

Nicole Retana

From: Cody Scheel
Sent: Tuesday, July 26, 2016 8:23 AM
To: Nicole Retana
Subject: Fw: Avila Projects APN 076-196-012
Attachments: 7.11.16 Report AB Residential Review Committee.docx

Hi Nicole,

Can you please post etc., for Lucas Project DRC2015-00134?

Thanks,

Cody Scheel
County Planner - Current Planning

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From: Ken San <kensfsloca@yahoo.com>
Sent: Monday, July 25, 2016 3:43 PM
To: Cody Scheel
Cc: Anne Brown
Subject: Avila Projects APN 076-196-012

FYI

Please see attachment specific to AVAC comments on four projects that I have listed on the letter that was sent 7/15 from AVAC to the Planning Dept.

Ryan & Sara received a copy at the AVAC meeting.

Anne Brown (representing AVAC) will be attending the hearing slated for August 5 - 9 am specific to Lucas/Valentina request.

She is requesting a staff report (Lucas/Valentina) when available -

Please email directly to her (she is cc on this email)

OTHER:

August 3 AB residential meeting has been cancelled / scheduling conflicts

You indicated your not available Aug 10 but the 17th - I will need to notify Hodges of the date change I gave him Aug 10.

I hope Hodges is available 8/17 I will follow up this week.

Best
Ken SF

To: AVAC Members - C.C: Planning Dept

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

Date: 7/11/16 - AVAC Meeting

Re: AVAC Meeting - **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 above comments specific to the four projects listed from Avila Beach Residential Committee to County Planning and Building Department. **Motion Passed**