



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/22/2009

TO: _____

FROM: Bill Robeson, Inland Team

PROJECT DESCRIPTION: DRC2009-00044 GROSS- MUP for a 4,000 sq ft medical marijuana dispensary in Nipomo. APN: 091-326-038.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 1/6/2010 please.

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 and Building

DRC2009-00044

GROSS BRENT M

MINOR USE PERMIT

4,000 SF MEDICAL MARIJUANA DISPENSARY

- SUITE 425 B

SC/ NIPO

CS

APPLICATION TYPE - CHECK ALL THAT APPLY

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

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name BRENT GROSS Daytime Phone 831-626-1100
 Mailing Address P.O. Box 222091 CARMEL CA Zip Code 93922
 Email Address: _____

Applicant Name Robert D. Brody Daytime Phone 213-500-5624
 Mailing Address 662 Quail Dr. LA CA. Zip Code 90065
 Email Address: _____

Agent Name _____ Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 3.16 ACRES Assessor Parcel Number(s): 091.326.038
 Legal Description: CLMX PLNT CO SB A PTN LOT 28
 Address of the project (if known): 425 B N. Frontage Rd. Nipomo 93444
 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, WAREHOUSE w/ OFFICE

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 425 N Frontage Rd. ~~4000 sq ft~~ total
425 B 4000 Sq ft ~~Business Center~~ Medical Marijuana Dispensary

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 12/7/09

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): none

Describe existing and future access to the proposed project site: Ex. access off Franchise Rd & London

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: Furniture / CS

South: Trucking / CS

East: Sign maker / CS

West: Vacant / CS

US Hwy. 101

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: EX. NCS D

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: EX.

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: 0 sq. feet acres

Total floor area of all structures including upper stories: 2000 sq. feet

For residential projects, answer the following:

Number of residential units: 0 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: _____

Proposed Floor Plan



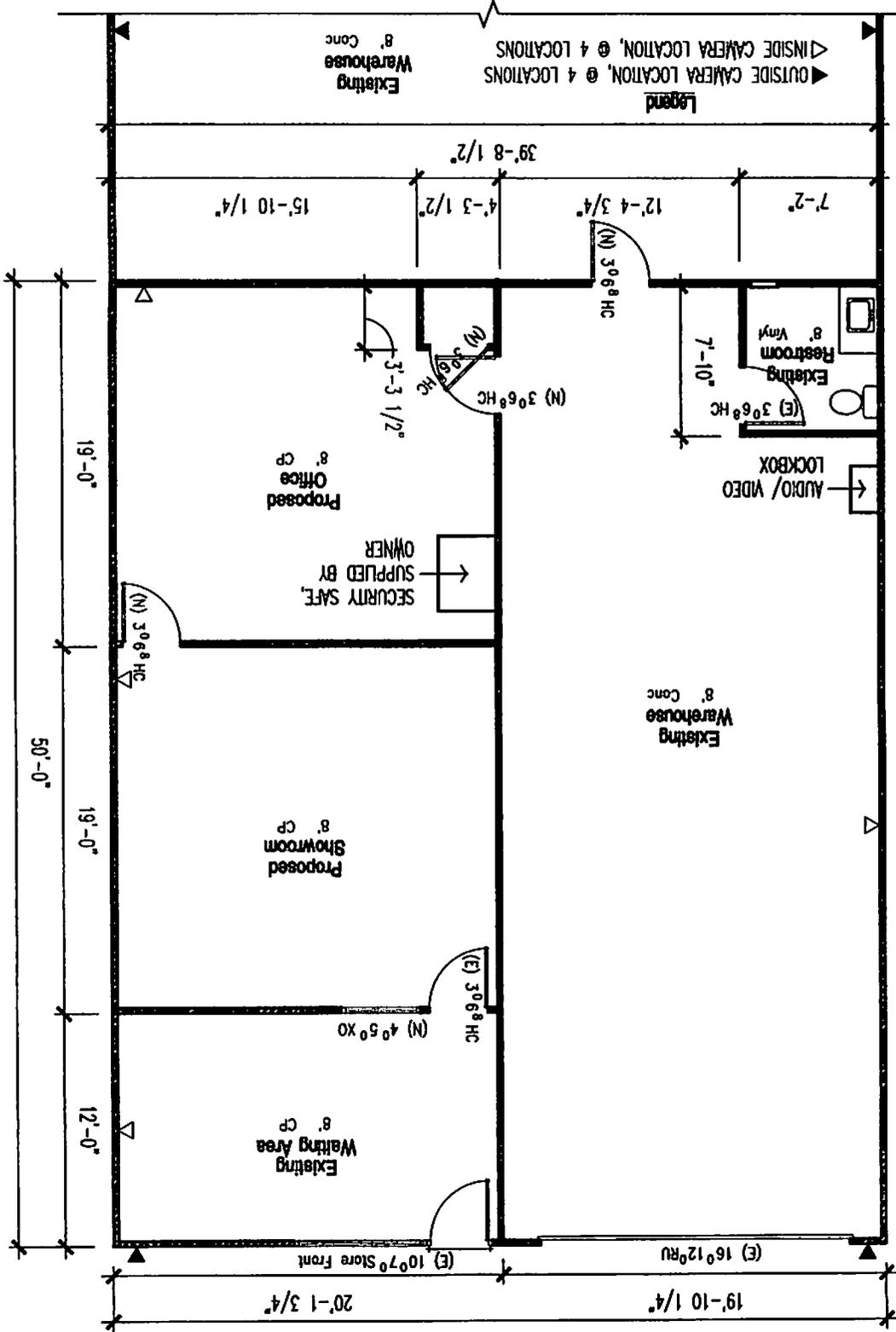
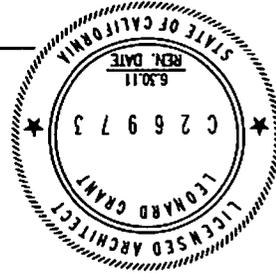
LEONARD GRANT, ARCHITECT

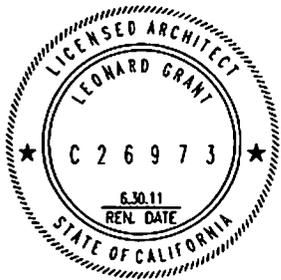
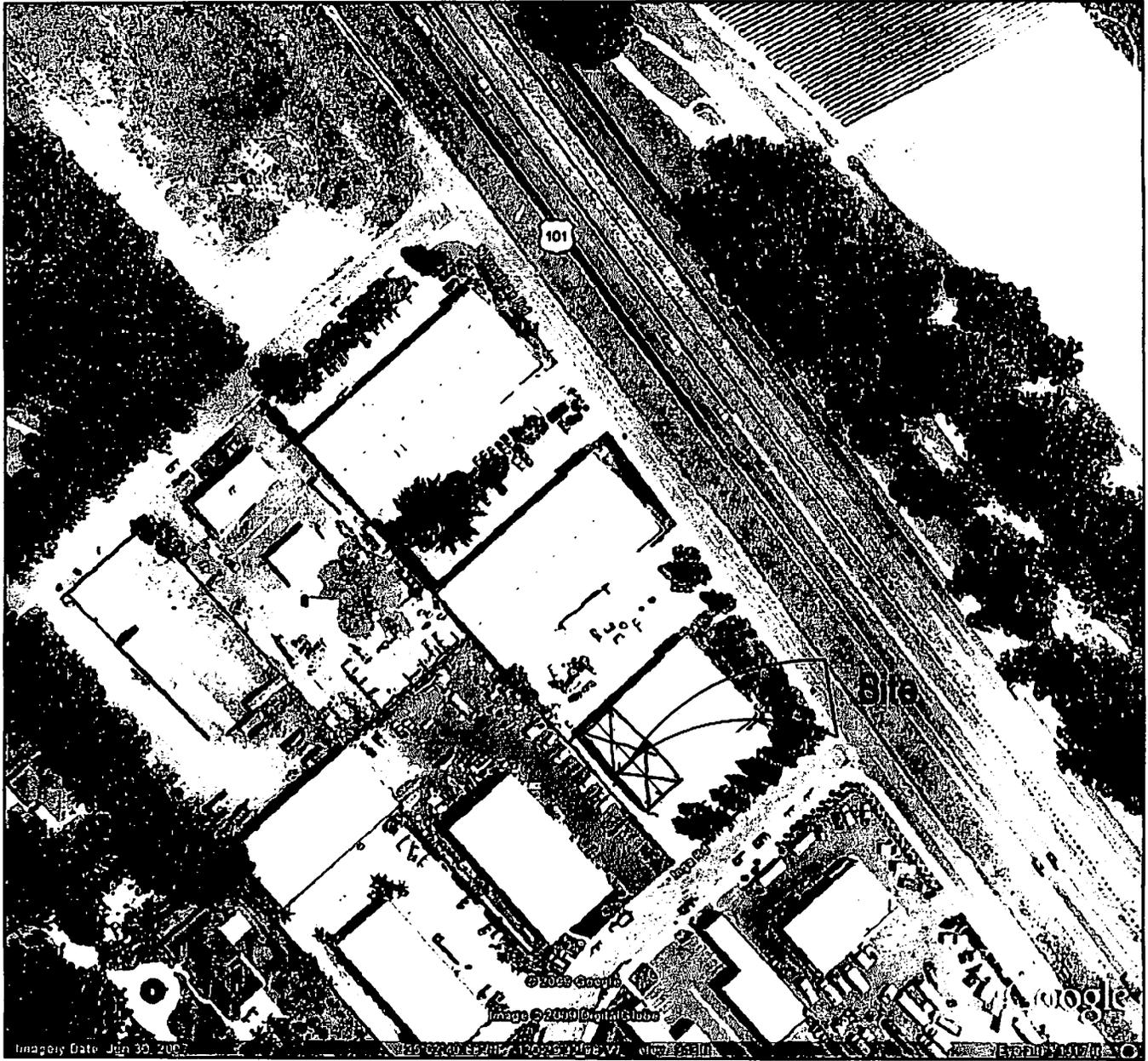
LICENSE NUMBER C26973

330 JAMES WAY, SUITE 100, PISMO BEACH, CA 93449

PH: 806.779.7113 FAX: 806.779.7116

A1.2
T-8
2009 12 09





Project Vacinity Map

425 N. Frontage Road Nipomo Ca 93444

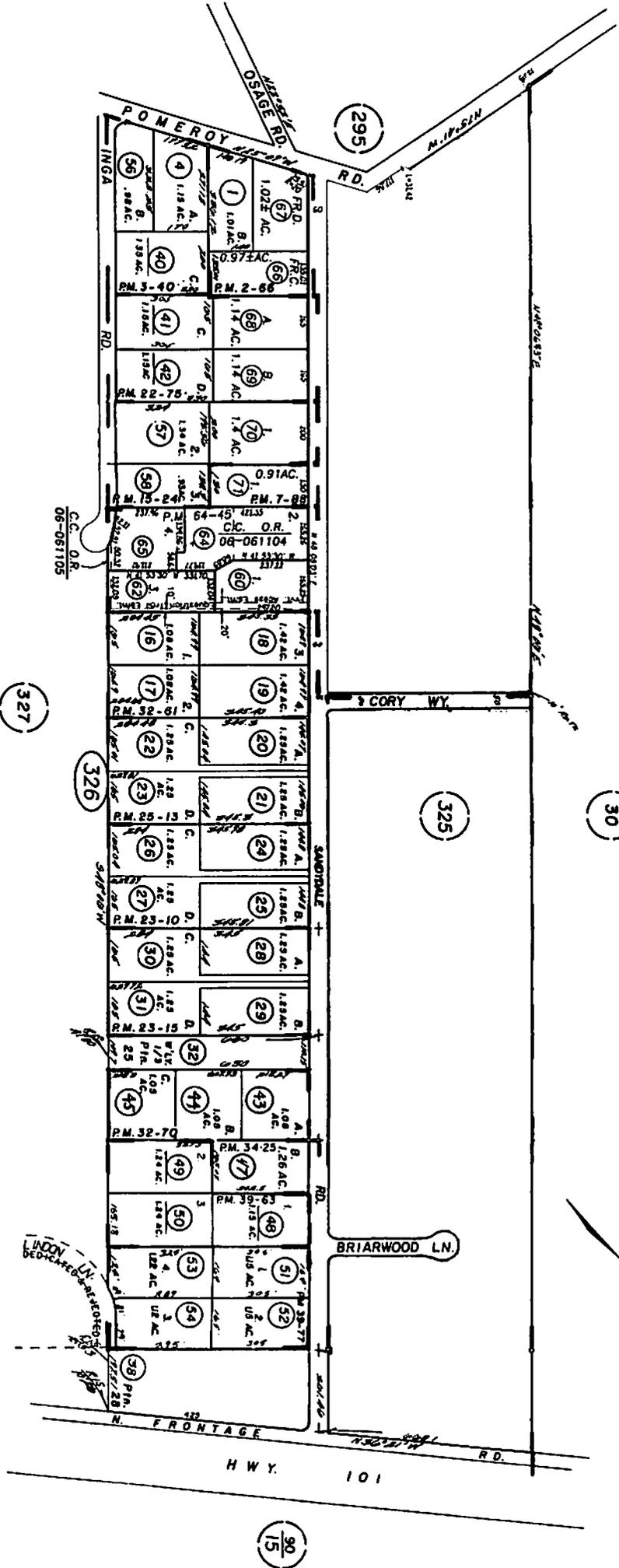


LEONARD GRANT, ARCHITECT
 LICENSE NUMBER C26973
 330 JAMES WAY, SUITE 200 PISMO BEACH, CA 93449
 PH: 806.773.7115 FAX: 806.773.7115

AO.1

1"=8'
 2009_12_09

091-326



REVISIONS	
LS	DATE
06-13-01	10-28-03
06-20-01	12-15-03
07-20-03	10-16-03
08-27-04	11-29-07
NA	01-09-07

150 0 300 600

69 THIS MAP IS PREPARED FOR 12-1-99 ASSESSMENT PURPOSES ONLY.

CALIMAX PLANTATION CO'S, NIPOMO TRACT "A", R.M. BK. 01, Pg. 23

NIPOMO
ASSessor's MAP COUNTY OF
SAN LUIS OBISPO, CA
BOOK 091 PAGE 326

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Parcel Summary Report For Parcel # 091-326-038

12/22/2009
11:12:02AM

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 GROSS BRENT M
 235 HWY ONE CARMEL CA 93923-
OWN GROSS CAROL J

Address Information

<u>Status</u>	<u>Address</u>
P	00505 SANDYDALE DR NIPO
P	00513 SANDYDALE DR NIPO
P	00425 NO FRONTAGE RD NIPO

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>
CLMXDIVA	0000	28P	Nipomo	South County	CS			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	CLMX PLNT CO SB A PTN LT 28

Notes

Tax Districts

NIPOMO COMM. SERVICE
AREA NO. 21 COUNTY SERVICE
NO. 04 ROAD-CO/SUPVR
NIPOMO HWY. LIGHTING
SAN LUIS PORT & HARBOR
COASTAL SAN LUIS RESOURCE CONSV.
LUCIA MAR UNIFIED SCHOOL



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SAN LUIS OBISPO JT(27,40) COMM. COLLEGE

Case Information

Case Number:

Case Status:

70588 FNL Primary Parcel

Description:

CONST 200A ELECT (19 OUTLETS/4 FIXTURES) COMM BLDG

70785 FNL Primary Parcel

Description:

INSTALL ELECT SUBPANEL TO COMMERCIAL

89914 FNL Primary Parcel

Description:

ADD 2 GAS LINES FOR COMM. BLDG

91049 FNL Primary Parcel

Description:

SIGN FOR AUTO PARTS STORE

C7721 FNL Primary Parcel

Description:

ADD LOCKER ROOM & BATH WITH EXIST.GYM ARCH: DON DOUBLEDEE, C-11850 (772-1100)

DRC2009-00044 REC Primary Parcel

Description:

4,000 SF MEDICAL MARIJUANA DISPENSARY - SUITE 425 B

P930597Z APP Primary Parcel

Description:

REISSUANCE OF OLD LICENCE

DBA NAME H J HARKINS CO INC

PHARMACEUTICAL PACKAGING

P940065Z APP Primary Parcel

Description:

NIPOMO AUTO PARTS

RETAIL OF AUTO PARTS

P960056Z APP Primary Parcel

Description:

SAW BLADE SHARPENING/TOOL REPAIR

PMT2002-16318 HLD Primary Parcel

Description:

CONST 200A ELECT TO COMMERCIAL

PMT2005-00828 FNL Primary Parcel

Description:

INSTALL ELECTRIC METER - (EXISTING USE ON SITE, EXPANDING AREA TO NEW AREA HAS NO POWER)



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PMT2007-00140 ISS Primary Parcel

Description:

MINOR ALTERATION OF EXISTING ILLUMINATED CHANNEL LETTERS FOR SIGN

PMT2007-00368 ISS Primary Parcel

Description:

TI - STE. A - INSTALL TRAMPOLINE PAD - ENGINEERED BY DANIEL HILL LIC # C62339 - TRAMPOLINE AND SAFETY PADDING BY MANUFACTURER

ZON2006-00828 APV Primary Parcel

Description:

RETAIL FURNATURE & WHOLESALE

ZON2007-00113 APV Primary Parcel

Description:

GALAXY GYM, GYMNASTICS

ZON2008-00537 APV Primary Parcel

Description:

SERVICE BUSINESS, GYM WITH FITNESS CENTER

S810032N EXP Related Parcel

Description:

PROP ROAD NAME COMMERCIAL WAY (TR 909)