan, and a sedimentation and erosion control plan. The applicant shall submit complete drainage calculations for review and approval.
10. **At the time of application for construction permits**, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
11. **Prior to issuance of construction permits**, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

Fees:

12. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works the Avila Beach Road Improvement Fee for each future building permit in the amount prevailing at the time of payment.

G:\Development\DEVSERV Referrals\Land Divisions\Parcel Maps\CO 2013-0092 SUB2013-00038 Latta\CO 2013-0092 Latta.doc



FH  
SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

RECEIVED

THIS IS A NEW PROJECT REFERRAL

DATE: 11/25/2013

NOV. 25 2013

TO: PW

FROM: Megan Martin, 805-781-4163, [mamartin@co.slo.ca.us](mailto:mamartin@co.slo.ca.us) - Coastal Team / Development Review

**PROJECT DESCRIPTION:** SUB2013-00038 CO13-0092 LATTI - Proposed parcel map with conditional use permit for a mixed use building - commercial condominium use at street level and residential condominium use above. Site location is Front St, Avila Beach. APN: 076-218-013

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 I - 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.

MINDR COMMENTS ON TENT. MAP, SEE ATTACHED  
RECOMMEND DENIAL OF THE PARCEL MAP WAIVER  
RECOMMEND APPROVAL OF THE PROJECT

12/10/13  
Date

D. RION  
Name

5252  
Phone

SLO County Public Works Dept.

21.02.046(a) TENTATIVE MAP Check List

(Parcel Map or Tract Map) Map No. CO 13-0092

| Status | Item  |
|--------|---|
| ✓      | (1) <u>Record Data</u> . The boundary lines of the original parcel, with dimensions shown in feet, based on survey data or information of record, and area of the property shown in square feet or acres to the nearest tenth.  |
| ✓      | (2) <u>Property Description</u> . A description of the property as well as the assessor's parcel number(s) for the property.  |
| 0      | (3) <u>Legend and Owner Information</u> . A north arrow and scale, the name and address of the record owner(s), and the name and address of the subdivider.   |
| ✓      | (4) <u>Vicinity Map</u> . A vicinity map on which shall be shown the general area including adjacent property, subdivisions and roads   |
| ✓      | (5) <u>Existing Structures</u> . All existing structures, wells, septic tanks, driveways and other improvements located on the original parcel shall be accurately located, identified and drawn to scale. The distance between structures, the distance from existing structures to the boundary lines of the new parcel on which the structures are to be located, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department. |
| ✓      | (6) <u>Contour Lines</u> . Contour lines of the property shall be shown at intervals set forth: >40 Ac, 40ft; 20-40 AC, 20 ft; 10-20 AC, 10 ft; <10 AC w/ 0-12% slope, 2 ft; >12% slope, 5 ft   |
| ✓      | (7) <u>Drainage</u> . The approximate location of all watercourses, drainage channels and existing drainage structures.   |
| ✓      | (8) <u>Landforms</u> . The approximate location of other topographic or manmade features, such as bluff tops and ponds.   |
| ✓      | (9) <u>Lakes and Ocean</u> . Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.   |
| ✓      | (10) <u>Flood Hazard</u> . The location of all areas subject to inundation or stormwater overflow.<br><i>ABOVE SETBACK PER PANEL 13A06</i>  |
| ✓      | (11) <u>Proposed Parcel Lines</u> . The proposed division lines with dimensions in feet and the gross and net area of each parcel created by such division in square feet or acres to the nearest tenth. Also, each parcel created shall be designated on the tentative map by number.  |
| ✓      | (12) <u>Designated Building Sites</u> . Any designated building sites proposed by the applicant to minimize grading, tree removal, and other potential adverse impacts, or any areas proposed for exclusion from construction activities, shall be shown on the tentative map for proposed parcels greater than ten thousand square feet. Also, any details on proposed building setback lines and widths of side yards shall be shown on the tentative map.  |
| ✓      | (13) <u>Streets</u> . The locations, names, <u>county road numbers</u> and widths of all adjoining and contiguous highways, streets and ways.<br><i>FRONT ST = 20' TO</i>   |
| ✓      | (14) <u>Easements</u> . The locations, purpose and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.   |
| N/A    | (15) <u>Coastal Zone</u> . For tentative maps for properties located within the coastal zone between the sea and the first public road paralleling the sea, show the location of the public access ways nearest to the subject site   |
| ✓      | <b>21.02.046 (a)(2)</b><br><u>Preliminary Title Report</u> . Preliminary title report concerning the property which is not more than six months old showing current property owners.  |

X = Not Applicable 0 = Requires Compliance ✓ = Complied



COUNTY OF SAN LUIS OBISPO HEALTH AGENCY

**Public Health Department**

Jeff Hamm  
Health Agency Director

Penny Borenstein, M.D., M.P.H.  
Health Officer



**Public Health**  
Prevent. Promote. Protect.

October 6, 2015

**Philip & Sue Portwood**  
17076 Griffith Avenue  
Wasco, CA 93280

**RE: PARCEL MAP CO 13-0092**  
**APN: 076-218-013, Avila Beach, CA 93424**

Water Supply and Wastewater Disposal

This office is in receipt of a **preliminary** evidence of water from the Avila Beach Community Services District to provide water and sewer services to the above noted project in the form of a "Preliminary Intent to Serve" dated May 14, 2015.

Be advised that final will-to-serve documentation for both water and sewer services will be required prior to final map recordation. The improvements for water and sewer in favor of each parcel shall be built, accepted and immediately serving or bonded for prior to recordation. The bond must be reviewed and approved by County Public Works **prior** to recordation of the map.

**CO 13-0092** is approved for Health Agency subdivision map processing.

LESLIE A. TERRY, R.E.H.S.  
Environmental Health Specialist  
Land Use Section

c Coastal Team, County Planning  
ABCSD



**CAL FIRE**  
**San Luis Obispo**  
**County Fire Department**

635 N. Santa Rosa • San Luis Obispo, CA 93405  
 Phone: 805-543-4244 • Fax: 805-543-4248  
 www.calfireslo.org



Robert Lewin, Fire Chief

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3.5.14

MAR 5 2014

PLANNING & BUILDING

## Commercial Fire Plan Review

### **PMT # SUB2013-00038 Latta Family- Parcel Map**

#### **Project Summary**

Parcel map for commercial condo-2 lots. Mixed use building, residential parking in basement, commercial use at street level and residential on second level This project is located in **Local Responsibility Area (LRA)** within a **Moderate** fire hazard severity zone with a minimum 5 minute response time from the nearest County Fire Station. **Station #62 on San Luis Bay Drive** is located **2** road miles with a **5** minute drive time. The project and applicant shall comply with the 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), and the Public Resources Code (PRC) any other applicable fire laws.

#### **Public Assemblage and Events**

Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250. The fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety.

A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. **A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event.** If modifications or additions to the event areas are made, an updated permit & inspection must be completed. Local Ordinance and California Fire Code (CFC) section 105.

Any time a tent, canopy or membrane structure in excess of 400 square feet is erected; it must be placed and utilized in accordance with California Fire Code – Chapter 24. The applicant shall be required to notify County Fire a minimum of 48-hours in advance of any tent or membrane structure being placed on site. Submittal requirements can be found on line at [www.calfireslo.org](http://www.calfireslo.org)

#### **Fire Safety and Evacuation Plans**

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

**Fire evacuation plans.** Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where *approved*, by selected floors or areas only.
2. Procedures for employees who must remain to operate critical equipment before evacuating.
3. Procedures for assisted rescue for *persons* unable to use the general *means of egress* unassisted.
4. Procedures for accounting for employees and occupants after evacuation has been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire department or designated emergency response organization.
8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

**Fire safety plans.** Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy and procedures for notifying, relocating or evacuating occupants/event attendees, including occupants who need assistance.
3. Site plans indicating the following:
  - 3.1. The occupancy assembly point.
  - 3.2. The locations of fire hydrants.
  - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
  - 4.1. Exits.
  - 4.2. Primary evacuation routes.
  - 4.3. Secondary evacuation routes.
  - 4.4. Accessible egress routes.
  - 4.5. Areas of refuge.
  - 4.6. Exterior areas for assisted rescue.
  - 4.7. Manual fire alarm boxes.
  - 4.8. Portable fire extinguishers.
  - 4.9. Occupant-use hose stations.
  - 4.10. Fire alarm annunciators and controls.
5. A list of major fire hazards associated with the normal use and occupancy of the premises, including maintenance and housekeeping procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

**Building Construction requirements and Vegetation Management****Stairway Access to Roof**

New buildings two or more stories above grade plane, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof or other access to the roof for emergency personnel approved by the fire code official. Stairway access to the roof shall be in accordance with Section 1009. Such stairway or other approved access shall be marked at street and floor levels with a sign indicating that the stairway or access continues to the roof. Where roofs are used for roof gardens or for other purposes, stairways shall be provided as required for such occupancy classification.

**Building Height and Area**

Class III standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet (9144 mm) above the lowest level of the fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet (9144 mm) below the highest level of fire department vehicle access and in any parking structure. An outlet for the standpipe system must be provided at the

entrance of the driveway off San Luis Street.

A building that is greater than 20,000 square feet (1.858 m<sup>2</sup>) of floor area and greater than 18 feet (5.49 m) in height shall have a dry or wet standpipe system with a 2 1/2 inch (64 mm) outlet at the roof near the roof access. Location of the outlet and the fire department connection to the standpipe shall be labeled and approved by the fire code official.

### **Address Requirements**

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be approved in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of Commercial 8 inches, with a minimum stroke width of 0.5 inch (12.7mm).

### **Address Directories**

When required by the fire code official, complexes with multiple buildings may be required to provide directories, premises maps and directional signs. The scale, design and location of directory signs shall be approved by the fire code official and may be required to be illuminated.

### **Solar Photovoltaic systems**

Solar systems shall be installed in accordance with sections 605.11.1-605.11.4. Marking is required on interior and exterior Direct Current (DC) conduit, enclosures, raceways, cable assemblies, junction boxes, combiner boxes and disconnects.

Solar components shall be located as close to the hip, ridge, or valley or directly possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

Roof access points shall be located in areas that do not require the placement of ground ladders over openings such as windows, doors and must be located over strong points where access point does not conflict with overhead obstacles such as trees wires or signs.

There shall be a six (6) foot wide clear perimeter around the edges of the roof unless either axis of the building is 250 feet then 4 (4) foot clear perimeter is permitted. Smoke ventilation operations requires distance between arrays shall be eight foot or greater in width OR a four foot or greater pathway and bordering roof skylights, or smoke and heat vents OR a four (4) foot or greater and a bordering four foot by eight (8) foot "venting cutouts" every 20 feet on alternating sides of the pathway.

### **Site Access /Roads/Knox/Exiting**

#### **Secondary egress**

In accordance with CFC Section 503.1.2, County Fire is requiring the applicant to provide an additional (secondary) access point. A roadway and pedestrian easement agreement must be provided showing access from rear of structure/business to San Luis Street via existing driveway behind 310,312 and 324 Front Street.

#### **Commercial Access Road(s)**

##### **Road Width and Signage**

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.
- "No Parking - Fire Lane" signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building(s) perimeter.
- Must be an all-weather non-skid paved surface.
- All roads must be able to support fire apparatus.
- Vertical clearance of 13'6" is required.

- An approved traffic plan shall be provided to the fire code official.
- One way interior roads shall be labeled indicating direction of travel.

### **Emergency Access Knox Keys and/or Gate Switches**

#### **Structural Access Requirements**

All commercial buildings shall install a Knox key box for fire department emergency access – CFC Section 506.1. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

#### **Gate Access Requirements**

- Must be setback a minimum of 30 feet from the SLO County maintained road
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

#### **Exiting:**

All egress and exiting components shall comply with Chapter 10 of the 2013 California Fire Code.

### **Fire Protection Systems Sprinklers Hydrants Alarms**

#### **Fire Sprinklers in Structures**

This project will require installing a commercial fire sprinkler system in all new buildings. The type of sprinklers required will depend upon the occupancy classification type of the structures and must comply with NFPA 13. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC. A licensed alarm company shall monitor the fire sprinkler and alarm system.

The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, or other approved NFPA Standard depending on target hazard. (Clean agent or alternative option)

#### **Sprinkler System Supervision and Alarms**

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels, and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically monitored for integrity and to ensure valves are locked in the open position, by a central station listed by Underwriters Laboratories for receiving fire alarms.

#### **Fire Protection Engineer required**

A Fire Protection Engineer shall review the proposed Fire Protection Systems for this project. Multiple fire protection and hazardous conditions systems are required for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>.

Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. A licensed Fire Protection Engineer must design and submit all required drawings for CAL FIRE review. The contractor shall be licensed by the State of California, California Fire Code. A licensed alarm company shall monitor all fire protection and hazardous conditions systems.

#### **Private Water System Requirements**

A wills serve letter from the Avila Community Services District must be provided.

#### **PRESSURIZED System and Hydrant Specifications**

CAL FIRE Commercial Fire Plan Requirements Page 4 of 6

Plans shall be submitted to the County Fire Department for approval of the distribution system and hydrant locations. Fire hydrants shall have two, 2 ½ inch outlets with National Standard Fire threads and one 4 inch suction outlet with National Standard Fire threads and comply with County Standard W-1. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side. Hydrants must be protected from vehicle impact with the use of curbing or bollards.

The fire department connections (FDC) supporting the required fire protection systems shall be located within 20 feet of a San Luis Obispo County Dept. of Public Works/County Fire standard fire hydrant and visible on fire engine approach to the building. A additional fire hydrant maybe required on San Luis Street and a standpipe system to support lower level parking.

## **ALARMS**

### **NFPA 72 Alarm systems**

***A centralized interlinked Fire Alarm System is required for this project.*** The alarm system shall terminate at a 24-hour monitoring point. Two sets of plans shall be submitted to CAL FIRE/San Luis Obispo County Fire for review and approval. California Fire Code Chapter 15 section 907. Fire alarm systems required by this chapter or by the California Building Code shall be monitored by an approved supervising station listed by Underwriters Laboratory for receiving fire alarms in accordance with NFPA 72. The supervising station shall contact and notify the Fire Chief or their call receiving location immediately on notification of an alarm and prior to making contact with the protected premises.

### **Commercial Cooking Operations**

California Fire Code Section 904.11 states Commercial cooking equipment that produces grease laden vapors shall be provided with a Type I Hood, in accordance with the California Mechanical Code, and an automatic fire extinguishing system that is listed and labeled for its intended use as follows:

- 1) Wet chemical extinguishing system, complying with UL 300.
- 2) Carbon Dioxide extinguishing systems
- 3) Automatic Fire Sprinkler Systems

## **Hazardous Materials**

Prior to final, a Hazardous Materials Management Plan (HMMP) must be provided. Chemical storage/treatment and hazardous gases will require a Hazardous Materials Management Plan HMMP. In accordance with California Fire Code section 2701.5.1/Title 19 Division 2, Chapter 4/Health and Safety Code Chapter 6.95.

CAL FIRE requires a written plan addressing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials. Additionally, the written plan shall include safeguards to minimize the consequences of an unsafe condition involving hazardous materials during normal operations and in the event of an abnormal condition.

### **California Fire Code Chapter 38 Liquefied Petroleum Gases**

Minimum separation between LP-containers and buildings and public ways must comply with CFC table 3804.3. No Smoking signs must be posted within 25 feet of containers or point of transfer. Weeds, grass and brush, trash and other combustible material shall be kept a minimum of 10 feet from containers. Protection from vehicular damage shall be provided in accordance with section 312.

## **General Fire Precautions and Signage**

### **Portable Fire Extinguishers**

Portable fire extinguishers shall be installed in all the occupancies in compliance with the California Fire Code section 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

### **Combustible Waste Material**

Every building or portion of a building shall be maintained in a neat orderly manner, free from any condition

that would create a fire or life hazard or a condition which would add to or contribute to the rapid spread of fire.

CCR Title 19 Division 1.

Refuse containers must not be stored within 5 feet of combustible walls, openings, or combustible roof eaves, unless the refuse container is protected by an automatic sprinkler system installed in accordance with California Fire Code section 903.

**Storage, Stockpiles and Enclosures**

Areas must meet all applicable California Fire Code requirements and be labeled with NFPA 704 required placarding.

**Electrical**

Electrical wiring and equipment shall be installed and maintained in accordance with California Fire Code section 605 and the California Electrical Code. Hazards and fire prevention concerns relational to Electrical equipment, wiring shall be abated as specified in the aforementioned Fire Code.

**Fire Safety during Construction:**

Prior to construction, an operational water supply system and established access roads must be installed in accordance with CFC Section 501.4. During construction all applicable Public Resources Codes must be complied with to prevent a wildfire. These will include the use of spark arresters, adequate clearance around welding operations, smoking restrictions and having extinguishers on site. The Industrial Operations Fire Prevention Field Guide will assist the applicant.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244.

Sincerely,



Dennis Byrnes  
Fire Captain

Cc: Triad/Holmes Associates, Cristi Fry & Cory Bromby  
San Luis Obispo County planning & Building, Megan Martin  
File

**Avila Valley Advisory Council**

San Luis Obispo County, California  
P.O. Box 65  
Avila Beach, CA 93424 [www.avac-avila.org](http://www.avac-avila.org)

**2015 Officers**

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**Vice Chair**

Sherri Danoff

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Anita Forde (alt)

**Squire Canyon**

Kirt Collins

Steve Fiant

Open (alt)

September 15, 2015

To: Megan Martin, SLO County Planning Department

Re: Front St. project, (3<sup>rd</sup> Revision) Avila Beach (APN: 076-218-013)

Dear Megan,

At the September 14 AVAC meeting the council unanimously approved the following comments from the Avila Beach Committee regarding the above referenced project:

The committee appreciates the adjustments made specific to the lower floor front wall, building variation, awning and roof facade.

- 1) A commercial store would be at street level and residential on the second floor.
- 2) Residential parking would be underground, accessed from the rear over an established easement.
- 3) In response to earlier comments from the Committees, the front façade was revised per (ELV #2).
- 4) The project includes 2,000 square foot roof deck, since there are no roof top decks on this portion of Front St. businesses - the committee recommends an additional setback from behind the roof top sky lights.
- 5) Per the plans (A3) a roof top solar system is planned that would use 900 sq. ft. of the roof top deck.
- 6) There is no provision for Front Street roof decks in the Avila Beach Specific Plan. However, a roof deck, which is setback behind the skylight, would be outside the Front Street view shed. With this roof deck setback the residential use would not visually dominate the commercial use on the ground level. The Specific Plan does dictate that upper floor residential uses are secondary to lower floor commercial uses.

Sincerely,

*Jim Hartig*

Jim Hartig, AVAC Chairperson

Cc: Adam Hill, County Supervisor, Ryan Hostetter, Planning, AVAC Members