



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/30/2015

TO: _____

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

PROJECT DESCRIPTION: DRC2014-00157 NIPOMO PARTNERS – Proposed conditional use permit for an addition of 40,722 sf of storage buildings. Site location is 720 So Frontage Rd, Nipomo. APNs: 092-158-011, -012, -013, and -014

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

DRC2014-00157

NIPOMO PARTNEF

APPLICATION TYPE - CHECK ALL THAT APPLY

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

CONDITIONAL USE PERMIT/

ADDITION OF 40,722 SQFT OF STORAGE
BUILDINGS - COMMERCIAL EXISTING
SCSC/ NIPO
CS

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Nipomo Partners LLC Daytime Phone 489-4457
Mailing Address 720 S. Frontage Road, Suite 102, Nipomo, CA Zip Code 93444
Email Address: newdollconst@newdollhomes.com

Applicant Name Owner Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name Norman & Vasquez Associates (Mark Vasquez) Daytime Phone 481-5645
Mailing Address PO Box 193, Arroyo Grande, CA Zip Code 93421
Email Address: design_graphics@sbcglobal.net

PROPERTY INFORMATION

Total Size of Site: 203,299 SF Assessor Parcel Number(s): 092-158-011, 012, 013 & 014
Legal Description: Lots 11 - 14, Tract 2210

Address of the project (if known): 720 South Frontage Road, Nipomo
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Hwy 101 to Tefft Street, South on Frontage road to just before Southland Street

Describe current uses, existing structures, and other improvements and vegetation on the property:
Existing Self Storage Facility & Commercial Units, Auto Sales operation on Lease site at front of Lots 13 & 14.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Existing Storage units 89,650 SF, 12,000 SF Commercial spaces, 3000 SF managers unit and office, 47,825 SF outdoor RV storage - ADDITION OF 40,722 SF CP STORAGE BUILDINGS
Amend pre issued COP

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 *Robert N. Zent* Date 6-25-2015

FOR STAFF USE ONLY

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: Frontage Road & Princess Court

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? .87 Acres, Lot 15

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: Freeway 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: 86140 sq. feet 42.40 % Landscaping: 8060 sq. feet 4 %
Paving: 93,099 sq. feet 45.80 % Other (specify) 16,000 sf Basin

Total area of all paving and structures: 179,259 sq. feet acres
Total area of grading or removal of ground cover: _____ sq. feet acres

Number of parking spaces proposed: existing Height of tallest structure: existing 33 ft. new 20 ft

Number of trees to be removed: none Type: _____

Setbacks: Front 10 ft Right 0 ft exist Left 28 ft Back 28 ft

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

Community System - List the agency or company responsible for provision: NCSD, existing

Do you have a valid will-serve letter? Yes No (If yes, please submit copy) existing storage use, no new water use

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: NCSD, existing

Do you have a valid will-serve letter? Yes No (If yes, please submit copy) existing storage use, no new water use

Fire Agency: List the agency responsible for fire protection: CAL FIRE

For commercial/industrial projects answer the following:

Total outdoor use area: none in final buildout sq. feet acres

Total floor area of all structures including upper stories: 145,372 sq. feet total buildout

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:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. 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.
- d. 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:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 4.67 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Previous grading for existing structures
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Highway 101, Frontage Road, Southland Street, Princess Court

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 existing use, no new water needed for use
 Industrial – Explain _____
3. What is the expected daily water demand associated with the project? existing
4. How many service connections will be required? existing
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: existing water meter
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: street Location of connection: existing
2. What is the amount of proposed flow? existing, no new water waste generated by project G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No no system increase

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? existing
- 2. Name of Solid Waste Disposal Company: South County Sanitary Service
- 3. Where is the waste disposal storage in relation to buildings? existing
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No existing facilities to remain

Community Service Information

- 1. Name of School District: Lucia Mar Unified
- 2. Location of nearest police station: Oceano Sheriff Station
- 3. Location of nearest fire station: Cal Fire Nipomo
- 4. Location of nearest public transit stop: in front of project
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Existing self storage facility with outdoor vehicle storage
- 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: 7 days a week Hours of Operation: 7 am to 7 pm
- 2. How many people will this project employ? no additional employees
- 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. varies Between 4:00 to 6:00 p.m. varies
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): none
2. Will the development occur in phases? Yes No
If yes describe: Structures to be built in phases, see plan for potential phasing
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 *: no new energy consumption, steel buildings

*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): CUP amendment, Building permits

(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.)

REVISIONS	BY

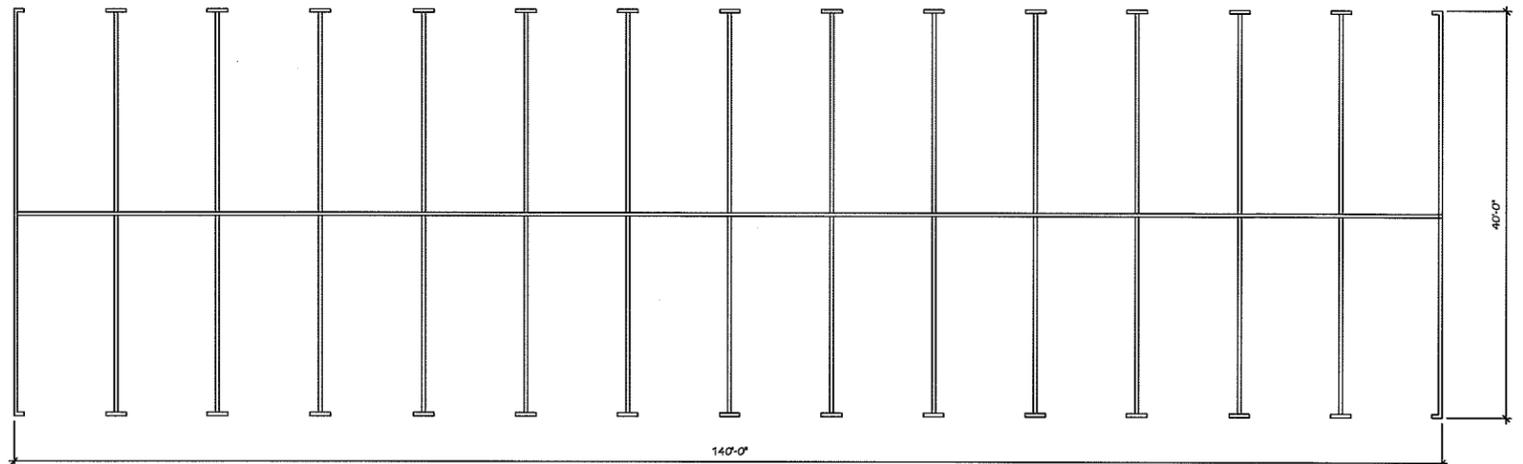
Norman & Vasquez Associates
 Commercial Development and Planned Residential Specialists
 40718 Fife Way, Suite C
 Arroyo Grande, California 93420
 James R. Norman, Architect
 (805) 481-5645
 C-3891



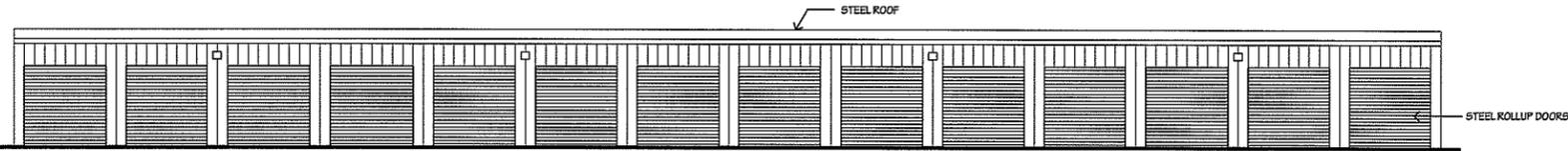
Fort Locks Self Storage Addition
 BUILDING TYPES A & B - PLANS / ELEVATIONS
 OWNER: NIPOMO PARTNERS L.L.C., 18771 EL CAMINO REAL, ARROYO GRANDE, CA 93420

Date: JUNE '15
 Scale: 1/8" = 1'-0"
 Drawn: AMV
 Approved:
 Job: 35004
 Sheet: **A-02**
 of 2 sheets

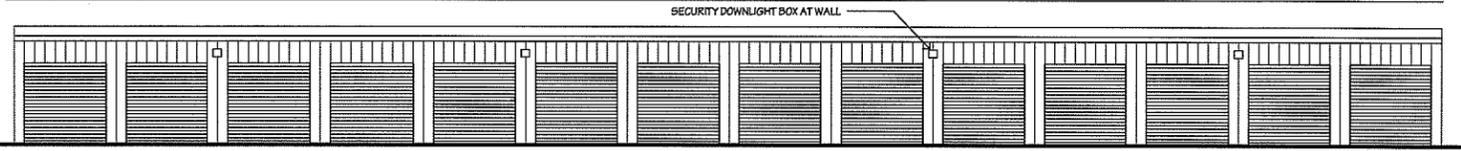
PHASE I & II STRUCTURES



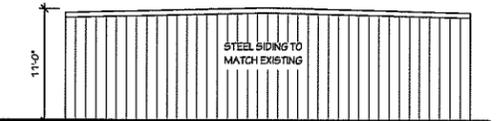
FLOOR PLAN, BLDG TYPE A 5600 SF STORAGE BUILDING, 28 - 10 X 20 SPACES



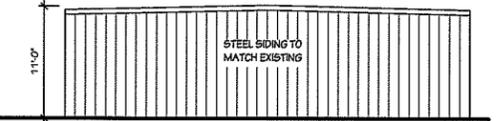
EAST ELEVATION: Building Type-A



WEST ELEVATION: Building Type-A

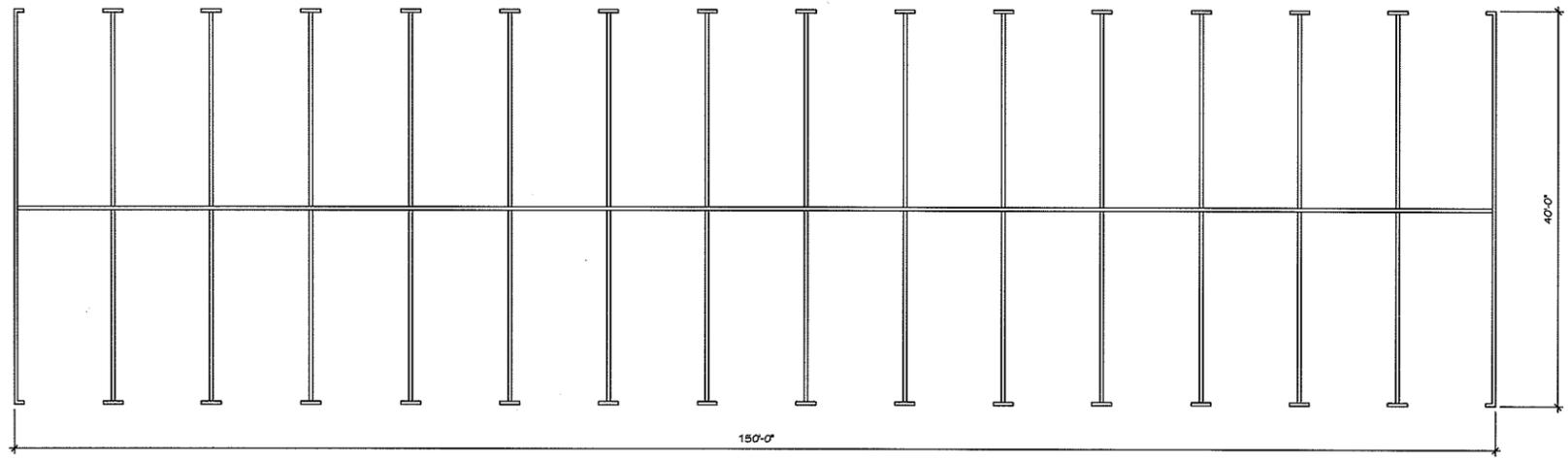


NORTH ELEVATION: Building Type-A

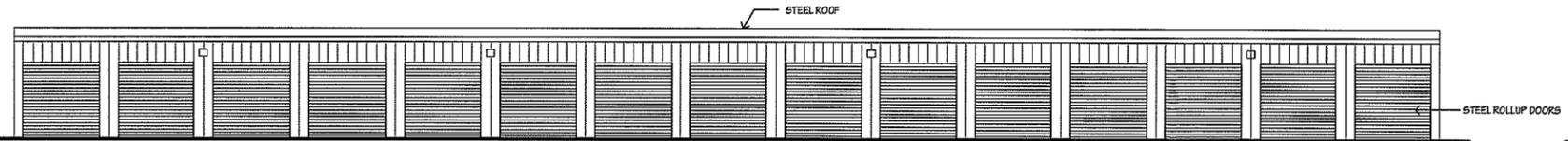


SOUTH ELEVATION: Building Type-A

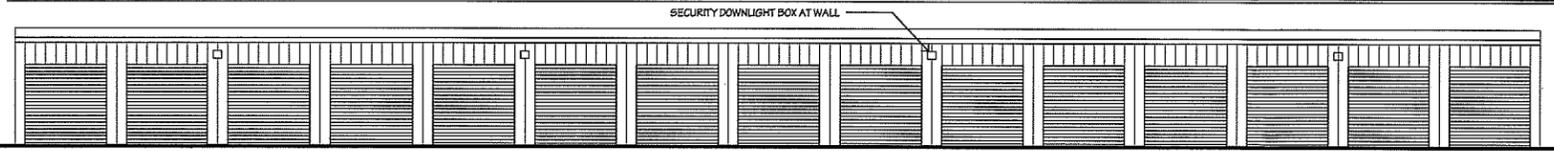
PHASE III STRUCTURE



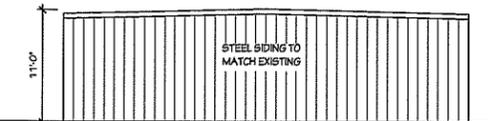
FLOOR PLAN, BLDG TYPE B 5600 SF STORAGE BUILDING, 28 - 10 X 20 SPACES



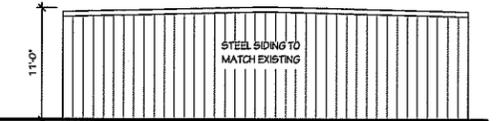
EAST ELEVATION: Building Type-B



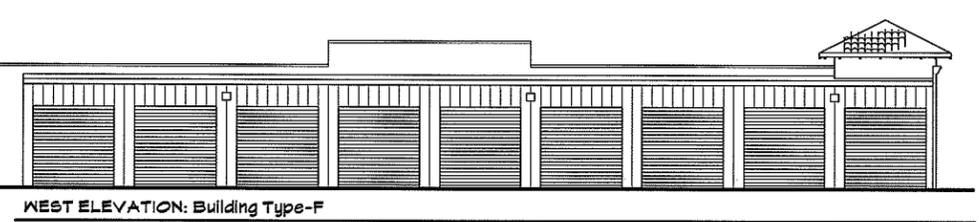
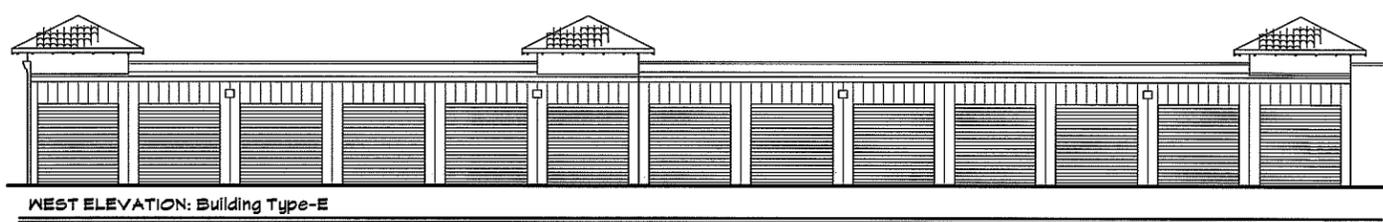
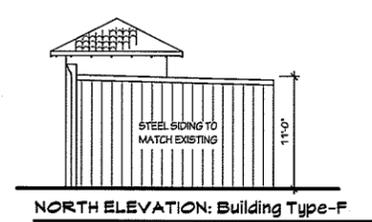
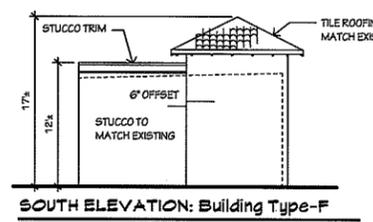
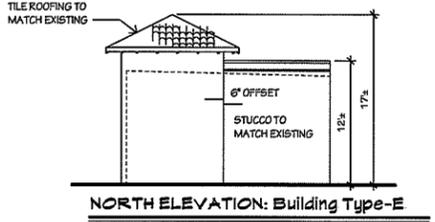
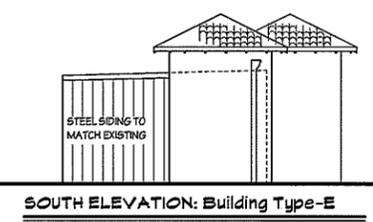
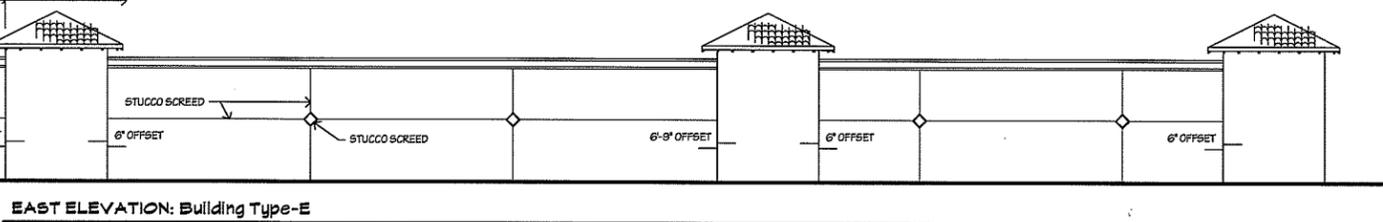
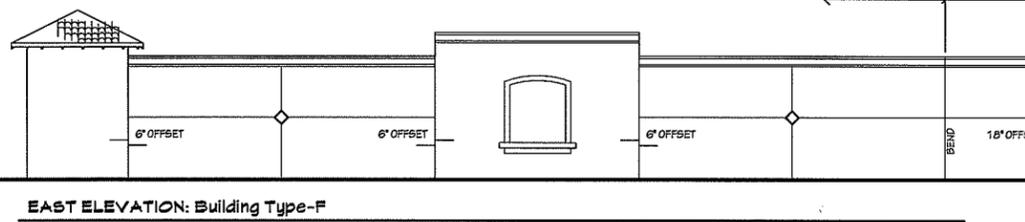
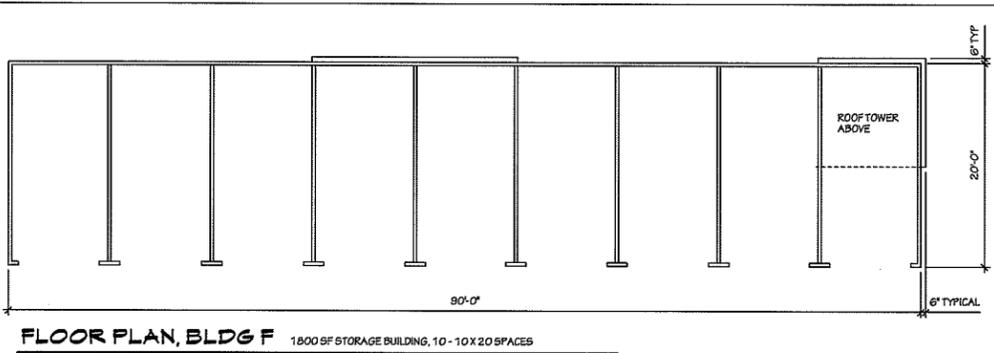
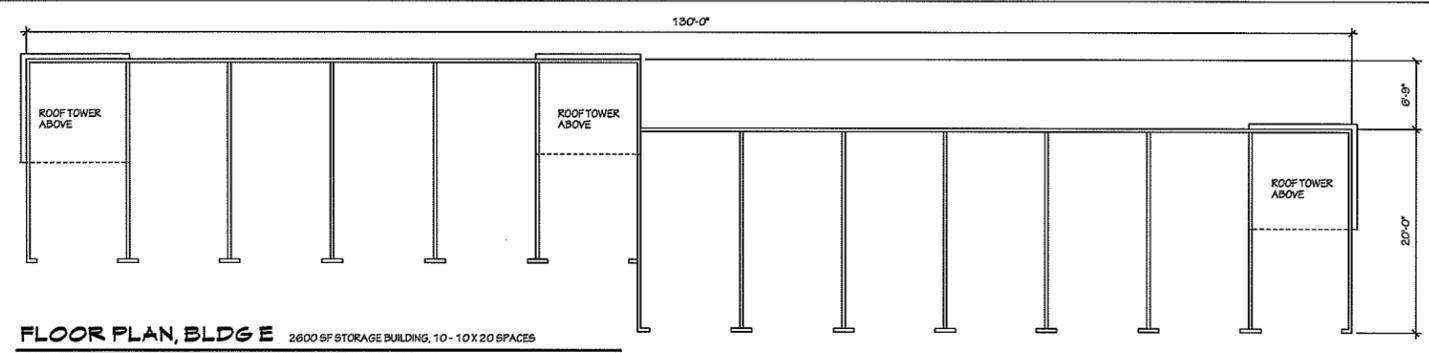
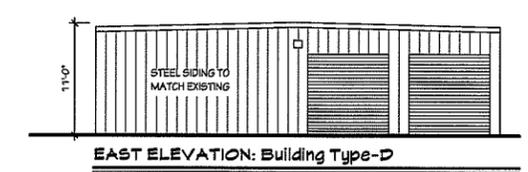
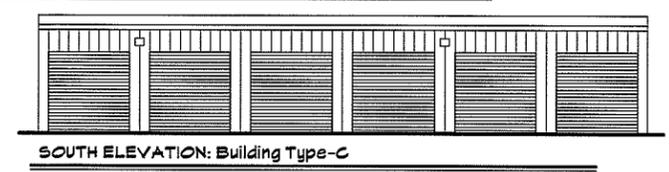
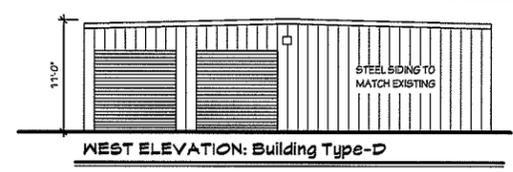
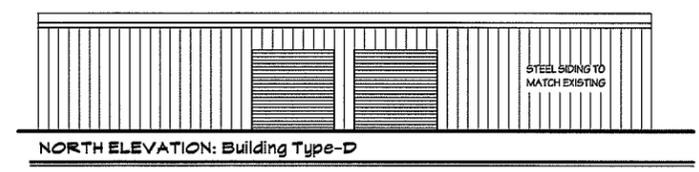
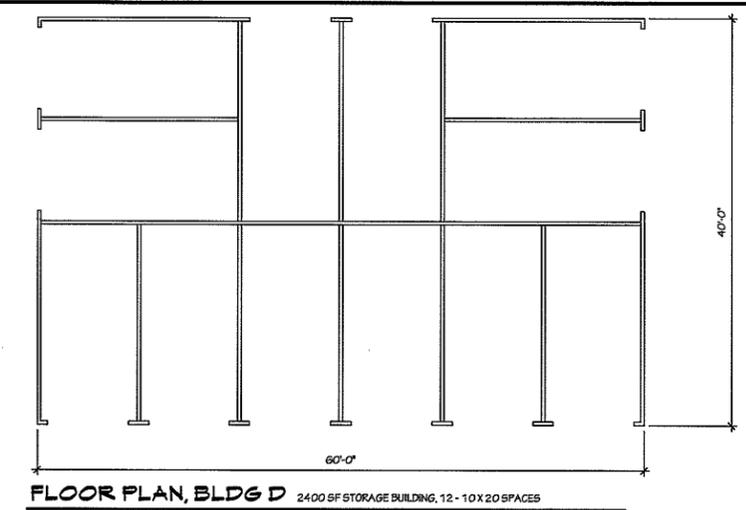
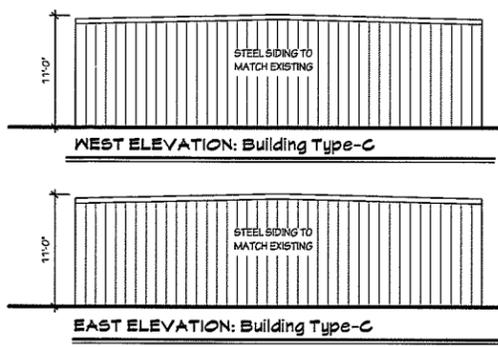
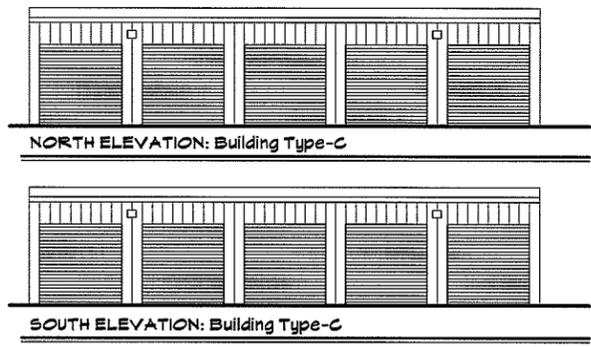
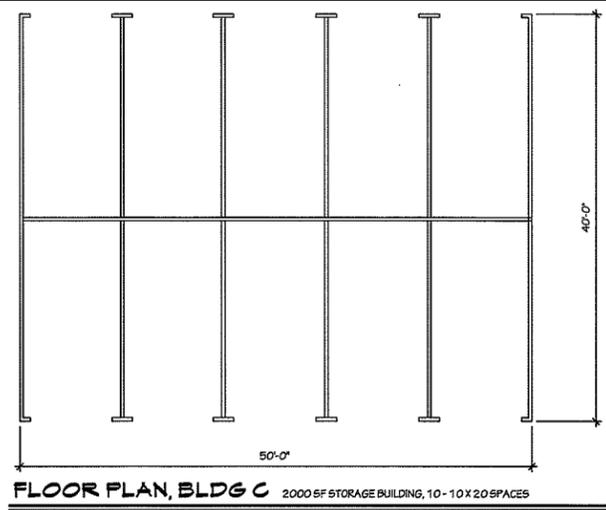
WEST ELEVATION: Building Type-B



NORTH ELEVATION: Building Type-B



SOUTH ELEVATION: Building Type-B



PHASE III STRUCTURES

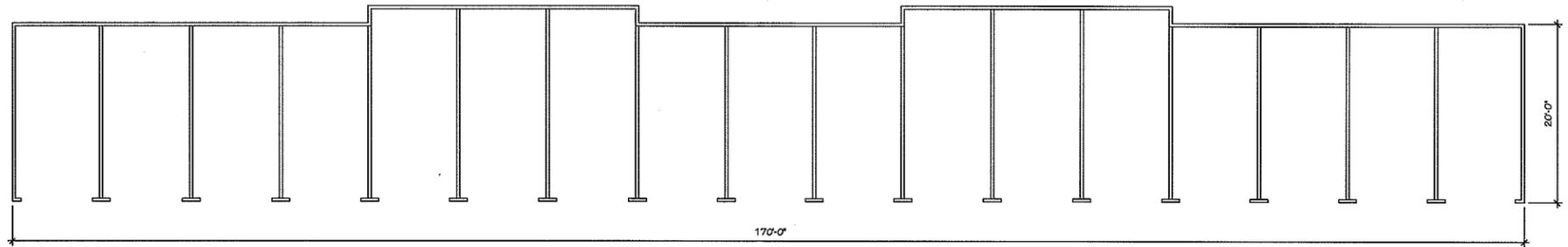
REVISIONS	BY

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 Arcadia, California 93420
 James E. Norman, Architect
 (805) 481-5645
 C3931

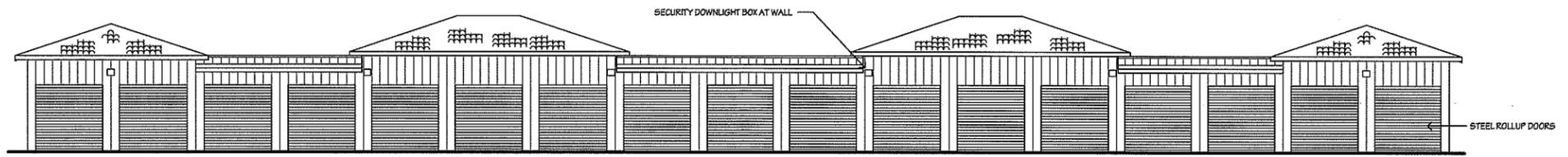


Fort Locks Self Storage Addition

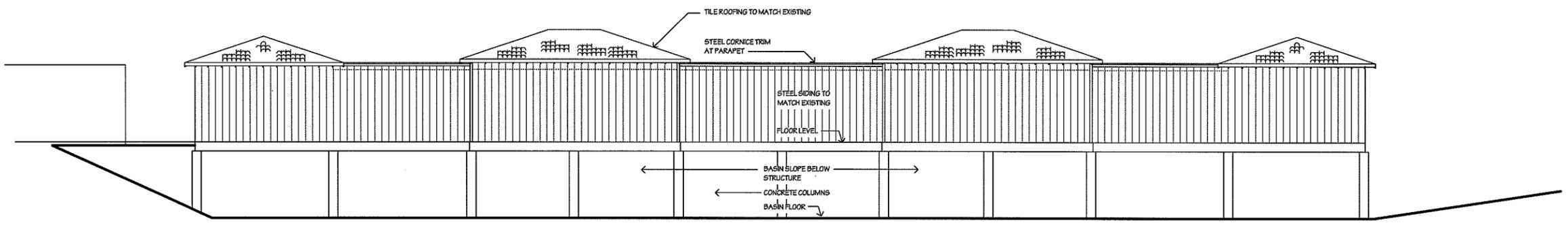
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 Scale: 1/8" = 1'-0"
 Drawn: AMV
 Approved:
 Job: 35004
 Sheet: **A-03**
 of 3 Sheets



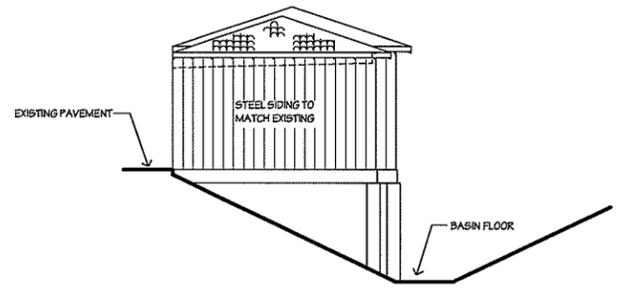
FLOOR PLAN, BLDG TYPE G 3400 SF STORAGE BUILDING, 17 - 10 X 20 SPACES



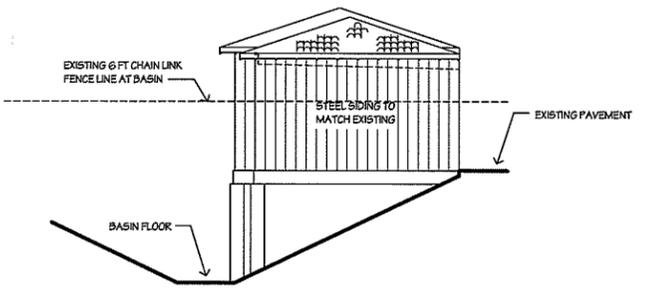
EAST ELEVATION



WEST ELEVATION



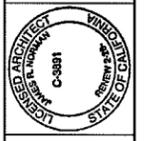
NORTH ELEVATION



SOUTH ELEVATION

REVISIONS	BY
8/06 REVISION	
11/06 REVISION	

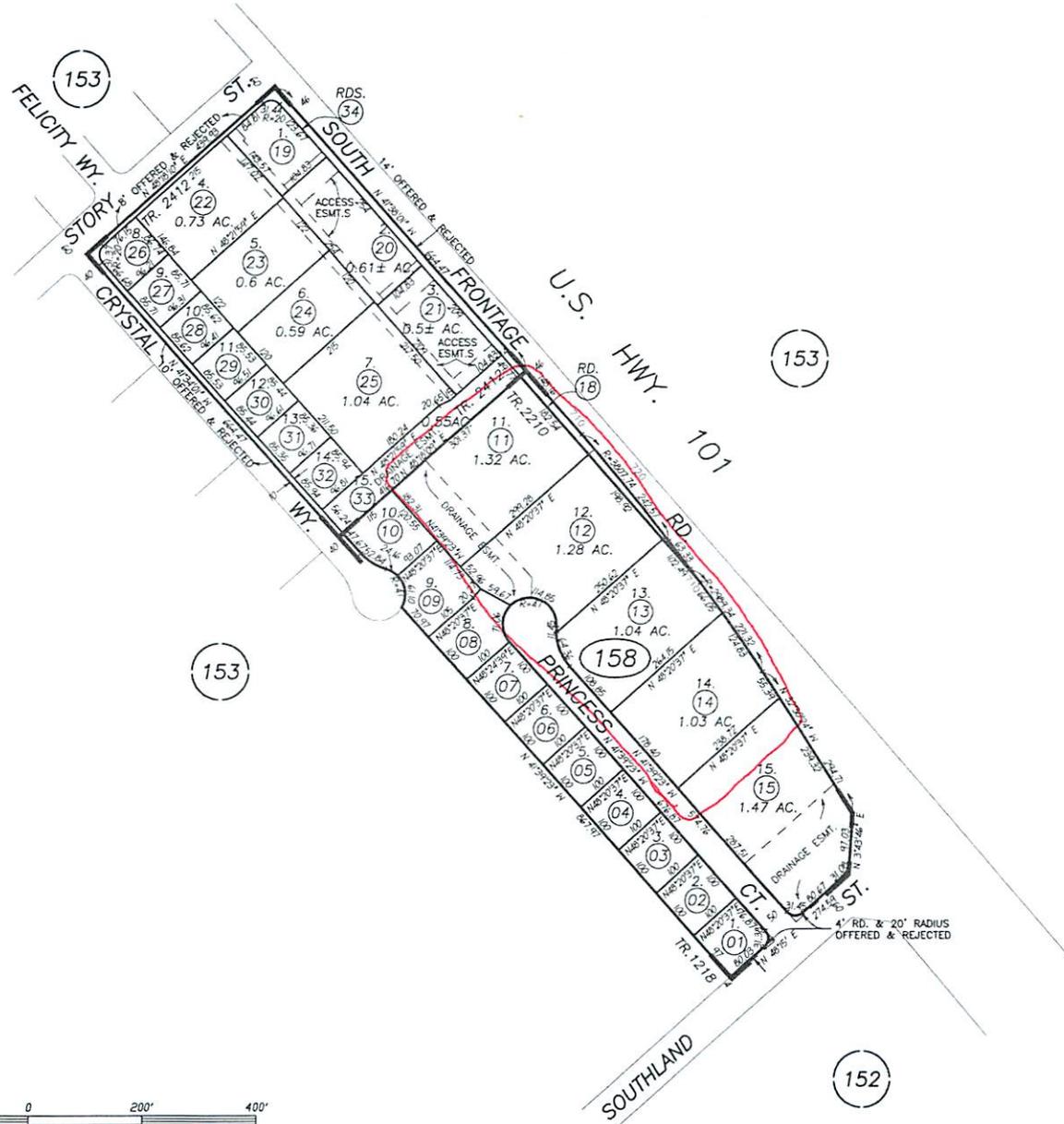
Norman & Vasquez Associates
 Commercial Development and Planned Residential Specialists
 407 Traffic Way, Suite C 93420
 James F. Norman, Architect
 (805) 481-5645
 C3891



Fort Locks Self Storage Addition
 BUILDING TYPE G - PLANS/ ELEVATIONS

OWNER: NIPOMO PARTNERS L.L.C., 1577 EL CAMINO REAL, ARROYO GRANDE, CA 91342

Date:	JUNE '15
Scale:	1/8" = 1'-0"
Drawn:	AMV
Approved:	
Job:	35004
Sheet:	A-04
of	Sheets



092-153

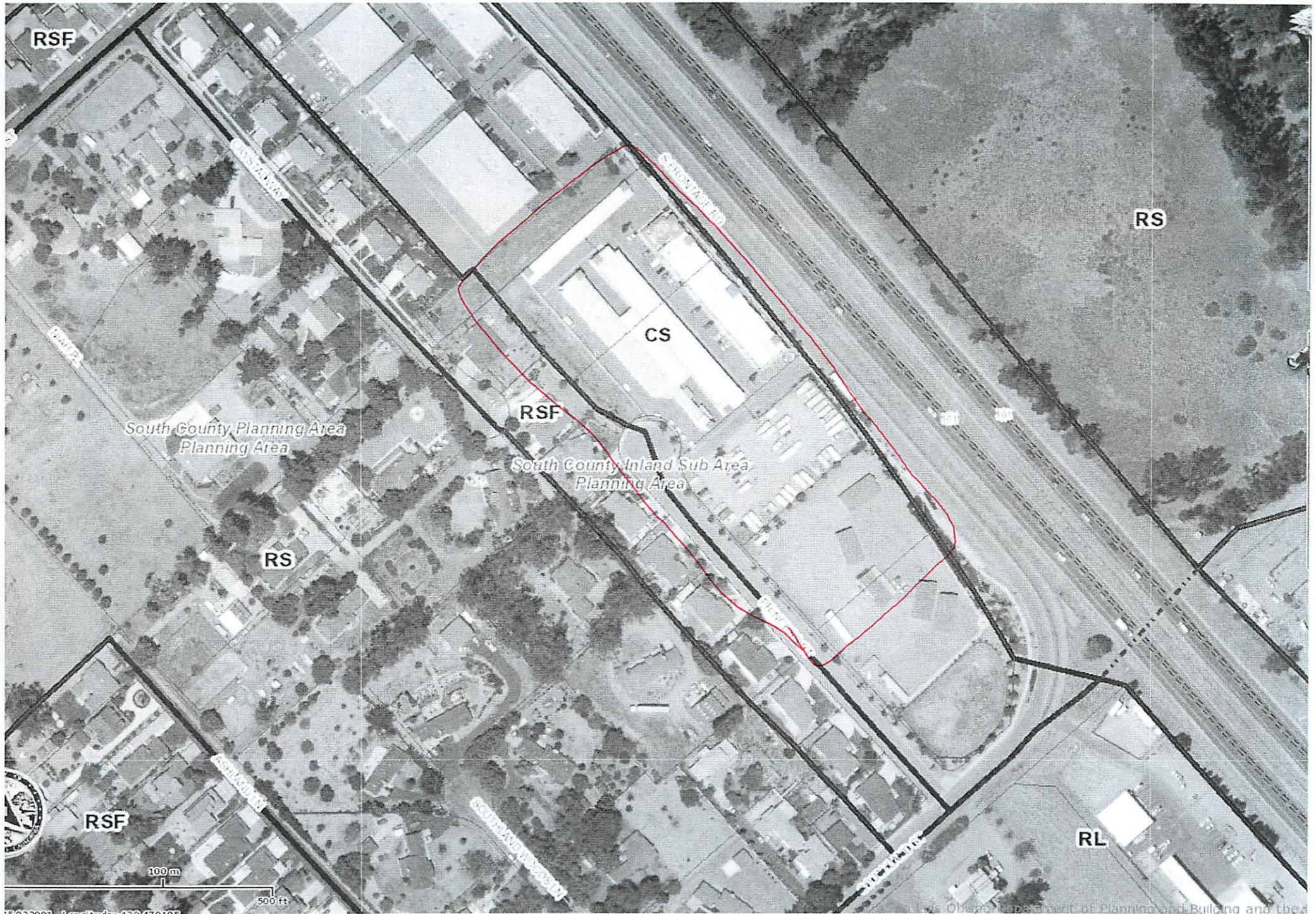
REVISIONS	
LS.	DATE
07-166	09-14-06



JAV
07-29-99 THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

TRACT 2412, R.M. Bk. 20 , Pg. 06
TRACT 2210, R.M. Bk. 18 , Pg. 70

NIPOMO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 092 PAGE 158





Parcel Summary Report For Parcel # 092-158-011

6/26/2015
8:32:12AM

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 NIPOMO PARTNERS LLC A CA LLC
710 S FRONTAGE RD NIPOMO CA 93444-5652

Address Information

<u>Status</u>	<u>Address</u>
P	00710 SO FRONTAGE RD NIPO
P	00720 SO FRONTAGE RD 101 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>
2210	0000	0011	Nipomo	South County I	RSF			Y	SC / VL	

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 2210 LT 11

Notes

APPROVED SIGN PROGRAM REQUIRES SIGNS FOR EACH TENANT TO BE INDIVIDUAL RAISED LETTERS, WHICH MAY BE LIT INTERNALLY. CABINET SIGNS ARE NOT ALLOWED, EXCEPT FOR A SMALL LOGO (6 SF.) SEE CONDITIONS OF APPROVAL FOR DETAILS; DEV. REVIEW STAFF WILL REVIEW SIGN PERMITS. N.ORTON 9-19-05.

ADDRESS FOR COMM BLDG ARE 720 SO FRONTAGE RD-UNITS 101-108 (BLDG EXTENDS INTO APN 092-158-012), ADDRESS "710" IS FOR MINI STORAGE. PCS 2/11/08.

LUCIA MAR

SAN LUIS OBISPO JT(27,40)

AREA NO. 21

SAN LUIS

NO. 04

NIPOMO

COASTAL SAN LUIS

NIPOMO



Parcel Summary Report For Parcel # 092-158-011

6/26/2015
8:32:12AM

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:

C3182 FNL Primary Parcel

Description:

MANAGER'S QUARTERS/OFFICE/LIGHT INDUSTRIAL SHELL BL BLDG "A" SPRINKLERED/ARCH JORDAN/STRUC ENGR MVP

C3183 FNL Primary Parcel

Description:

COMMERCIAL STORAGE-BLDG D SPRINKLERED

C4717 ISS Primary Parcel

Description:

FIRESPRINKLERS FOR BLDG A,B,C,D,& OFFICE & MANAGER QUARTERS

C6153 FNL Primary Parcel

Description:

WALL & MONUMENT SIGN

C8497 FNL Primary Parcel

Description:

ADD DEMISING WALLS WITHIN SHELL BLDG "A"(SEE 001) FOR F1 OCC ONLY/ ALL OTHERS TO GET TI PERMIT

D020308D CMP Primary Parcel

Description:

AMEND SIGN PROGRAM

DRC2005-00129 EXP Primary Parcel

Description:

CUP (D99009D) REMOVE EXISTING EXTERIOR RV STORAGE AND CONSTRUCT 6600 SQ FT COMMERCIAL BUILDING 14,400 SQ FT STORAGE IN 3 PHASES

DRC2014-00157 REC Primary Parcel

Description:

ADDITION OF 40,722 SQFT OF STORAGE BUILDINGS - COMMERCIAL EXISTING

H0096 FNL Primary Parcel

Description:

TENANT IMPROVEMENT TO SHELL BUILDING ORIGINAL PERMIT C8497 - ARCH: JAMES NORMAN, C-3891

PMT2002-10260 REC Primary Parcel

Description:

SIGN BACK-LIT SUITE 101

PMT2002-29097 WIT Primary Parcel

Description:

WITHDRAWN TENENT IMPROVEMENT TO SHELL BUILDING CONVERT TO RETAIL SPACE



Parcel Summary Report For Parcel # 092-158-011

6/26/2015
8:32:12AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2003-01541 FNL Primary Parcel

Description:

TENANT IMPROVEMENT - SUITE 104 AND 105 - WALLS FOR DISPLAY AREA (WORK ALREADY DONE)

PMT2004-03655 EXP Primary Parcel

Description:

EXPIRED - 4'X12' ILLUMINATED CABINET SIGN - D020308D

PMT2006-00260 EXP Primary Parcel

Description:

NEW SIGN FOR AUTOTRADER LED AND NEON ILLUMINATION - 14' X 1'8"

PMT2007-01566 EXP Primary Parcel

Description:

WITHDRAWN APPLICATION - COMMERCIAL BUILDING (6,600 SF) W/ 5 RETAIL SPACES - MINOR GRADING PMT2007-01570 (FOR THIS BUILDING AND TWO MINI STORAGE BLDGS PMT2007-01568 AND PMT2007-01569). COMM BLDG UNITS ARE 101-105.

PMT2007-01568 EXP Primary Parcel

Description:

EXPIRED APPLICATION - MINI STORAGE BUILDING A (5,400 SF)

PMT2007-01569 EXP Primary Parcel

Description:

EXPIRED APPLICATION - MINI STORAGE BLDG B (5,600 SF)

PMT2007-01570 EXP Primary Parcel

Description:

EXPIRED APPLICATION - MINOR GRADING FOR COMMERCIAL/RETAIL BLDG AND MINI STORAGE BLDGS PMT2007-01566, PMT2007-01568, PMT2007-01569

PMT2007-01929 EXP Primary Parcel

Description:

APPLICATION EXPIRED - FIRESPRINKLERS FOR COMMERCIAL BLDG C W/ 5 RETAIL SPACES PMT2007-01566 NFPA 13 ORDINARY HAZARD GROUP 2

PMT2007-01930 EXP Primary Parcel

Description:

EXPIRED - FIRESPRINKLERS FOR MINI STORAGE BUILDING A (5400 SF) PMT2007-01568 NFPA 13 2002 EDITION ORD. HAZARD GROUP 2

PMT2007-01931 EXP Primary Parcel

Description:

EXPIRED APPLICATION - FIRESPRINKLERS FOR MINI STORAGE BLDG B PMT2007-01569 NFPA 13 2002 EDITION ORD. HAZARD GROUP 2

PMT2007-02985 FNL Primary Parcel

Description:

SIGN FOR L.D. TERMITE - 24 SF

PMT2009-00396 FNL Primary Parcel

Description:

TENANT IMPROVEMENT - SUITE 101 - SAN LUIS AMBULANCE



Parcel Summary Report For Parcel # 092-158-011

6/26/2015
8:32:12AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2013-01278 FNL Primary Parcel

Description:

PHOTOVOLTAIC - ROOF MOUNT - 29.25 KW

ZON2006-00531 APV Primary Parcel

Description:

MARTIAL ARTS INSTRUCTION

C1832 FNL Related Parcel

Description:

REG GRADG FOR FUTURE COMMERCIAL BLDGS & RETG WALLS TERRY ORTON,RCE/GARDEN WALL <3FT NO PMT REQD

C3184 FNL Related Parcel

Description:

COMMERCIAL STORAGE/BLDG B & C (CONNECTED @ 1ST FLR SPRINKLERED

D890318D EXP Related Parcel

Description:

DEV PLAN FOR CLUSTERED TRACT 1876

D990004P CMP Related Parcel

Description:

MOBILE HOME SALES

D990006D CMP Related Parcel

Description:

MINI-STORAGE/IND BLDG/CARETAKER/OFFICE

PMT2002-12634 EXP Related Parcel

Description:

PMT2002-15172 FNL Related Parcel

Description:

TENANT IMPROVEMENT #108 ADD PARTITIONS/ELECTRICAL ORIGINAL PERMIT C3182-84

PMT2002-22970 EXP Related Parcel

Description:

GRADING FOR TRACT 1759

S890216T EXP Related Parcel

Description:

SUBDIV 9.82 AC INTO 8 CLUSTERED PARCELS

S940048T WIT Related Parcel

Description:

PROPOSED 9 LOT SUBDIVISION



Parcel Summary Report For Parcel # 092-158-011

6/26/2015
8:32:12AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S940186N EXP Related Parcel

Description:

PROP PRINCESS CT-TR 1759

S950006T RDD Related Parcel

Description:

SUBDIVISION OF 11 PARCELS

S980176N RDD Related Parcel

Description:

PRINCESS COURT



Parcel Summary Report For Parcel # 092-158-012

6/26/2015
8:57:37AM

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 NIPOMO PARTNERS LLC A CA LLC
710 S FRONTAGE RD NIPOMO CA 93444-5652

Address Information

<u>Status</u>	<u>Address</u>
P	00720 SO FRONTAGE RD 0108 NIPO
P	00720 SO FRONTAGE RD 0104 NIPO
P	00720 SO FRONTAGE RD 0102 NIPO
P	00720 SO FRONTAGE RD 0103 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>
2210	0000	0012	Nipomo	South County I CS				Y	SC / VL	E030292

Parcel Information

<u>Status</u>	<u>Description</u>
Active	TR 2210 LT 12

Notes

OK TO HAVE THE END UNIT ON CS BUILDING AS OFFICE FOR CAR SALES LOT ON APN 092-158-012. KBN/SWC 1/22/15 .APPROVED SIGN PROGRAM REQUIRES SIGNS FOR EACH TENANT TO BE INDIVIDUAL RAISED LETTERS, WHICH MAY BE LIT INTERNALLY. CABINET SIGNS ARE NOT ALLOWED, EXCEPT FOR A SMALL LOGO (6 SF.) SEE CONDITIONS OF APPROVAL FOR DETAILS; DEV. REVIEW STAFF WILL REVIEW SIGN PERMITS. N.ORTON 9-19-05.

ADDRESS FOR COMM BLDG ARE UNITS 101-108. PCS 2/11/08.

LUCIA MAR

SAN LUIS OBISPO JT(27,40)

AREA NO. 21

SAN LUIS

NO. 04

NIPOMO



Parcel Summary Report For Parcel # 092-158-012

6/26/2015
8:57:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

COASTAL SAN LUIS
NIPOMO

Case Information

Case Number:

Case Status:

C7974 FNL Primary Parcel

Description:

TENANT IMPROVEMENT TO C3182 (STE 101) (B000733-001)

COD2003-00292 CLD Primary Parcel

Description:

CONDITION COMPLIANCE- SIGNS

DRC2009-00006 APV Primary Parcel

Description:

AMBULANCE SERVICE LOCATION

P020555Z APP Primary Parcel

Description:

DBA STONE CONCEPTS

P020586Z APP Primary Parcel

Description:

DBA THE SOFA GUY

P030006Z APP Primary Parcel

Description:

OFFICES & PHYSICAL THERAPY ROOM DBA WEST COAST GYMS

PMT2002-12634 EXP Primary Parcel

Description:

PMT2002-13108 EXP Primary Parcel

Description:

SIGN (BACK LIT) SUITE 101 FOR T.I. PERMIT 7974

PMT2002-13109 WIT Primary Parcel

Description:

TENANT IMPROVEMENT

PMT2002-15167 FNL Primary Parcel

Description:

TENANT IMPROVEMENT (CARPET STORE SUITE 106 & 107) SHELL BLDG C3182



Parcel Summary Report For Parcel # 092-158-012

6/26/2015
8:57:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

PMT2003-02158 EXP Primary Parcel

Description:

EXPIRED - SIGN FOR SUITES 104 & 105 (80 SF) STONE CONCEPTS.

PMT2003-02173 FNL Primary Parcel

Description:

NON-ILLUMINATED SIGN (80 SF) FOR TEMPLETON FLOOR CO., STE 106

PMT2005-00276 EXP Primary Parcel

Description:

ILLUMINATED SIGN CABINET (30 SF)

PMT2005-01771 FNL Primary Parcel

Description:

ADD 4 ELECTRICAL OUTLETS TO THE INSIDE OF A COMMERCIAL BUILDING

PMT2005-03171 EXP Primary Parcel

Description:

SIGN FOR UNIT 108 2'3" HIGH BY 13' 3" WIDE 30 SQ FT AREA INDIVIDUAL LETTERS (HAMILTON COATINGS)

PMT2008-00032 FNL Primary Parcel

Description:

ILLUMINATED SIGN - 14" X 147" - SHINJIN KARATE

PMT2008-01465 WIT Primary Parcel

Description:

ILLUMINATED SIGN FOR COMMERCIAL BUSINESS " WINDOW WORLD" 102" X 54" - SUITE 103 - "FORT LOCKS" (SELF STORAGE BUSINESS)

PMT2008-02105 EXP Primary Parcel

Description:

SIGN PERMIT - TWO SIGNS - WINDOW WORLD.COM - 1-800-NEXT WINDOW - SUITE 103

PMT2013-02194 FNL Primary Parcel

Description:

WALL SIGN "GARCIA REAL ESTATE" (NO ELECTRICAL) - SUITE 103

ZON2003-00425 APV Primary Parcel

Description:

RETAIL FLOORING

ZON2004-00719 APV Primary Parcel

Description:

RETAIL OFF ROAD VEHICLES

ZON2005-00351 APV Primary Parcel

Description:

PHOTO GUIDE MAGAZINE



Parcel Summary Report For Parcel # 092-158-012

6/26/2015
8:57:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

ZON2005-00830 APV Primary Parcel

Description:

25% OF SPACE WILL BE RETAIL PAINT STORE & WAREHOUSE/TINTING IN THE REAR OF BLDG.

ZON2012-00657 APV Primary Parcel

Description:

REAL ESTATE OFFICE

C1832 FNL Related Parcel

Description:

REG GRADG FOR FUTURE COMMERCIAL BLDGS & RETG WALLS TERRY ORTON, RCE/GARDEN WALL <3FT NO PMT REQD

C3182 FNL Related Parcel

Description:

MANAGER'S QUARTERS/OFFICE/LIGHT INDUSTRIAL SHELL BL BLDG "A" SPRINKLERED/ARCH JORDAN/STRUC ENGR MVP

C3183 FNL Related Parcel

Description:

COMMERCIAL STORAGE-BLDG D SPRINKLERED

C3184 FNL Related Parcel

Description:

COMMERCIAL STORAGE/BLDG B & C (CONNECTED @ 1ST FLR SPRINKLERED

C4717 ISS Related Parcel

Description:

FIRESPRINKLERS FOR BLDG A,B,C,D,& OFFICE & MANAGER QUARTERS

C8497 FNL Related Parcel

Description:

ADD DEMISING WALLS WITHIN SHELL BLDG "A"(SEE 001) FOR F1 OCC ONLY/ ALL OTHERS TO GET TI PERMIT

D020308D CMP Related Parcel

Description:

AMEND SIGN PROGRAM

D890318D EXP Related Parcel

Description:

DEV PLAN FOR CLUSTERED TRACT 1876

D990004P CMP Related Parcel

Description:

MOBILE HOME SALES

D990006D CMP Related Parcel

Description:

MINI-STORAGE/IND BLDG/CARETAKER/OFFICE



Parcel Summary Report For Parcel # 092-158-012

6/26/2015
8:57:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

DRC2014-00157 REC Related Parcel

Description:

ADDITION OF 40,722 SQFT OF STORAGE BUILDINGS - COMMERCIAL EXISTING

H0096 FNL Related Parcel

Description:

TENANT IMPROVEMENT TO SHELL BUILDING ORIGINAL PERMIT C8497 - ARCH: JAMES NORMAN, C-3891

PMT2002-10260 REC Related Parcel

Description:

SIGN BACK-LIT SUITE 101

PMT2002-15172 FNL Related Parcel

Description:

TENANT IMPROVEMENT -#108 ADD PARTITIONS/ELECTRICAL ORIGINAL PERMIT C3182-84

PMT2002-22970 EXP Related Parcel

Description:

GRADING FOR TRACT 1759

PMT2007-01566 EXP Related Parcel

Description:

WITHDRAWN APPLICATION - COMMERCIAL BUILDING (6,600 SF) W/ 5 RETAIL SPACES - MINOR GRADING PMT2007-01570 (FOR THIS BUILDING AND TWO MINI STORAGE BLDGS PMT2007-01568 AND PMT2007-01569). COMM BLDG UNITS ARE 101-105.

PMT2007-01568 EXP Related Parcel

Description:

EXPIRED APPLICATION - MINI STORAGE BUILDING A (5,400 SF)

PMT2007-01569 EXP Related Parcel

Description:

EXPIRED APPLICATION - MINI STORAGE BLDG B (5,600 SF)

PMT2007-01570 EXP Related Parcel

Description:

EXPIRED APPLICATION - MINOR GRADING FOR COMMERCIAL/RETAIL BLDG AND MINI STORAGE BLDGS PMT2007-01566, PMT2007-01568, PMT2007-01569

PMT2013-01278 FNL Related Parcel

Description:

PHOTOVOLTAIC - ROOF MOUNT - 29.25 KW

S890216T EXP Related Parcel

Description:

SUBDIV 9.82 AC INTO 8 CLUSTERED PARCELS

S940048T WIT Related Parcel

Description:

PROPOSED 9 LOT SUBDIVISION



Parcel Summary Report For Parcel # 092-158-012

6/26/2015
8:57:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

S940186N	EXP	Related Parcel
<u>Description:</u>		
PROP PRINCESS CT-TR 1759		
S950006T	RDD	Related Parcel
<u>Description:</u>		
SUBDIVISION OF 11 PARCELS		
S980176N	RDD	Related Parcel
<u>Description:</u>		
PRINCESS COURT		



Parcel Summary Report For Parcel # 092-158-013

6/26/2015
8:57:59AM

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 NIPOMO PARTNERS LLC A CA LLC
710 S FRONTAGE RD NIPOMO CA 93444-5652

Address Information

Status Address
P 00730 SO 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>
2210	0000	0013	Nipomo	South County I CS				Y	SC	

Parcel Information

Status Description
Active TR 2210 LT 13

Notes

OK DO DO VEHICLE SALES YARD ON THIS SITE NEXT TO THE FREEWAY. CAN TAKE DOWN WALL THAT HIDES THE OLD RV'S TO SHOW CARS FROM FREEWAY. CS BUILDING NEXT DOOR WILL BE THE OFFICE FOR THIS USE. OK TO SIGN OFF DMV FORM. 1/22/15 KBN/SWC APPROVED SIGN PROGRAM REQUIRES SIGNS FOR EACH TENANT TO BE INDIVIDUAL RAISED LETTERS, WHICH MAY BE LIT INTERNALLY. CABINET SIGNS ARE NOT ALLOWED, EXCEPT FOR A SMALL LOGO (6 SF.) SEE CONDITIONS OF APPROVAL FOR DETAILS; DEV. REVIEW STAFF WILL REVIEW SIGN PERMITS. N.ORTON 9-19-05. UNITS FOR COMM BLDG ARE 101-105. PCS 8-11-08.

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
NIPOMO
COASTAL SAN LUIS
NIPOMO



Parcel Summary Report For Parcel # 092-158-013

6/26/2015
8:57:59AM

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:

C1832 FNL Primary Parcel

Description:

REG GRADG FOR FUTURE COMMERCIAL BLDGS & RETG WALLS TERRY ORTON,RCE/GARDEN WALL <3FT NO PMT REQD

C3184 FNL Primary Parcel

Description:

COMMERCIAL STORAGE/BLDG B & C (CONNECTED @ 1ST FLR SPRINKLERED

D890318D EXP Primary Parcel

Description:

DEV PLAN FOR CLUSTERED TRACT 1876

PMT2002-15172 FNL Primary Parcel

Description:

TENANT IMPROVEMENT -#108 ADD PARTITIONS/ELECTRICAL ORIGINAL PERMIT C3182-84

S890216T EXP Primary Parcel

Description:

SUBDIV 9.82 AC INTO 8 CLUSTERED PARCELS

C3182 FNL Related Parcel

Description:

MANAGER'S QUARTERS/OFFICE/LIGHT INDSTRIAL SHELL BL BLDG "A" SPRINKLERED/ARCH JORDAN/STRUC ENGR MVP

C3183 FNL Related Parcel

Description:

COMMERCIAL STORAGE-BLDG D SPRINKLERED

C4717 ISS Related Parcel

Description:

FIRESPRINKLERS FOR BLDG A,B,C,D,& OFFICE & MANAGER QUARTERS

C8497 FNL Related Parcel

Description:

ADD DEMISING WALLS WITHIN SHELL BLDG "A"(SEE 001) FOR F1 OCC ONLY/ ALL OTHERS TO GET TI PERMIT

D020308D CMP Related Parcel

Description:

AMEND SIGN PROGRAM

D990004P CMP Related Parcel

Description:

MOBILE HOME SALES



Parcel Summary Report For Parcel # 092-158-013

6/26/2015
8:57:59AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

D990006D CMP Related Parcel

Description:

MINI-STORAGE/IND BLDG/CARETAKER/OFFICE

DRC2014-00157 REC Related Parcel

Description:

ADDITION OF 40,722 SQFT OF STORAGE BUILDINGS - COMMERCIAL EXISTING

PMT2002-10260 REC Related Parcel

Description:

SIGN BACK-LIT SUITE 101

PMT2002-22970 EXP Related Parcel

Description:

GRADING FOR TRACT 1759

PMT2007-01566 EXP Related Parcel

Description:

WITHDRAWN APPLICATION - COMMERCIAL BUILDING (6,600 SF) W/ 5 RETAIL SPACES - MINOR GRADING PMT2007-01570 (FOR THIS BUILDING AND TWO MINI STORAGE BLDGS PMT2007-01568 AND PMT2007-01569). COMM BLDG UNITS ARE 101-105.

PMT2007-01568 EXP Related Parcel

Description:

EXPIRED APPLICATION - MINI STORAGE BUILDING A (5,400 SF)

PMT2007-01569 EXP Related Parcel

Description:

EXPIRED APPLICATION - MINI STORAGE BLDG B (5,600 SF)

PMT2007-01570 EXP Related Parcel

Description:

EXPIRED APPLICATION - MINOR GRADING FOR COMMERCIAL/RETAIL BLDG AND MINI STORAGE BLDGS PMT2007-01566, PMT2007-01568, PMT2007-01569

S940048T WIT Related Parcel

Description:

PROPOSED 9 LOT SUBDIVISION

S940186N EXP Related Parcel

Description:

PROP PRINCESS CT-TR 1759

S950006T RDD Related Parcel

Description:

SUBDIVISION OF 11 PARCELS

S980176N RDD Related Parcel

Description:

PRINCESS COURT



Parcel Summary Report For Parcel # 092-158-014

6/26/2015
8:58:37AM

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 NIPOMO PARTNERS LLC A CA LLC
710 S FRONTAGE RD NIPOMO CA 93444-5652

Address Information

Status Address

P 00760 SO 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>
2210	0000	0014	Nipomo	South County I	CS			Y	SC / VP	

Parcel Information

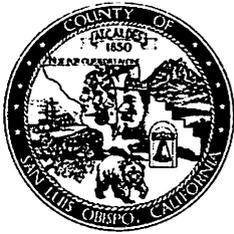
Status Description

Active TR 2210 LT 14

Notes

OK TO DO CAR SALES FROM THIS LOT KBN/SWC 1/22/15. PPLICANT WANTS TO MOVE STORAGE AREA AND REPLACE WITH A MODULAR OFFICE. I CHECKED WITH THE SOUTH COUNTY TEAM AND THEY AGREED AS LONG THE LANDSCAPING IS IN GOOD SHAPE AND THEY SHOW PARKING ON THE SITE FOR THE NEW OFFICE THEN IT SHOULD BE OK. APPLICANT TO BRING IN PHOTS OF LANDSCAPING, A SITE PLAN AND BUILD PERMIT FOR NEW OFFICE. 4/25/07 SWC

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
AREA NO. 21
SAN LUIS
NO. 04
NIPOMO
COASTAL SAN LUIS
NIPOMO



Parcel Summary Report For Parcel # 092-158-014

6/26/2015
8:58:37AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

<u>Case Number:</u>	<u>Case Status:</u>	
A8979	ISS	Related Parcel
<u>Description:</u> MOBILE HOME SALES OFFICE		
D890318D	EXP	Related Parcel
<u>Description:</u> DEV PLAN FOR CLUSTERED TRACT 1876		
D990004P	CMP	Related Parcel
<u>Description:</u> MOBILE HOME SALES		
D990006D	CMP	Related Parcel
<u>Description:</u> MINI-STORAGE/IND BLDG/CARETAKER/OFFICE		
DRC2014-00157	REC	Related Parcel
<u>Description:</u> ADDITION OF 40,722 SQFT OF STORAGE BUILDINGS - COMMERCIAL EXISTING		
PMT2002-22970	EXP	Related Parcel
<u>Description:</u> GRADING FOR TRACT 1759		
S890216T	EXP	Related Parcel
<u>Description:</u> SUBDIV 9.82 AC INTO 8 CLUSTERED PARCELS		
S940048T	WIT	Related Parcel
<u>Description:</u> PROPOSED 9 LOT SUBDIVISION		
S940186N	EXP	Related Parcel
<u>Description:</u> PROP PRINCESS CT-TR 1759		
S950006T	RDD	Related Parcel
<u>Description:</u> SUBDIVISION OF 11 PARCELS		
S980176N	RDD	Related Parcel
<u>Description:</u> PRINCESS COURT		