



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 6/16/2016

TO: _____

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

PROJECT DESCRIPTION: DRC2015-00142 POMPA 1 LLC – One (1) One-story 3916 SF restaurant building with associated parking. Project location is off of Broad Street and Kendall Road in San Luis Obispo. APN: 076-512-024

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

DRC2015-00142

POMPA 1 LLC

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

SITE PLAN

ONE (1) ONE STORY 3,916 SF RESTAURANT
BUILDING WITH ASSOCIATED PARKING,
SLOSLO/ SLOC

AR CS

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Pompa 1, LLC Daytime Phone 805-541-9005
Mailing Address PO Box 1127 Oceano, CA Zip Code 93475
Email Address: adam@verdinmarketing.com

Applicant Name same as owner Daytime Phone _____
Mailing Address _____ Zip Code _____
Email Address: _____

Agent Name Oasis Associates, Inc. Daytime Phone 805-541-4509
Mailing Address 3427 Miguelito Court, San Luis Obispo, CA 93401 Zip Code 93401
Email Address: cmf@oasisassoc.com

PROPERTY INFORMATION

Total Size of Site: 1.02 acres Assessor Parcel Number(s): 076-512-024
Legal Description: TR 2368 LT 24 Bk28 pgs 55-61
Address of the project (if known): 1060 Kendall Road
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: From Hwy 227/ Broad Street turn East onto Kendall Road, subject property is on the left.

Describe current uses, existing structures, and other improvements and vegetation on the property:
vacant lot with street trees and non-native seasonal grasses

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): one (1) one-story 3,916 SF restaurant building with associated parking, drive-through, landscaping, and site improvements

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 06 Jun 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): n/a

Describe existing and future access to the proposed project site: _____

Existing access on Allene Way to be relocated and new access on Kendall Road proposed.

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: Commercial Service / Vacant

South: Commercial Service / Vacant

East: Commercial Service / Vacant

West: Public Facility / Airport

For all projects, answer the following:

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

Buildings: 3,916 sq. feet 8 % Landscaping: 10,000 sq. feet 23 %

Paving: 26,513 sq. feet 60 % Other (specify) _____

Total area of all paving and structures: 30,429 sq. feet acres

Total area of grading or removal of ground cover: .9 sq. feet acres

Number of parking spaces proposed: 50 Height of tallest structure: 30

Number of trees to be removed: 5 Type: street trees: (4) purple leaf plum; (1) london plane

Setbacks: Front 60 Right 100 Left 10 Back 82

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

Community System - List the agency or company responsible for provision: Fiero Lane Water Co.

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: Fiero Lane Water Co.

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

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

For commercial/industrial projects answer the following:

Total outdoor use area: _____ sq. feet acres

Total floor area of all structures including upper stories: 3,916 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: _____ 1.02 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ 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: Rough grading with tract improvements
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: State Route 227

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 Restaurant _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? .44 afy (normal year)
4. How many service connections will be required? 1 domestic, 1 landscape
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: stub-out to community water system
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: +/- 50 feet Location of connection: Allene Way
2. What is the amount of proposed flow? 390 G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Garbage Co.
3. Where is the waste disposal storage in relation to buildings? North of building
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

1. Name of School District: San Luis Coastal Unified School District
2. Location of nearest police station: California Highway Patrol, 4115 Board Street
3. Location of nearest fire station: Cal Fire station, Broad Street
4. Location of nearest public transit stop: Marigold Center, Broad Street
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 * See MND ED01-322

1. Please describe the historic use of the property:

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: Sunday to Saturday Hours of Operation: 24 hours
2. How many people will this project employ? 35-40 employees
3. Will employees work in shifts? Yes No
If yes, please identify the shift times and number of employees for each shift _____
3 shifts; up to 13 employees during day shifts.
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: _____
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.
See ED01-322

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. 75 Between 4:00 to 6:00 p.m. 75
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): 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 *: high efficient water fixtures, LED lighting, drought tolerant planting

*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

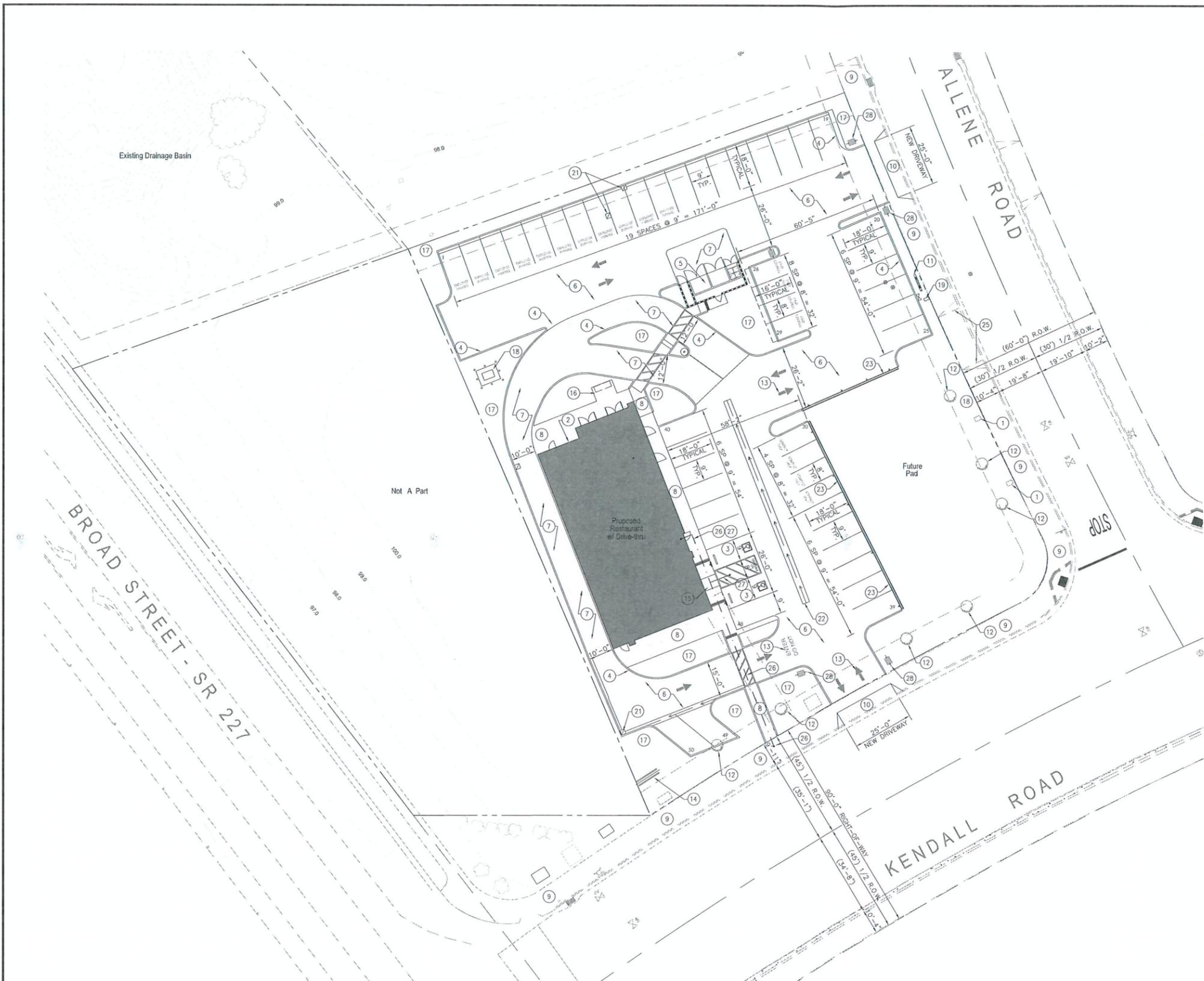
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
on-site stormwater filtration and retention.
- _____
- _____

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): ED01-322

Other Related Permits

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

(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.)



Site Plan Reference Notes

- 1 EXISTING WATER METER VAULT
- 2 NEW GAS METER LOCATION
- 3 ACCESSIBLE PARKING SPACE WITH 8' VAN OFFLOAD AREA
- 4 NEW 6" TALL CONCRETE CURB
- 5 NEW TRASH ENCLOSURE FOR PROPOSED RESTAURANT
- 6 AREA OF NEW ASPHALTIC CONCRETE PAVING
- 7 AREA OF NEW REINFORCED PCC PAVING
- 8 NEW CONCRETE FLATWORK
- 9 EXISTING SIDEWALK
- 10 NEW COMMERCIAL CONCRETE DRIVEWAY APPROACH PER COUNTY STANDARDS
- 11 NEW DETECTOR CHECK ASSEMBLY WITH FDC
- 12 EXISTING STREET TREE
- 13 PROPOSED PAVEMENT SIGNAGE
- 14 PROPOSED RESTAURANT MONUMENT SIGN
- 15 PROPOSED NEW ACCESSIBLE RAMP
- 16 BICYCLE PARKING; PROVIDE ON-SITE PARKING FOR TOTAL OF FIVE (5) BICYCLES
- 17 LANDSCAPED PLANTER AND/OR AREA
- 18 NEW PAD MOUNTED TRANSFORMER
- 19 NEW WATER METER FOR RESTAURANT, REFER TO UTILITY PLAN FOR ADDITIONAL INFORMATION.
- 20 PLANTER FOR NEW TREE
- 21 NEW CATCH BASIN OR STRIP DRAIN, SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
- 22 NEW CONCRETE SWALE IN DRIVE AISLE
- 23 NEW AC BERM AT FUTURE PAD
- 24 EXISTING 50' 'NO BUILDING' SETBACK FROM THE CENTERLINE EXTENSION OF RUNWAY 25 PER TRACT 2365 FINAL MAP
- 25 EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH NEW CONCRETE CURB, GUTTER AND SIDEWALK PER COUNTY STANDARDS.
- 26 PROPOSED ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY TO BUILDING ENTRANCE.
- 27 PROPOSED ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACE(S) TO BUILDING ENTRANCE
- 28 NEW DIRECTIONAL SIGNAGE FOR RESTAURANT

General Notes

1. EXISTING IMPROVEMENTS, SURFACE FEATURES, UTILITIES PROVIDED BY AN ALTA/ACSM LAND SURVEY PREPARED BY ATLAS GEOSPATIAL ON NOVEMBER 15, 2013.

Legend / Abbreviations

ROW	RIGHT OF WAY	W	WATER SERVICE
EXIST'G	EXISTING	S	SEWER SERVICE
AC	ASPHALTIC CONCRETE	IR	IRRIGATION SERVICE
TYP	TO BE REMOVED	---	NEW CONCRETE CURB AND GUTTER
CONC.	TYPICAL	---	NEW CONCRETE CURB ONLY
PL	CONCRETE	---	NEW CONCRETE FLATWORK
BLDG	PROPERTY LINE		
SF	BUILDING		
REQ'D	SQUARE FEET		
MECH	REQUIRED		
	MECHANICAL		



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 san luis obispo
 california 93401
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George Garcia, AIA C-24540



consultant:

project:
New Restaurant Bldg
 1060 Kendall Road
 East Airport
 Commercial Park
 San Luis Obispo, CA

applicant/owner:
 Pompa 1, LLC
 P.O. Box 1127
 Oceano, CA 93475

sheet title:
Architectural Site Plan

revision:

no.	description	revision by
1	CONCEPTUAL DESIGN	05/04/16 ggd
2	1ST MAP SUBMITTAL	05/01/16 ggd

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 CAD file:
 drawn by:
 plot date:

sheet:





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seal:



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applicant/owner:

Pompa 1, LLC
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sheet title:

Floor Plan

revision:

rev	description	date	drawn by
1	CONCEPTUAL DESIGN	05/04/16	gpc
2	101 NIP SUBMITTAL	06/01/16	gpc

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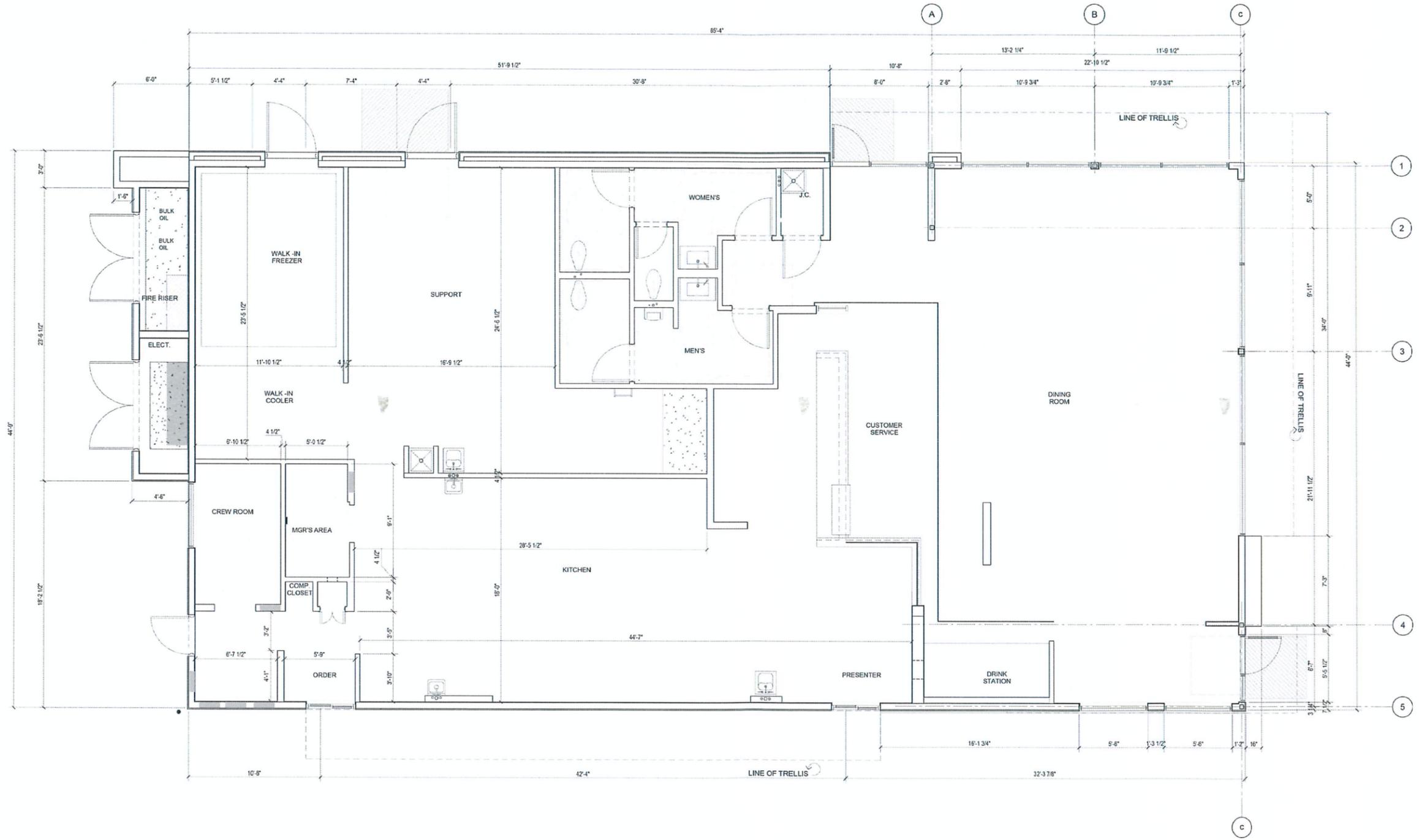
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A1.1



Floor Plan
 SCALE: 1/8"=1'-0"





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 P.O. Box 1127
 Oceano, CA 93475

sheet title:

Roof Plan

revision:

rev	description	date	drawn by
1	CONCEPT DESIGN	05/04/16	gpd
2	1ST MAP SUBMITTAL	06/01/16	gpd

legal stuff:

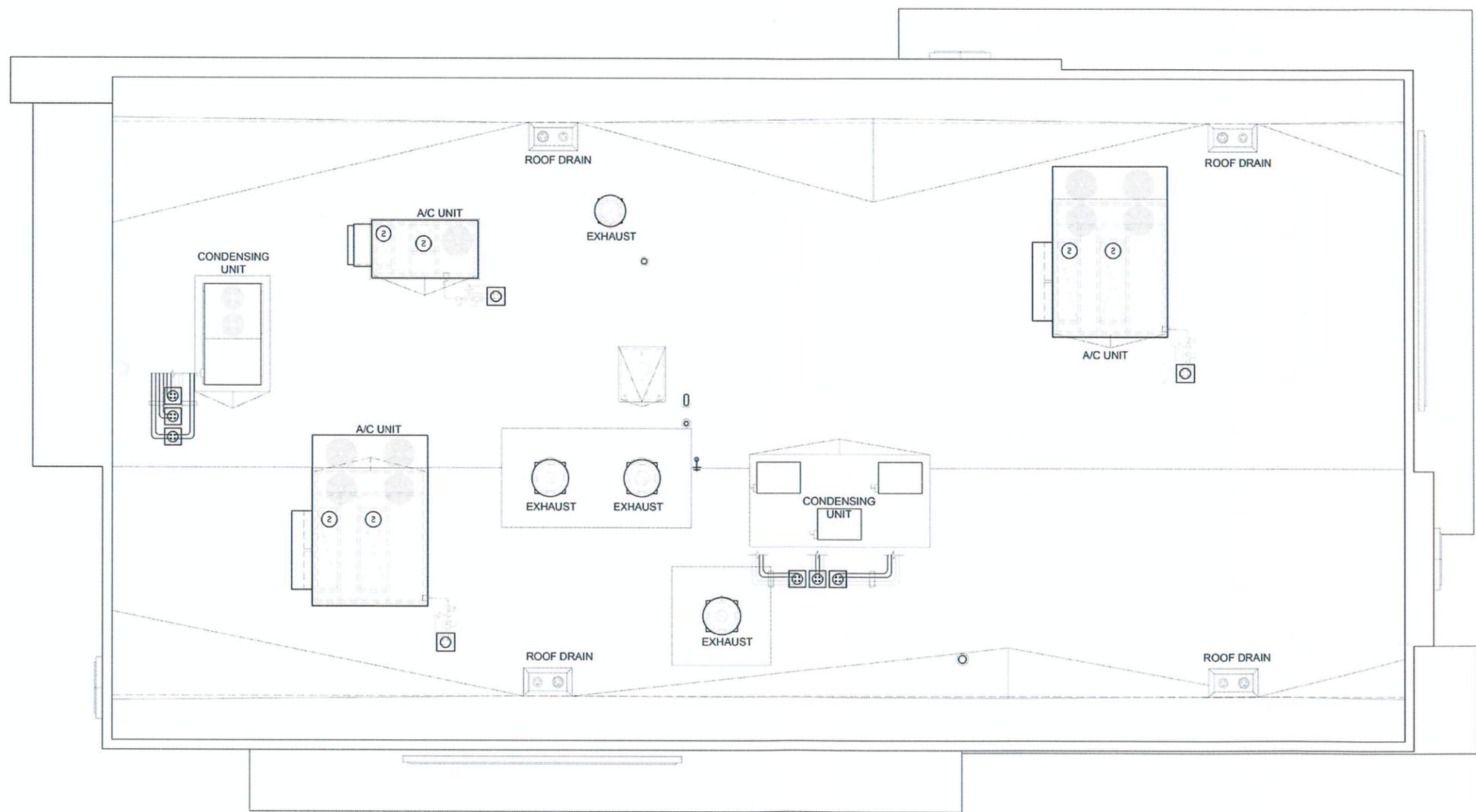
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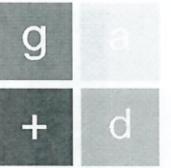
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A1.2



Roof Plan
 SCALE: 1/8"=1'-0"





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Elevations

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1	CONCEPT DESIGN	05.04.16	gpd	
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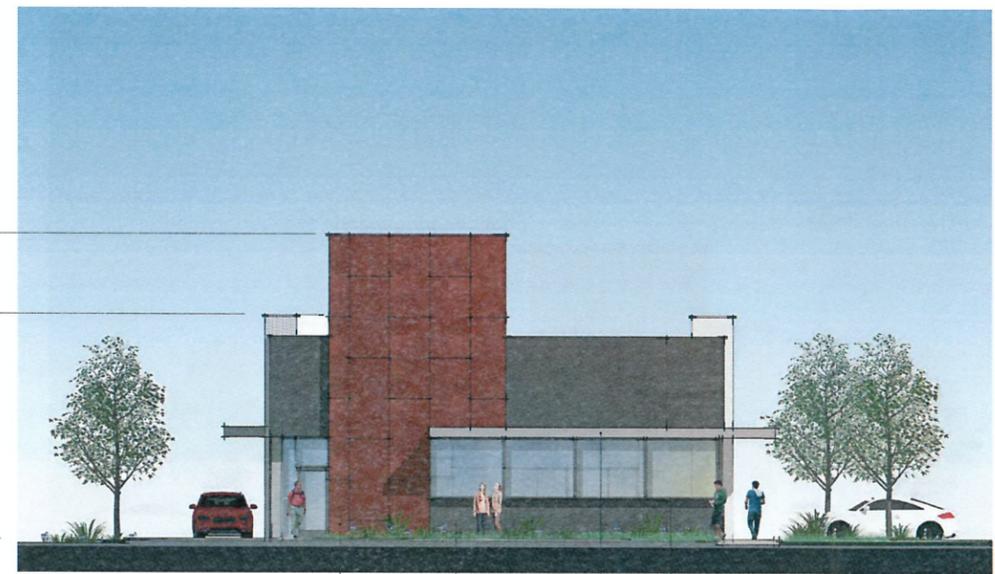
A2.1

Material / Object

1. CORETEN
2. 3-COAT CEMENT PLASTER WITH SMOOTH STEEL TROWEL FINISH
3. PAINTED STEEL
4. PAINTED SHEET METAL
5. PAINTED METAL DOOR
6. STOREFRONT
7. CORRUGATED METAL SHEATHING
8. LOUVERS

Color / Finish

- A. NATURAL
- B. ALUMINUM
- C. SNOWBOUND : SW7004
- D. PROPER GRAY : SW6003
- E. CLOAK GRAY : SW6278
- F. GALVANIZED



±30'-0" (000.00')
TOP OF STRUCTURE

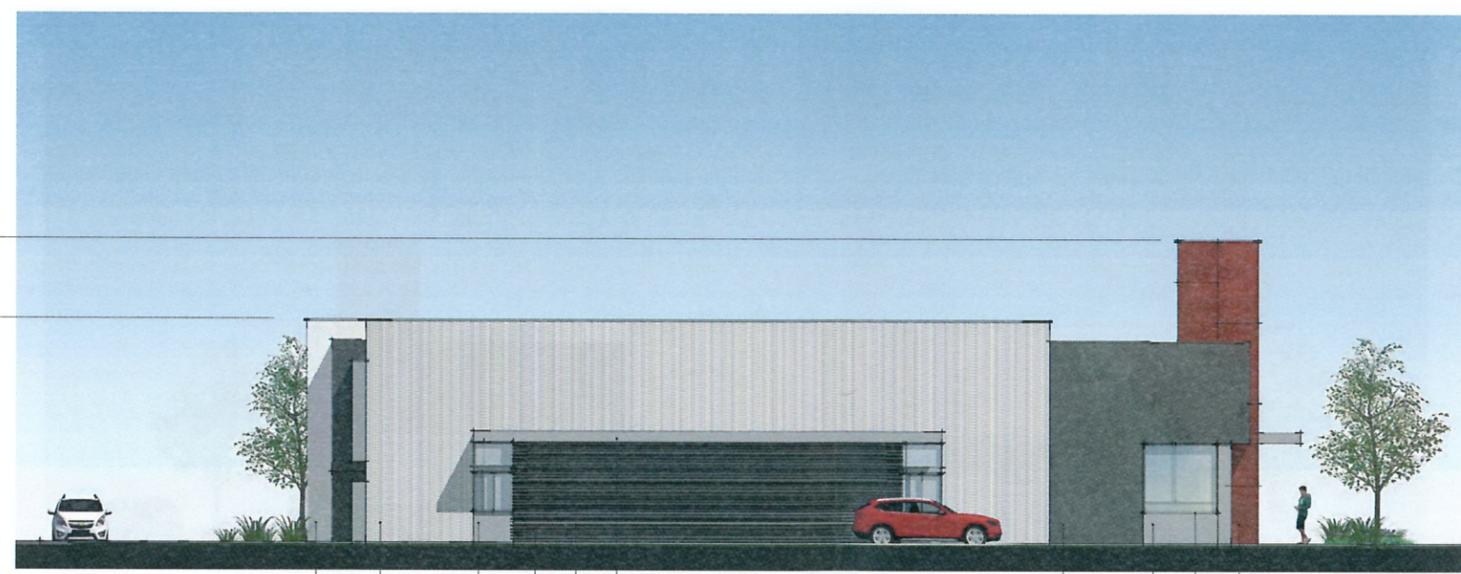
±22'-0" (000.00')
TOP OF PARAPET

±0'-0" (000.00')
F.F. @ FIRST FLOOR

1 A
2 E
3 D
6 B

South Elevation (view from Kendall Road)

SCALE: 1/8"=1'-0"



±30'-0" (000.00')
TOP OF STRUCTURE

±22'-0" (000.00')
TOP OF PARAPET

±0'-0" (000.00')
F.F. @ FIRST FLOOR

2 C
7 F
4 D
6 A
8 F
3 D
2 E
4 D
6 B
1 A

West Elevation (view from Broad Street)

SCALE: 1/8"=1'-0"



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Elevations

revision:

rev	description	issue date	by
1	CONCEPTUAL DESIGN	05.04.18	gjd
2	10% MAP SUBMITTAL	08.01.18	gjd

legal stuff:

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A2.2

Material / Object

1. CORETEN
2. 3-COAT CEMENT PLASTER WITH SMOOTH STEEL TROWEL FINISH
3. PAINTED STEEL
4. PAINTED SHEET METAL
5. PAINTED METAL DOOR
6. STOREFRONT
7. CORRUGATED METAL SHEATHING
8. LOUVERS

Color / Finish

- A. NATURAL
- B. ALUMINIUM
- C. SNOWBOUND : SW7004
- D. PROPER GRAY : SW6003
- E. CLOAK GRAY : SW6278
- F. GALVANIZED



+30'-0" (000.00')
TOP OF STRUCTURE

+22'-0" (000.00')
TOP OF PARAPET

+0'-0" (000.00')
F.F. @ FIRST FLOOR

2 C 2 E 5 E 2 C 7 F

North Elevation

SCALE: 1/8"=1'-0"



+30'-0" (000.00')
TOP OF STRUCTURE

+22'-0" (000.00')
TOP OF PARAPET

+0'-0" (000.00')
F.F. @ FIRST FLOOR

1 A 2 E 2 C 6 B 3 D 5 D 4 D

East Elevation

SCALE: 1/8"=1'-0"



Perspective View from the South

SCALE: NTS



Rear Perspective View from the North

SCALE: NTS



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seal:



consultant:

project:

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applicant/owner:

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sheet title:

Perspective

revision:

rev	description	date	drawn by
1	CONCEPTUAL DESIGN	05.04.18	gpd
2	15% MAP SUBMITTAL	08.01.18	gpd

legal stuff:

The use of these plans and specifications shall be restricted to the use of the original site for which they were prepared and submission thereof is expressly limited to such use unless otherwise approved by the architect. The use of these plans and specifications remains with garcia architecture + design without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions. ©2018 garcia architecture + design

sheet data:

g+d job no: 20180639
 CAD file: A2.x.dwg
 drawn by:
 plot date:

sheet:

A2.3

AGENCIES/ UTILITIES
 COUNTY PLANNING & BUILDING DEPARTMENT
 1067 SANTA ROSA
 SAN LUIS OBISPO, CA 93401
 (805) 781-5200

CAL FIRE
 625 N. SANTA ROSA
 SAN LUIS OBISPO, CA 93401
 (805) 543-4244

COUNTY HEALTH DEPARTMENT
 2156 SIERRA WAY
 SAN LUIS OBISPO, CA 93406
 (805) 781-5544

COUNTY SHERIFF
 1545 KANSAS AVE.
 SAN LUIS OBISPO, CA
 (805) 781-4540

UNDERGROUND SERVICES
 800-642-2444

PACIFIC GAS & ELECTRIC
 406 S. HIGUERA STREET
 SAN LUIS OBISPO, CA 93401
 800-743-5600

CHARTER COMMUNICATIONS
 270 BRIDGE STREET
 SAN LUIS OBISPO, CA 93401
 (805) 544-2688

THE GAS COMPANY
 750 INDUSTRIAL WAY
 SAN LUIS OBISPO, CA 93401
 (805) 427-2000

PACIFIC BELL TELEPHONE
 160 SUBURBAN 1 P.O. BOX 8111
 SAN LUIS OBISPO, CA 93403
 (805) 546-7451

COMMERCIAL DEVELOPMENT

for

1060 Kendall Road- East Airport Commerce Park San Luis Obispo, CA 93401



SITE SUMMARY

Legal Description	TR 2368 LT 24 Bk28 pgs 55-61
APN	076-512-024
Address	1060 Kendall Road San Luis Obispo, CA 93401
Local Zoning	Commercial Service (C-S)
Airport Safety Area	S-1a
Adjacent Uses	North- Vacant South- Vacant East- Vacant West- Vacant
Proposed Use	Commercial/Restaurant
Existing Use	Vacant
Gross Lot Area	1.02 acres
Setbacks	Required / Provided Front (Kendall Road) 10' / 60' Side (west) 0' / 100'+ Side (east) 10' / 10' Rear 0' / 82'
Parking Requirements	Fast Food Restaurant
	1 space per 100 sq. ft. of kitchen area 1,082 SF / 100 = 10.8 spaces
	1 space per 60 sq. ft. of customer area 1,188 SF / 60 = 19.8 spaces
	TOTAL REQUIRED: 31 spaces TOTAL PROVIDED: 50 spaces
Accessible Spaces	required: 2 / provided: 2
Motorcycle Parking	n/a
Bike Parking	required: 5 / provided: 5

BUILDING SUMMARY

Propose Use	Restaurant
Construction Type	V-B
Number of Stories	1 Story
Building Height Calcs	
max. allowable bldg. height	35'
average elevation	100'
max. bldg. elevation allowed	135'
proposed bldg. elevation	130'
Occupancy Group(s)	A-2
Building Area	3,916 sq. ft.

DIRECTORY

Owner	POMPA 1 LLC c/o Adam Verdin, Officer PO Box 1127 Oceano, CA 93475 (805) 451-9005 adam@verdinmarketing.com
Architects	GARCIA ARCHITECTURE + DESIGN c/o George Garcia, AIA 1308 Monterey Street, Suite 230 San Luis Obispo, CA 93401 Phone (805) 783-1880 george@garciaarchdesign.com
Civil Engineer	KVC CIVIL ENGINEERING c/o Keith Crowe, PE & Stacie Gleim P.O. Box 1583 Paso Robles, CA 93447 Phone (805) 227-4159 staciegleim@earthlink.net
Landscape Architect & Planning Agent	OASIS ASSOCIATES, INC. c/o Scott Wright ASLA c/o C.M. Florence AICP 3427 Miguelito Court San Luis Obispo, CA 93401 Phone (805) 545-4509 scott@oasisassoc.com cmf@oasisassoc.com

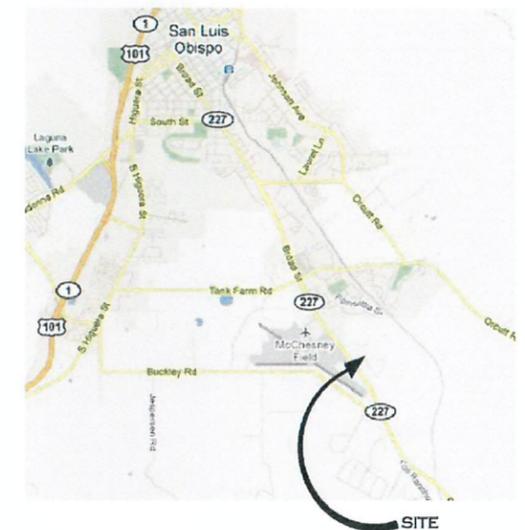
SHEET INDEX

AS1.0	Architectural Site Plan
C1.0	Preliminary Grading & Drainage Plan
C2.0	Preliminary Utility Plan
L-1	Conceptual Landscape Plan
A1.1	Floor Plan
A1.2	Roof Plan
A2.1	Elevations
A2.2	Elevations
A2.3	Perspective

PROJECT DESCRIPTION

Site Plan Review submittal for one (1) commercial restaurant building including drive through and associated site improvements.

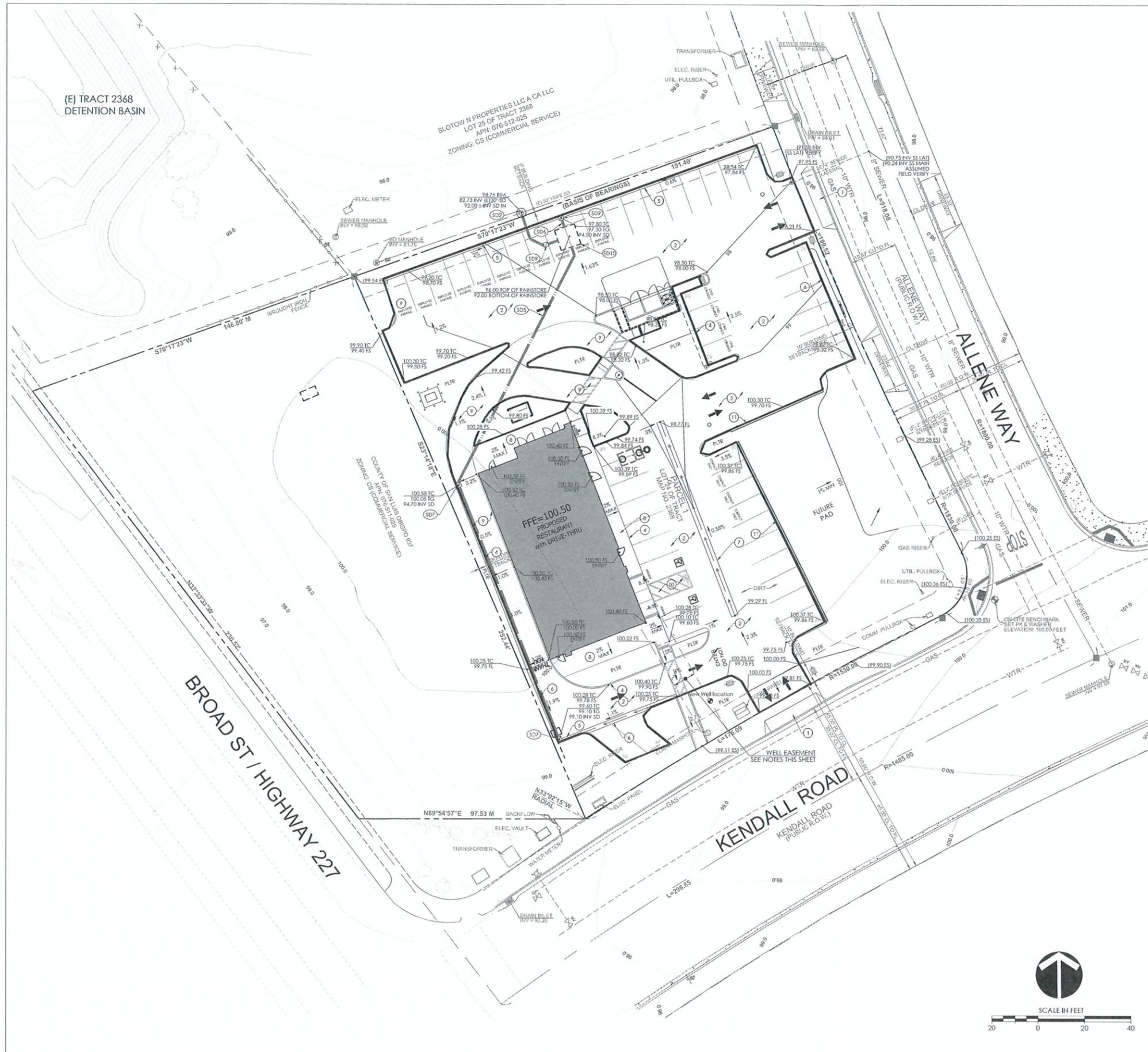
VICINITY MAP



TITLE SHEET

June 2016





PRELIMINARY EARTHWORK

CUT: 1400 CY
 FILL: 0 CY
 EXPORT: 1400 CY
 TOTAL AREA OF DISTURBANCE: 0.99 ACRES

LEGEND

AC - ASPHALT CONCRETE	PROPERTY / ROW LINE
BLOC - BUILDING	EXISTING WATER OR IRRIGATION LINE
BM - BENCHMARK	SEWER
CL - CENTERLINE	WATER LINE
CO - CLEANOUT	STORM DRAIN LINE
CONC - CONCRETE	FLOWLINE SWALE (CONC OR ROCK LINED)
CMP - CORRUGATED METAL PIPE	
D/W - DRIVEWAY	
ELEC - ELECTRICAL	
ELEV - ELEVATION	
EP - EDGE OF PAVEMENT	
(E) - EXISTING	
EG - EXISTING GRADE	
ES - EXISTING SURFACE ELEV	
FG - FINISHED GRADE	
FD - FIRE DEPARTMENT CONNECTION	
FL - FLOWLINE	
FFE - FINISH FLOOR ELEVATION	
FS - FINISHED SURFACE (PAVEMENT)	
GS - GRADE BREAK	
HDPE - HIGH DENSITY POLYETHYLENE	
HP - HIGH POINT	
LF - LOW POINT	
MAX - MAXIMUM	
MIN - MINIMUM	
PL - PROPERTY LINE	
SS - SANITARY SEWER	
TC - TOP OF CURB	
TEMP - TEMPORARY	
TF - TOP OF FOOTING	
TG - TOP OF GRADE	
TR - TYPICAL	
TW - TOP OF WALL	
UP - UTILITY POLE	
VERT - VERTICAL	
WL - WATER LINE	
WV - WATER VALVE	

CONSTRUCTION NOTES:

1. CONSTRUCT 25' WIDE COMMERCIAL DRIVEWAY APPROACH PER SLO COUNTY STD AND SPECIFICATIONS.
2. CONSTRUCT A.C. PAVING - 3.5" A.C. OVER 7" CLASS 8 BASE OVER 12" MIN SUBGRADE COMPACTED 95% RELATIVE DENSITY. SEE SOILS REPORT FOR ADDITIONAL INFORMATION.
3. REMOVE (E) DRIVEWAY APPROACH AND CONSTRUCT 6" CURB, 18" GUTTER AND 10' WIDE SIDEWALK PER SLO COUNTY STANDARD SPECIFICATIONS.
4. CONSTRUCT 6" CONCRETE CURB.
5. CONSTRUCT 6" CURB AND 12" GUTTER.
6. CONSTRUCT 24" WIDE CONCRETE RIBBON GUTTER.
7. CONSTRUCT 36" WIDE CONCRETE RIBBON GUTTER.
8. CONSTRUCT CONCRETE SIDEWALK/FLATWORK (WIDTH PER PLAN).
9. CONSTRUCT HEAVY CONCRETE PAVING SECTION - 5" OF CONCRETE OVER 6" OF BASE.
10. PROVIDE DISABLED RAMP AND/OR DETECTABLE WARNING OR PARKING STALL STRIPING AND SIGNAGE PER ARCHITECTURAL PLANS. PROVIDE 2% MAX SLOPE ALL DIRECTIONS FOR DISABLED SPACE AND LOADING ZONE.
11. CONSTRUCT A.C. CURB.

DRAINAGE NOTES:

- SD1. PROVIDE & INSTALL 4" PVC ROOF DRAIN EXTENSION. OUTLET AT CURB FACE CONCRETE PAVEMENT OR CONCRETE SPLASH BLOCK.
- SD2. CONSTRUCT SD CONNECTION TO EXISTING OFFSITE 30" SD. INSTALL SD MANHOLE PER SLO COUNTY SPECIFICATIONS.
- SD3. CONSTRUCT UNDERSIDEWALK DRAIN PER SLO COUNTY STD DETAIL AND SPECIFICATIONS.
- SD4. PROVIDE & INSTALL 3" PVC STORM DRAIN PIPE.
- SD5. PROVIDE & INSTALL 12" HDPE STORM DRAIN PIPE.
- SD6. PROVIDE & INSTALL 18" HDPE STORM DRAIN PIPE.
- SD7. PROVIDE & INSTALL 18" X 18" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATED WITH KRIBAR TLOGARDPLUS™ INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.
- SD8. PROVIDE & INSTALL TRENCH DRAIN WITH FOSSIL FILTER INSERT.
- SD9. PROVIDE & INSTALL 24" X 24" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRADE AND KRIBAR TLOGARDPLUS™ INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.
- SD10. INSTALL RAINSTORES UNDERGROUND STORMWATER DETENTION SYSTEM WITH LINER - SEE PER PLAN.

NOTE:
 WELL EASEMENT AND OVERLYING WATER RIGHTS
 RECORDED MAY 8, 2012, AS DOCUMENT NO.
 2012020877, OF OFFICIAL RECORDS. WELL IN THE
 PROCESS OF BEING ABANDONED AND EASEMENT QUICK
 CLAIMED.



PRELIMINARY NOT FOR CONSTRUCTION

Keith V. Crowe, P.E.
 P.O. Box 832, Alhambra, CA 91803
 Phone & Fax: (626) 464-0975
 kvcrowe@charter.net



Project:
 Lot 24
 Tract 2368
 Commercial
 Development
 Site Address:
 Allene Way & Kendall Road

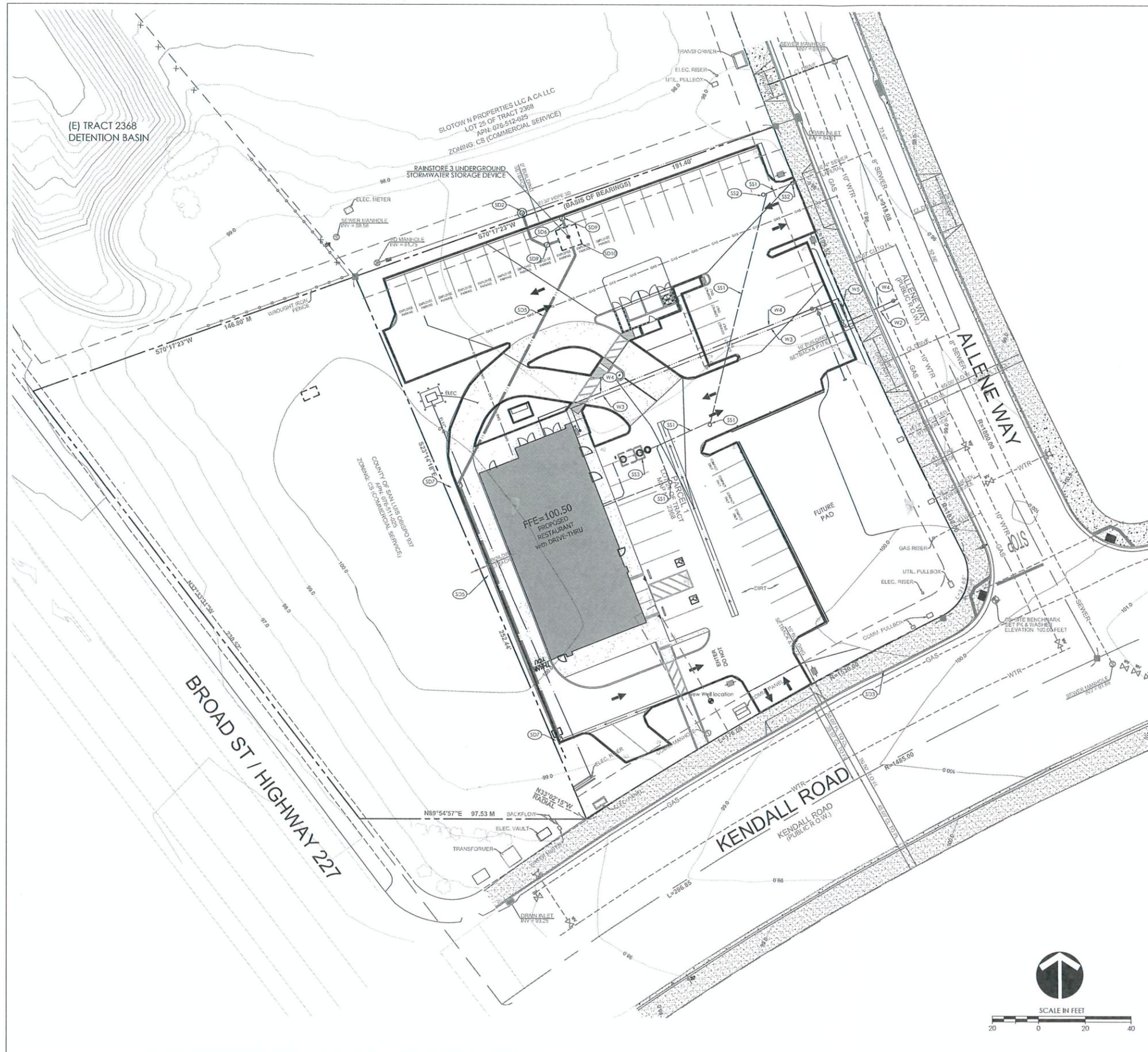
Client:

Sheet Contents:
 Preliminary
 Grading &
 Drainage Plan

Date:
 May, 2014
Revised:

Job No:
 McDonalds

Sheet:
 C1.0
 of:



LEGEND

AC - ASPHALT CONCRETE	PROPERTY / ROW LINE
BLDG - BUILDING	EXISTING WATER OR IRRIGATION LINE
BM - BENCHMARK	SEWER
CL - CENTERLINE	WATER LINE
CO - CLEAROUT	STORM DRAIN LINE
CONEC - CONCRETE	FLOWLINE SWALE (CONC OR ROCK LINED)
CMP - CORRUGATED METAL PIPE	
D/W - DRIVEWAY	
ELEC - ELECTRICAL	
ELEV - ELEVATION	
EP - EDGE OF PAVEMENT	
EG - EXISTING	
EG - EXISTING GRADE	FIRE HYDRANT / FDC
ES - EXISTING SURFACE ELEV	WATER VALVE
FDC - FIRE DEPARTMENT CONNECTION	MONUMENT
FG - FINISHED GRADE	(E) WATER VALVE
FL - FLOWLINE	(E) SEWER MANHOLE
FFE - FINISH FLOOR ELEVATION	(H)SEWER CLEANOUT
FS - FINISHED SURFACE (PAVEMENT)	(E) UTILITY BOX
GB - GRADE BREAK	(E) STORM DRAIN MANHOLE
HDPE - HIGH DENSITY POLYETHYLENE	(N) STORM DRAIN MANHOLE
HP - HIGH POINT	(N) DOUBLE CHECK ASSEMBLY
LP - LOW POINT	(N) STORM DRAIN CATCH
MAX - MAXIMUM	(N) BACKFLOW DEVICE
MIN - MINIMUM	
PL - PROPERTY LINE	
SS - SANITARY SEWER	
TC - TOP OF CURB	
TEMP - TEMPORARY	
TP - TOP OF FOOTING	
TG - TOP OF GRATE	
TYP - TYPICAL	
TW - TOP OF WALL	
UP - UTILITY POLE	
VERT - VERTICAL	
WL - WATER LINE	
WV - WATER VALVE	

UTILITY NOTES:

- (W1) EXISTING 1" RECYCLED WATER METER AND 1 1/2" WATER SERVICE FOR LANDSCAPE. INSTALL RECYCLED WATER WARNING TAGS PER CPC CHAPTER 16. SEE LANDSCAPE PLANS FOR ADDITIONAL INFO.
- (W2) PROVIDE AND INSTALL NEW 1 1/2" WATER METER & 2" PVC SCH 80 WATER SERVICE AND COUNTY APPROVED LEAD FREE P.P. BACKFLOW DEVICE.
- (W3) PROVIDE AND INSTALL 2" PVC SCH 80 WATER SERVICE. PROVIDE 30" MIN COVER.
- (W4) PROVIDE AND INSTALL NEW 4" PVC FIRE SERVICE PER SLO COUNTY STD'S. FIRE SPRINKLER ENGINEER TO VERIFY SERVICE SIZE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- (W5) PROVIDE AND INSTALL AND PROVIDE DOUBLE CHECK VALVE ASSEMBLY.
- (S1) PROVIDE AND INSTALL 4" PVC SDR35 SEWER LATERAL AT 2% MIN SLOPE PER SLO COUNTY STD'S AND SPECIFICATIONS.
- (S2) PROVIDE AND INSTALL NEW SEWER CLEANOUT PER DETAIL 'B', SHT C8.0.
- (S3) PROVIDE AND INSTALL GREASE INTERCEPTOR.

DRAINAGE NOTES:

- (SD1) PROVIDE & INSTALL 4" PVC ROOF DRAIN EXTENSION. OUTLET AT CURB FACE, CONCRETE PAVEMENT OR CONCRETE SPLASH BLOCK.
- (SD2) CONSTRUCT SD CONNECTION TO EXISTING OFFSITE 30" SD. INSTALL SD MANHOLE PER SLO CO STD'S AND SPECIFICATIONS.
- (SD3) CONSTRUCT UNDERSIDEWALK DRAIN PER SLO CO STD DETAIL AND SPECIFICATIONS.
- (SD4) PROVIDE & INSTALL 3" PVC STORM DRAIN PIPE.
- (SD5) PROVIDE & INSTALL 12" HDPE STORM DRAIN PIPE.
- (SD6) PROVIDE & INSTALL 18" HDPE STORM DRAIN PIPE.
- (SD7) PROVIDE & INSTALL 18" X 18" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATED WITH KRISTAR 'FLOGARDPLUS' INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.
- (SD8) PROVIDE & INSTALL TRENCH DRAIN WITH FOSSIL FILTER INSERT.
- (SD9) PROVIDE & INSTALL 24"X24" MIDSTATE CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE AND KRISTAR 'FLOGARDPLUS' INSERT. INSTALLATION AND MAINTENANCE PER MANUFACTURER'S SPECIFICATIONS.
- (SD10) INSTALL RAINSTORE3 UNDERGROUND STORMWATER DETENTION SYSTEM WITH LINER - SEE PER PLAN.



Keith V. Crowe, P.E.
 P.O. Box 832, Alameda, CA 94601
 Phone & Fax: (925) 464-0975
 KVCrowe@Comcast.net



Project:
 Lot 24
 Tract 2368
 Commercial
 Development
 Site Address:
 Allene Way & Kendall Road

Client:

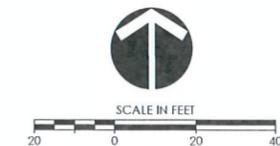
Sheet Contents:
 Preliminary Utility
 Plan

Date:
 May, 2014

Revised:

Job No:
 McDonalds

Sheet:
 C2.0
 of:



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED PLANT PALETTE

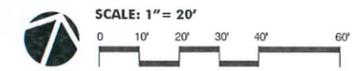
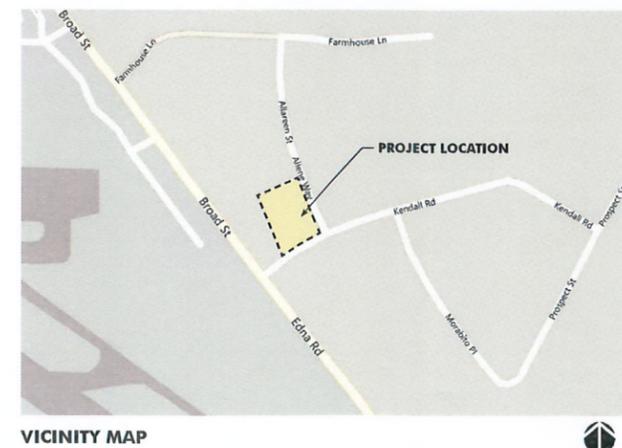
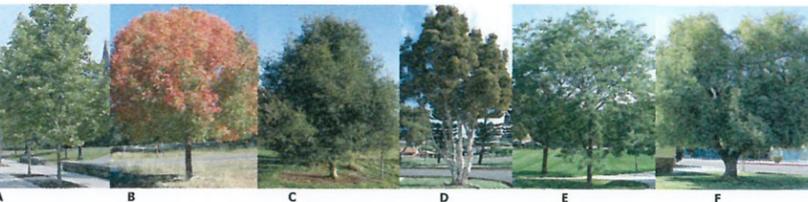
BOTANICAL / COMMON NAME	SIZE	NOTES
CANOPY TREES		
A <i>Platanus x acerifolia</i> 'Bloodgood' / LONDON PLANE	24" BOX	DECIDUOUS; LARGE CANOPY
B <i>Pistacia chinensis</i> / CHINESE PISTACHE	24" BOX	DECIDUOUS; FALL COLOR
C <i>Quercus agrifolia</i> / COAST LIVE OAK	15 GAL	EVERGREEN; LARGE CANOPY
PEDESTRIAN-SCALE TREES		
D <i>Melaleuca quinquenervia</i> / CAJUPUT TREE	15 GAL	WHITE BARK; VERTICAL FORM
E <i>Gleditsia triacanthos</i> 'Sunburst' / HONEY LOCUST	24" BOX	YELLOW/GREEN NEW FOLIAGE
F <i>Rhus lancea</i> / AFRICAN SUMAC	15 GAL	EVERGREEN
LARGE SHRUBS		
G <i>Grevillea</i> sps. / GREVILLEA	5 GAL	RED FLOWERS
H <i>Pittosporum tenuifolium</i> 'Majorie Channon' / VARIEGATED KOHUIHU	5 GAL	YELLOW/GREEN FOLIAGE; UPRIGHT
MEDIUM SHRUBS		
I <i>Callistemon viminalis</i> 'Little John' / DWARF CALLISTEMON	5 GAL	RED FLOWERS
J <i>Pittosporum tobira</i> 'Variegata' / VARIEGATED MOCK ORANGE	5 GAL	LIGHT GREEN FOLIAGE; ROUNDED FORM
K <i>Westringia fruticosa</i> 'Morning Light' / COAST ROSEMARY	5 GAL	COMPACT; YELLOW/GREEN FOLIAGE
SMALL SHRUBS		
L <i>Cistus</i> 'Sunset' / MAGENTA ROCKROSE	5 GAL	PINK FLOWERS; DROUGHT TOLERANT
M <i>Rosmarinus</i> 'Collingwood Ingram' / ROSEMARY	5 GAL	FLOWERING; DROUGHT TOLERANT
N <i>Cordyline australis</i> 'Sundance' / CABBAGE PALM	5 GAL	BURGUNDY FOLIAGE
PERENNIALS		
O <i>Phormium</i> sps. / NEW ZEALAND FLAX	5 GAL	BLADE-SHAPE FOLIAGE
P <i>Anigozanthos</i> clvs. / KANGAROO PAW	1 GAL	YELLOW OR RED FLOWERS
Q <i>Lavandula intermedia</i> 'Provence' / HEDGE LAVENDER	1 GAL	PURPLE FLOWERS
ORNAMENTAL GRASSES		
R <i>Calamagrostis</i> acut. Karl Foerster' / FEATHER REED GRASS	1 GAL	VERTICAL TAN FLOWER STALKS
S <i>Miscanthus transmorionensis</i> / EVERGREEN EULALIA	1 GAL	VERTICAL TAN FLOWER STALKS
T <i>Muhlenbergia rigens</i> / DEER GRASS	1 GAL	DROUGHT TOLERANT
SUCCULENTS		
U <i>Agave</i> sps. / AGAVE	1/5 GAL	BOLD FOLIAGE
V <i>Senecio mandraliscae</i> / KLEINIA	1 GAL	BLUE FOLIAGE
W <i>Yucca filamentosa</i> 'Gold Sword' / ADAM'S NEEDLE	1 GAL	VARIEGATED FOLIAGE
GROUNDCOVER		
X <i>Cotoneaster dammeri</i> 'Lowfast' / BEARBERRY COTONEASTER	1 GAL	RED BERRIES
Y <i>Cistus salvifolius</i> / SAGELEAF ROCKROSE	5 GAL	PINK FLOWERS; DROUGHT TOLERANT
Z <i>Rosmarinus officinalis</i> 'Prostrata' / TRAILING ROSEMARY	1 GAL	FLOWERING; DROUGHT TOLERANT

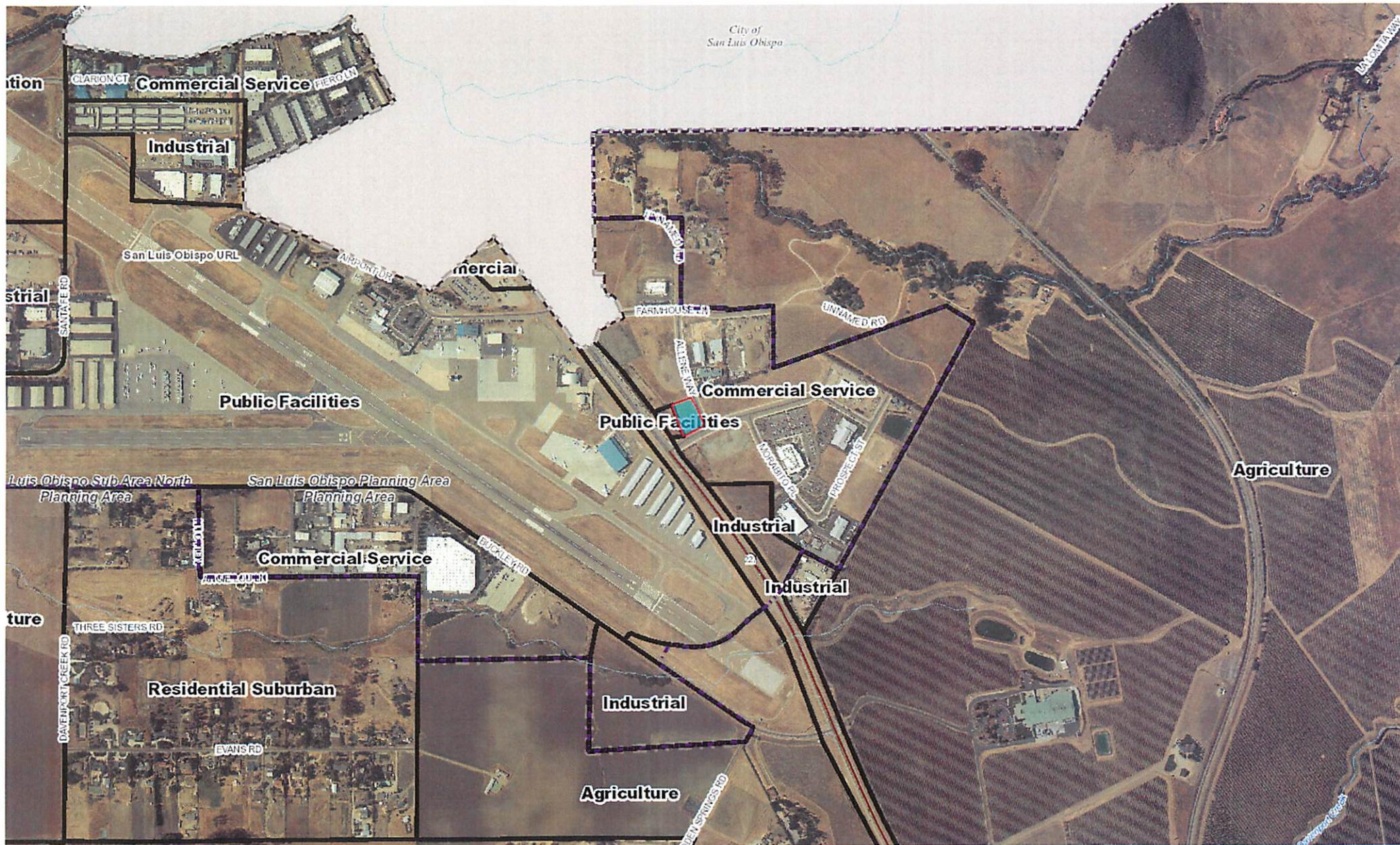
PLAN KEYNOTES

- 1 ENHANCED PAVING
- 2 BIKE RACK
- 3 LANDSCAPE BOULDERS, TYP.
- 4 LOCAL RUBBLE STONE MULCH
- 5 LOW-HEIGHT PLANT MASSING
- 6 MEDIUM-HEIGHT PLANT MASSING
- 7 LARGE PLANT MASSING
- 8 NON-IRRIGATED NATIVE GRASS & WILDFLOWER HYDROSEED MIX
- 9 PEDESTRIAN CROSSWALK
- 10 EXISTING PURPLE LEAF PLUM (*Prunus cerasifera*) TO REMAIN
- 11 EXISTING LONDON PLANE (*Platanus x acerifolia*) TO BE REMOVED
- 12 EXISTING PURPLE LEAF PLUM (*Prunus cerasifera*) TO BE REMOVED

CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.









Parcel Summary Report For Parcel # 076-512-024

6/13/2016
1:22:52PM

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 POMPA 1 LLC
 POMPA 1 LLC PO BOX 1127 OCEANO CA 93475-1127

OWN POMPA 1 LLC A CA LLC

OWN SECURITY FSE THREE-HUNDRED & SIX IN

Address Information

Status **Address**

P 01060 KENDALL RD SLOC

P 04751 ALLENE WY SLOC

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
2368	0000	0024	San Luis Obisp	San Luis Obis	CS	AR		Y	SC	

Parcel Information

Status **Description**

Active TR 2368 LT 24

Notes
 THIS PARCEL HAS BEEN PRE-ADDRESSED 6/27/07. SEE ROAD NAME FILE SUB2004-00243.

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



Parcel Summary Report For Parcel # 076-512-024

6/13/2016
1:22:52PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

AREA NO. 21

Case Information

Case Number:

Case Status:

DRC2013-00106 INH Primary Parcel

Description:

TWO (2) ONE-STORY COMMERCIAL BUILDINGS TOTALING 7,376 SF BUILDING A IS 3,916 SF. BUILDING B IS 3,460 SF PROJECT INCLUDES PARKING, LANDSCAPING, AND ASSOCIATED SITE IMPROVEMENTS

DRC2015-00142 REC Primary Parcel

Description:

ONE (1) ONE STORY 3,916 SF RESTAURANT BUILDING WITH ASSOCIATED PARKING, DRIVE-THROUGH, LANDSCAPING, AND SITE IMPROVEMENTS.

PRE2009-00017 REC Primary Parcel

Description:

1.03 ACRES

G880015M AUT Related Parcel

Description:

GP AMEND TO CHANGE AG TO MULTI-USE

PMT2004-00465 FNL Related Parcel

Description:

GRADING - TEMPORARY ACCESS ROAD

S000007U RDD Related Parcel

Description:

PROP 24 LOT COMMERCIAL TRACT MAP W/ DEVELOPMENT PLAN

S980133L RDD Related Parcel

Description:

LOT LINE ADJUSTMENT

SUB2004-00243 APV Related Parcel

Description:

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