



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 4/6/2015

TO: \_\_\_\_\_

FROM: Brian Pedrotti (805-788-2788 or bpedrotti@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2014-00124 KENDALL RD LLC – Proposed minor use permit for a commercial building with 12,083 sf office and 3,000 sf warehouse, plus 3,000 sf covered area for loading. Site location is 1140 Kendall Rd, San Luis Obispo. APN: 076-512-010

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

# GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2014-00124

KENDALL RD LLC

MINOR USE PERMIT

PROPOSED 12,083 SF OFFICE AND 3,000 SF WAREHOUSE BUILDING. INCLUDES 3,000 SF SLOSLO/ SLOC

AR 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
- Variance
- Surface Mining/Reclamation Plan
- Amendment to approved land use permit
- Other

## APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Kendall RD LLC Daytime Phone 661-900-2699  
 Mailing Address 2580 ELCamino Zip Code 93422  
 Email Address: GMC47@hotmail.com

Applicant Name Steve Rigor c/o Arris Studio Architects Daytime Phone 805-547-2240 ext 112  
 Mailing Address 1306 Johnson Ave San Luis Obispo, CA Zip Code 93401  
 Email Address: srigor@arris-studio.com

Agent Name \_\_\_\_\_ Daytime Phone \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Email Address: \_\_\_\_\_

## PROPERTY INFORMATION

Total Size of Site: 99,752 sf Assessor Parcel Number(s): 076-512-010

Legal Description: \_\_\_\_\_

Address of the project (if known): 1140 Kendall Road County of SLO

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From downtown San Luis Obispo, drive south on Broad Street/Highway 227 to Kendall Road Turn left on Kendall Road. Project site will be on the left side at the north-east corner of Kendall Road and Allene Way

Describe current uses, existing structures, and other improvements and vegetation on the property: vacant land that has been graded as part of tract improvements

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Proposed 12,083 s.f. office and 3,000 s.f. warehouse building  
 Building will include 3,000 s.f. covered area to load and unload trucks

## 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 [Signature] Date 4/3/15

**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 Requested

Describe existing and future access to the proposed project site: \_\_\_\_\_  
Access will be from Kendall Road via Broad Street (highway 227)

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: State of CA - Dept. of Industrial Relations South: Kendall Road/Rosetta  
East: Allene Way/Vacant Land West: Vacant land

### For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:  
Buildings: 13,083 sq. feet 15 % Landscaping: 9,350 sq. feet 9.4 %  
Paving: 13,068 sq. feet 15.7 % 24,970 Other (specify) PREVIOUS 13,858 SF  
Total area of all paving and structures: 40,073  sq. feet  acres  
Total area of grading or removal of ground cover: 63,281  sq. feet  acres  
Number of parking spaces proposed: 51 Height of tallest structure: 25'-0"  
Number of trees to be removed: 0 Type: \_\_\_\_\_  
Setbacks: Front 10 Right \_\_\_\_\_ Left \_\_\_\_\_ Back 10

Proposed water source:  On-site well  Shared well  Other \_\_\_\_\_  
 Community System - List the agency or company responsible for provision: \_\_\_\_\_  
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: \_\_\_\_\_  
Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CDF

### For commercial/industrial projects answer the following:

Total outdoor use area: \_\_\_\_\_  sq. feet  acres  
Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

### For residential projects, answer the following:

Number of residential units: \_\_\_\_\_ 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: 2.29 acres  
Moderate slopes of 10-30%: n/a acres  
Steep slopes over 30%: n/a 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: as part of the tract improvements
- 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: Visible from Broad Street/Highway 227 until the adjacent property is developed.

**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 \_\_\_\_\_  
 Industrial - Explain \_\_\_\_\_
- 3. What is the expected daily water demand associated with the project? IN PROCESS
- 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:**

- 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: ON-SITE    Location of connection: \_\_\_\_\_
- 2. What is the amount of proposed flow? IN PROCESS \_\_\_\_\_ 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? \_\_\_\_\_
- 2. Name of Solid Waste Disposal Company: SAN LUIS GARBAGE COMPANY
- 3. Where is the waste disposal storage in relation to buildings? ON-SITE
- 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: San Luis Coastal Unified School District
- 2. Location of nearest police station: City of San Luis Obispo - 4 miles
- 3. Location of nearest fire station: CDF at Airport - 0.20 Miles
- 4. Location of nearest public transit stop: Vons Shopping Center - 1.04 miles away
- 5. Are services (grocery/other shopping) within walking distance of the project?     Yes     No  
 If yes, what is the distance? Vons 1.04 miles    \_\_\_\_\_ feet/miles

**Historic and Archeological Information**

- 1. Please describe the historic use of the property:  
Vacant land
- 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: MONDAY - SATURDAY    Hours of Operation: 6 - 4:30 pm
- 2. How many people will this project employ? 70
- 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. 20 Between 4:00 to 6:00 p.m. 70
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**

**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): \_\_\_\_\_
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 \*: IN PROGRESS

\*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:  
NONE

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): \_\_\_\_\_

(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.)

# SMART 72

San Luis Obispo, California



ADDRESS  
1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
CONTACT  
805.547.2240  
ARRIS-STUDIO.COM  
THOMAS E. JESS ARCHITECT #C27408  
STEPHEN A. BIGOR ARCHITECT #C33472

## SMART 72

1140 Kendall Road, San Luis Obispo, CA

T I T L E S H E E T

Project A15024

Date 04/03/2015

Sheet

A0.0

# SMART 72

San Luis Obispo, California

## PROJECT STATISTICS

### SITE STATISTICS

ADDRESS:	4750 ALLENE WAY
ASSESSOR PARCEL NUMBER	076-512-010
TOTAL LOT SITE AREA:	(+/-99,750 SF) 2.29 ACRES
SMART 72 SITE AREA:	(+/-57,414 S.F.) 1.32 ACRES
BUILDING FOOTPRINT:	9,216 S.F. (16.1%)
IMPERVIOUS PAVING:	24,990 S.F. (43.5%)
PERVIOUS PAVING:	13,858 S.F. (24.1%)
LANDSCAPING:	9,350 S.F. (16.3%)
ZONING	C.S. (COMMERCIAL SERVICE)
EXISTING USE:	OPEN LOT
PROPOSED USE:	OFFICE/WAREHOUSE
PROPOSED OCCUPANCY:	B (OFFICE), S-2 (WAREHOUSE)
PROPOSED CONSTRUCTION TYPE:	TYPE V-B SPRINKLERED
PROPOSED SPRINKLERS:	YES
PROPOSED NUMBER OF STORIES:	2
ALLOWED MAX BUILDING HEIGHT:	
PROPOSED BUILDING HEIGHT:	25'-0"

### BUILDING STATISTICS

WAREHOUSE:	3,000 S.F.
OFFICE - 1ST FLOOR:	6,216 S.F.
OFFICE - 2ND FLOOR:	5,867 S.F.
<b>TOTAL BUILDING AREA</b>	<b>15,083 S.F.</b>
COVERED DRIVE THRU AREA:	3,000 S.F.

### PARKING STATISTICS

<b>TOTAL PARKING PROVIDED</b>	<b>51</b>
STANDARD PARKING 9'x18'	22
SERVICE PARKING 9'x18'	22
INSTALL TRUCK PARKING 12'x33'	7

### PLUMBING FIXTURE CALCS

(BASED OFF OF TABLE A & TABLE 4-1 OF THE 2010 CPC)

### OCCUPANCY LOAD

GROUP B - OFFICE	
TOTAL AREA:	12,083 S.F.
OCCUPANT LOAD (1 PER 200 GROSS S.F.):	60.4
GROUP S - WAREHOUSE	
TOTAL AREA:	3,000 S.F.
OCCUPANT LOAD (1 PER 5000 GROSS S.F.):	0.6
<b>TOTAL OCCUPANT LOAD:</b>	<b>61</b>

OCCUPANTS/SEX:	30.5
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### WOMEN REQUIRED

WATER CLOSETS (3 PER 1-50 OCC)	3
LAVATORIES (1 PER 1-200 OCC)	1

### MEN REQUIRED

WATER CLOSETS (1 PER 1-100 OCC)	1
URINALS (1 PER 1-100 OCC)	1
LAVATORIES (1 PER 1-200 OCC)	1

DRINKING FOUNTAINS (1 PER 150 OCC)	1
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### FIRE DEPARTMENT NOTES

FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND CBC:

1. AN APPROVED NFPA 13 SYSTEM WILL BE REQUIRED FOR THIS PROJECT.
2. FIRE MAIN AND ALL ASSOCIATED CONTROL VALVES SHALL BE INSTALLED PER NFPA 24 STANDARDS AND CITY ENGINEERING STANDARDS.
3. THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED ALONG A FIRE APPARATUS ACCESS, AND THE LOCATION OF THE BACKFLOW PREVENTION DEVICE AND FDC SHALL BE LOCATED ON THE SITE PLAN
4. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 14 OF THE CFC.

## DRAWING INDEX

- A0.0 COVER SHEET
- A0.1 PROJECT STATISTICS
- A1.0 OVERALL SITE PLAN
- A1.1 ENLARGED SITE PLAN
- A2.0 PROPOSED FIRST FLOOR PLAN
- A2.1 PROPOSED SECOND FLOOR PLAN
- A2.2 PROPOSED ROOF PLAN
- A3.0 PROPOSED EXTERIOR ELEVATION - SOUTH
- A3.1 PROPOSED EXTERIOR ELEVATION - EAST
- A3.2 PROPOSED EXTERIOR ELEVATION - NORTH
- A3.3 PROPOSED EXTERIOR ELEVATION - WEST
- A4.0 PROPOSED PERSPECTIVE
- A4.1 PROPOSED PERSPECTIVE
- A4.2 PROPOSED PERSPECTIVE
- A4.3 PROPOSED PERSPECTIVE
- C1.0 PRELIMINARY SITE PLAN
- E1.0 PHOTOMETRIC SITE PLAN

## PROJECT TEAM

### OWNER

**SMART 72**  
ATTN: JASON DEVRIES  
EMAIL: jason@smart72.com

### ARCHITECT

**ARRIS STUDIO ARCHITECTS**  
1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
ATTN: STEVE RIGOR  
PHONE: 805.547.2240  
EMAIL: srigor@arris-studio.com

### CIVIL ENGINEER

**DEWALT CORPORATION**  
1930 22ND STREET  
BAKERSFIELD, CA 93301  
ATTN: TODD WOOD  
PHONE: 661.323.4600 x1116  
EMAIL: twood@dewaltcorp.com

### ELECTRICAL ENGINEER

**CANTELMI ENGINEERING**  
1800 21 STREET, SUITE C  
BAKERSFIELD, CA 93301  
ATTN: FRANK CANTELMI  
PHONE: 661.324.5252  
EMAIL: cantelmi@cantelmi.net

## PROJECT DESCRIPTION

THIS PROJECT PROPOSES A NEW 2-STORY OFFICE BUILDING WITH WAREHOUSE STORAGE IN THE EAST HALF OF LOT 10 OF TRACT 2368.

THIS SCOPE OF WORK INCLUDES:

- NEW COVERED DRIVE THRU AREA
- NEW PERVIOUS AND IMPERVIOUS PAVED PARKING LOT
- NEW LANDSCAPED AREAS
- PERIMETER FENCING
- RETENTION BASIN ON THE WEST SIDE OF THE LOT

## VICINITY MAP



ADDRESS  
1306 JOHNSON AVENUE  
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805.547.2240  
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THOMAS E. JESS ARCHITECT #C27408  
STEPHEN A. RIGOR ARCHITECT #C33472

## SMART 72

1140 Kendall Road, San Luis Obispo, CA

## PROJECT STATISTICS

Project A15024  
Date 04/03/2015  
Sheet

**A0.1**

ALLENE WAY

N 70°14'23"E 472.59'

PROPERTY LINE

DASHED LINE INDICATES 10' SETBACK

DASHED LINE INDICATES ASSUMED FUTURE PROPERTY LINE

36'-2"  
33'-11"  
TO EDGE OF ROOF  
10'-0"  
TYP.

10'-0"  
TYP.

196.23'

ADJACENT  
FUTURE RETAIL  
NOT A PART

COVERED  
DRIVE THRU AREA

WAREHOUSE

SMART 72  
OFFICE SPACE

T  
R

10'-0"  
TYP.

N 15°36'39"W 231.74'

DASHED LINE  
INDICATES  
10' SETBACK

85'-9"

DASHED LINE  
INDICATES  
10' SETBACK

190.43'

10'-0"  
TYP.

12'-11"

230.44'

KENDALL ROAD

# PROPOSED OVERALL SITE PLAN



ADDRESS  
1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
CONTACT  
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THOMAS E. JESS ARCHITECT #C27608  
STEPHEN A. ROGOR ARCHITECT #C33672

## SMART 72

1140 Kendall Road, San Luis Obispo, CA

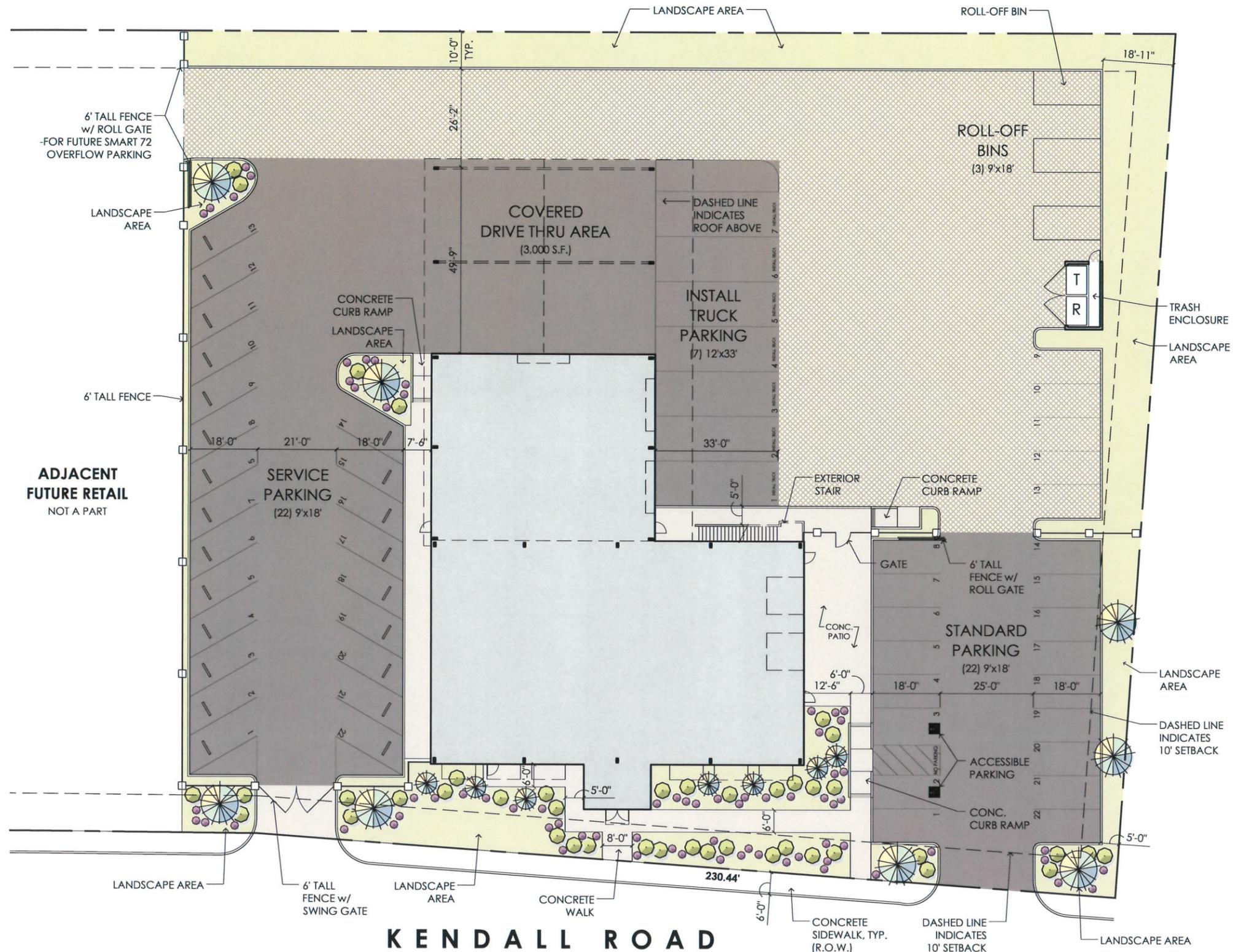
### PROPOSED OVERALL SITE PLAN

0 5 10 15 30  
11x17 SHEET SCALE: 1" = 30'-0"  
24x36 SHEET SCALE: 1" = 15'-0"



Project A15024  
Date 04/03/2015  
Sheet

# A1.0



### LEGEND

- GROUND COVER**  
ROSEMARINUS OFFICINALIS HYBRIDS  
TEUCRIUM CHAMAEDRY'S  
SANTOLINA CHAMAECYPARISSUS  
SANTOLINA VIRENS  
APTENIA
- PERVIOUS PAVING (L.I.D.)**  
DECOMPOSED GRANITE  
PEA GRAVEL
- IMPERVIOUS PAVING**  
WALKWAYS
- PARKING LOT**  
COVERED DRIVE THRU
- MEDIUM/SMALL DECIDUOUS TREE**  
PISTACIA CHINENSIS  
PYRUS CALLERYANA  
ARBUTUS 'MARINA'
- SMALL ACCENT TREE**  
MAGNOLIA 'LITTLE GEM'  
LAGESTROEMIA FAUREI HYBRID  
CHITALPA TASHKENTENSIS
- SHRUBS & COLORFUL PERENNIALS**  
LAVENDER SPP.  
CARPENTERIA CALIFORNICA  
BERBERIS SPP.  
DIETES VEGETA  
SALVIA LEUCANTHA  
SALVIA GREGGII  
FEIJOA SELLOWIANA  
FRIGERON GLAUCUS  
ARCHILLEA SPP.  
HEUCHERA SPP.

## PROPOSED SITE PLAN

### SITE PARKING

**SMART 72 PARKING**  
STANDARD PARKING 9'x18':  
SERVICE PARKING 9'x18':  
COVERED INSTALL TRUCK PARKING 12'x33':

**51 SPACES TOTAL**  
22 SPACES  
22 SPACES  
7 SPACES



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1140 Kendall Road, San Luis Obispo, CA

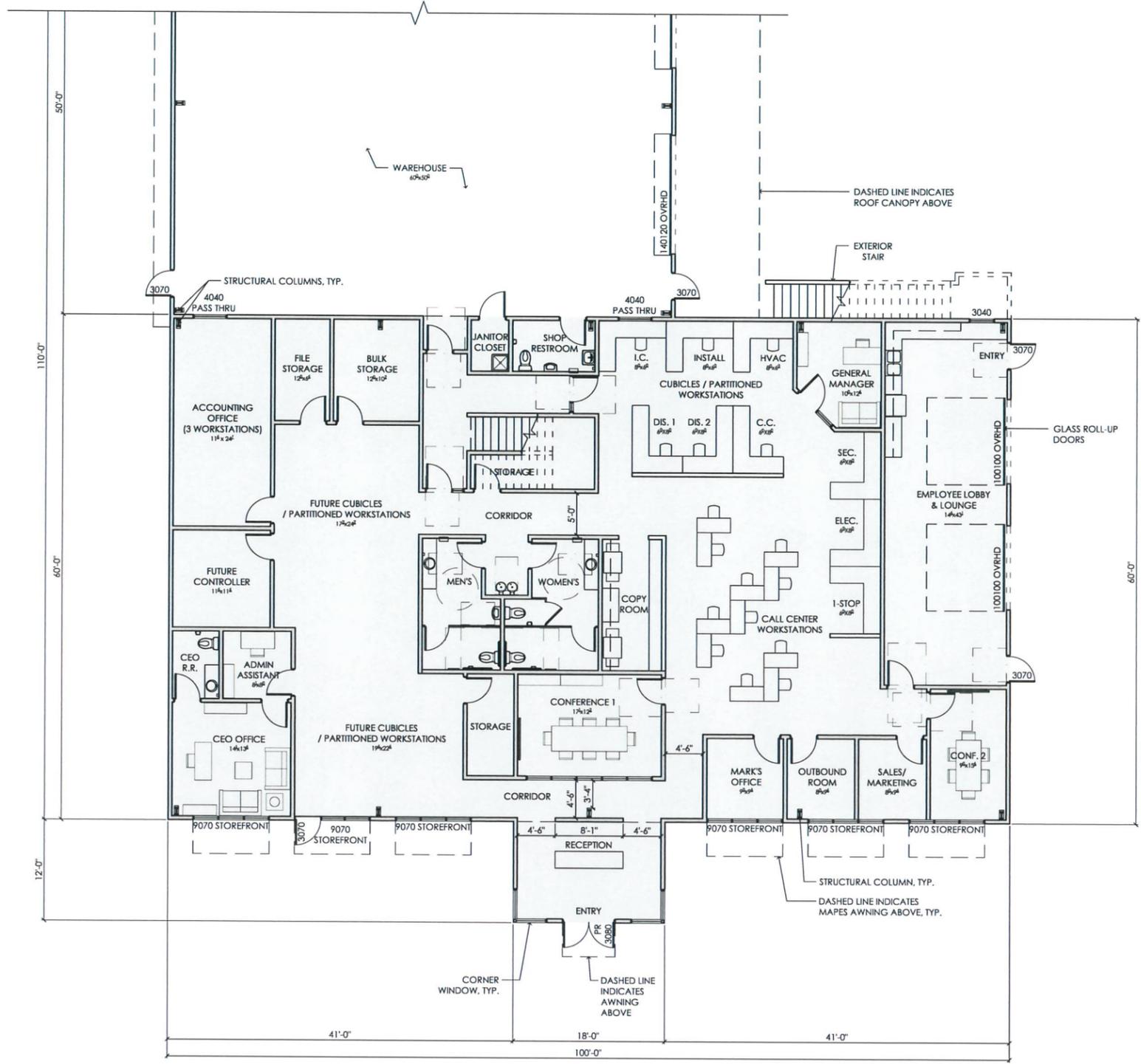
### ENLARGED SITE PLAN

0 5 10 15 30  
11x17 SHEET SCALE: 1" = 30'-0"  
24x36 SHEET SCALE: 1" = 15'-0"

TRUE NORTH PROJECT NORTH

Project A15024  
Date 04/03/2015  
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## A1.1



# PROPOSED FIRST FLOOR LAYOUT



ADDRESS  
1306 JOHNSON AVENUE  
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STEPHEN A. RIGOR ARCHITECT #C33872

**SMART 72**  
1140 Kendall Road, San Luis Obispo, CA  
**PROPOSED FIRST FLOOR LAYOUT**

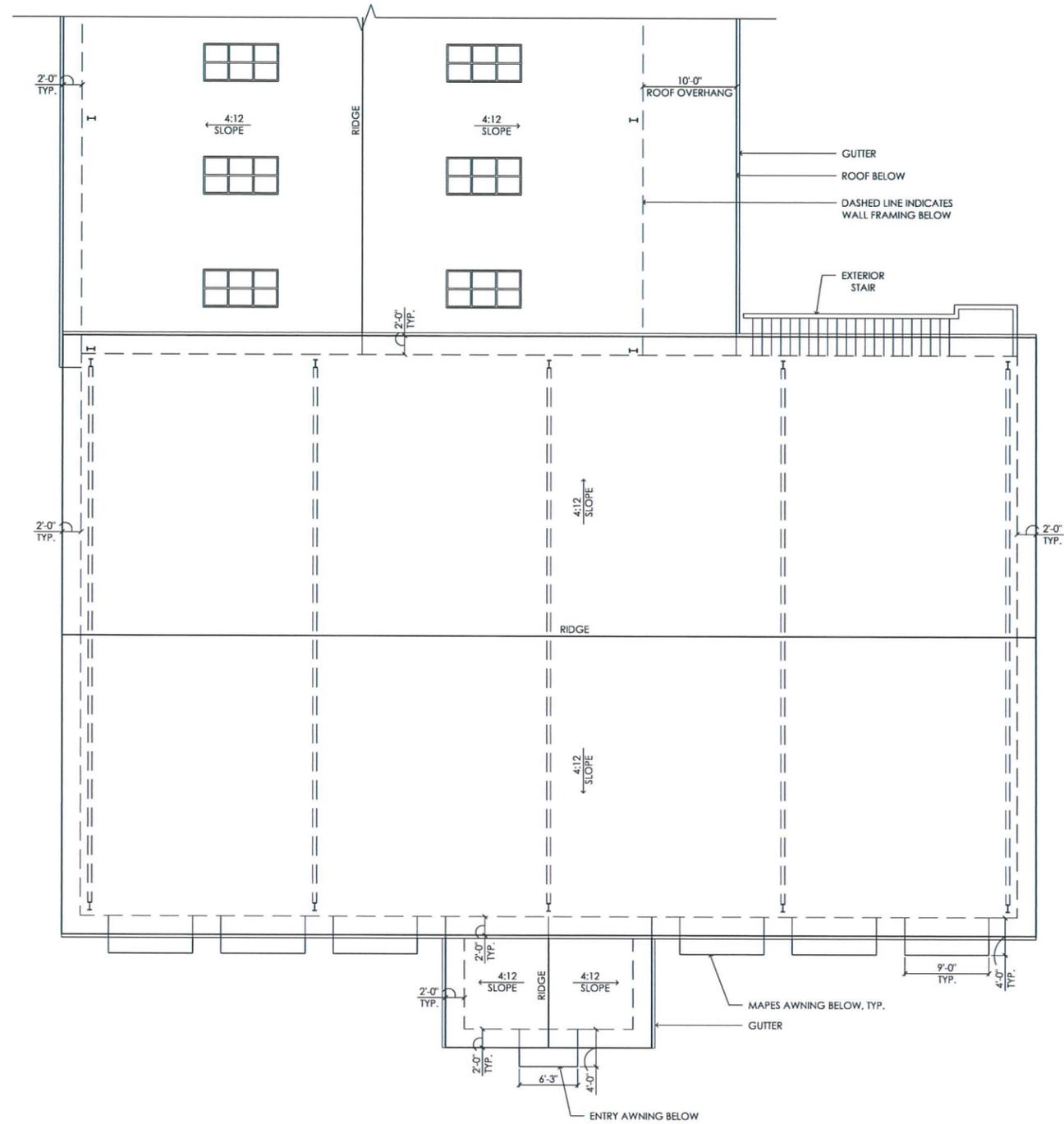
0 2 4 8 16  
11x17 SHEET SCALE: 1/16" = 1'-0"  
24x36 SHEET SCALE: 1/32" = 1'-0"



Project A15024  
Date 04/03/2015  
Sheet

**A2.0**





# PROPOSED ROOF PLAN



ADDRESS  
1306 JOHNSON AVENUE  
SAN LUIS OBISPO, CA 93401  
CONTACT  
805.547.2240  
ARRIS-STUDIO.COM  
THOMAS E. JESS ARCHITECT #C27408  
STEPHEN A. RIGOR ARCHITECT #C33472

**SMART 72**  
1140 Kendall Road, San Luis Obispo, CA

## PROPOSED ROOF PLAN

0 2 4 8 16  
11x17 SHEET SCALE: 1/16" = 1'-0"  
24x36 SHEET SCALE: 1/32" = 1'-0"



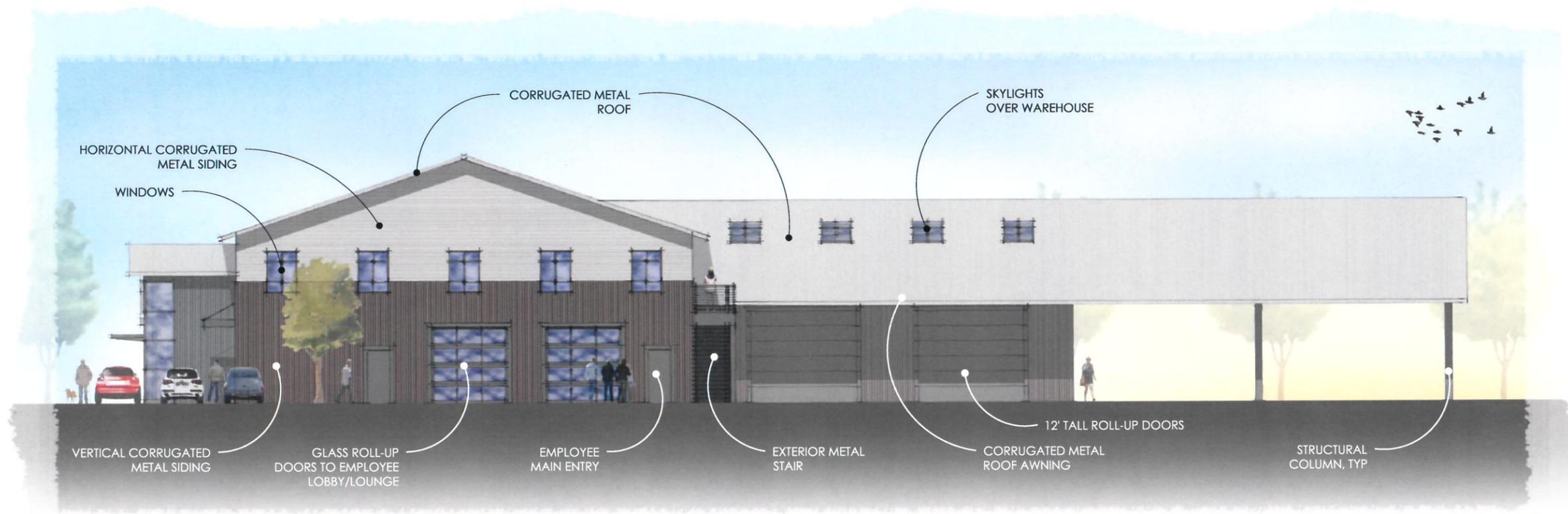
Project A15024  
Date 04/03/2015  
Sheet

**A2.2**



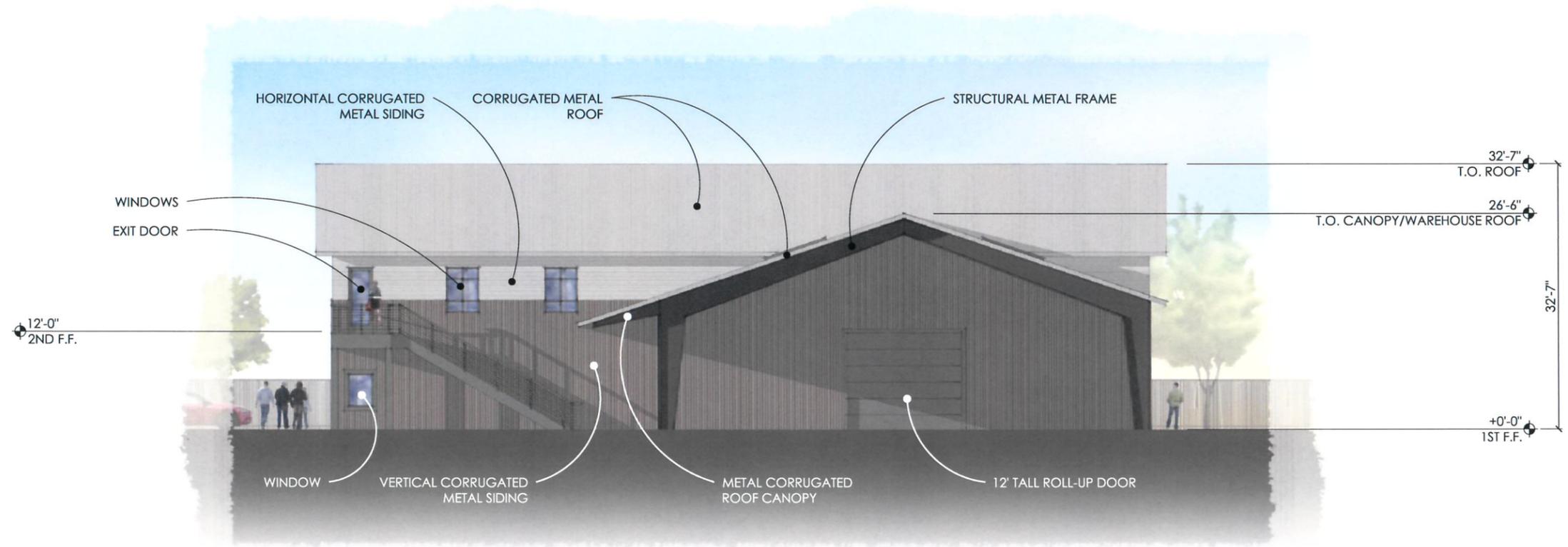
**CONCEPTUAL EXTERIOR ELEVATION**  
SOUTH (FRONT)

 <p>ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401</p> <p>CONTACT 805.547.2240 ARRIS-STUDIO.COM</p> <p>THOMAS E. JESS ARCHITECT #C27608 STEPHEN A. RIGOR ARCHITECT #C33472</p>	<p><b>SMART 72</b></p> <p>1140 Kendall Road, San Luis Obispo, CA</p>	<p>Project A15024</p> <p>Date 04/03/2015</p> <p>Sheet</p>
	<p><b>CONCEPTUAL EXTERIOR ELEVATION</b></p> <p>0 1 2 4 8 16</p> <p>11x17 SHEET SCALE: 1/16" = 1'-0" 24x36 SHEET SCALE: 1/8" = 1'-0"</p>	<p><b>A3.0</b></p>



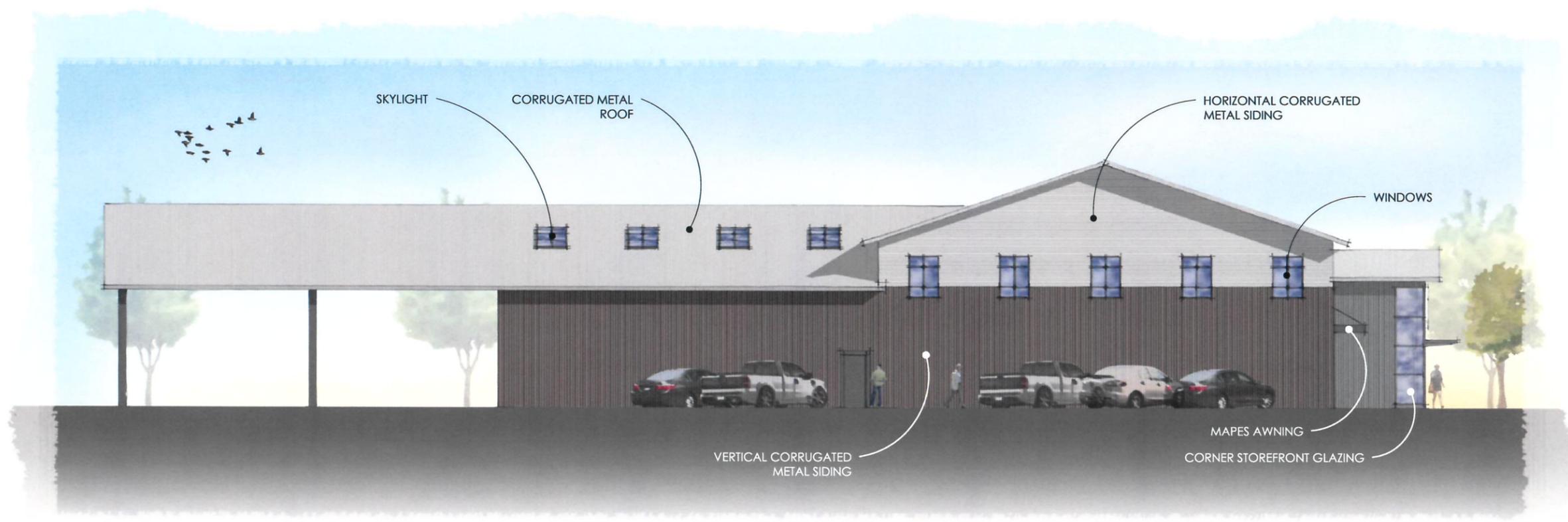
**CONCEPTUAL EXTERIOR ELEVATION**  
EAST (EMPLOYEE ENTRANCE SIDE)

 <p>ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401</p> <p>CONTACT 805.547.2240 ARRIS-STUDIO.COM</p> <p>THOMAS E. JESS ARCHITECT #C27608 STEPHEN A. BIGDOR ARCHITECT #C33672</p>	<p><b>SMART 72</b></p> <p>1140 Kendall Road, San Luis Obispo, CA</p>	<p>Project A15024</p> <p>Date 04/03/2015</p> <p>Sheet</p>
	<p><b>CONCEPTUAL EXTERIOR ELEVATION</b></p> <p>0 1 2 4 8 16</p> <p>11x17 SHEET SCALE: 1/16" = 1'-0" 24x36 SHEET SCALE: 1/8" = 1'-0"</p>	<p><b>A3.1</b></p>



**CONCEPTUAL EXTERIOR ELEVATION**  
 SOUTH (COVERED CANOPY & WAREHOUSE)

 <p>ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401</p> <p>CONTACT 805.547.2240 ARRIS-STUDIO.COM</p> <p>THOMAS E. JESS ARCHITECT #C27408 STEPHEN A. RIGOR ARCHITECT #C13472</p>	<p><b>SMART 72</b></p> <p>1140 Kendall Road, San Luis Obispo, CA</p>	<p>Project A15024</p> <p>Date 04/03/2015</p> <p>Sheet</p>
	<p><b>CONCEPTUAL EXTERIOR ELEVATION</b></p>	
	<p>11x17 SHEET SCALE: 1/16" = 1'-0"</p> <p>24x36 SHEET SCALE: 1/8" = 1'-0"</p>	



**CONCEPTUAL EXTERIOR ELEVATION**  
 WEST (SERVICE PARKING SIDE)

 <p>ADDRESS 1306 JOHNSON AVENUE SAN LUIS OBISPO, CA 93401</p> <p>CONTACT 805.547.2240 ARRIS-STUDIO.COM</p> <p>THOMAS E. JESS ARCHITECT #C27608 STEPHEN A. RIGOR ARCHITECT #C33672</p>	<p><b>SMART 72</b></p> <p>1140 Kendall Road, San Luis Obispo, CA</p>	<p>Project A15024</p> <p>Date 04/03/2015</p> <p>Sheet</p>
	<p><b>CONCEPTUAL EXTERIOR ELEVATION</b></p> <p>0 2 4 8 14</p> <p>11x17 SHEET SCALE: 1/16" = 1'-0" 24x36 SHEET SCALE: 1/8" = 1'-0"</p>	<p><b>A3.3</b></p>



**CONCEPTUAL PERSPECTIVE VIEW**  
 LOOKING NORTHWEST FROM KENDALL ROAD



ADDRESS  
 1306 JOHNSON AVENUE  
 SAN LUIS OBISPO, CA 93401  
 CONTACT  
 805.547.2240  
 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #C27608  
 STEPHEN A. BIGGOR ARCHITECT #C33472

**SMART 72**  
 1140 Kendall Road, San Luis Obispo, CA  
**CONCEPTUAL PERSPECTIVE VIEW**

Project A15024  
 Date 04/03/2015  
 Sheet

**A4.0**



**CONCEPTUAL PERSPECTIVE VIEW**  
 LOOKING NORTHEAST FROM KENDALL ROAD



ADDRESS  
 1306 JOHNSON AVENUE  
 SAN LUIS OBISPO, CA 93401  
 CONTACT  
 805.547.2240  
 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #C27408  
 STEPHEN A. RIGOR ARCHITECT #C33472

**SMART 72**  
 1140 Kendall Road, San Luis Obispo, CA

**CONCEPTUAL PERSPECTIVE VIEW**

Project A15024  
 Date 04/03/2015  
 Sheet

**A4.1**



**CONCEPTUAL PERSPECTIVE VIEW**  
 LOOKING NORTH FROM KENDALL ROAD



ADDRESS  
 1306 JOHNSON AVENUE  
 SAN LUIS OBISPO, CA 93401  
 CONTACT  
 805.547.2240  
 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #C27608  
 STEPHEN A. RIGOR ARCHITECT #C33872

**SMART 72**  
 1140 Kendall Road, San Luis Obispo, CA

**CONCEPTUAL PERSPECTIVE VIEW**

Project A15024  
 Date 04/03/2015  
 Sheet

**A4.2**



**CONCEPTUAL PERSPECTIVE VIEW**  
 LOOKING SOUTHWEST FROM THE PARKING LOT



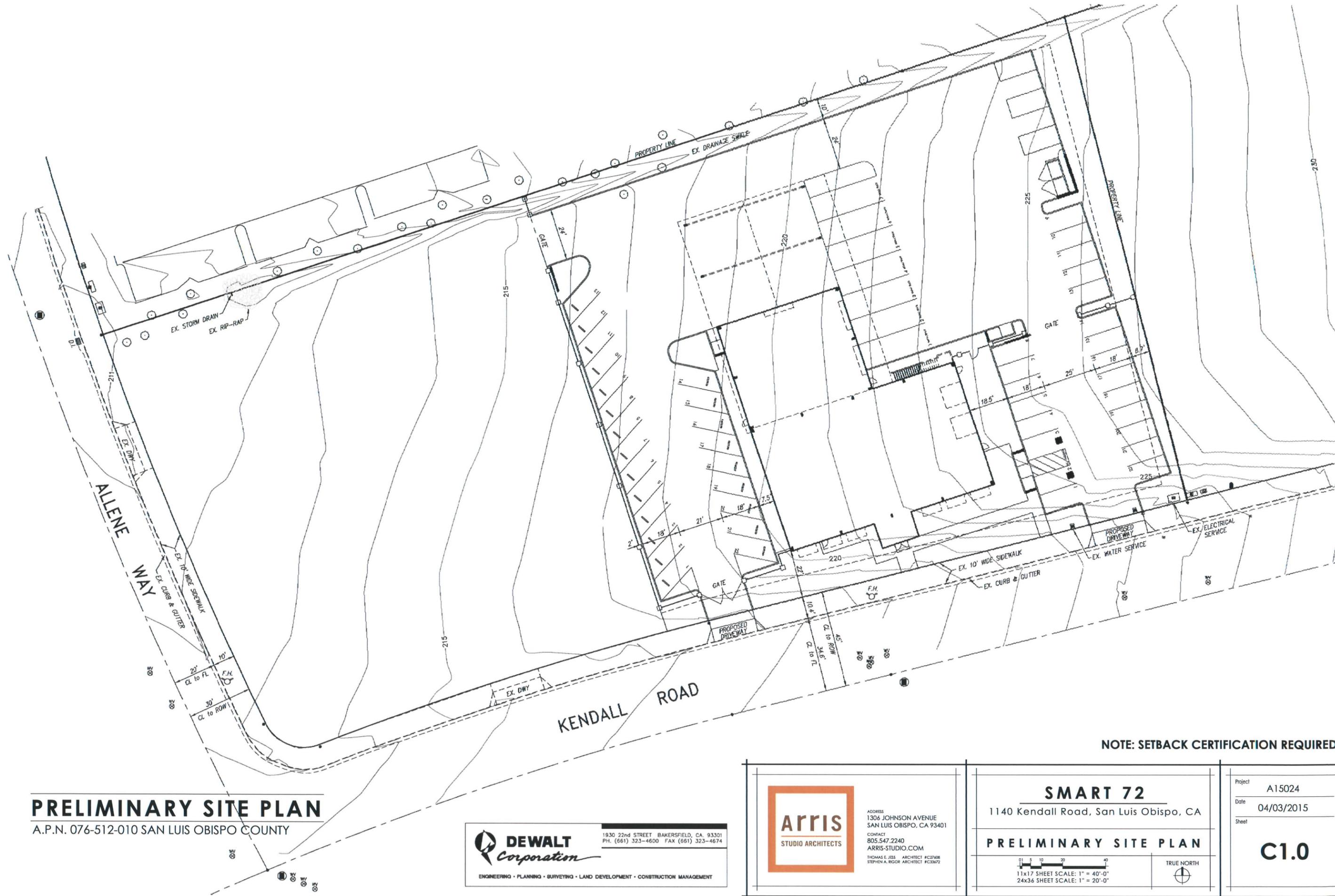
ADDRESS  
 1306 JOHNSON AVENUE  
 SAN LUIS OBISPO, CA 93401  
 CONTACT  
 805.547.2240  
 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #C27608  
 STEPHEN A. RIGOR ARCHITECT #C33472

**SMART 72**  
 1140 Kendall Road, San Luis Obispo, CA

**CONCEPTUAL PERSPECTIVE VIEW**

Project A15024  
 Date 04/03/2015  
 Sheet

**A4.3**



**NOTE: SETBACK CERTIFICATION REQUIRED**

**PRELIMINARY SITE PLAN**  
 A.P.N. 076-512-010 SAN LUIS OBISPO COUNTY

**DEWALT Corporation**  
 ENGINEERING • PLANNING • SURVEYING • LAND DEVELOPMENT • CONSTRUCTION MANAGEMENT  
 1930 22nd STREET BAKERSFIELD, CA. 93301  
 PH. (661) 323-4600 FAX (661) 323-4674

**ARRIS**  
 STUDIO ARCHITECTS  
 ADDRESS  
 1306 JOHNSON AVENUE  
 SAN LUIS OBISPO, CA 93401  
 CONTACT  
 805.547.2240  
 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #C27608  
 STEPHEN A. RIGOR ARCHITECT #C33672

**SMART 72**  
 1140 Kendall Road, San Luis Obispo, CA  
**PRELIMINARY SITE PLAN**  
 11x17 SHEET SCALE: 1" = 40'-0"  
 24x36 SHEET SCALE: 1" = 20'-0"  
 TRUE NORTH

Project	A15024
Date	04/03/2015
Sheet	<b>C1.0</b>

# PHOTOMETRIC SITE PLAN

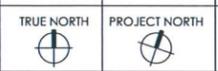


**CANTELMI ENGINEERING**  
 MECHANICAL / ELECTRICAL  
 1800 21 STREET, SUITE C BAKERSFIELD, CA 93301 LICENSE #21190  
 TEL: (661) 324-5252 FAX: (661) 324-8439 Cantelmi@Cantelmi.NET



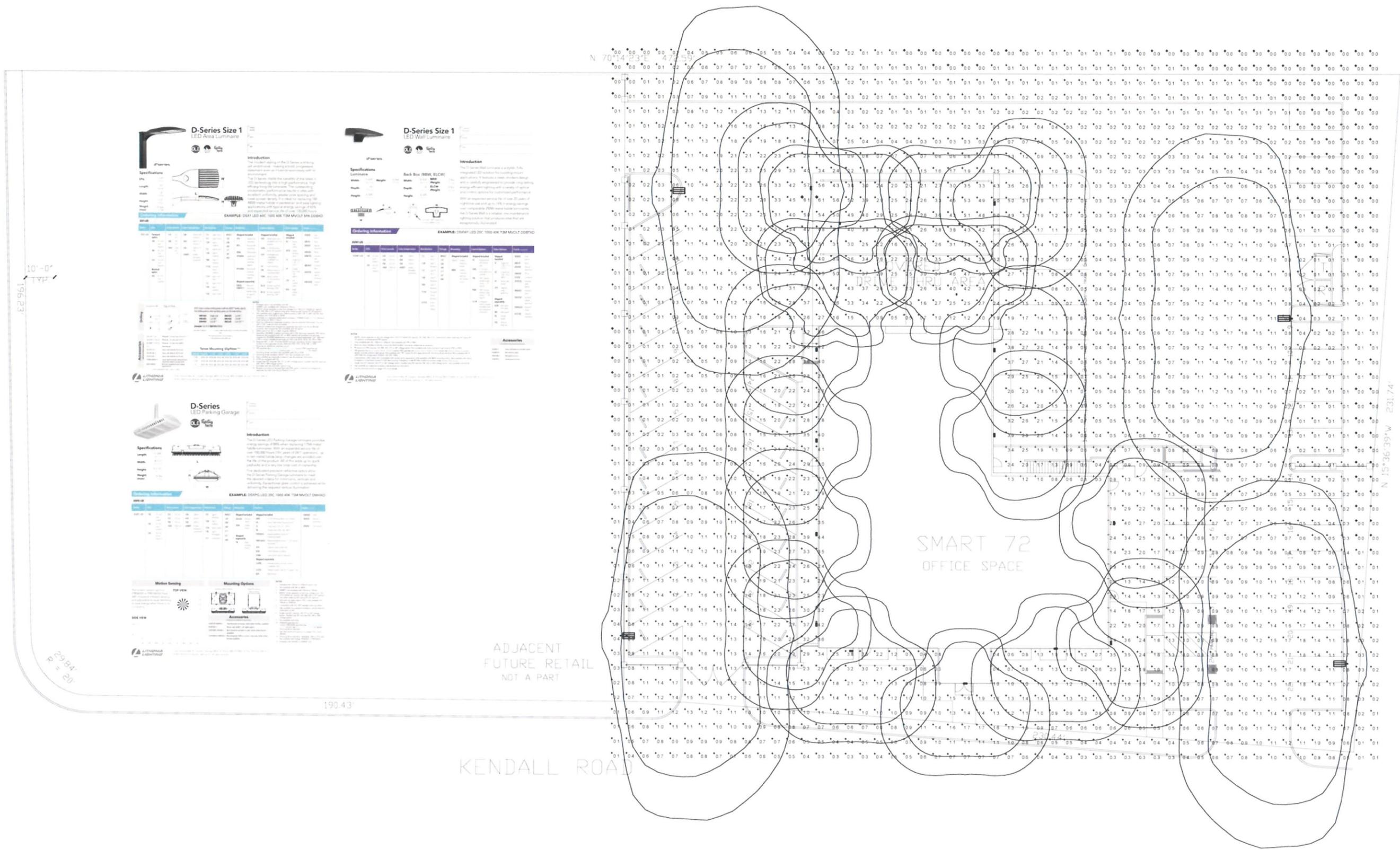
ADDRESS  
 1306 JOHNSON AVENUE  
 SAN LUIS OBISPO, CA 93401  
 CONTACT  
 805.547.2240  
 ARRIS-STUDIO.COM  
 THOMAS E. JESS ARCHITECT #C27608  
 STEPHEN A. RIGOR ARCHITECT #C33472

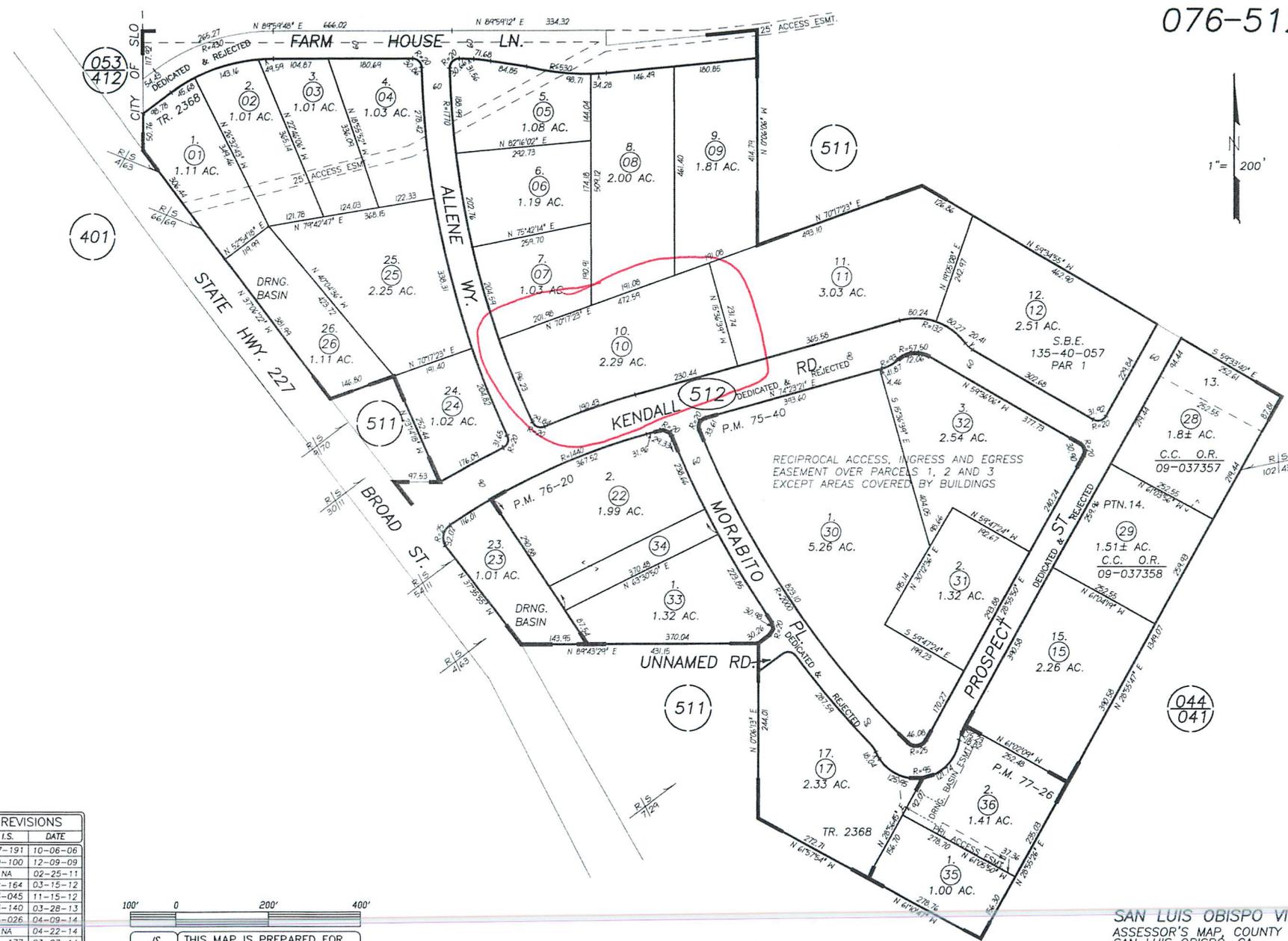
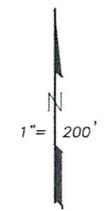
**SMART 72**  
 1140 Kendall Road, San Luis Obispo, CA  
**PHOTOMETRIC SITE PLAN**



Project C15-084  
 Date 04/03/2015  
 Sheet

**E1.0**





076-511

401

511

511

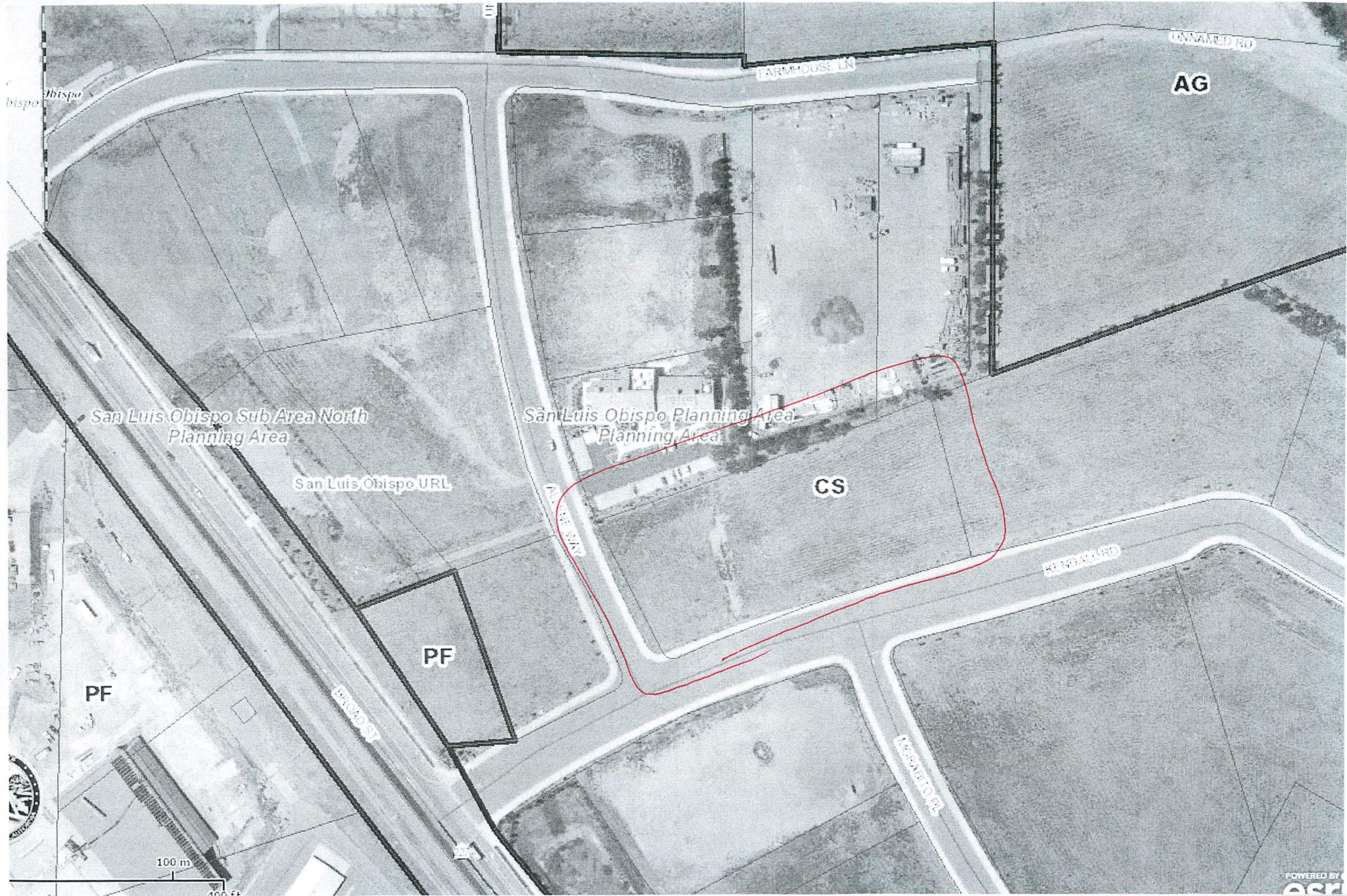
511

044  
041

REVISIONS	
I.S.	DATE
07-191	10-06-06
10-100	12-09-09
NA	02-25-11
12-164	03-15-12
13-045	11-15-12
13-140	03-28-13
15-026	04-09-14
NA	04-22-14
14-177	03-27-14



JS  
10-06-06  
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.





# Parcel Summary Report For Parcel # 076-512-010

4/4/2015  
2:40:20PM

## 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    NKT DEVELOPMENT LLC  
684 HIGUERA ST STE B SLO CA 93401-3550  
OWN    NKT DEVELOPMENT LLC A CA LLC

### Address Information

**Status**        **Address**  
P                04750 ALLENE WY SLOC  
P                01140 KENDALL RD SLOC

### 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>
2368	0000	0010	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

### Parcel Information

**Status**    **Description**  
Active    TR 2368 LT 10

### Notes

THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243. IF THEY WANT TO DO A PARCEL MAP AND A MUP CONCURRENTLY THE FEES WILL BE S22A PARCEL MAP WITH CUP WITH PREVIOUSLY ISSUED ED AND THE REFFERALS SWC/AS/BR 10/27/14

### Tax Districts

SAN LUIS COASTAL  
SAN LUIS OBISPO JT(27,40)  
COUNTY-ZONE NO. 09  
SAN LUIS  
NO. 03  
AREA NO. 21



# Parcel Summary Report For Parcel # 076-512-010

4/4/2015  
2:40:21PM

## 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:**

**Case Status:**

DRC2006-00214      APV      Primary Parcel

**Description:**

CONDITIONAL USE PERMIT FOR TWO 10K SQ FT BUILDINGS, PARKING AND LANDSCAPE

DRC2014-00124      REC      Primary Parcel

**Description:**

PROPOSED 12,083 SF OFFICE AND 3,000 SF WAREHOUSE BUILDING. INCLUDES 3,000 SF COVERED AREA TO UNLOAD TRUCKS.

PMT2004-00465      FNL      Primary Parcel

**Description:**

GRADING - TEMPORARY ACCESS ROAD

G880015M      AUT      Related Parcel

**Description:**

GP AMEND TO CHANGE AG TO MULTI-USE

S000007U      RDD      Related Parcel

**Description:**

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S980133L      RDD      Related Parcel

**Description:**

LOT LINE ADJUSTMENT

SUB2004-00243      APV      Related Parcel

**Description:**

PROP TO RENAME AND RELOCATE FARMHOUSE LN (HEARING REQUIRED) AND NEW ROAD NAMES FOR TRACT 2368