



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/25/2014

TO: _____

FROM: Xzandrea Fowler (805-781-1172 or xfowler@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00081 PADERO – Proposed minor use permit to construct a 4,878 sf, two-story retail/office building. Site location is 408 S. Main St., Templeton.
APN: 041-113-008.

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

MINOR USE PERMIT

MUP FOR A 4878 SQ FT 2 STORY

RETAIL/OFFICE BUILDING.

SAL/ TEMP

CBD CR

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Angelo Mozilo Daytime Phone (805) 969-9202
 Mailing Address 109 Rametto Rd. Zip Code 93108
 Email Address: Montecito, CA

Applicant Name Angelo Moziol Daytime Phone (805) 969-9202
 Mailing Address 109 Rametto Rd. Zip Code 93108
 Email Address: Montecito, CA

Agent Name David Brannon, SDG Architects Daytime Phone 541-3848
 Mailing Address 762 Higuera St. Suite 212 Zip Code 93401
 Email Address: San Luis Obispo, CA david@sdgarchitects.com

PROPERTY INFORMATION

Total Size of Site: 11250 sf Assessor Parcel Number(s): 041-113-008
 Legal Description: lot 1 and por lot 2, Block 19, Town of Templeton
 Address of the project (if known): 408 S. Main St. Templeton
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Corner of Main St. and 4th St.

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

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings):
4878 sf 2 story retail/ office building

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 3/9/14

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

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Parking reduction for shared peak hour use

Describe existing and future access to the proposed project site: driveway off 4th St.

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 South: commercial
East: Commercial West: Residential

For all projects, answer the following:

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

Buildings: 2908 sq. feet 26 % Landscaping: 727 sq. feet 6 %
Paving: 7615 sq. feet 67 % Other (specify) _____

Total area of all paving and structures: 10523 sq. feet acres

Total area of grading or removal of ground cover: 11250 sq. feet acres

Number of parking spaces proposed: 12 Height of tallest structure: 31'-2"

Number of trees to be removed: 4 Type: _____

Setbacks: Front 0 Right 0 Left 0 Back 5'

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: Templeton 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: Templeton 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: Templeton FD

For commercial/industrial projects answer the following:

Total outdoor use area: 0 sq. feet acres

Total floor area of all structures including upper stories: 5878 sq. feet

For residential projects, answer the following:

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

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

Total of area of the lot(s) minus building footprint and parking spaces: _____

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: .258 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: Main St. 4th 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 restrooms/landscape
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 207.8 G
4. How many service connections will be required? 1
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:

N/A Community sewer

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? 178 _____ 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? office/ retail
- 2. Name of Solid Waste Disposal Company: Templeton Community disposal
- 3. Where is the waste disposal storage in relation to buildings? Parking area
- 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: Templeton unified school district
- 2. Location of nearest police station: Templeton sherriff
- 3. Location of nearest fire station: Templeton
- 4. Location of nearest public transit stop: Templeton
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? 200 feet feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
commercial/ retail
- 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: 312 Hours of Operation: 10am- 6pm
- 2. How many people will this project employ? 23
- 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: none
- 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. 0 Between 4:00 to 6:00 p.m. 23
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): N/A
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): MUP, Will serve ltr, Bldg permit

(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.)



ANGELO MOZILO COMMERCIAL BUILDING

408 S. MAIN ST.
TEMPLETON

ABBREVIATIONS		VICINITY MAP		GENERAL NOTES		PROJECT SUMMARY		SHEET INDEX	
AB	ANCHOR BOLT	GYP. BD.	GYPSUM BOARD		<p>THIS PLAN SET ACCOMPANIES AN APPLICATION FOR A MINOR USE PERMIT. WE ARE ALSO REQUESTING EXCEPTIONS FOR THE FOLLOWING:</p> <p>1. AN EXCEPTION TO THE NUMBER OF REQUIRED PARKING SPACES FOR SHARED PEAK-HOUR PARKING BECAUSE THE PROPOSED USES OF OFFICE AND RETAIL HAVE DISTINCT AND DIFFERING PEAK HOUR PARKING USAGE PERIODS. THE MOST REMOTE SPACE IN THE PARKING LOT IS LOCATED NO MORE THAN 300 FEET FROM THE PEDESTRIAN ENTRANCE TO EACH USE.</p>	<p>PROPERTY OWNER: ANGELO MOZILO 109 RAMELTO RD. MONTECITO, CA 93108</p>		<p>G-1.0 GENERAL INFORMATION A-1.0 SITE PLAN</p>	
AFF	ABOVE FINISHED FLOOR	HDR.	HEADER			<p>PROPERTY INFORMATION:</p> <p>ADDRESS: 408 S. MAIN ST. TEMPLETON 041-113-008</p> <p>APN: 041-113-008</p> <p>LEGAL DESCRIPTION: LOT 1 AND A PORTION OF LOT 2 OF BLOCK 19 OF THE MAP OF THE TOWN OF TEMPLETON AS SHOWN ON MAP FILED IN BOOK A AT THE PAGE 36, IN THE COUNTY OF SAN LUIS OBISPO, CA.</p> <p>AREA: 11,250 SF</p> <p>ZONE: COMMERCIAL RETAIL CENTRAL BUSINESS DISTRICT</p>		<p>A-1.1 LANDSCAPE PLAN A-2.0 LOWER FLOOR PLAN A-2.1 UPPER FLOOR PLAN A-3.0 COMBINED MAIN AND 4th STREET ELEVATIONS A-3.1 BUILDING A, NORTH AND SOUTH ELEVATIONS A-3.2 BUILDING A, EAST AND WEST ELEVATIONS A-3.2 BUILDING B, NORTH AND SOUTH ELEVATIONS A-3.4 BUILDING B, EAST AND WEST ELEVATIONS</p>	
AC	ASPHALT CONCRETE	HVAC	HEATING VENTILATION & AIR CONDITIONING			<p>BUILDING INFORMATION:</p> <p>CBC OCCUPANCY: M FIRST FLOOR B SECOND FLOOR</p> <p>CONSTRUCTION: 5-A</p> <p>AREA:</p> <p>BUILDING A: LOWER FLOOR = 2080 SF UPPER FLOOR = 2165 SF TOTAL = 4245 SF</p> <p>BUILDING B: LOWER FLOOR = 868 SF UPPER FLOOR = 765 SF TOTAL = 1633 SF</p> <p>SPRINKLERS: YES</p>		<p>JOB NUMBER: 1342 DRAWN BY: JDB DATE: MARCH 6, 2014</p>	
ADJ.	ADJUSTABLE	HD	HOLD DOWN			<p>SHEET CONTENTS:</p> <p>General Information</p>		<p>SHEET NUMBER:</p>	
BKG.	BEARING	HC	HOLLOW CORE, HANDICAP			<p>General Information</p>		<p>G1.0</p>	
BM	BENCH MARK	HM	HOLLOW METAL			<p>General Information</p>		<p>G1.0</p>	
BLKG	BLOCKING	LT.	LIGHT			<p>General Information</p>		<p>G1.0</p>	
B/T	BETWEEN	MFR.	MANUFACTURER			<p>General Information</p>		<p>G1.0</p>	
CF	CUBIC FEET	MAX.	MAXIMUM			<p>General Information</p>		<p>G1.0</p>	
CI	CAST IRON	MIN.	MINIMUM			<p>General Information</p>		<p>G1.0</p>	
CB	CATCH BASIN	MISC.	MISCELLANEOUS			<p>General Information</p>		<p>G1.0</p>	
CLG.	CEILING	MT.	MOUNTED, MOUNTING			<p>General Information</p>		<p>G1.0</p>	
CL	CENTER LINE	(N)	NEW			<p>General Information</p>		<p>G1.0</p>	
COL.	COLUMN	NIC	NOT IN CONTRACT			<p>General Information</p>		<p>G1.0</p>	
CONC.	CONCRETE	NTS	NOT TO SCALE			<p>General Information</p>		<p>G1.0</p>	
CONT.	CONTINUOUS	O/	OVER			<p>General Information</p>		<p>G1.0</p>	
DIA.	DIAMETER	O.C.	ON CENTER			<p>General Information</p>		<p>G1.0</p>	
Ø	DIAMETER	PLYWD.	PLYWOOD			<p>General Information</p>		<p>G1.0</p>	
DBL.	DOUBLE	PTDF	PRESSURE TREATED			<p>General Information</p>		<p>G1.0</p>	
DS	DOWNSPOUT	R	DOUGLAS FIR			<p>General Information</p>		<p>G1.0</p>	
DF	DOUGLAS FIR	REQD.	REQUIRED	<p>General Information</p>		<p>G1.0</p>			
(E)	EXISTING	RM.	ROOM	<p>General Information</p>		<p>G1.0</p>			
EA.	EACH	RDWD.	REDWOOD	<p>General Information</p>		<p>G1.0</p>			
ELEV.	ELEVATION	SC	SOLID CORE	<p>General Information</p>		<p>G1.0</p>			
EQ.	EQUAL	STL.	STEEL	<p>General Information</p>		<p>G1.0</p>			
FOC	FACE OF CONCRETE	SQ.	SQUARE	<p>General Information</p>		<p>G1.0</p>			
FDM	FACE OF MASONRY	S.F.	SQUARE FEET	<p>General Information</p>		<p>G1.0</p>			
FOS	FACE OF STUD (OR STEEL)	THK.	THICKNESS	<p>General Information</p>		<p>G1.0</p>			
FF	FINISHED FLOOR	TO BE REMOVED	TO BE REMOVED	<p>General Information</p>		<p>G1.0</p>			
FG	FINISH GRADE	TOB	TOP OF BEAM	<p>General Information</p>		<p>G1.0</p>			
FTG.	FOOTING	TOC	TOP OF CURB	<p>General Information</p>		<p>G1.0</p>			
GA.	GAUGE	T&G	TONGUE AND GROOVE	<p>General Information</p>		<p>G1.0</p>			
GLU-LAM	GLUE LAMINATED	T&B	TOP AND BOTTOM	<p>General Information</p>		<p>G1.0</p>			
TSL	TOP OF SLAB	TOP	TOP OF PAVING	<p>General Information</p>		<p>G1.0</p>			
GS	GALVANIZED STEEL	UNO	UNLESS NOTED OTHERWISE	<p>General Information</p>		<p>G1.0</p>			
<p>SYMBOLS</p> <p>1 REFERENCE NOTES</p> <p>2 DOOR SYMBOL</p> <p>A WINDOW SYMBOL</p> <p>B FIXTURE TYPE</p> <p>3 REVISION SYMBOL</p> <p>MATCH LINE</p> <p>F SIGNAGE</p>		<p>CONTROL POINT</p> <p>SECTION IDENTIFICATION SHEET REFERENCE</p> <p>DETAIL IDENTIFICATION SHEET REFERENCE</p> <p>INTERIOR ELEVATION SHEET REFERENCE</p> <p>PROPERTY LINE</p> <p>FINISH CONTOURS</p> <p>EXISTING CONTOURS</p>		<p>General Information</p>		<p>G1.0</p>			

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**ANGELO MOZILO
COMMERCIAL BUILDING**
408 S. MAIN ST.
TEMPLETON, CA

JOB NUMBER: 1342
DRAWN BY: JDB
DATE: MARCH 6, 2014

SHEET CONTENTS:

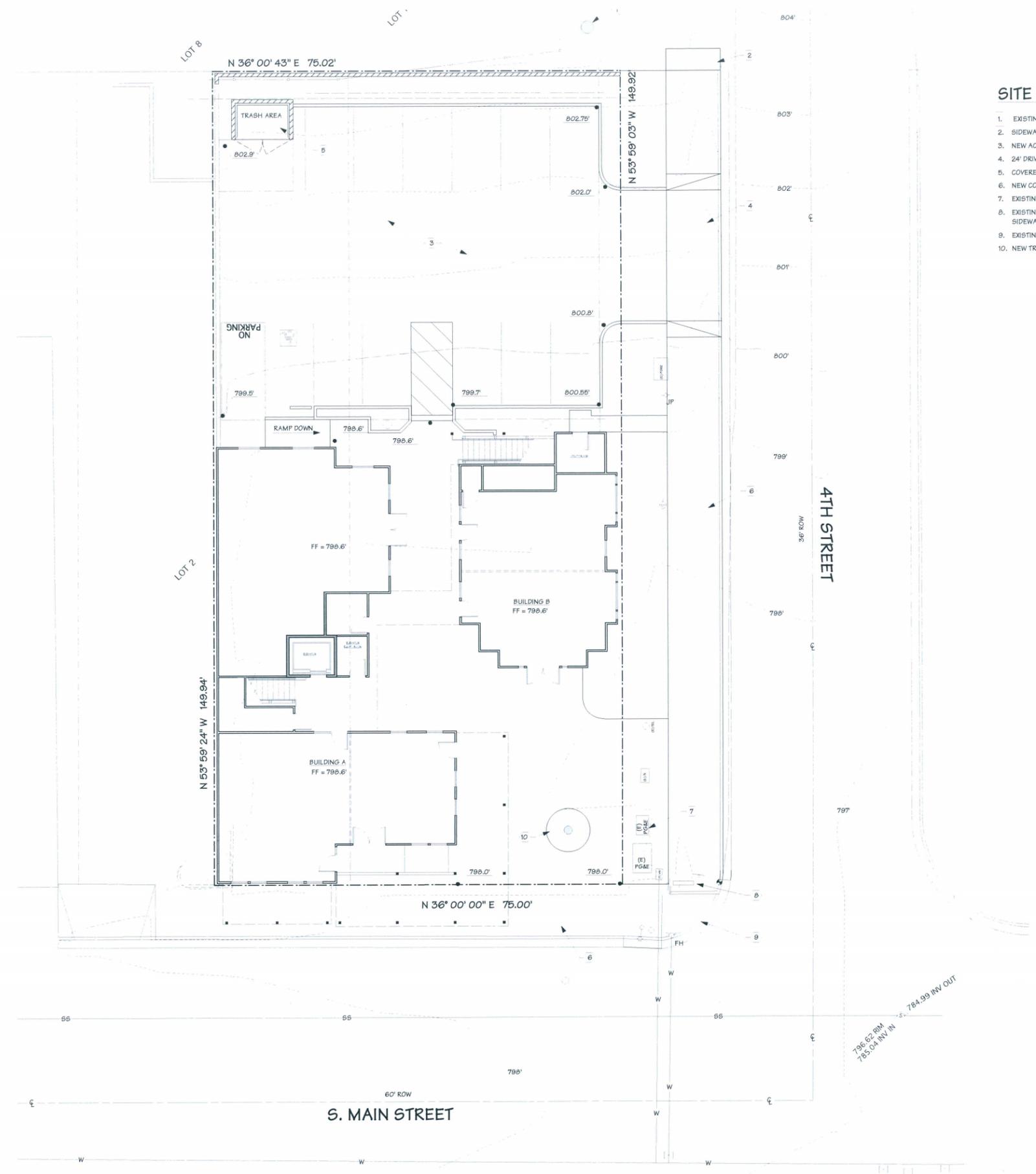
SITE PLAN

SHEET NUMBER:

A1.0

SITE PLAN NOTES:

1. EXISTING 48" OAK TREE TO REMAIN.
2. SIDEWALK TERMINATION PER PUBLIC WORKS DEPARTMENT.
3. NEW AC PARKING LOT.
4. 24' DRIVEWAY PER COUNTY STANDARDS.
5. COVERED TRASH ENCLOSURE.
6. NEW CONCRETE SIDE WALK WITH CURB AND GUTTER PER COUNTY STANDARD.
7. EXISTING UTILITY VAULTS TO REMAIN.
8. EXISTING HEADWALL AND STORM WATER DRAIN. DRAIN TO BE INTEGRATED INTO NEW SIDEWALK PER COUNTY STANDARDS.
9. EXISTING CURB RAMP TO REMAIN.
10. NEW TREE WELL AND LANDSCAPE AREA.



Date: 3/4/14
 Time: 8:00 AM
 File Name: Angelo Mozilo MUP Floor Plan 1.rvt

SITE PLAN

1" = 10'-0"

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General Landscape Plan Notes:

1. ALL LANDSCAPING TO HAVE DRIP IRRIGATION. LANDSCAPE CONTRACTOR TO SUBMIT PLANS TO OWNER FOR APPROVAL. SHOW ALL REQUIRED UNDER PAVING CONDUIT ON THE SUBMITTAL. INSTALL IRRIGATION CONTROLLER IN THE BUILDING A UTILITY ROOM.
2. BASED ON CANOPY SIZE OF THE NOTED TREES OBTAINED FROM THE SUNSET GARDEN BOOK, THE NEW AND EXISTING TREES SHOWN ON THE LANDSCAPE PLAN WILL PROVIDE A MINIMUM 60% SHADE COVERAGE ON THE PARKING LOT WITHIN 10 YEARS.
3. STREET TREE.

Plant Pallet

SYMBOL	BOTANICAL NAME	COMMON NAME
	COAST LIVE OAK	48" BOX SPECIMEN OAK
	ALBIZIA JULIBRISSIN	SILK TREE 50' DIAMETER CANOPY
	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT PEAR 30' DIAMETER CANOPY
	LAGERSTROEMIA INDICA (MULTI)	CRAPE MYRTLE 30' DIAMETER CANOPY
	ROSA 'ICEBERG'	ICEBERG ROSE
	TEUCRUM CHAMAEDRYS	GERMANDER
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY
	PITTIOSPORUM TOBIRA 'NANA'	JAPANESE MOCK ORANGE
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET
	NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM NANDINA
	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY

**ANGELO MOZILO
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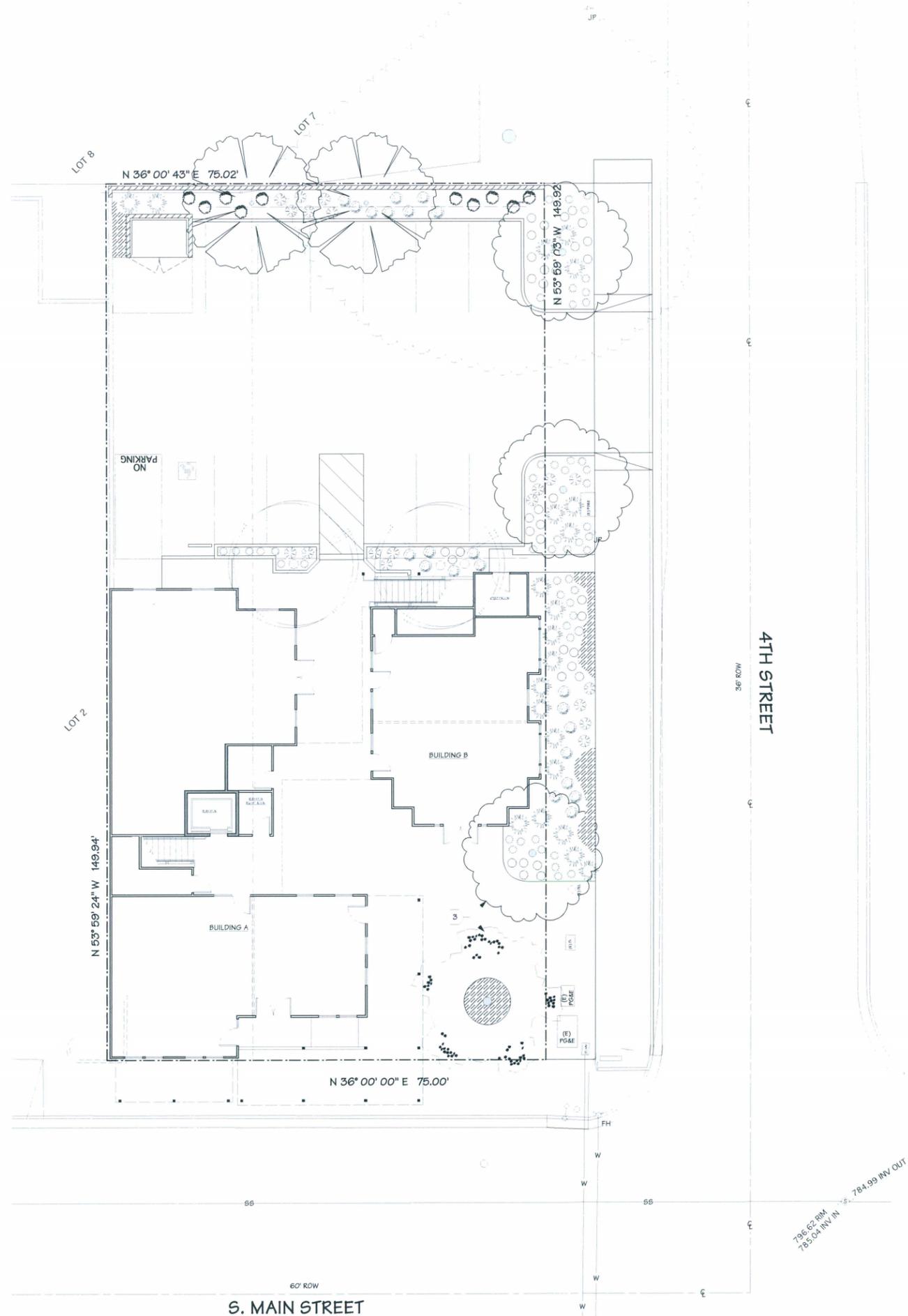
JOB NUMBER: 1342
DRAWN BY: JDB
DATE: MARCH 6, 2014

SHEET CONTENTS:

LANDSCAPE
PLAN

SHEET NUMBER:

A1.1



3/4/14
8:51:07 AM
name: Mozilo MLP Floor Plan 11.wxd



LOWER FLOOR PLAN NOTES:

1. LINE OF LOWER EXTERIOR WALL BELOW.
2. POSSIBLE FUTURE TENANT SEPARATION WALL.
3. EXTERIOR DECK AND WALK.

**STUDIO
DESIGN
GROUP**

ARCHITECTS, INC

762 Higuera Street, Suite 212
San Luis Obispo, CA 93401

805-541-3848

Fax: 805-541-9260

sdg@sdgarchitects.com

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SHEET CONTENTS:

Upper Floor Plan

SHEET NUMBER:

A2.1



MAIN STREET ELEVATIONS

BUILDINGS A AND B

1/4" = 1'-0"



FOURTH STREET ELEVATIONS

BUILDINGS A AND B

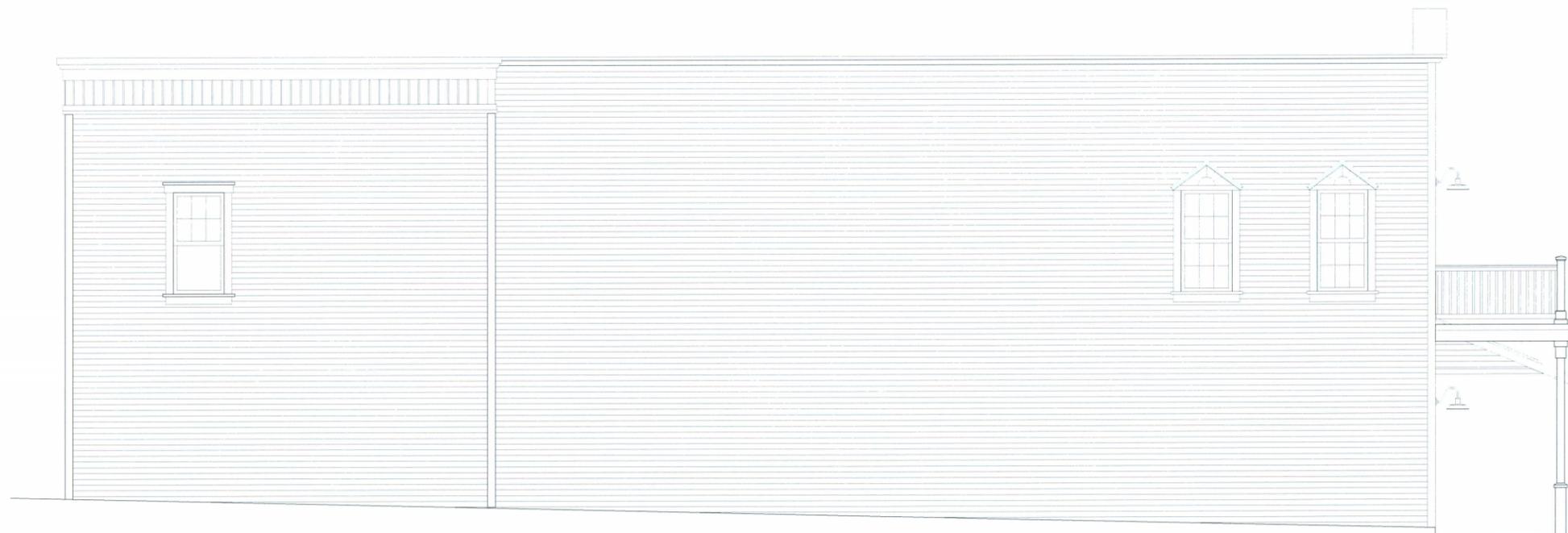
1/4" = 1'-0"



NORTH ELEVATION

BUILDING A

1/4" = 1'-0"



SOUTH ELEVATION

BUILDING A

1/4" = 1'-0"

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SHEET CONTENTS:
BUILDING A

North and South Elevations

SHEET NUMBER:

A3.1



EAST ELEVATION

BUILDING A

1/4" = 1'-0"



WEST ELEVATION

BUILDING A

1/4" = 1'-0"

These drawings are instruments of service and are the property of STUDIO DESIGN GROUP ARCHITECTS, INC. All designs and other information on the drawings are for use on the specified project and shall not be used without the expressed written consent of STUDIO DESIGN GROUP ARCHITECTS, INC.

**ANGELO MOZILO
COMMERCIAL BUILDING**
408 S. MAIN ST.
TEMPLETON, CA

JOB NUMBER: 1342
DRAWN BY: JDB
DATE: MARCH 6, 2014

SHEET CONTENTS:
BUILDING B

North and South
Elevations

SHEET NUMBER:

A3.3



NORTH ELEVATION

BUILDING B

1/4" = 1'-0"



SOUTH ELEVATION

BUILDING B

1/4" = 1'-0"



EAST ELEVATION

BUILDING B

1/4" = 1'-0"



WEST ELEVATION

BUILDING B

1/4" = 1'-0"



LZ 02-22-00 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

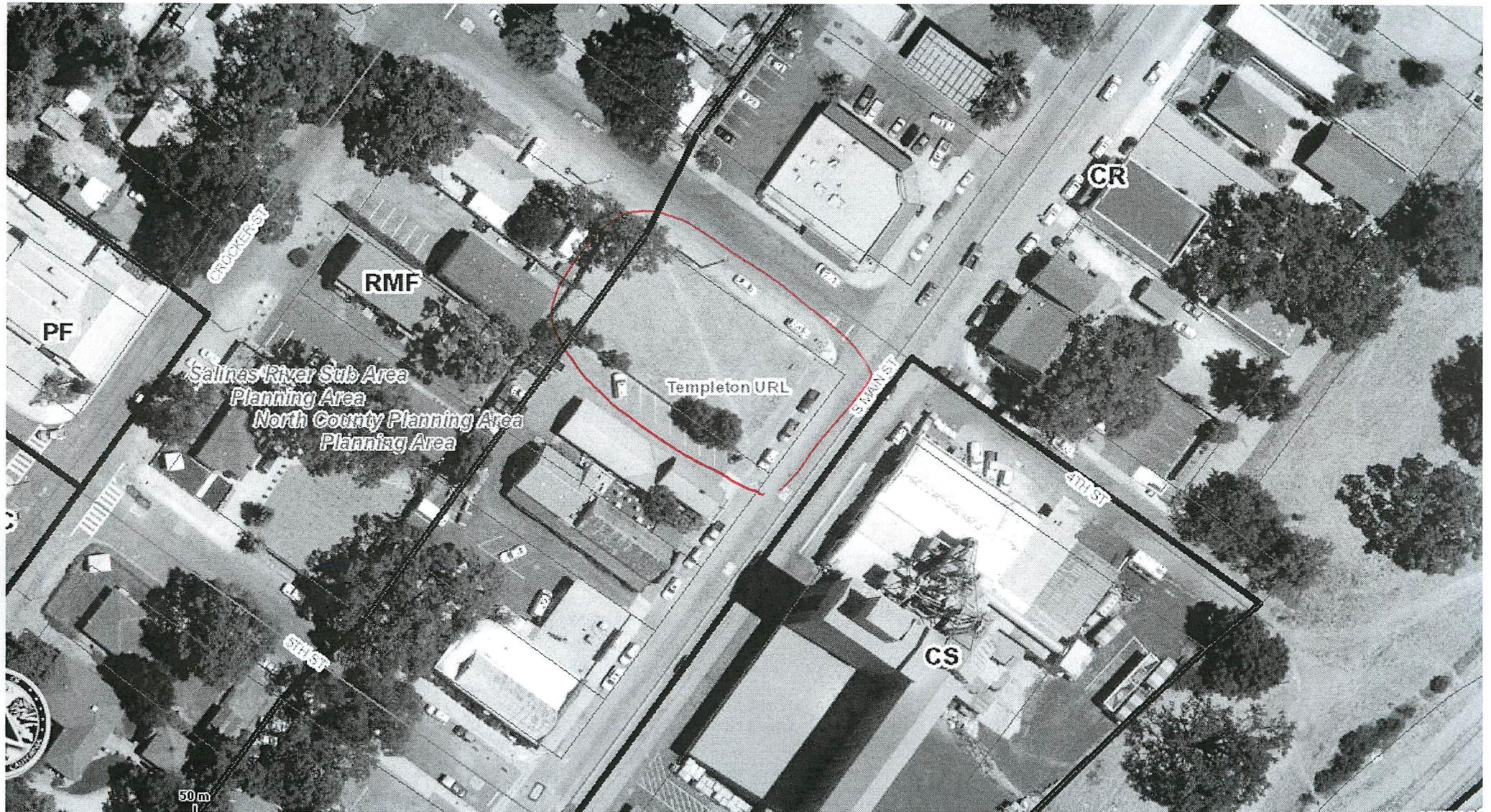
041-11



REVISIONS	
I.S.	DATE
05-159	10-04-04
06-152	10-24-05
10-162	03-05-10
12-152	03-15-12

EDDY & HANSBOROUGH'S ADDITION, R.M. Bk. A , Pg. 37A
TOWN OF TEMPLETON, R.M. Bk. A , Pg. 36

TEMPLETON
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 041 PAGE 11



PF

RMF

CR

Templeton URL

CS

Salinas River Sub Area
Planning Area
North County Planning Area
Planning Area

S 3RD ST

S MAIN ST

S 4TH ST

S 5TH ST

50m





Parcel Summary Report For Parcel # 041-113-008

3/17/2014
4:03:55PM

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 PADERO LLC
 109 RAMERTO RD MONTECITO CA 93108-
OWN PADERO LLC A CA LLC

Address Information

Status **Address**
P 00408 MAIN ST TEMP

Lot Information:

<u>Tract / Twnshp</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>
TNTEMP	0012	PTN	Templeton	Salinas	CR	CBD		Y	VP	S82111601 / E911112

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TN TEMPLETON BL 12 LT 1 & PTN LT 2

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
TEMPLETON
AREA NO. 21



Parcel Summary Report For Parcel # 041-113-008

3/17/2014
4:03:56PM

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:

86858

Case Status:

FNL

Primary Parcel

Description:

DEMO COMM BLD

DRC2013-00081

REC

Primary Parcel

Description:

MUP FOR A 4878 SQ FT 2 STORY RETAIL/OFFICE BUILDING.