



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 10/26/2015

TO: _____

FROM: MICHAEL CONGER, 805-781-5136, mconger@co.slo.ca.us
SOUTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00050 COMMUNITY HEALTH CENTER, VARIANCE PROPOSED COMMUNITY HEALTH CENTER LOCATED AT THE SOUTHEAST CORNER OF CIENAGA ST. AND 21ST AVE. APN: 062-117-009 & 062-117-011

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

DRC2015-00050

COMMUNITY HEA

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

VARIANCE

COMMUNITY HEALTH CENTER, SINGLE
STORY OFFICE BUILDING (APPROX 14,500
SCSLB/ OCNO

AR CR FH

APPLICANT INFORMATION

 Check box for contact person assigned to this project

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

Applicant Name Community Health Centers, Linda Costa
Mailing Address 2050 Blosser Road Santa Maria, CA 93458
Email Address: Phone; 805-346-3900 email; costa@chccc.org

Agent Name RRM Design Group, Pat Blote, architect
Mailing Address 3765 South Higuera Street SLO, CA 93465
Email Address: phone; 805-543-1794 email; plblote@rrmdesign.com

PROPERTY INFORMATION

Total Size of Site: 1.19 acres = 51,826 s.f. Assessor Parcel Number(s): 062-117-009 & 062-117-011

Legal Description: _____

Address of the project (if known): Southeast corner Cienaga Street & 21st Avenue

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 south to Cabrillo Hwy west

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

Undeveloped land, no existing on-site improvements

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): _____

Community health center, single story office building, approximately 14,500 s.f.

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 Linda L Costa Date 10-20-2015

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): zoning variance

Describe existing and future access to the proposed project site:
Paved streets on Cienaga Avenue and 21st Streets, existing and future access

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: Public street South: Auto salvage yard
East: Self storage facility West: Public street

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: Building = 29% Landscaping: Landscape = 27% %
Paving: Parking and drive aisles = 44% Other (specify) _____
Total area of all paving and structures: _____ sq. feet acres
Total area of grading or removal of ground cover: Refer to site plan and project statistics
Number of parking spaces proposed: _____
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: _____
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: FCFA - Five Cities Fire Authority

For commercial/industrial projects answer the following:
Total outdoor use area: n/a sq. feet acres
Total floor area of all structures including upper stories: 14,500 sf sq. feet

For residential projects, answer the following:
Number of residential units: n/a Number of bedrooms per unit: _____
Total floor area of all structures including upper stories, but not garages and carports: _____
Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- 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: 1.19 acres acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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: Small stockpiles of soil material
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: _____

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? 500 gallons per day
4. How many service connections will be required? Single service connection
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? n/a
 Yes No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements? n/a
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. n/a
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: n/a

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: 50 ft. approximately Location of connection: Cienaga Avenue
2. What is the amount of proposed flow? 500 gallons per day G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? Office waste and recyclables
- 2. Name of Solid Waste Disposal Company: South County Sanitary Service
- 3. Where is the waste disposal storage in relation to buildings? 50 ft. approximately
- 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: Oceano Elementary School
- 2. Location of nearest police station: San Luis Obispo Sheriff's Office 1681 Front St, Oceano
- 3. Location of nearest fire station: Oceano Fire Department 1655 Front Street, Oceano
- 4. Location of nearest public transit stop: South County Transit bus stop Arroyo Grande
- 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:
Undeveloped
- 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: 6 days per week Hours of Operation: 8am to 6pm
- 2. How many people will this project employ? 20 staff members approximately
- 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: _____
Bio-waste to be handled by special vendor
- 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. 100 trips Between 4:00 to 6:00 p.m. 100 trips
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? No at is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? No please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): N/A
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: N/A

*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: N/A

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):

Unable to locate County file number for previously approved commercial development

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): _____ CA state licensing for health care facility _____

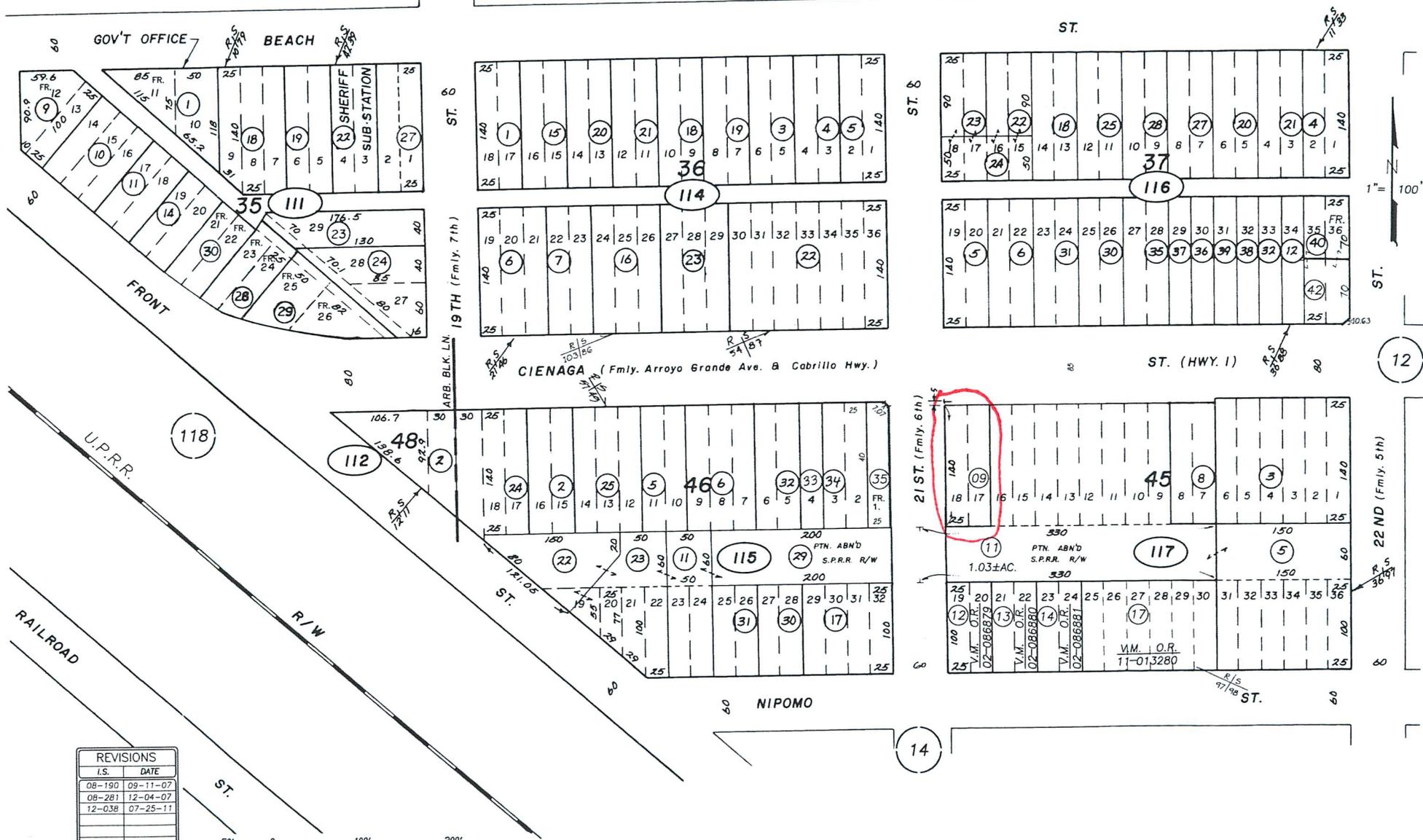
(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

08

089

09

062-11



REVISIONS	
I.S.	DATE
08-190	09-11-07
08-281	12-04-07
12-038	07-25-11

50' 0 100' 200'

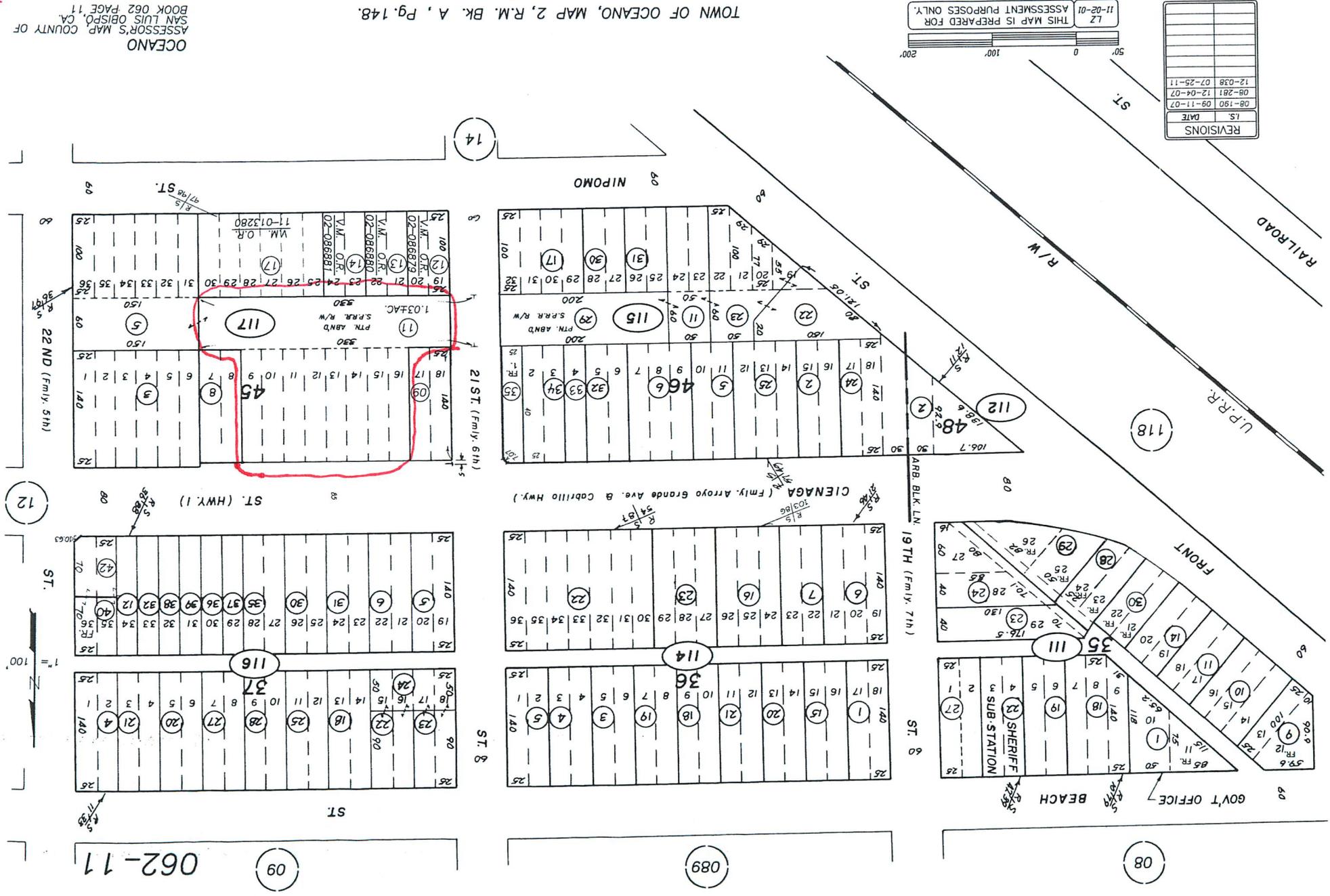
LZ 11-02-01 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

REVISIONS	DATE	BY
08-190	09-11-07	
08-281	12-04-07	
12-038	07-25-11	

THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY.
LZ
11-02-01

TOWN OF OCEANO, MAP 2, R.M. BK. A, Pg. 148.

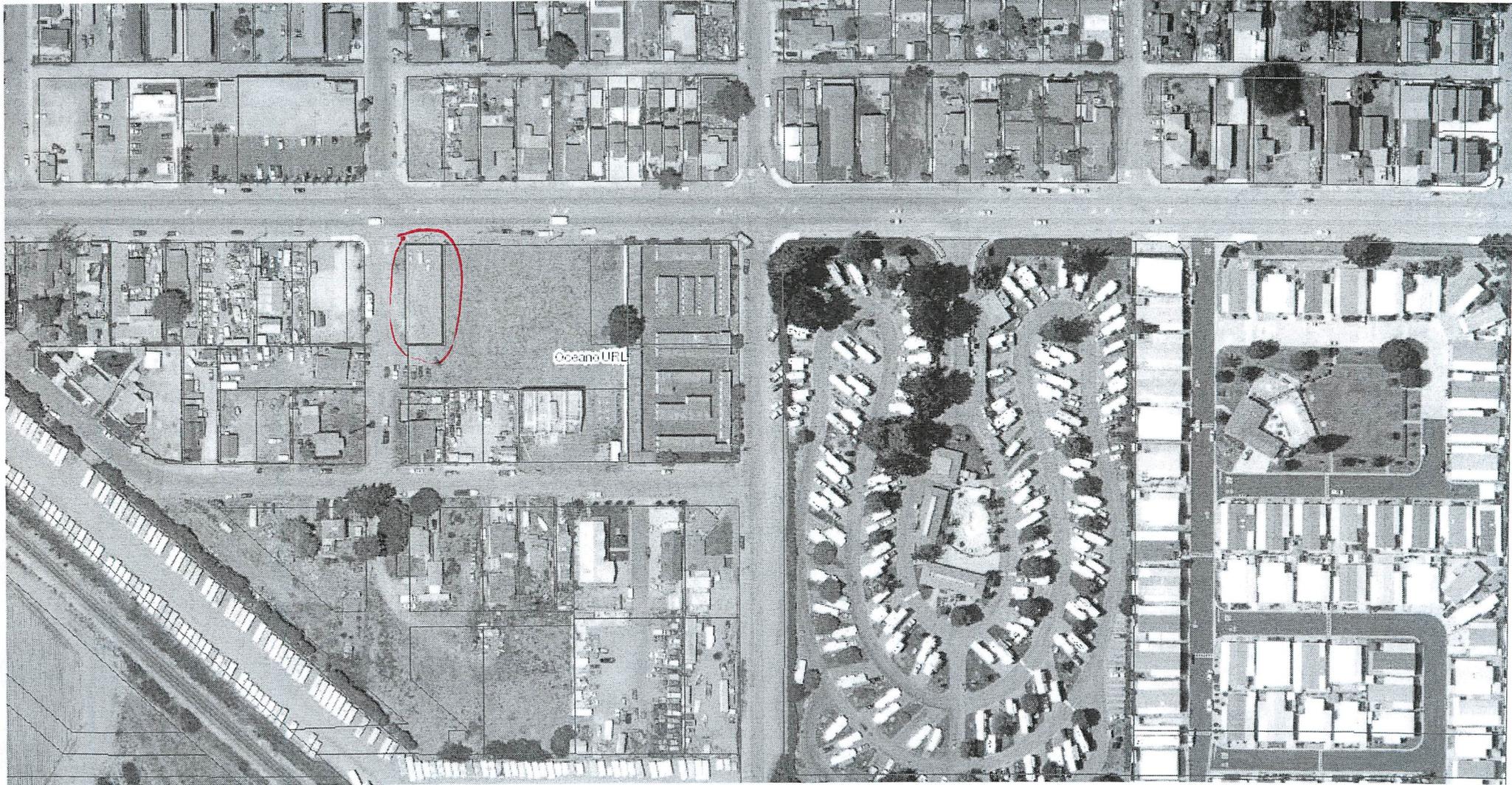
OCEANO
ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA.
BOOK 062 PAGE 11

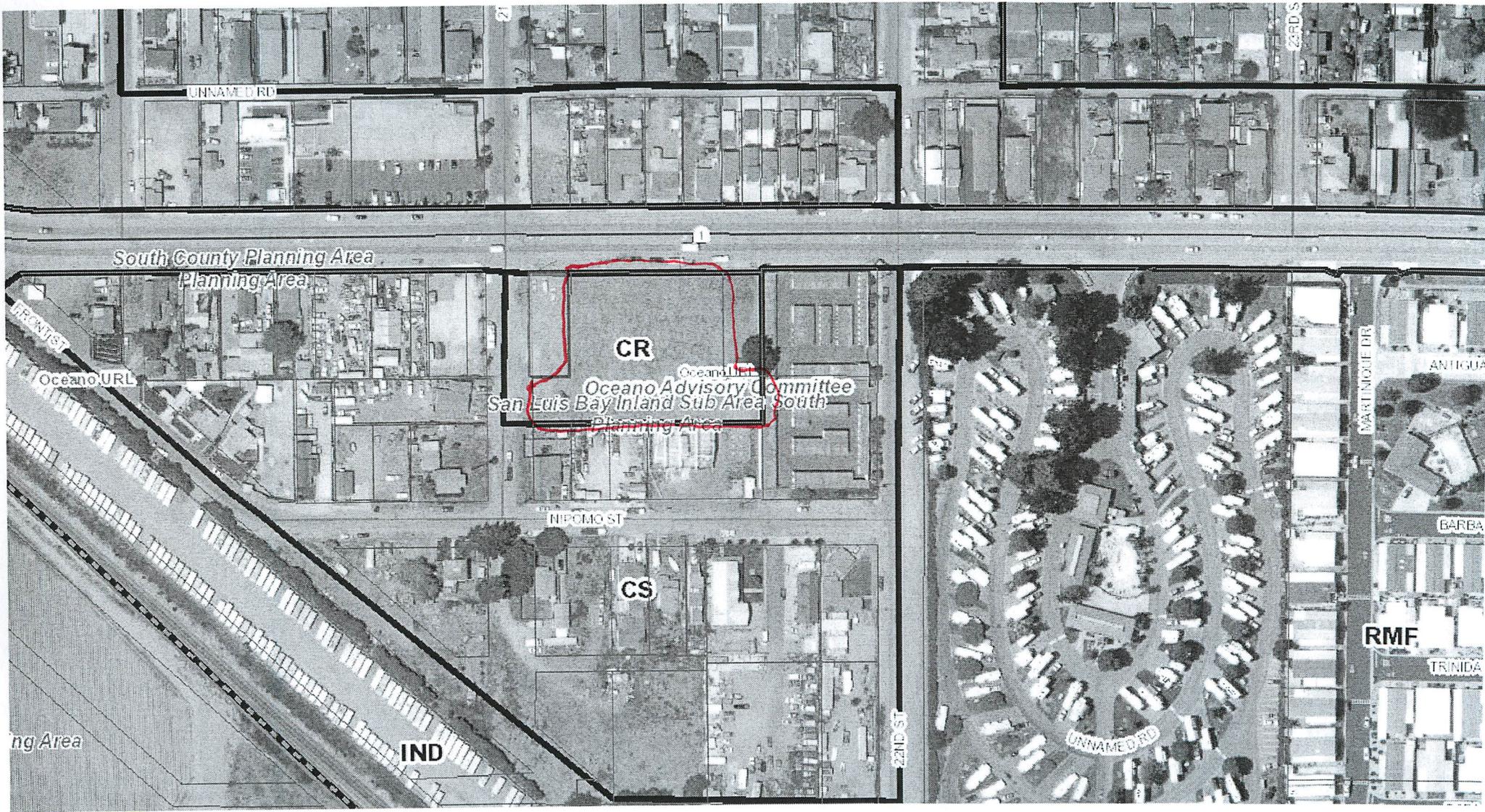


09 062-11

089

08







Parcel Summary Report For Parcel # 062-117-009

10/26/2015
1:46:42PM

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 PLAZA CENTRAL LLC
 72 S MAIN ST TEMPLETON CA 93465-9787
OWN PLAZA CENTRAL LLC A CA LLC

Address Information

Status Address
 00000 21ST ST OCNO

Lot Information:

<u>Tract / Townshp</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>
TNOCNO	0045	17P	Oceano	South County I	CR	AR		Y	LM / VC / VP	E010324L / E020080S
TNOCNO	0045	18P	Oceano	South County I				Y	LM	

Parcel Information

Status Description
Active TN OCEANO BL 45 PTN LTS 1 7 & 18

Notes
SEE PARCEL TAG FOR LEGALITY INFORMATION. JSM 9/9/15

Tax Districts
DRC2007-00115 IS EXPIRED. PER N. ORTON, OKAY TO TAKE "RE-RUN" IN AS MUP WITH CE FEES AS DEPOSIT, AND THEN REAL-TIME BILL, AS ONLY MINIMAL WORK IS ANTICIPATED TO COMPLETE THE RE-RUN. --MCONGER 3/15/2012

FOR PARKING CALCULATIONS REFER TO DRC2007-00115. DOCUMENT ATTACHED TO TIDEMARK WITH PARKING ESTIMATES. SITE HAS 83 PARKING SPACES PLUS 14 ON-STREET SPACES CAN BE COUNTED TOWARDS THE REQUIRED PARKING -- MCONGER 4/1/09

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
NO. 04



Parcel Summary Report For Parcel # 062-117-009

10/26/2015
1:46:43PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

SOUTH SAN LUIS OBISPO COUNTY
OCEANO
AREA NO. 21
COASTAL SAN LUIS
COUNTY-ZONE NO. 01
COUNTY-ZONE NO. 03
SAN LUIS

Case Information

Case Number:

Case Status:

COD2013-00317 CLD Primary Parcel

Description:

UNPERMITTED STOCKPILE

DRC2007-00115 EX1 Primary Parcel

Description:

MIXED USE DEVELOPMENT INCLUDING 19,999 SQUARE FEET OF RETAIL COMMERCIAL AND OFFICE USE AND 22 RESIDENTIAL UNITS. TWO MIXED USE BUILDINGS PROPOSED ALONG THE CIENAGA STREET FRONTAGE, EACH WITH APPROX. 10,000 SQUARE FEET OF RETAIL/OFFICE SPACE ON THE FIRST TWO FLOORS AND FOUR 900 SQUARE FOOT RESIDENTIAL UNITS ON THE THIRD FLOOR. 14 ADDITIONAL RESIDENTIAL UNITS PROPOSED TOWARDS THE SOUTH AND EAST SIDES OF THE SITE, EACH TWO STORIES ABOVE A LEVEL OF PARKING AND APPROX. 900 SQUARE FEET. ADDITIONAL AUTHORIZATIONS: (1) GRADING WITH APPROX. 1.22 ACRES OF SITE DISTURBANCE, (2) OFF-SITE IMPROVEMENTS TO 21ST STREET AND CIENAGA STREET, (3) PARKING MODIFICATION TO ALLOW UP TO 14 ON-STREET PARKING SPACES FRONTING THE PROJECT SITE TO BE COUNTED TOWARDS REQUIRED PARKING.

DRC2015-00050 REC Primary Parcel

Description:

COMMUNITY HEALTH CENTER, SINGLE STORY OFFICE BUILDING (APPROX 14,500 SF)

E000384 RES Primary Parcel

Description:

VEHICLE STORAGE

E010158 RES Primary Parcel

Description:

OCCUPIED TRAVEL TRAILERS

E020080 RES Primary Parcel

Description:

SUBSTANDARD BUILDING



Parcel Summary Report For Parcel # 062-117-009

10/26/2015
1:46:43PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

E980156 RES Primary Parcel

Description:

STORED VEHICLE

E990093 RES Primary Parcel

Description:

VEHICLE STORAGE

LRP2013-00011 REC Primary Parcel

Description:

ORDINANCE AMENDMENT - AMEND PLANNING AREA STANDARD TO ALLOW LARGER PERCENTAGE OF RESIDENTIAL VS COMMERCIAL FOR MIXED USE PROJECTS

LRP2006-00011 APV Related Parcel

Description:

AMENDMENT TO THE SAN LUIS BAY (INLAND) AREA PLAN OF THE LAND USE ELEMENT AND THE OCEANO SPECIFIC PLAN BY CHANGING THE LAND USE CATEGORY ON AN APPROXIMATELY 1.38 ACRE SITE FROM COMMERCIAL SERVICE TO COMMERCIAL RETAIL

PMT2008-01589 EXP Related Parcel

Description:

EXPIRED APPLICATION - ON-SITE FINISH GRADING, PREPARATION OF (7) BLDG PADS, INSTALL ON-SITE UNDERGROUND DRAINAGE BASIN, PREPARATION OF SUBGRADE & PAVING FOR FUTURE PARKING LOT IMPROVEMENTS & UNDERGROUND UTILITIES. ALL DISABLED ACCESS WILL BE REVIEWED FUTURE BLDG'S THE USE TO BE RESIDENTIAL & COMMERCIAL (MIXED USE).



Parcel Summary Report For Parcel # 062-117-011

10/26/2015
2:28:10PM

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 PLAZA CENTRAL LLC
 72 S MAIN ST TEMPLETON CA 93465-9787
 OWN PLAZA CENTRAL LLC A CA LLC

Address Information

Status **Address**
 P 02120 CIENAGA ST OCNO

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>
TNOCNO	0045	0010						Y	LM	
TNOCNO	0045	0011						Y	LM	
TNOCNO	0045	0012						Y	LM	
TNOCNO	0045	0013						Y	LM	
TNOCNO	0045	0014						Y	LM	
TNOCNO	0045	0015						Y	LM	
TNOCNO	0045	0016						Y	LM	
TNOCNO	0045	PTN						Y	LM	

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>
TNOCNO	0045	0009	Oceano	South County I	CR	AR	FH	Y	LM / VP	E010324L / E020080S
062117	011	0001	Oceano	South County I				N	VP	



Parcel Summary Report For Parcel # 062-117-011

10/26/2015
2:28:10PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Parcel Information

Status Description

Active TN OCEANO BL 45 LTS 9 THR U 16 & PTN ABD RR

Notes

SEE PARCEL TAG FOR LEGALITY INFORMATION. JSM 9/9/15

Tax Districts

DRC2007-00115 IS EXPIRED. PER N. ORTON, OKAY TO TAKE "RE-RUN" IN AS MUP WITH CE FEES AS DEPOSIT, AND THEN REAL-TIME BILL, AS ONLY MINIMAL WORK IS ANTICIPATED TO COMPLETE THE RE-RUN. --MCONGER 3/15/2012

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LUCIA MAR

SAN LUIS OBISPO JT(27,40)

ARROYO GRANDE

NO. 04

SOUTH SAN LUIS OBISPO COUNTY

OCEANO

AREA NO. 21

COASTAL SAN LUIS

COUNTY-ZONE NO. 01

COUNTY-ZONE NO. 03

SAN LUIS

Case Information

Case Number:

Case Status:

COD2004-00307

CLD

Primary Parcel

Description:

DRAINAGE

COD2009-00492

CLD

Primary Parcel

Description:

GRADING PERMIT REQUIRED (STOCKPILED MATERIALS W/O EROSION CONTROLS OR PERMIT)



Parcel Summary Report For Parcel # 062-117-011

10/26/2015
2:28:10PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

E010324 RES Primary Parcel

Description:

OUTDOOR STORAGE

LRP2006-00011 APV Primary Parcel

Description:

AMENDMENT TO THE SAN LUIS BAY (INLAND) AREA PLAN OF THE LAND USE ELEMENT AND THE OCEANO SPECIFIC PLAN BY CHANGING THE LAND USE CATEGORY ON AN APPROXIMATELY 1.38 ACRE SITE FROM COMMERCIAL SERVICE TO COMMERCIAL RETAIL

PMT2003-01308 FNL Primary Parcel

Description:

STOCKPILE FOR 1 YEAR. KEVIN DEVANEY, RCE - CASEY O'CONNOR - AGENT

PMT2008-01589 EXP Primary Parcel

Description:

EXPIRED APPLICATION - ON-SITE FINISH GRADING, PREPARATION OF (7) BLDG PADS, INSTALL ON-SITE UNDERGROUND DRAINAGE BASIN, PREPARATION OF SUBGRADE & PAVING FOR FUTURE PARKING LOT IMPROVEMENTS & UNDERGROUND UTILITIES. ALL DISABLED ACCESS WILL BE REVIEWED FUTURE BLDG'S THE USE TO BE RESIDENTIAL & COMMERCIAL (MIXED USE).

PRE2015-00007 MET Primary Parcel

Description:

CONSTRUCTION

DRC2007-00115 EX1 Related Parcel

Description:

MIXED USE DEVELOPMENT INCLUDING 19,999 SQUARE FEET OF RETAIL COMMERCIAL AND OFFICE USE AND 22 RESIDENTIAL UNITS. TWO MIXED USE BUILDINGS PROPOSED ALONG THE CIENAGA STREET FRONTAGE, EACH WITH APPROX. 10,000 SQUARE FEET OF RETAIL/OFFICE SPACE ON THE FIRST TWO FLOORS AND FOUR 900 SQUARE FOOT RESIDENTIAL UNITS ON THE THIRD FLOOR. 14 ADDITIONAL RESIDENTIAL UNITS PROPOSED TOWARDS THE SOUTH AND EAST SIDES OF THE SITE, EACH TWO STORIES ABOVE A LEVEL OF PARKING AND APPROX. 900 SQUARE FEET. ADDITIONAL AUTHORIZATIONS: (1) GRADING WITH APPROX. 1.22 ACRES OF SITE DISTURBANCE, (2) OFF-SITE IMPROVEMENTS TO 21ST STREET AND CIENAGA STREET, (3) PARKING MODIFICATION TO ALLOW UP TO 14 ON-STREET PARKING SPACES FRONTING THE PROJECT SITE TO BE COUNTED TOWARDS REQUIRED PARKING.

E000384 RES Related Parcel

Description:

VEHICLE STORAGE

E010158 RES Related Parcel

Description:

OCCUPIED TRAVEL TRAILERS

E020080 RES Related Parcel

Description:

SUBSTANDARD BUILDING

E980156 RES Related Parcel

Description:

STORED VEHICLE



Parcel Summary Report For Parcel # 062-117-011

10/26/2015
2:28:10PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

E990093 RES Related Parcel

Description:

VEHICLE STORAGE

LRP2013-00011 REC Related Parcel

Description:

ORDINANCE AMENDMENT - AMEND PLANNING AREA STANDARD TO ALLOW LARGER PERCENTAGE OF RESIDENTIAL VS COMMERCIAL FOR MIXED USE PROJECTS

PMT2013-02517 REC Related Parcel

Description:

AS BUILT GRADING TO RECTIFY COD 2013-00317 FOR STOCKPILE OF FUTURE PROJECT- DURATION; 6 MONTHS



SHEET INDEX

- A.1 TITLE SHEET
- A.2 SITE PLAN
- A.3 FLOOR PLAN
- A.4 ELEVATIONS
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- L.1 LANDSCAPE PLAN
- C.1 GRADING & DRAINAGE PLAN
- C.2 STORMWATER MANAGEMENT PLAN
- C.3 UTILITIES PLAN
- S.1 TOPOGRAPHIC SURVEY MAP

**OCEANO COMMUNITY HEALTH CENTER
PROJECT STATISTICS**

APN: 062-117-009 AND 062-117-011

CURRENT ZONING DESIGNATION = CR COMMERCIAL

LOT SIZE: 1.19 ACRES = 51,826 S.F.

BUILDING AREA = 15,000 S.F.

SITE COVERAGE;
-BUILDING = 28.9%

-PARKING AND DRIVING ISLES = 41.7%

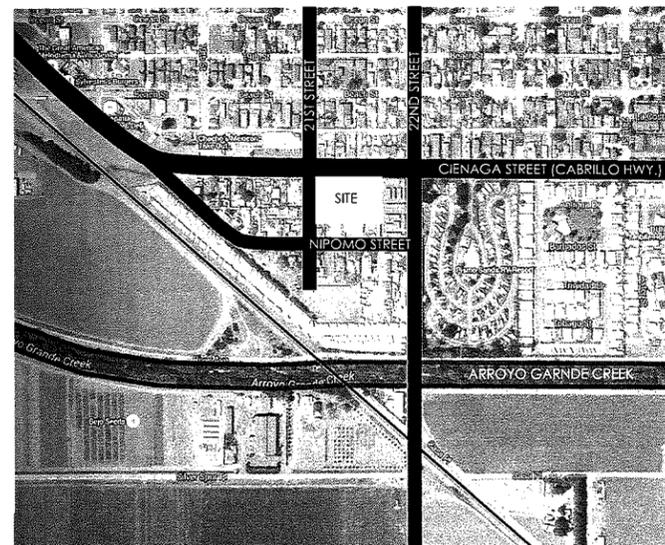
-LANDSCAPE = 25.5%

PARKING: REQUIRED = 75 CARS (1 PER 200 S.F.)

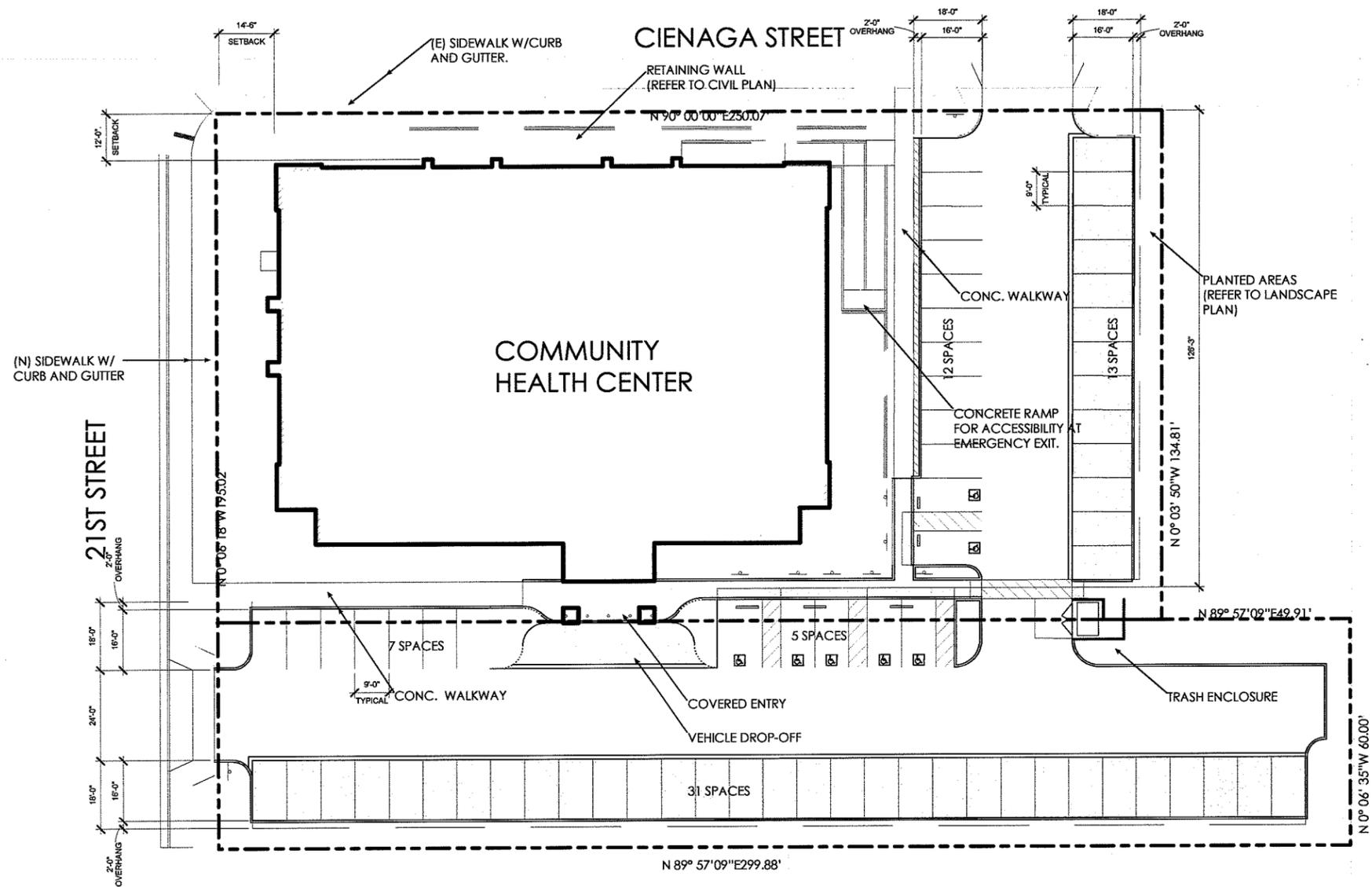
PROVIDED = 68 CARS (REQUEST PARKING REDUCTION
BASED ON ALTERNATIVE MEANS OF
TRANSPORTATION)

MAX ALLOWED LOT COVERAGE:

PROPOSED LOT COVERAGE:



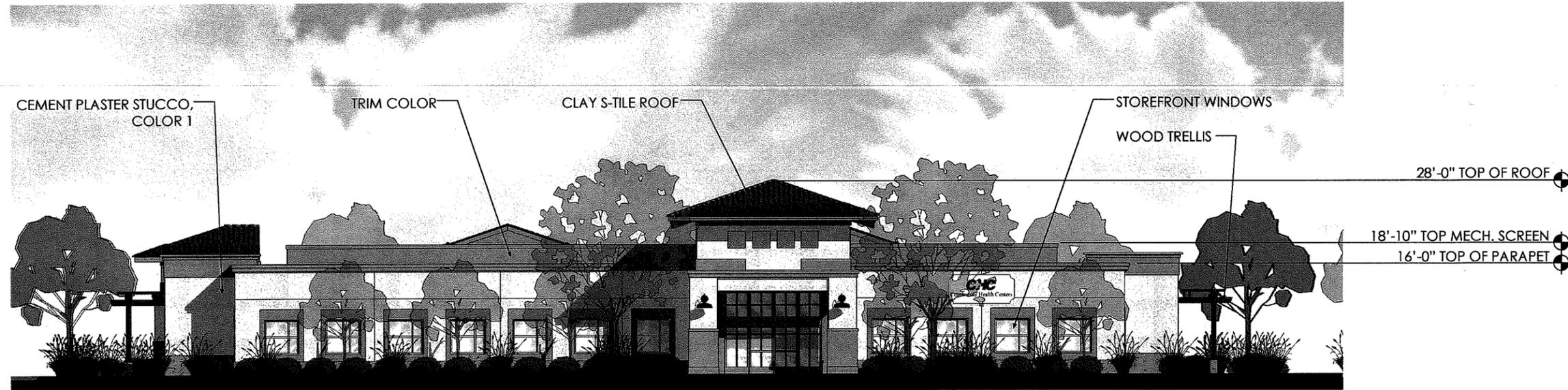
VICINITY MAP



ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'0"





SOUTH ELEVATION (ENTRY)
SCALE: 1/8" = 1'0"



EAST ELEVATION
SCALE: 1/8" = 1'0"



STREET PERSPECTIVE
(NORTHEAST CORNER) N.T.S.



21'-6" TOP FEATURE ROOF

NORTH ELEVATION (CIENAGA ST.)
SCALE: 1/8" = 1'0"

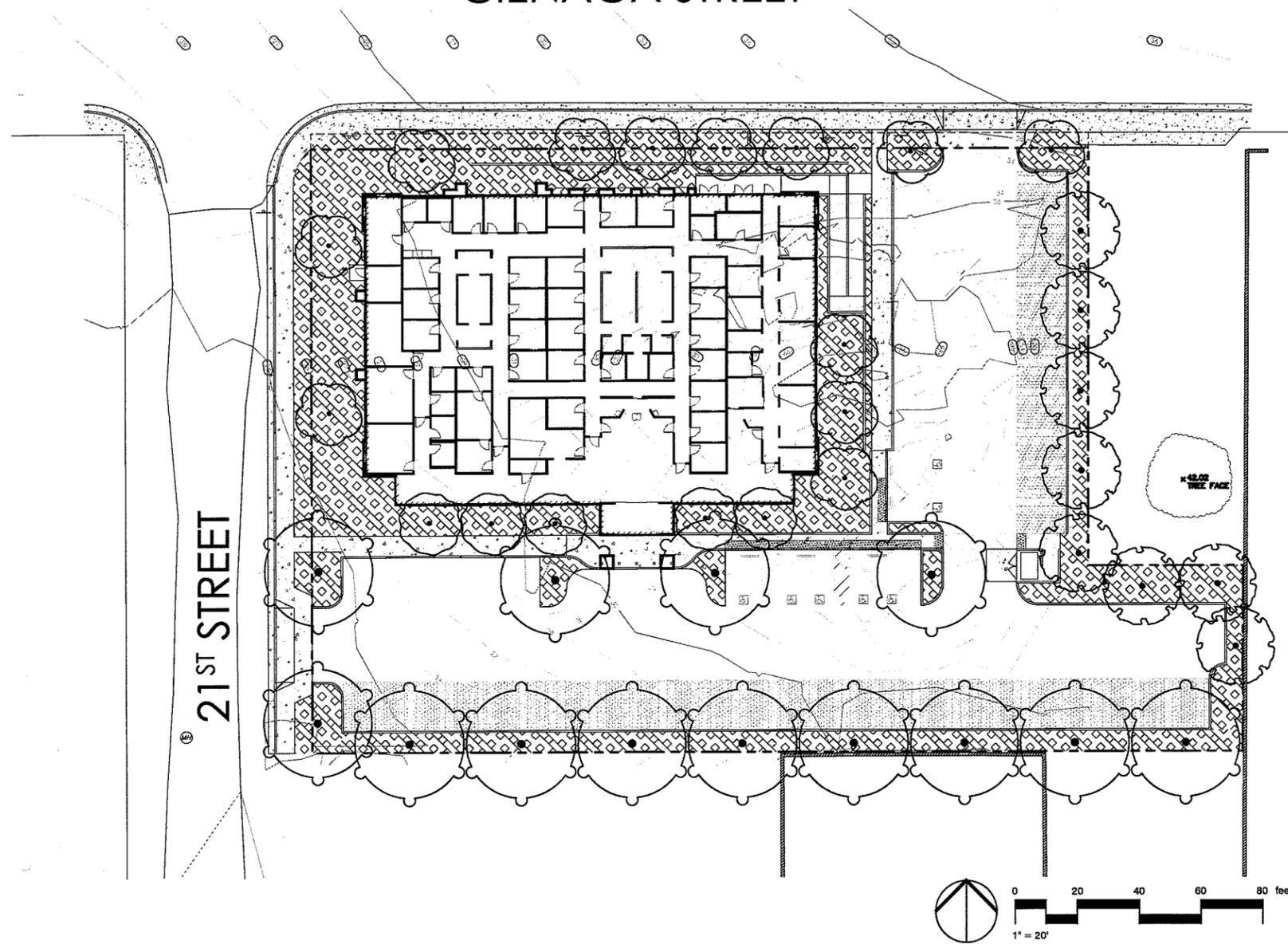


WEST ELEVATION (21st. STREET)
SCALE: 1/8" = 1'0"



STREET PERSPECTIVE
(NORTHWEST CORNER) N.T.S.

CIENAGA STREET



PLANT SCHEDULE

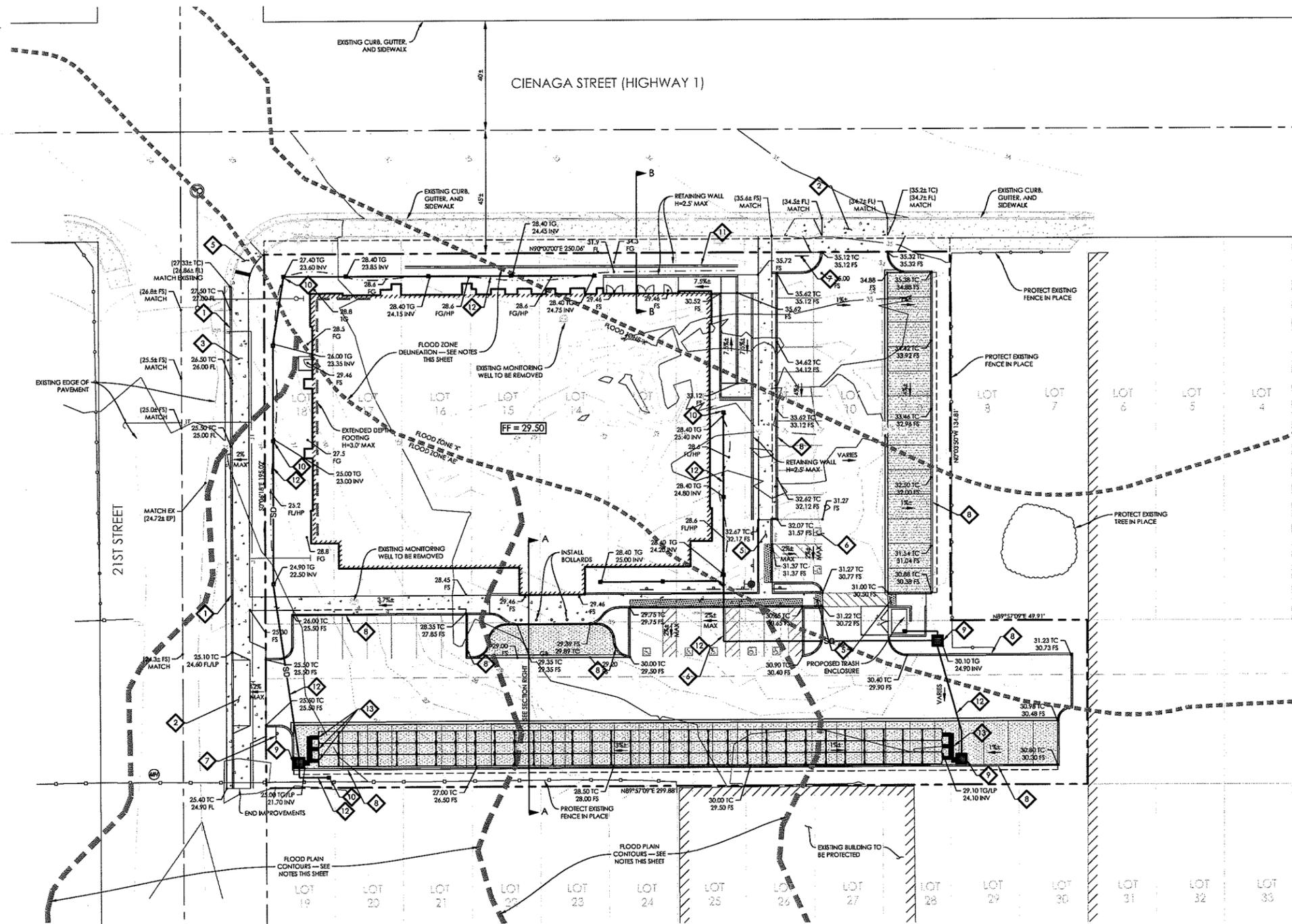


SHRUBS AND GROUNDCOVERS



BOTANICAL NAME	COMMON NAME
ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA
LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE MULTI-TRUNK
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
TRISTANIA CONFERTA	BRISBANE BOX
BOTANICAL NAME	COMMON NAME
AEONIUM X 'KIWI'	KIWI AEONIUM
AGAVE AMERICANA 'VARIEGATA'	VARIEGATED CENTURY PLANT
AGAVE ATTENUATA	AGAVE
ALOE ARBORESCENS	TREE ALOE
ANIGOZANTHOS X 'BUSH RANGER'	BIG RED KANGAROO PAW
ARCTOTIS STOCHADIFOLIA	AFRICAN DAISY
AUBRIETA DELTOIDEA 'ROYAL VIOLET'	ROCKCRESS
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
CAREX PANSA	SANDDUNE SEDGE
DYMONDIA MARGARETAE	DYMONDIA
ECHVEVERIA ECHVEVERIA 'BLUE ICE'	HEN AND CHICKS
FESTUCA GLAUCA	BLUE FESCUE
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
FREMONTODENDRON X 'DARA'S GOLD'	DARA'S GOLD FLANNEL BUSH
LEONOTIS LEONURUS	LION'S TAIL
LEUCADENDRON X 'SAFARI SUNSET'	CONEBUSH
MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST PINK MUHLY
MUHLENBERGIA RIGENS	DEER GRASS
PENSTEMON HETEROPHYLLUS 'MARGARITA BOP'	BEARD TONGUE
PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'	RUSSIAN SAGE
SALVIA X 'POZO BLUE'	POZO BLUE SAGE
SENECIO SERPENS	BLUE CHALKSTICKS
ZALUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA

LANDSCAPE PLAN
SCALE: 1" = 20'0"



CONSTRUCTION NOTES

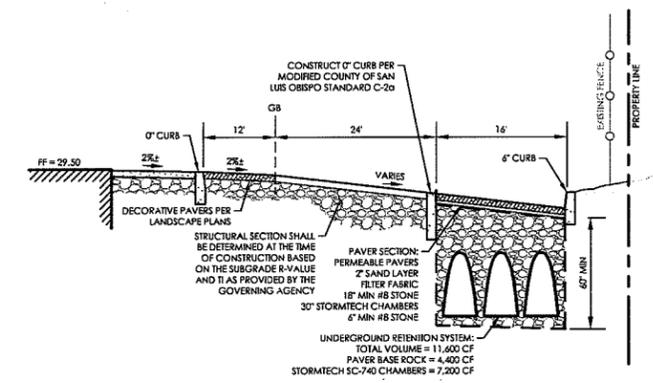
- 1. CONSTRUCT 6" CURB AND 24" GUTTER PER COUNTY OF SAN LUIS OBISPO STANDARD C-2.
- 2. CONSTRUCT 24" DRIVEWAY PER COUNTY OF SAN LUIS OBISPO STANDARD B-3A.
- 3. CONSTRUCT CONCRETE SIDEWALK PER COUNTY OF SAN LUIS OBISPO STANDARD C-4.
- 4. PROVIDE 2' WIDE CURB OPENING TO DRAIN TO LANDSCAPE AREA.
- 5. CONSTRUCT CURB RAMP WITH TRUNCATED DOMES PER CALTRANS STANDARD A88A.
- 6. INSTALL ACCESSIBILITY SIGNAGE AND STRIPING PER CALTRANS STANDARD A90A.
- 7. INSTALL R100B (CA) SIGN PER CALTRANS STANDARD A90A.
- 8. CONSTRUCT 6" CURB PER COUNTY OF SAN LUIS OBISPO STANDARD C-2a.
- 9. INSTALL 3' x 3' MIDSTATE DRAIN INLET (OR APPROVED EQUAL) WITH TRAFFIC RATED GRATE.
- 10. INSTALL 12" SQUARE AREA DRAIN.
- 11. CONSTRUCT CMU RETAINING WALL HEIGHT PER PLAN.
- 12. INSTALL 8" PVC STORM DRAIN, S=0.005 MIN
- 13. INSTALL 18" PVC STORM DRAIN, S=0.005 MIN

FLOOD PLAIN NOTES:

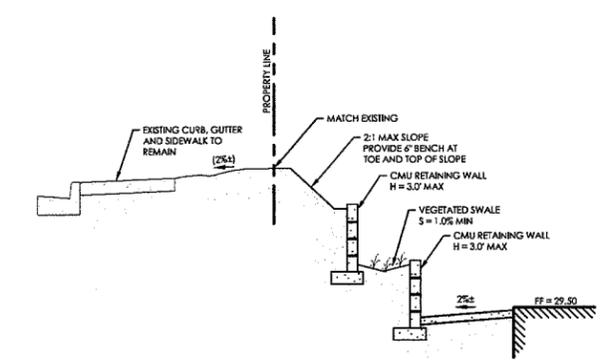
PROJECT IS LOCATED WITHIN A FEMA FLOODPLAIN ZONE 'X' AND ZONE 'AE' PER MAP 06079C1601G.

ZONE 'X' IS DENOTED AS SUCH:
 "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"

ZONE 'AE' IS DENOTED AS SUCH:
 "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS"

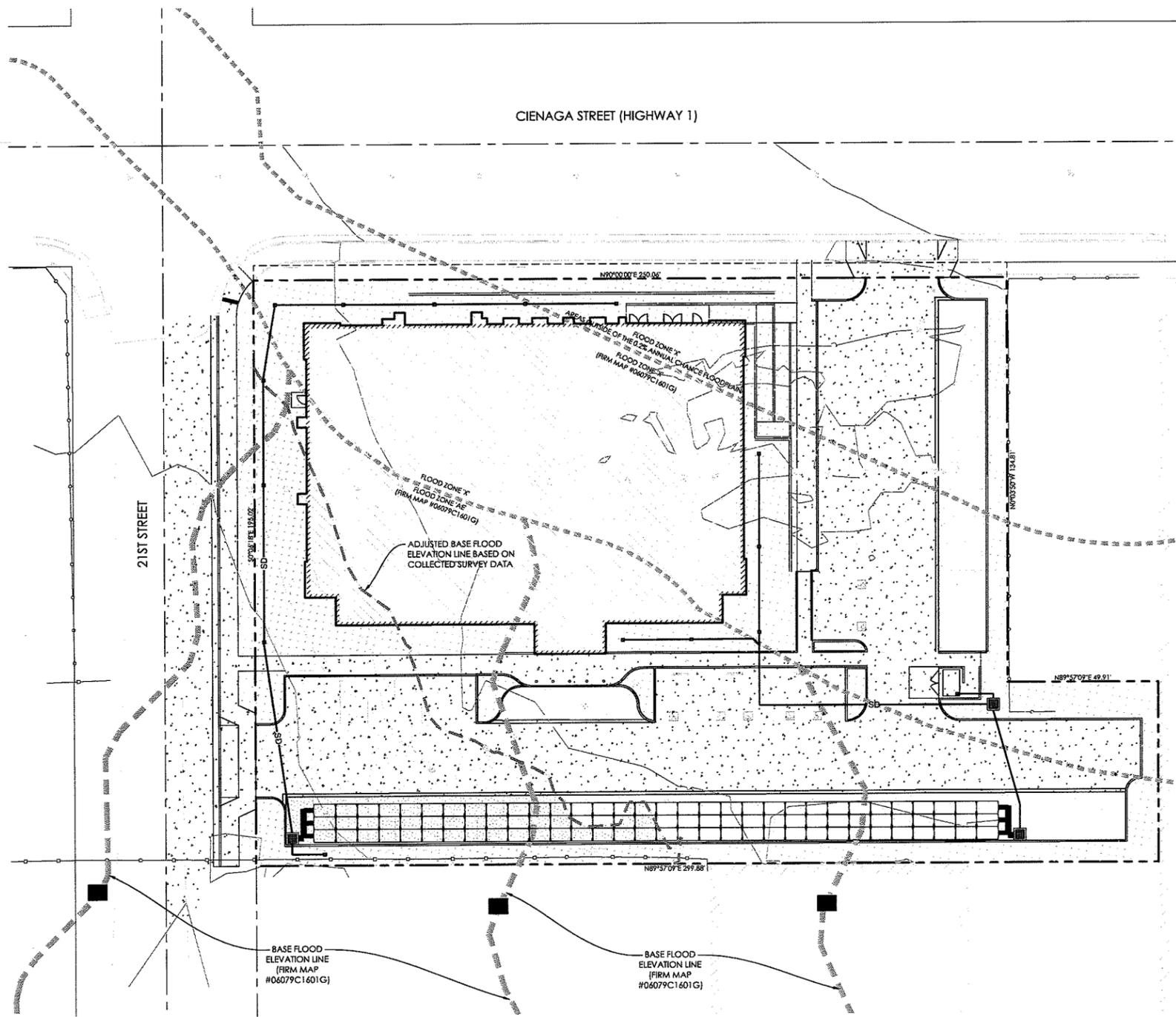


SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'0"



EXISTING STATISTICS

EXISTING IMPERVIOUS AREA
SITE AREA: 0 SF

EXISTING PERVIOUS AREA
SITE AREA: 51,724 SF

PROPOSED STATISTICS

(A) PROPOSED NEW IMPERVIOUS AREA
SITE AREA: 38,327 SF (INCLUDES OFF-SITE)

-  PERMEABLE PAVER AREA: 6,325 SF
-  SIDEWALK/PAVING AREA: 23,609 SF
-  BUILDING AREA: 14,718 SF

(B) TOTAL REPLACED IMPERVIOUS AREA
SITE AREA: 0 SF

(C) PROPOSED LANDSCAPE (BIO SWALES INCLUDED)
SITE AREA: 14,659 SF

(D) TOTAL IMPERVIOUS AREA
SITE AREA: 38,327 SF

(E) NET IMPERVIOUS AREA
SITE AREA: 38,327 SF

PROPOSED LID REDUCTION MEASURES (TIER 4 REQUIREMENTS)

- PERMEABLE PAVERS
- ROOF DRAIN DISCONNECT
- INFILTRATION
- BIO FILTRATION
- AMEND SOILS
- UNDERGROUND RETENTION SYSTEM

NOTES:

 PROJECT IS IN THE SPECIAL FLOODPLAIN MANAGEMENT ZONE. THIS PROJECT DISPLACES AN ESTIMATED 4,185 CU FT OF FLOODPLAIN SURFACE STORAGE. THIS IS MITIGATED BY THE FOLLOWING MEASURES:

- (A) PERMEABLE PAVER STORAGE VOLUME (MINIMUM)
= 4,127 CU FT
- (B) UNDERGROUND RETENTION CHAMBER STORAGE VOLUME
= 7,188 CU FT

TOTAL ESTIMATED STORAGE = 11,618 CU FT

THERE IS NO LOSS IN FLOOD PLAIN SURFACE STORAGE. THIS PROJECT COMPLIES WITH THE CITY OF SAN LUIS OBISPO WATER WAY MANAGEMENT PLAN V. III

STORMWATER MANAGEMENT PLAN
SCALE: 1" = 20'0"

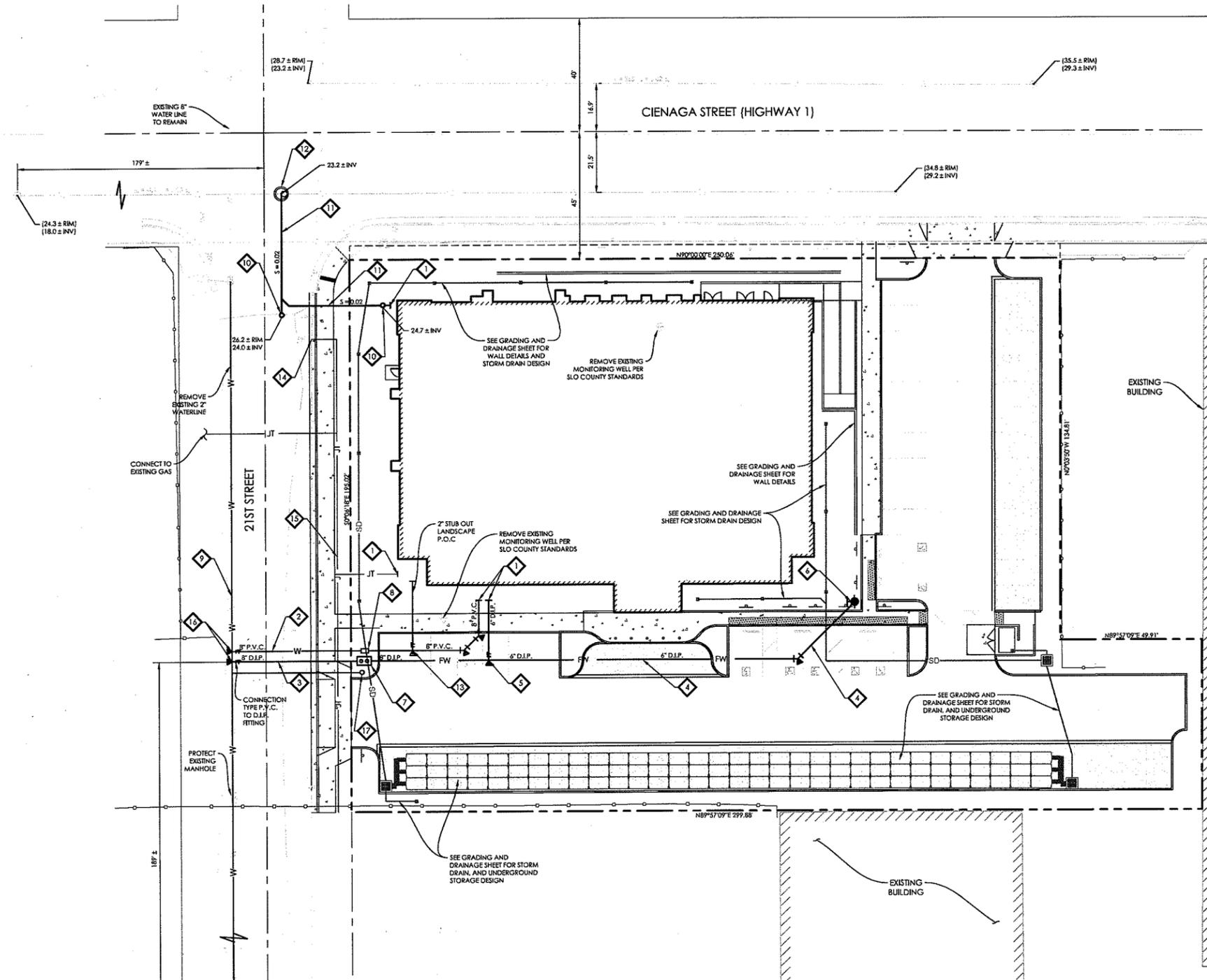


CONSTRUCTION KEY

- 1 STUB UTILITIES 5' FROM PROPOSED BUILDING
- 2 INSTALL 8" PVC DOMESTIC WATER LINE
- 3 INSTALL 8" FIRE LINE DUCTILE IRON
- 4 INSTALL 6" FIRE LINE DUCTILE IRON PIPE
- 5 INSTALL 8" X 6" X 6" TEE WITH VALVE PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING W-3 AND W-4.
- 6 INSTALL FIRE HYDRANT ASSEMBLY PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING W-1.
- 7 INSTALL DOUBLE CHECK VALVE ASSEMBLY PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING W-15.
- 8 INSTALL 8" BACK FLOW PREVENTER PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING W-17.
- 9 REMOVE EXISTING 2" WATER LINE, AT THE VALVE, AND REPLACE WITH 8" PVC CLASS 150 (C-900) PIPE. RECONNECT TO EXISTING 8" AT THE INTERSECTION OF NIPOMO STREET AND 21ST STREET PER SAN LUIS OBISPO COUNTY STANDARDS W-10.
- 10 INSTALL 6" SEWER CLEANOUT PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING S-4.
- 11 INSTALL 4" SEWER LATERAL PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING S-5.
- 12 INSTALL SEWER MANHOLE PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING S-1.
- 13 INSTALL 8" X 8" X 2" TEE WITH VALVE PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING W-3 AND W-4.
- 14 REMOVE EXISTING POWER POLE AND OVERHEAD UTILITIES AND INSTALL UNDERGROUND UTILITIES IN JOINT TRENCH.
- 15 INSTALL JOINT TRENCH ALONG 21ST STREET PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING U-1.
- 16 INSTALL 8" X 8" X 8" TEE WITH VALVE PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING W-3 AND W-4.
- 17 INSTALL WATER BLOW-OFF ASSEMBLY AT LOW POINT OF WATERLINE PER OCEANO COMMUNITY SERVICE DISTRICT STANDARD DRAWING W-9.

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING SEWER
- EXISTING WATER
- EXISTING ELECTRICAL
- PROPOSED JOINT TRENCH
- PROPOSED 8" PVC WATER
- PROPOSED 8" FIRE WATER
- PROPOSED 6" PVC SEWER
- PROPOSED STORM DRAIN (SEE GRADING AND DRAINAGE)
- PROPOSED SEWER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED FITTING WITH THRUST BLOCK AND VALVE
- PROPOSED PAVEMENT
- PROPOSED PERMEABLE PAVERS
- PROPOSED CONCRETE

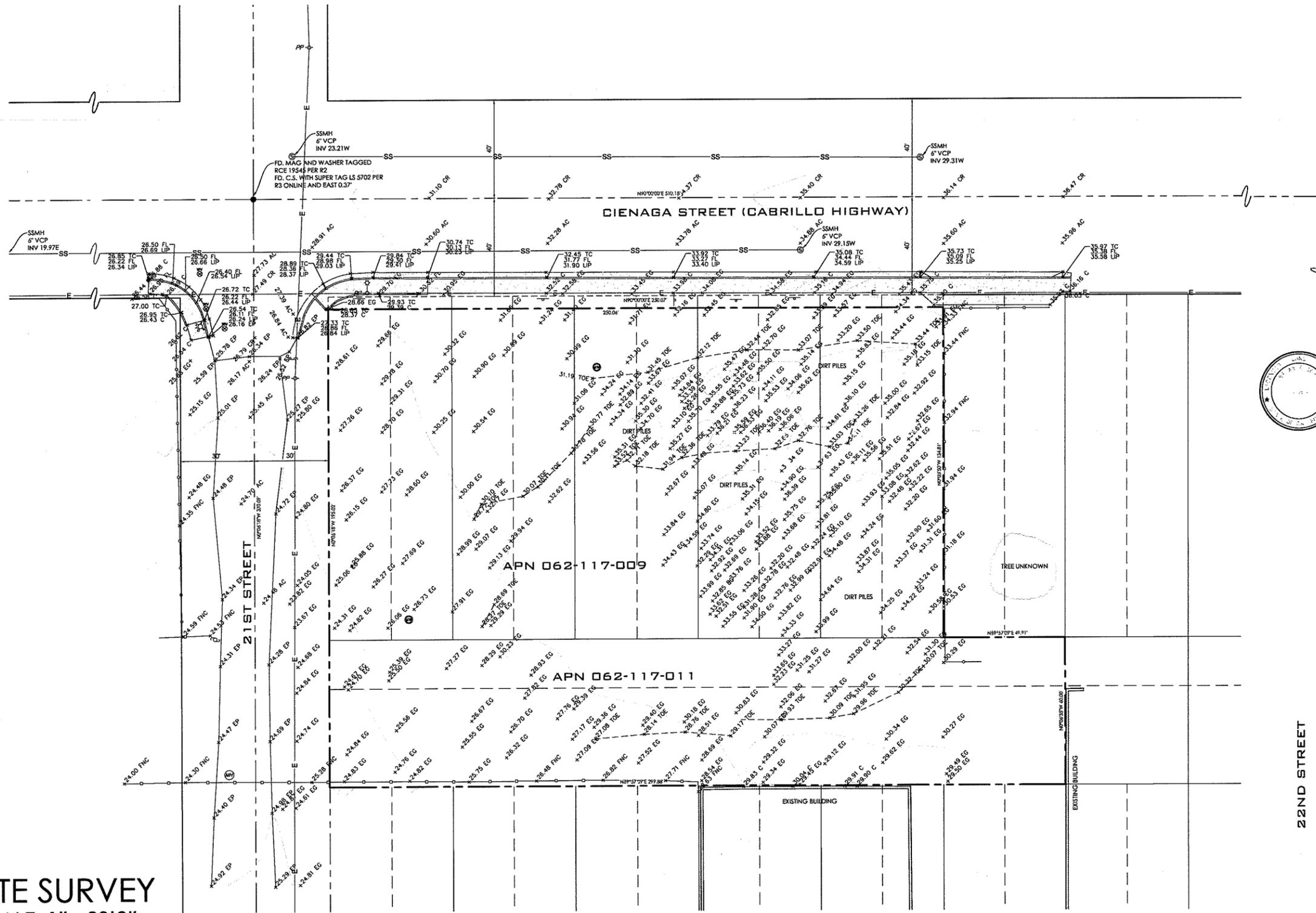


UTILITIES PLAN
SCALE: 1" = 20'0"



TOPOGRAPHIC SURVEY

BEING A SURVEY OF A PORTION OF BLOCK 184 IN THE CITY OF SANTA BARBARA COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA



SURVEYORS STATEMENT:

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

BENCH MARK:

VERTICAL DATUM FOR THIS SURVEY IS BASED ON CGS MONUMENT 2 25 PID FV0417 BEING A BRASS DISC SET IN A CONCRETE SUPPORTING A STEEL GIRDER BRIDGE OVER ARROYO CREEK IN THE TOP OF THE SOUTHEAST CONCRETE ABUTMENT WITH A NAVD88 PUBLISHED ELEVATION OF 32.42.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS BETWEEN TWO FOUND MONUMENTS ON CIENAGA ST BETWEEN 21ST STREET AND 22ND STREET AND BEARS NORTH 90°00'00" WEST PER R2.

LEGEND

- EXISTING FIRE HYDRANT
- MANHOLE - KNOWN
- SEWER MANHOLE
- MONITORING WELL
- SIGN
- POWER POLE
- POWER POLE/ STREET LIGHT
- WATER VALVE
- FOUND MONUMENT AS NOTED

REFERENCES

- R A MAP BOOK 148
- R1 97 RECORDS OF SURVEYS 98
- R2 103 RECORDS OF SURVEYS 86

SITE SURVEY
SCALE: 1" = 20'0"