



# DEPARTMENT OF PLANNING AND BUILDING

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

## THIS IS A NEW PROJECT REFERRAL

**DATE:** 5/18/2016

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

**FROM:** Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)  
South County Team / Development Review

**PROJECT DESCRIPTION:** DRC2015-00126 SCHLENKER – Proposed minor use permit for the construction of a 2-story multi-use building primarily for the storage of melodrama costumes and props (9,562 SF) with retail/offices (2,159 SF) along Front Street. Location is on Front Street (Cabrillo Hwy) and adjacent to the Great American Melodrama. Location is adjacent to 1863 Front St, Oceano. APN: 062-083-018

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

DRC2015-00126

SCHLENKER JOH

## 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

MINOR USE PERMIT

PRIMARILY STORAGE OF MELEDRAMA  
COSTUMES AND PROPOS (9,562SF) WITH  
SCSLB/ OCNO

AR CBD CR

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

Landowner Name JOHN SCHLENKER Daytime Phone 805-481-4949  
Mailing Address 959 WIGEON WAY, ARROYO GRANDE, CA Zip Code 93420  
Email Address: melodramalady@gmail.com

Applicant Name LYNNE SCHLENKER Daytime Phone 805-801-8905  
Mailing Address P.O. BOX 1026, OCEANO, CA Zip Code 93445  
Email Address: melodramalady@gmail.com

Agent Name GARY W. MADJEDI, ARCHITECT Daytime Phone 805-473-2731  
Mailing Address 330 ACERO PLACE, ARROYO GRANDE, CA Zip Code 93420  
Email Address: gmadjedi@madjedi.com

## PROPERTY INFORMATION

Total Size of Site: 13,235 SF Assessor Parcel Number(s): 062-083-018

Legal Description: TN OCEANO BLK 28 LTS 5-9

Address of the project (if known): \_\_\_\_\_

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: ON FRONT STREET (CABRILLO HWY) AND ADJACENT TO THE GREAT AMERICAN MELODRAMA.

Describe current uses, existing structures, and other improvements and vegetation on the property:  
MOSTLY VACANT NATURAL VEGETATION WITH A SMALL BUILDING FOR MELODRAMA TICKET SALES AND PARKING.

## PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): PRIMARILY STORAGE OF MELODRAMA COSTUMES AND PROPOS (9,562 SF) WITH RETAIL/OFFICES (2,159 SF) ALONG FRONT STREET.

## 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 Lynne Schlenker

Date 5/2/2016

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

Describe existing and future access to the proposed project site: STREET/ALLEY ACCESS ON THREE SIDES AND PARKING ACCESS FROM FRONT AND ALLEY OFF OF OCEAN.

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? ~ 17,500 SF

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: OCEANO CASINO  
East: COMMERICAL AND RESIDENTIAL

South: GREAT AMERICAN MELODRAMA  
West: HIGHWAY AND OCEANO PACKING

## For all projects, answer the following:

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

Buildings: 6,165 sq. feet 46.6 % Landscaping: 2,343 sq. feet 17.7 %

Paving: 4,727 sq. feet 35.7 % Other (specify) \_\_\_\_\_

Total area of all paving and structures: 10,892  sq. feet  acres

Total area of grading or removal of ground cover: 13,235  sq. feet  acres

Number of parking spaces proposed: 13 Height of tallest structure: 26'

Number of trees to be removed: NONE Type: \_\_\_\_\_

Setbacks: Front 0 Right 33'-3" Left 0 Back 24'-9"

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

Community System - List the agency or company responsible for provision: OCEANO CSD

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Proposed sewage disposal:  Individual on-site system  Other EXISTING

Community System - List the agency or company responsible for sewage disposal: S. SLO SANITATION

Do you have a valid will-serve letter?  Yes  No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: FIVE CITIES FIRE AUTHORITY

## For commercial/industrial projects answer the following:

Total outdoor use area: 572  sq. feet  acres

Total floor area of all structures including upper stories: 11,721 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: .3 acres  
Moderate slopes of 10-30%: 0 acres  
Steep slopes over 30%: 0 acres
- Are there any springs, streams, lakes or marshes on or near the site?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Are there any flooding problems on the site or in the surrounding area?  Yes  No  
If yes, please describe: \_\_\_\_\_
- Has a drainage plan been prepared?  Yes  No  
If yes, please include with application.
- Has there been any grading or earthwork on the project site?  Yes  No  
If yes, please explain: \_\_\_\_\_
- Has a grading plan been prepared?  Yes  No  
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project?  Yes  No
- Is a railroad or highway within 300 feet of your project site?  Yes  No
- Can the proposed project be seen from surrounding public roads?  Yes  No  
If yes, please list: FRONT ST., OCEAN ST., 15TH STREET AND ALLEY BETWEEN OCEAN AND 17TH

**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 TOILETS, LANDSCAPE AND POSSIBLY RETAIL USE  
 Industrial – Explain \_\_\_\_\_
- 3. What is the expected daily water demand associated with the project? UNKNOWN
- 4. How many service connections will be required? ONE
- 5. Do operable water facilities exist on the site?  
 Yes     No    If yes, please describe: \_\_\_\_\_
- 6. Has there been a sustained yield test on proposed or existing wells?  
 Yes     No    If yes, please attach.
- 7. Does water meet the Health Agency's quality requirements?  
Bacteriological?     Yes     No  
Chemical?     Yes     No  
Physical     Yes     No  
Water analysis report submitted?     Yes     No
- 8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.  
 Well Driller's Letter     Water Quality Analysis     OK or     Problems  
 Will Serve Letter     Pump Test \_\_\_\_\_ Hours \_\_\_\_\_ G.P.M.  
 Surrounding Well Logs     Hydrologic Study     Other \_\_\_\_\_

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

**Sewage Disposal Information**

**If an on-site (individual) subsurface sewage disposal system will be used:**    N/A

- 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: 40'    Location of connection: ALLEY
- 2. What is the amount of proposed flow? UNKNOWN G.P.D.
- 3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow?     Yes     No



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. 2 TO 10 Between 4:00 to 6:00 p.m. 2 TO 10
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): OUTSIDE SEATING AREA  
(DEPENDANT ON RENTAL) - SHOWN ON 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 \*: ALL CALGREEN AND T-24 REQUIREMENTS

\*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

### **Environmental Information**

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site?     Yes     No

If yes, please list: \_\_\_\_\_

3. Are you aware of any previous environmental determinations for all or portions of this property?     Yes     No

If yes, please describe and provide "ED" number(s): \_\_\_\_\_

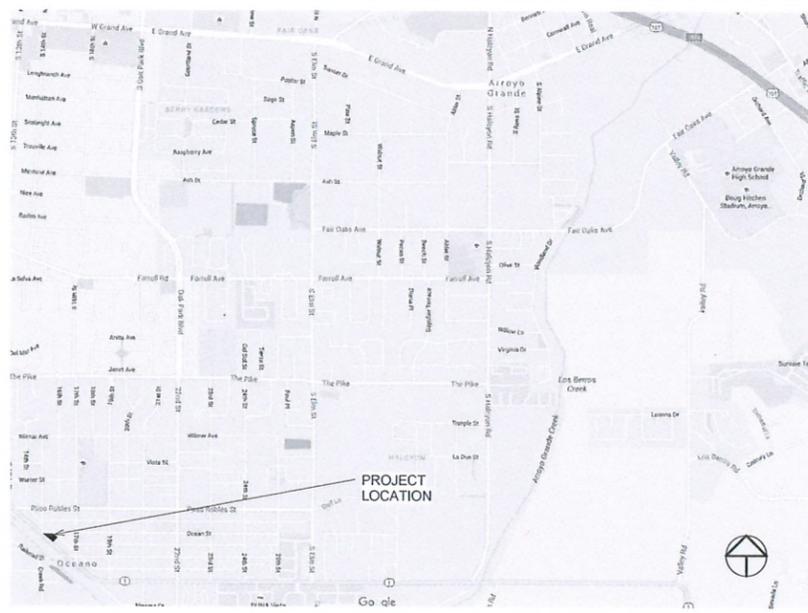
**Other Related Permits**

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): \_\_\_\_\_

(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.)



### VICINITY MAP



330 Acero Place  
Arroyo Grande, CA 93400  
F: (805) 980-4073  
T: (805) 473-2731  
gmadjed@madjed.com

**GARY W. MADJEDI, ARCHITECT**

concrete - metal roofing - metal buildings - general construction

**d.a. craghead**  
construction, inc.

3765 s. hguera st., ste. 130 • san luis obispo, ca 93401  
805.541.9027 • fax 805.541.9047  
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### NEW MULTI-USE BUILDING

FRONT AND OCEAN  
OCEANO, CALIFORNIA  
APN: 062-083-019

THE GREAT AMERICAN  
MELODRAMA  
PO BOX 1026  
OCEANO, CA 93445

#### PROPERTY OWNER

JOHN & LYNNE SCHLENKER  
805-801-8905

### GENERAL NOTES

- REFER TO PRELIMINARY GRADING PLAN FOR SITE DRAINAGE, SPOT ELEVATIONS AND FINISHED FLOOR ELEVATION.
- EXISTING SITE HAS NO TREES AND ASSORTED NATURAL VEGETATION.
- SEWER AND WATER ARE EXISTING ON-SITE SERVING THE EXISTING MELODRAMA TICKET OFFICE.

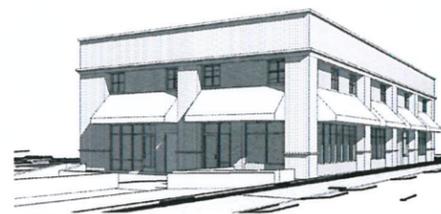
### PROJECT INFORMATION

CBC CONSTRUCTION TYPE:	V-B (Sprinklered)
OCCUPANCY:	B, S-1
NO. OF STORES:	2
ZONING:	CR (COMMERCIAL RETAIL)
APN:	062-083-019
ADDRESS:	CORNER OF FRONT AND OCEAN OCEANO, CA
EXISTING SITE AREA:	0.28 Ac
BUILDING HEIGHT:	26"
BUILDING AREA:	
GROUND FLOOR	
TENANT 1	507 SF
TENANT 2	958 SF
MELODRAMA OFFICE	694 SF
MELODRAMA STORAGE	3,978 SF
TOTALS	2,159 SF 3,978 SF
SECOND FLOOR	
MELODRAMA STORAGE	5,506 SF
TOTALS	2,159 SF 9,562 SF 11,721 SF
PARKING	
REQUIRED	
2,159 SF @ 1/1000 SF	7 SPACES
9,562 SF @ 1/1,000 SF	5 SPACES
TOTAL	12 SPACES
PROVIDED	
ON SITE	8 SPACES
STREET	5 SPACES
TOTAL	13 SPACES
SITE AREAS	
BUILDING FOOTPRINT	8,155 SF 48.6 %
WALKSPAVING	4,727 SF 35.7 %
LANDSCAPING	2,343 SF 17.7 %
TOTAL	13,225 SF 100.0 %

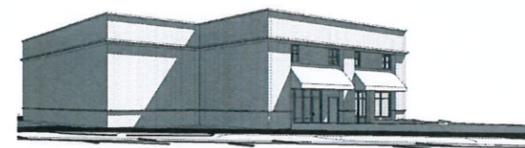
SHEET INDEX	
SHEET NO	SHEET NAME
ARCHITECTURAL	
P100	SECTION, MASSING IMAGES, IN PLACE IMAGE
P101	EXISTING SITE SURVEY & DEMO
P102	SITE PLAN
P103	ADJACENT STRUCTURES
P104	FLOOR PLANS & ELEVATIONS
CIVIL	
C-1	PRELIMINARY GRADING PLAN
EX-1	EXHIBIT 1 - ON-SITE POST CONSTRUCTION



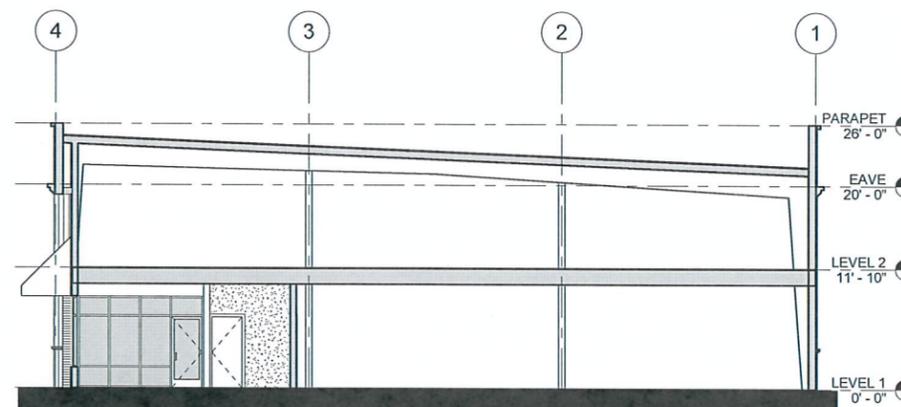
3 SW Corner



4 NW Corner



5 From NW



2 Section 3  
1/8" = 1'-0"

MARK	DATE	DESCRIPTION

PROJECT NO: 150701

DATE: 4/25/16

STATUS:

PRELIMINARY DESIGN

SHEET NAME:

SECTION, MASSING  
IMAGES, IN PLACE  
IMAGE

SHEET NO:

P100





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**NEW MULTI-USE BUILDING**

FRONT AND OCEAN  
 OCEANO, CALIFORNIA  
 APN: 062-083-019

**THE GREAT AMERICAN MELODRAMA**  
 PO BOX 1026  
 OCEANO, CA 93445

**PROPERTY OWNER**

JOHN & LYNNE SCHLENKER  
 805-801-8905

MARK	DATE	DESCRIPTION

PROJECT NO: 150701

DATE: 4/25/16

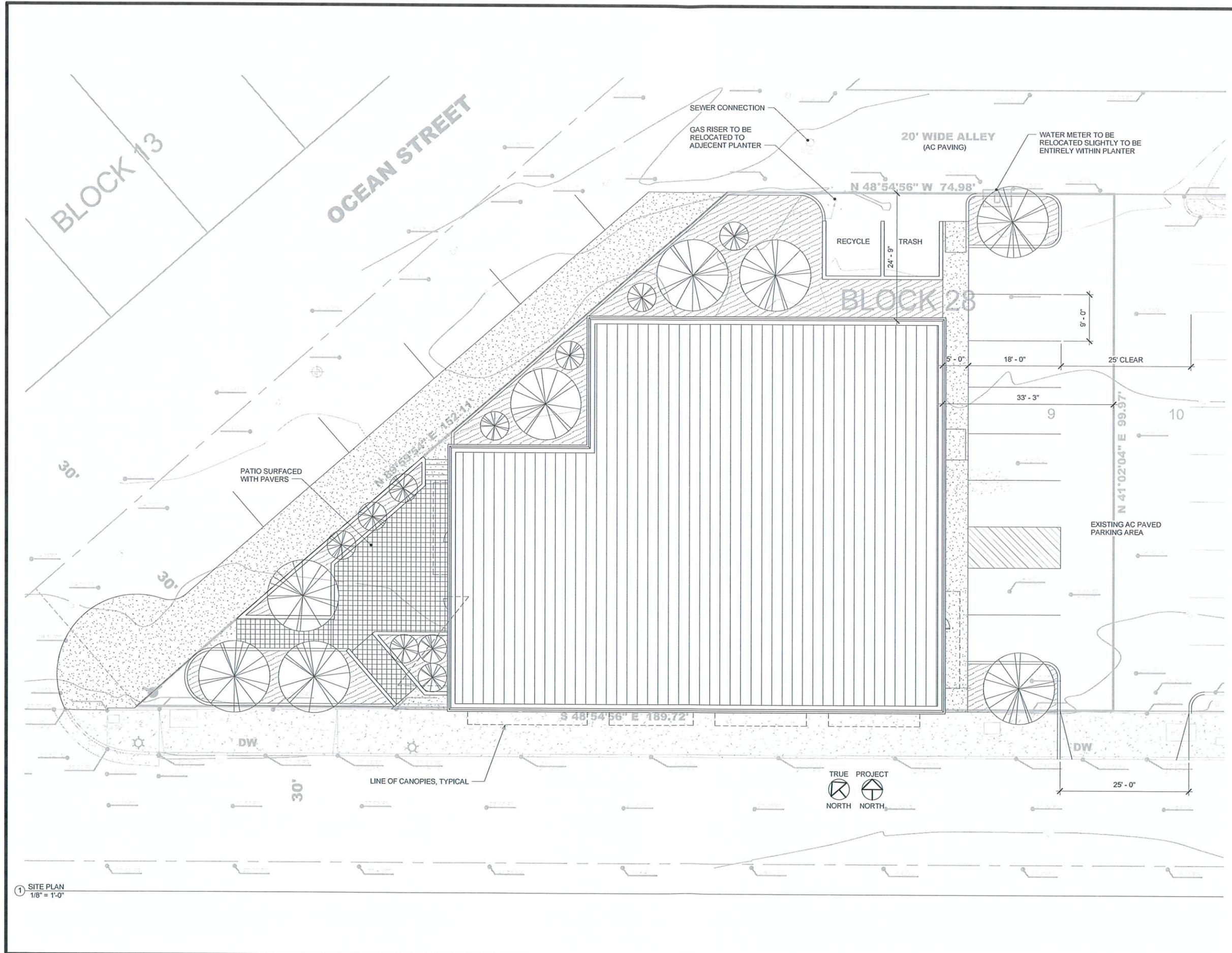
STATUS: PRELIMINARY DESIGN

SHEET NAME:

**SITE PLAN**

SHEET NO:

**P102**



① SITE PLAN  
 1/8" = 1'-0"





3 SOUTH  
1/8" = 1'-0"



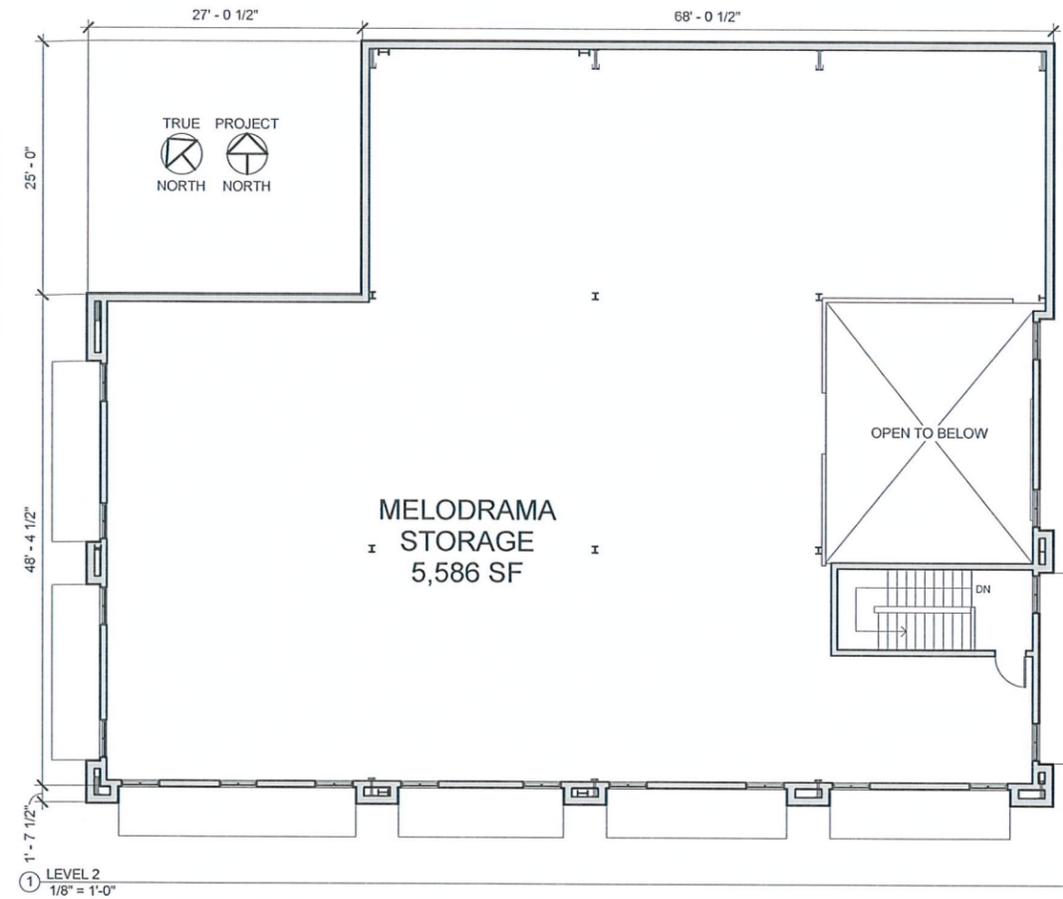
4 WEST  
1/8" = 1'-0"



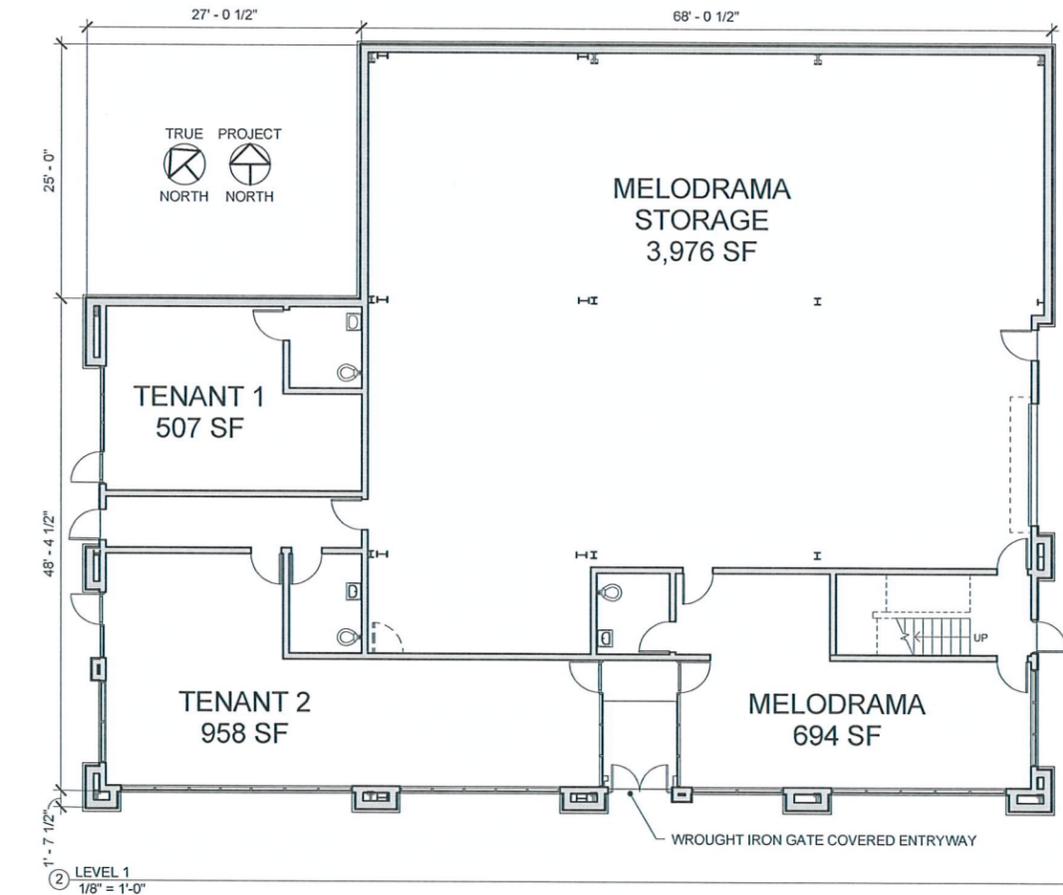
5 NORTH  
1/8" = 1'-0"



6 EAST  
1/8" = 1'-0"



1 LEVEL 2  
1/8" = 1'-0"



2 LEVEL 1  
1/8" = 1'-0"

330 Acero Place  
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**GARY W. MADJEDI, ARCHITECT**  
 concrete - metal roofing - metal buildings - general construction

**d.a. craghead**  
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**NEW MULTI-USE BUILDING**  
 FRONT AND OCEAN  
 OCEANO, CALIFORNIA  
 APN: 062-083-019

**THE GREAT AMERICAN MELODRAMA**  
 PO BOX 1026  
 OCEANO, CA 93445

**PROPERTY OWNER**  
 JOHN & LYNNE SCHLENKER  
 805-801-8905

MARK	DATE	DESCRIPTION
PROJECT NO:	150701	
DATE:	4/25/16	
STATUS:	PRELIMINARY DESIGN	
SHEET NAME:	<b>FLOOR PLANS &amp; ELEVATIONS</b>	
SHEET NO:	<b>P104</b>	

**EY**  
 CK 28 OF  
 OBISPO  
 IN BOOK A  
 17Y  
 R. 2015 AT

**LEGEND:**

PROPOSED	EXISTING
340	INDEX CONTOUR
342	INTERMEDIATE CONTOUR
SD	STORM DRAIN
W	WATER LINE
SS	SANITARY SEWER
E	ELECTRICAL CONDUIT
TEL	COMMUNICATION CONDUIT
JT	JOINT TRENCH
G	GAS LINE
347.20	ELEVATION
2%	SLOPE & DIRECTION OF FLOW
---	GRADED SWALE
---	PROPERTY LINE
---	SAWCUT

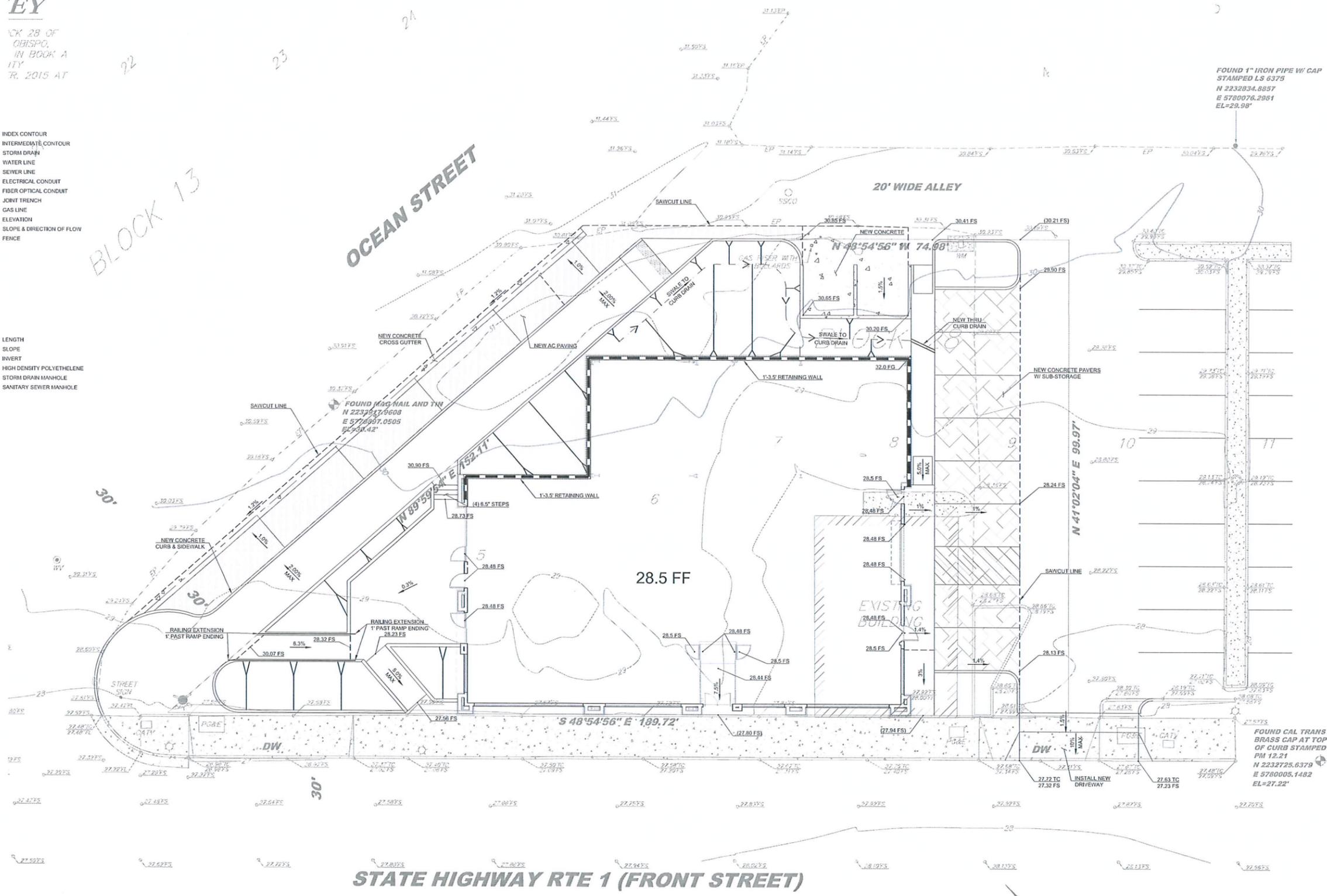
**ABBREVIATIONS:**

(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHYLENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		

**STORM WATER POST CONSTRUCTION REQUIREMENTS - NON-RESIDENTIAL**

	YES	NO	IF YES, THEN
A		X	EXEMPT
B		X	EXEMPT
C		X	
E		X	
F	X		PR-1, 2
G			PR-1, 2, 5
H3			PR-1, 2, 3, 4

**PROJECT STORMWATER STATISTICS: ON-SITE**  
 NEW AND REPLACED IMPERVIOUS AREA: 11,730 SF  
 REQUIRED PERFORMANCE REQUIREMENTS: PR-1 & 2  
 (ON-SITE AREAS USED TO CALCULATE REQUIRED RETENTION VOLUME)  
 (STREET IMPROVEMENTS EXCLUDED FROM CALCULATIONS)



**YOUR'S NOTE:**

**ABOVE GRADE ENGINEERING**  
 1304 Broad Street, San Luis Obispo, CA 93401  
 phone: (805) 540-5115 • fax: (805) 540-5116  
 A California Corporation • Seal Status: PC # 28256



1" = 40'

**MELODRAMA STORAGE**  
 PRELIMINARY GRADING PLAN

**C-1**  
 APRIL 26, 2016

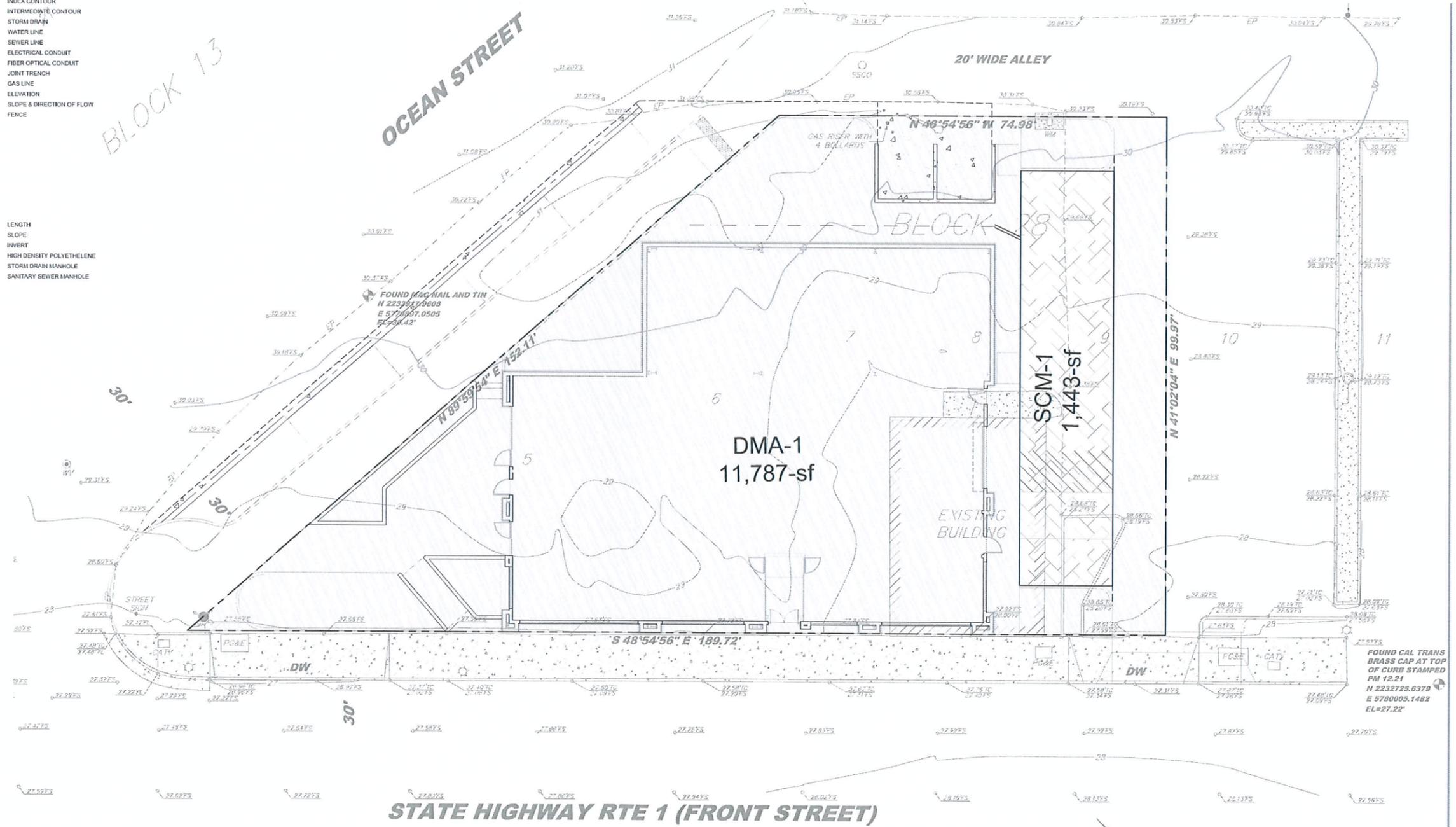
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**LEGEND:**

PROPOSED		EXISTING	
—340—	INDEX CONTOUR	—340—	INDEX CONTOUR
—342—	INTERMEDIATE CONTOUR	—342—	INTERMEDIATE CONTOUR
—SD—	STORM DRAIN	—SD—	STORM DRAIN
—W—	WATER LINE	—W—	WATER LINE
—SS—	SANITARY SEWER	—SS—	SEWER LINE
—E—	ELECTRICAL CONDUIT	—E—	ELECTRICAL CONDUIT
—TEL—	COMMUNICATION CONDUIT	—TEL—	FIBER OPTICAL CONDUIT
—JT—	JOINT TRENCH	—JT—	JOINT TRENCH
—G—	GAS LINE	—G—	GAS LINE
347.20	ELEVATION	(347.20)	ELEVATION
2%	SLOPE & DIRECTION OF FLOW	(2%)	SLOPE & DIRECTION OF FLOW
---	GRADE SWALE	---	GRADE SWALE
---	PROPERTY LINE	---	PROPERTY LINE
---	SAWCUT	---	SAWCUT

**ABBREVIATIONS:**

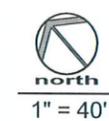
(E)	EXISTING	L	LENGTH
EG	EXISTING GROUND	S	SLOPE
EP	EDGE OF PAVEMENT	INV	INVERT
FS	FINISH SURFACE	HDPE	HIGH DENSITY POLYETHYLENE
FG	FINISH GRADE	SDMH	STORM DRAIN MANHOLE
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK		
TG	TOP OF GRATE		
TC	TOP OF CURB		
TW	TOP OF WALL		
RIM	RIM OR TOP OF FRAME HOLDING GRATE		



**YOUR'S NOTE:**

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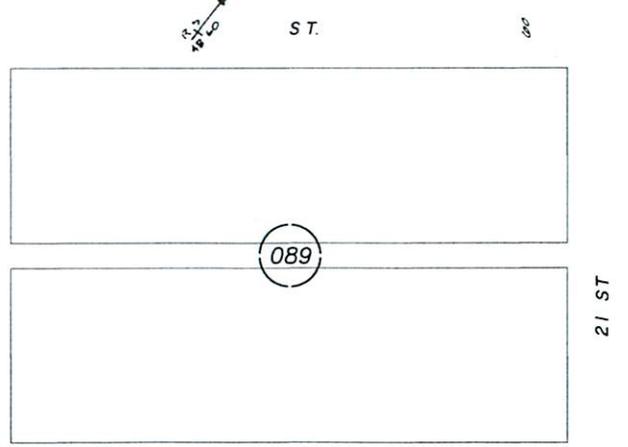
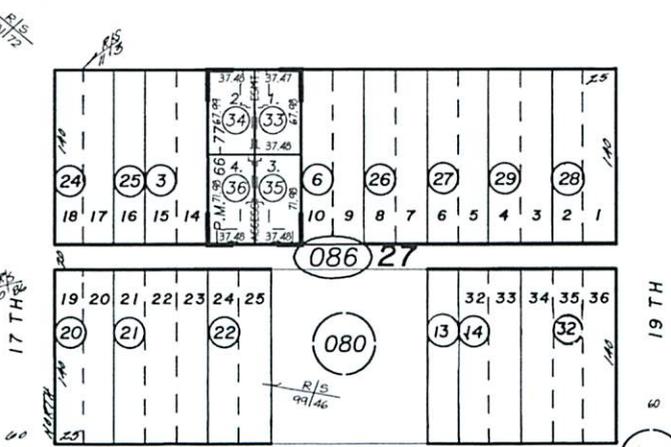
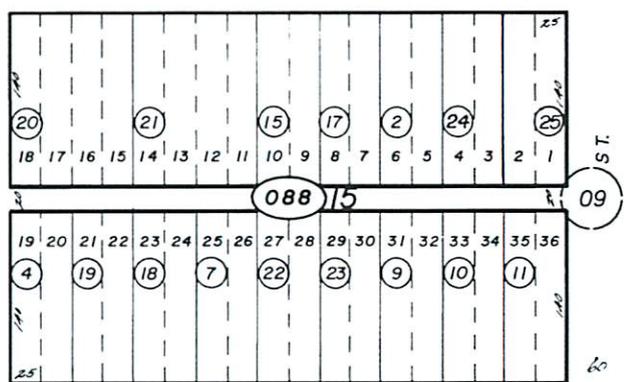
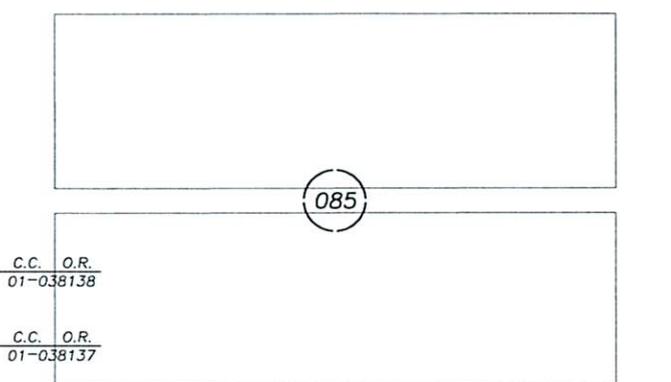
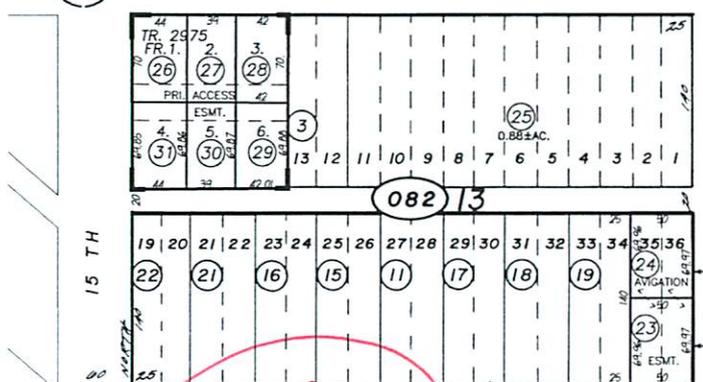
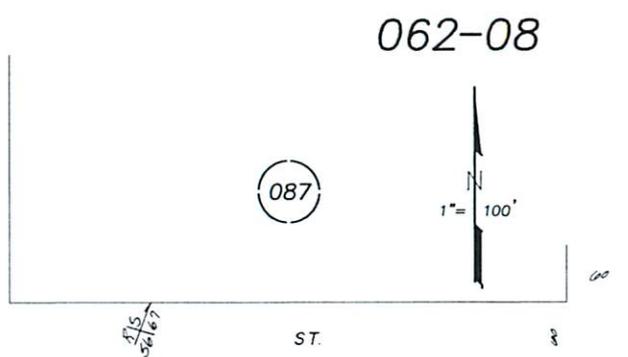
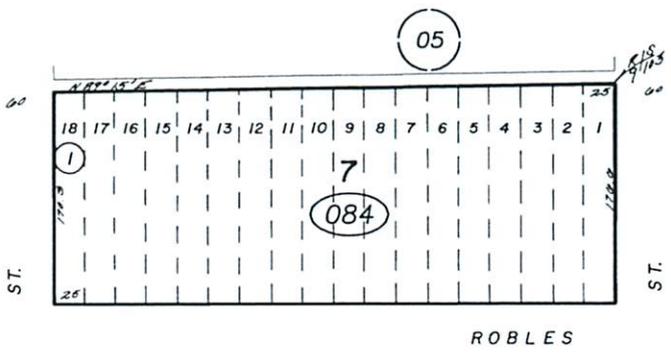
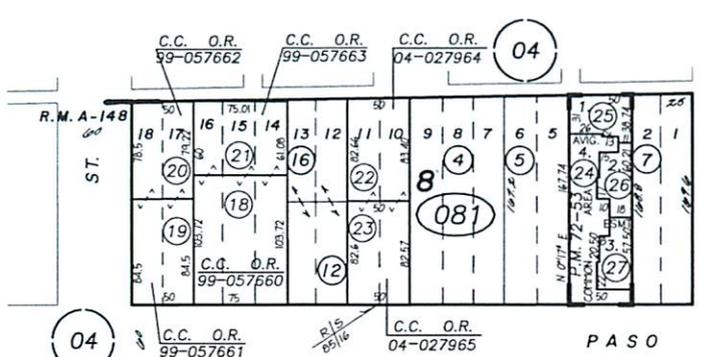
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A California Corporation • San Rafael PE # 38236



**MELODRAMA STORAGE**  
 EXHIBIT -1: ON-SITE POST CONSTRUCTION  
**EX-1**  
 APRIL 26, 2016







REVISIONS	
I.S.	DATE
05-128	08-17-04
NA	12-16-04
06-300	03-07-06
07-139	08-24-06
10-016	04-20-09
11-002	07-08-10

50 0 100 200  
 LZ 11-24-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

OCEANO HOMES, TRACT NO. 2975, R.M. Bk. 32, Pg. 66-68.  
 TOWN OF OCEANO, MAP 2, R.M. Bk. A, Pg. 148.

OCEANO  
 ASSESSOR'S MAP, COUNTY OF  
 SAN LUIS OBISPO, CA.  
 BOOK 062 PAGE 08



# Parcel Summary Report For Parcel # 062-083-018

5/16/2016  
1:09:09PM

## 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    SCHLENKER JOHN R  
           PO BOX 1026 OCEANO CA 93475-1026

OWN    SCHLENKER JOHN R & LYNNE C 1991 REV

OWN    SCHLENKER LYNNE C

### Address Information

**Status**            **Address**  
                           00000 FRONT ST OCNO

### Lot Information:

<u>Tract / Twنشp</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	0028	0005	Oceano	South County I	CR	AR	CBD	Y		
TNOCNO	0028	0006	Oceano	South County I				Y		
TNOCNO	0028	0007	Oceano	South County I				Y		
TNOCNO	0028	0008	Oceano	South County I				Y		
TNOCNO	0028	0009	Oceano	South County I				Y		

### Parcel Information

**Status**    **Description**  
 Active    TN OCEANO BLK 28 LTS 5-9

### Notes

### Tax Districts

LUCIA MAR  
 SAN LUIS OBISPO JT(27,40)



## Parcel Summary Report For Parcel # 062-083-018

5/16/2016  
1:09:10PM

### San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

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:**

DRC2015-00126

REC

Primary Parcel

**Description:**

PRIMARILY STORAGE OF MELEDRAMA COSTUMES AND PROPOS (9,562SF) WITH RETAIL/OFFICE (2,159SF) ALONG FRONT STEET.