

ADMINISTRATIVE HEARING AGENDA REPORT

SUBJECT: Request for a Minor Use Permit to establish a Personal Services use (hair salon) in the Tourist Commercial (C-T) Zone

PROJECT ADDRESS: 1121 Montalban St. **BY:** Walter Oetzell, Assistant Planner
Phone: 781-7593
E-mail: woetzell@slocity.org

FILE NUMBER: USE-0082-2023 **FROM:** Brian Leveille, Senior Planner

RECOMMENDATION: Approve the Use Permit, based on findings and subject to conditions.

SITE DATA

Applicant	Montalban LLC
Representative	Chuck Francoeur
General Plan	Tourist Commercial
Zoning	Tourist Commercial (C-T)
Site Area	15,000 sq. ft.
Environmental Status	Categorically Exempt per CEQA Guidelines §15301 (Existing Facilities)



SUMMARY

The applicant intends to lease a 430 square-foot commercial space within a mixed-use project located in a Tourist Commercial (C-T) Zone for use as a beauty salon, a land use which is classified as Personal Services in the City’s Zoning Regulations. Personal Services may be conducted in the C-T Zone under the terms of a Minor Use Permit issued by the City (Zoning Regs. § 17.10.020 (A)). Procedures for consideration of a Minor Use Permit are set out in Chapter 17.110 of Zoning Regulations, including required findings and appropriate conditions of approval.

PROJECT INFORMATION

Site Information and Setting

The project site is a relatively flat parcel on the south side of Montalban Street, between Santa Rosa Street (State Route 1) and Lemon Street in a Tourist Commercial (C-T) Zone. Adjacent and surrounding uses include retail (Lombard's Stereo), ambulance service (San Luis Ambulance), automobile service station (Speedway), restaurants (Tacos de Mexico, Jack in the Box), and multi- and single-family residential development. The property is developed with a three-story mixed-use development consisting of 15 residential units and 430 square feet of commercial space. The larger project was reviewed and approved by the Planning Commission in May, 2019.¹

Project Description

The applicant intends to improve the commercial space in the development for use as a beauty salon comprised of a waiting and sales display area, styling chairs, wash bowl, bathroom, and kitchenette amenity (see Project Description, Attachment A, Project Plans, Attachment B). Hours of operation are proposed to be between 10:00 am and 6:00 pm daily, consistent with standards for hours of operation established under Zoning Regulations §17.070.130(F)(4)(b).

EVALUATION

The beauty salon will operate completely within the interior space of the building's commercial area and does not include activities that would be expected to generate dust, glare, heat, noise, noxious gases, odor, smoke, traffic, or vibration, or any other significant impacts to dwellings on the site or to neighboring properties. Proposed hours of operation are appropriate for a mixed-use development. Parking for the commercial space has been incorporated into the development at the typical commercial ratio (1 space per 300 square feet of floor area), sufficient for Personal Services, which carries the same requirement (Zoning § 17.72.030).

OTHER DEPARTMENT COMMENTS

Project plans have been reviewed by the Building & Safety Division, the Fire Marshal, and the Utilities Department. No concerns were raised, apart from noting that the larger mixed-use project remains subject to original conditions of project approval, which is addressed in a condition of approval (#2) suggested below.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). It involves operation of an existing facility as described in §15301 of the CEQA Guidelines (Existing Facilities).

ATTACHMENTS

1. Applicant's Project Description (1121 Montalban)
2. Project Plans (1121 Montalban)

¹ The Mixed-Use Project was approved by adoption of Resolution No. PC-1003-2019, available online at: <http://opengov.slocity.org/WebLink/DocView.aspx?id=94694>

ACTION

- Approve, based on findings and subject to conditions listed below
- Approve as modified, based on findings and subject to conditions listed below
- Deny
- Continue to: _____ to allow _____

Continue indefinitely to allow: _____

Rachel Cohen, Senior Planner
Hearing Officer

Findings

1. The proposed use is consistent with the General Plan. Land Use Element policy encourages compatible mixed-uses in commercial districts (LUE Policy 3.85).
2. The proposed use is consistent with the City’s Zoning Regulations. Personal Services may be permitted within a Mixed-Use Project under the terms of a Minor Use Permit (Zoning § 17.10.020). The use is compatible with the residential uses in the development and with existing and allowed land uses in the area, which include retail, services, restaurants, and multi- and single-family residential development.
3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity, and the use is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The beauty salon will be conducted within a small commercial space in a mixed-use project designed to accommodate non-residential use, and does not involve activities that would generate adverse impacts.
4. The site is physically suitable in terms of: its design, location, shape, size, and the operating characteristics of the proposed use; traffic generation and the provision of public and emergency vehicle access; public protection services; and the provision of utilities. The business will be operated in an existing building located within a Tourist-Commercial area, with all necessary services and facilities available, and will be operated under a Certificate of Occupancy issued by the City’s Building & Safety Division.
5. The establishment and subsequent operation or conduct of the proposed use will not, because of the circumstances and conditions applied in the particular case, result in jeopardizing or endangering, the health, peace, safety, or welfare of the general public or persons residing or working in the neighborhood of the use or be detrimental or injurious to property or

improvements in the vicinity of the use. Operation of a beauty salon in a small commercial suite within a mixed-use development involves no hazardous materials or activities that would jeopardize public health, safety, and welfare. This Use Permit may be modified or revoked in response to substantiated evidence of violation of the terms of this permit or other applicable City regulations and standards.

6. Approval of a Minor Use Permit to allow a Personal Service use within a Mixed-Use Project in a Tourist Commercial (C-T) Zone is categorically exempt from provisions of the California Environmental Quality Act (CEQA). It involves operation of an existing facility as described in § 15301 of the CEQA Guidelines (Existing Facilities).

Conditions

Planning

1. Limited applicability. Approval under this Use Permit is limited to the operation of Personal Services in the commercial space within the 1121 Montalban Mixed-Use Project, as depicted and described in the plans and materials submitted with this Use Permit application. Said activity shall be confined to the area depicted in floor plans approved under this application.
2. Conformance to Mixed-Use Project Approval. Operation of the Personal Services use approved under this Use Permit shall be conducted in a manner consistent with the conditions of approval for the Mixed Use Project on this site set out in Resolution No. PC-1003-2019.

Indemnification

3. The applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this project, and all actions relating thereto, including but not limited to environmental review ("Indemnified Claims"). The City shall promptly notify the applicant of any Indemnified Claim upon being presented with the Indemnified Claim and City shall fully cooperate in the defense against an Indemnified Claim."



montage™

Minor Use Permit/MUP

1121 Montalban Suite # 100 Commercial Space

PROJECT DESCRIPTION:

Montalban LLC (Owner) is proposing to complete a tenant improvement plan for its Personal Services space in the attached mixed-use building.

The tenant space consists of 430 square feet including a bathroom and parking.

The tenant space will be converted into a small beauty salon. There will be approximately two salon styling chairs, kitchenette, seated waiting area, one wash bowl, sales displays, and a bathroom.

The employee count is estimated to be one owner, one stylist assistant, and customers. Hours of operation are estimated to be from 10:00 a.m. to 6:00 p.m. and occasional weekends.

Designated parking is located on site in parking stalls #1&2 as located on the attached plans.

If any additional information is required, please contact Chuck Francoeur, cell 818-652-6705, via email cfrancoeur@montagedev.com

Many Thanks,

Chuck

Montage. Neighborhood Builders.

Montage Development, Inc. | 23945 Calabasas Road | Suite 116 | Calabasas, California 91302
phone 818.501.1800 | fax 818.501.1803 | web www.montagedev.com

1121 MONTALBAN

1121 MONTALBAN ST.
SAN LUIS OBISPO

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO COMMENCEMENT OF WORK.
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CITY NOTES/CONDITIONS

1. CITY OF SAN LUIS OBISPO: THE CITY ENGINEER'S OFFICE SHALL REVIEW AND APPROVE ALL PERMITS AND CONDITIONS OF WORK. THE CITY ENGINEER'S OFFICE SHALL REVIEW AND APPROVE ALL PERMITS AND CONDITIONS OF WORK.
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SITE DATA

STATIONING: 1121 MONTALBAN ST.
 PROJECT: 1121 MONTALBAN ST. SAN LUIS OBISPO
 SHEET: 1121 MONTALBAN ST. SAN LUIS OBISPO

PROJECT DESCRIPTION

REVISIONS: 1. 1121 MONTALBAN ST. SAN LUIS OBISPO
 2. 1121 MONTALBAN ST. SAN LUIS OBISPO
 3. 1121 MONTALBAN ST. SAN LUIS OBISPO

SHEET INDEX

SHEET NO.	TITLE
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
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PUBLIC WORK NOTES

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PROJECT STATISTICS

DESCRIPTION	DATE	STATUS
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
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DEFERRED SUBMITTALS

1. DEFERRED SUBMITTALS: THE CITY ENGINEER'S OFFICE SHALL REVIEW AND APPROVE ALL PERMITS AND CONDITIONS OF WORK. THE CITY ENGINEER'S OFFICE SHALL REVIEW AND APPROVE ALL PERMITS AND CONDITIONS OF WORK.
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AGENCIES / UTILITIES

AGENCY / UTILITY	CONTACT INFORMATION
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO

PROJECT DIRECTORY

AGENCY / UTILITY	CONTACT INFORMATION
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO

SUPPORTING DOCUMENTS

DOCUMENT TITLE	DATE	STATUS
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
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INSULATION SCHEDULE

ITEM	DESCRIPTION	THICKNESS	TYPE
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
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SPECIAL INSPECTIONS

ITEM	DESCRIPTION	THICKNESS	TYPE
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO	1121 MONTALBAN ST. SAN LUIS OBISPO
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VICINITY MAP



ARTIS
 1121 MONTALBAN ST.
 SAN LUIS OBISPO, CA 95070
 (818) 501-1800

montage
 23945 CALABASAS RD. STE 116
 CALABASAS, CA 91302
 (818) 501-1800

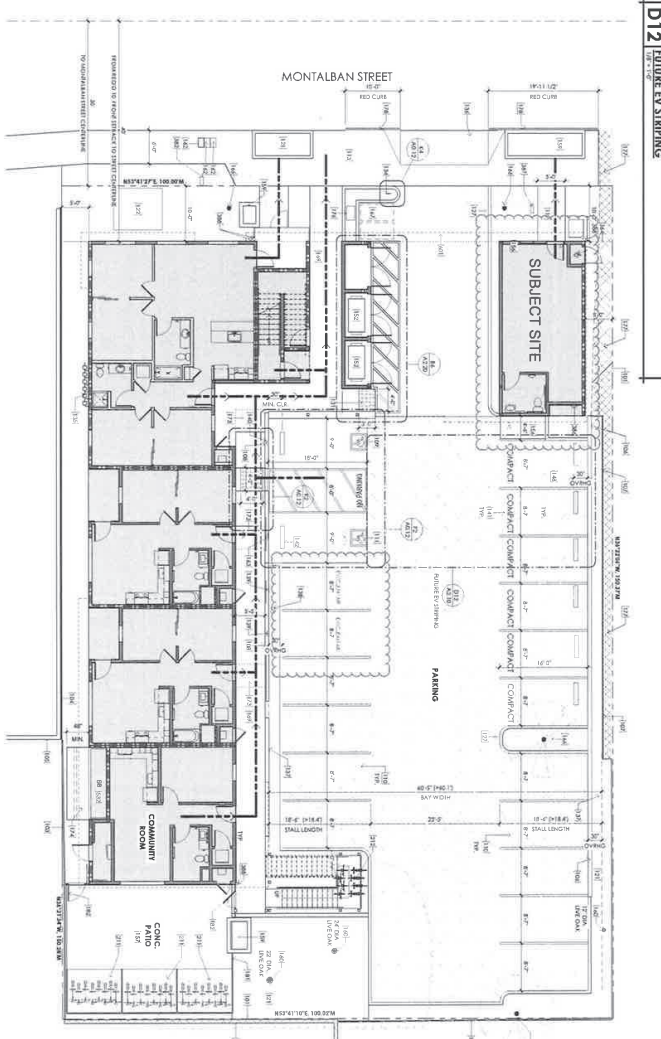
1121 MONTALBAN
 1121 MONTALBAN ST. SAN LUIS OBISPO, CA

TITLE SHEET

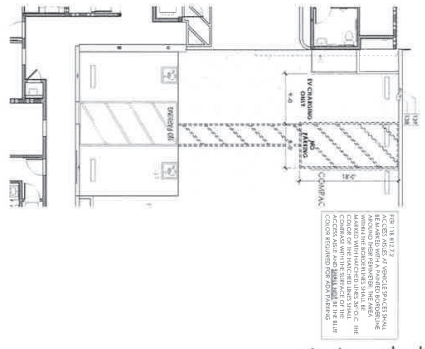
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 Date: 10/01/19
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K12 ARCHITECTURAL SITE PLAN



D12 FIGURE EV STRIPPING



OFF SITE TREE PLANTING

- PUBLIC WORK NOTES**
1. ALL NEW OFF-SITE TREE PLANTING SHALL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND THE CALIFORNIA TREE CARE ASSOCIATION (CTCA) STANDARD PRACTICES.
 2. ALL OFF-SITE TREE PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND THE CALIFORNIA TREE CARE ASSOCIATION (CTCA) STANDARD PRACTICES.
 3. ALL OFF-SITE TREE PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND THE CALIFORNIA TREE CARE ASSOCIATION (CTCA) STANDARD PRACTICES.
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TREE PROTECTION MEAS.

1. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS TO REMAIN ON THE SITE AND ADJACENT PROPERTIES. PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL REMAIN IN PLACE THROUGHOUT THE PROJECT.
2. TREE PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT SPECIFICATIONS AND THE CALIFORNIA TREE CARE ASSOCIATION (CTCA) STANDARD PRACTICES.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AROUND ALL PROTECTED TREES AND SHRUBS TO ALLOW FOR NORMAL GROWTH AND DEVELOPMENT.
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PATH OF TRAVEL NOTES

1. THE CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED PATHS OF TRAVEL FOR ALL PERSONNEL AND EQUIPMENT AT ALL TIMES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED PATHS OF TRAVEL FOR ALL PERSONNEL AND EQUIPMENT AT ALL TIMES DURING CONSTRUCTION.
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5. THE CONTRACTOR SHALL MAINTAIN CLEAR AND UNOBSTRUCTED PATHS OF TRAVEL FOR ALL PERSONNEL AND EQUIPMENT AT ALL TIMES DURING CONSTRUCTION.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN LUIS OBISPO AND THE CALIFORNIA TREE CARE ASSOCIATION (CTCA) PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLEARANCE AROUND ALL PROTECTED TREES AND SHRUBS TO ALLOW FOR NORMAL GROWTH AND DEVELOPMENT.
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REFERENCE NOTES

1. CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT SPECIFICATIONS
2. CALIFORNIA TREE CARE ASSOCIATION (CTCA) STANDARD PRACTICES
3. INTERNATIONAL ASSOCIATION OF TREE CARE PROFESSIONALS (IATCA) STANDARD PRACTICES
4. NATIONAL TREE CARE ASSOCIATION (NTCA) STANDARD PRACTICES
5. NATIONAL ASSOCIATION OF TREE CARE PROFESSIONALS (NATCA) STANDARD PRACTICES

PARKING DATA

TYPE	NUMBER	AREA (SQ. FT.)	AREA (SQ. YD.)
TOTAL PARKING	15	1,500	100
STREET PARKING	15	1,500	100
CONCRETE PARKING	15	1,500	100
ASPHALT PARKING	15	1,500	100
GRAVEL PARKING	15	1,500	100
WOOD PARKING	15	1,500	100
OTHER PARKING	15	1,500	100

THE INCLUDED DRAWINGS, SPECIFICATIONS & NOTES ARE HEREBY REFERENCED TO THE PROPERTY OF ARS STUDIO ARCHITECTS AND IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN LUIS OBISPO AND THE CALIFORNIA TREE CARE ASSOCIATION (CTCA) PRIOR TO THE START OF CONSTRUCTION.

Project: 1121 MONTALBAN
1121 MONTALBAN ST, SAN LUIS OBISPO, CA

ARCHITECTURAL SITE PLAN

Client: 23945 CALABASAS RD, STE 116
CALABASAS, CA 91302
(818) 501-1800

montage

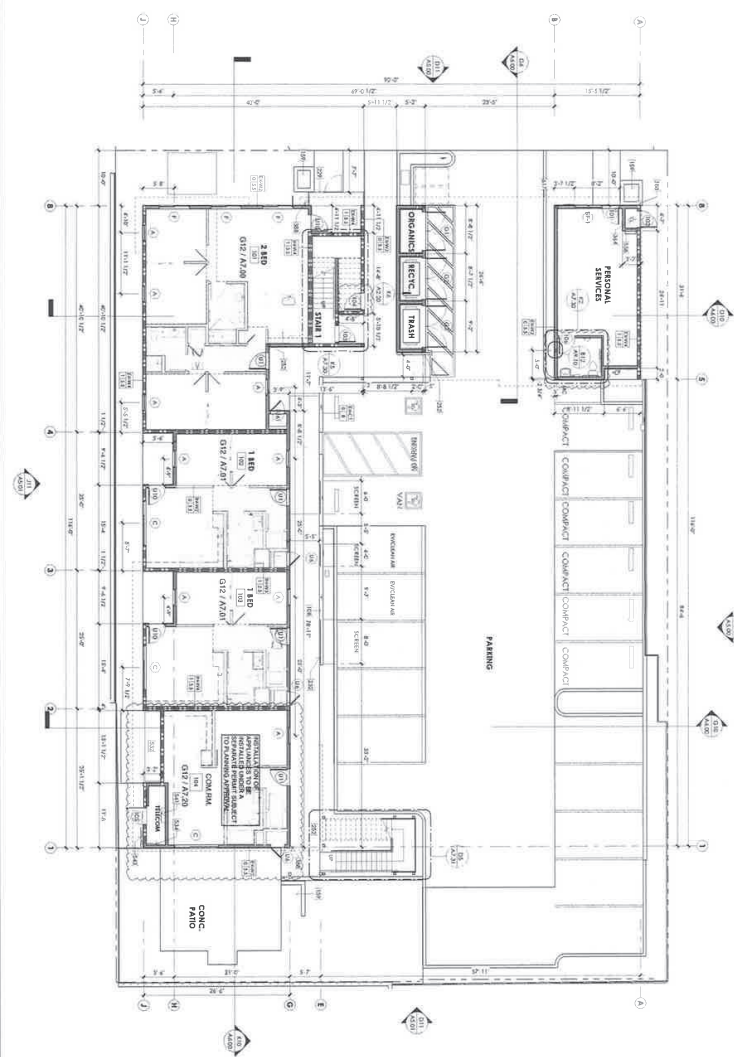
ARTIS
3100 ARCHITECTS

1121 MONTALBAN
SAN LUIS OBISPO, CA 93401

18055
10/01/19

A2.10

G12 FIRST FLOOR PLAN



GENERAL NOTES

- 1. SEE GENERAL NOTES TO DRAWING SET FOR GENERAL INFORMATION.
- 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.
- 3. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
- 4. MATERIALS SHALL BE AS SHOWN ON THE MATERIAL SCHEDULE.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO SPECIFICATIONS AND STANDARDS.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.
- 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE ORDINANCES.
- 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE ORDINANCES.
- 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT AND ALL APPLICABLE ORDINANCES.
- 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LANDMARK PRESERVATION ACT AND ALL APPLICABLE ORDINANCES.
- 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLUMP ACT AND ALL APPLICABLE ORDINANCES.
- 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLUMP ACT AND ALL APPLICABLE ORDINANCES.
- 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLUMP ACT AND ALL APPLICABLE ORDINANCES.
- 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLUMP ACT AND ALL APPLICABLE ORDINANCES.
- 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLUMP ACT AND ALL APPLICABLE ORDINANCES.
- 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLUMP ACT AND ALL APPLICABLE ORDINANCES.

REFERENCE NOTES

- 100. CITY OF SAN LUIS OBISPO SPECIFICATIONS AND STANDARDS.
- 101. CALIFORNIA BUILDING CODE.
- 102. CALIFORNIA ELECTRICAL CODE.
- 103. CALIFORNIA MECHANICAL CODE.
- 104. CALIFORNIA PLUMBING CODE.
- 105. CALIFORNIA FIRE CODE.
- 106. CALIFORNIA SAFETY CODE.
- 107. CALIFORNIA ENVIRONMENTAL CODE.
- 108. CALIFORNIA HISTORIC PRESERVATION ACT.
- 109. CALIFORNIA LANDMARK PRESERVATION ACT.
- 110. CALIFORNIA ANTI-SLUMP ACT.

WALL LEGEND

NO.	DESCRIPTION	DETAIL
1	1/2" CONCRETE ON 4" GYPSUM BOARD	101
2	1/2" CONCRETE ON 4" GYPSUM BOARD	102
3	1/2" CONCRETE ON 4" GYPSUM BOARD	103
4	1/2" CONCRETE ON 4" GYPSUM BOARD	104
5	1/2" CONCRETE ON 4" GYPSUM BOARD	105
6	1/2" CONCRETE ON 4" GYPSUM BOARD	106
7	1/2" CONCRETE ON 4" GYPSUM BOARD	107
8	1/2" CONCRETE ON 4" GYPSUM BOARD	108
9	1/2" CONCRETE ON 4" GYPSUM BOARD	109
10	1/2" CONCRETE ON 4" GYPSUM BOARD	110
11	1/2" CONCRETE ON 4" GYPSUM BOARD	111
12	1/2" CONCRETE ON 4" GYPSUM BOARD	112
13	1/2" CONCRETE ON 4" GYPSUM BOARD	113
14	1/2" CONCRETE ON 4" GYPSUM BOARD	114
15	1/2" CONCRETE ON 4" GYPSUM BOARD	115
16	1/2" CONCRETE ON 4" GYPSUM BOARD	116
17	1/2" CONCRETE ON 4" GYPSUM BOARD	117
18	1/2" CONCRETE ON 4" GYPSUM BOARD	118
19	1/2" CONCRETE ON 4" GYPSUM BOARD	119
20	1/2" CONCRETE ON 4" GYPSUM BOARD	120

REVIEWED FOR CODE COMPLIANCE
 CITY OF SAN LUIS OBISPO
 BUILDING SAFETY DIVISION
 TRACY BROWN, DIVISION CHIEF
 DATE: 9/3/2021
 SHEET: A3.11

APPROVED
 September 3, 2021
 City of San Luis Obispo
 Building & Safety Division

APPROVED
 3-16-2021
 City of San Luis Obispo
 Building & Safety Division

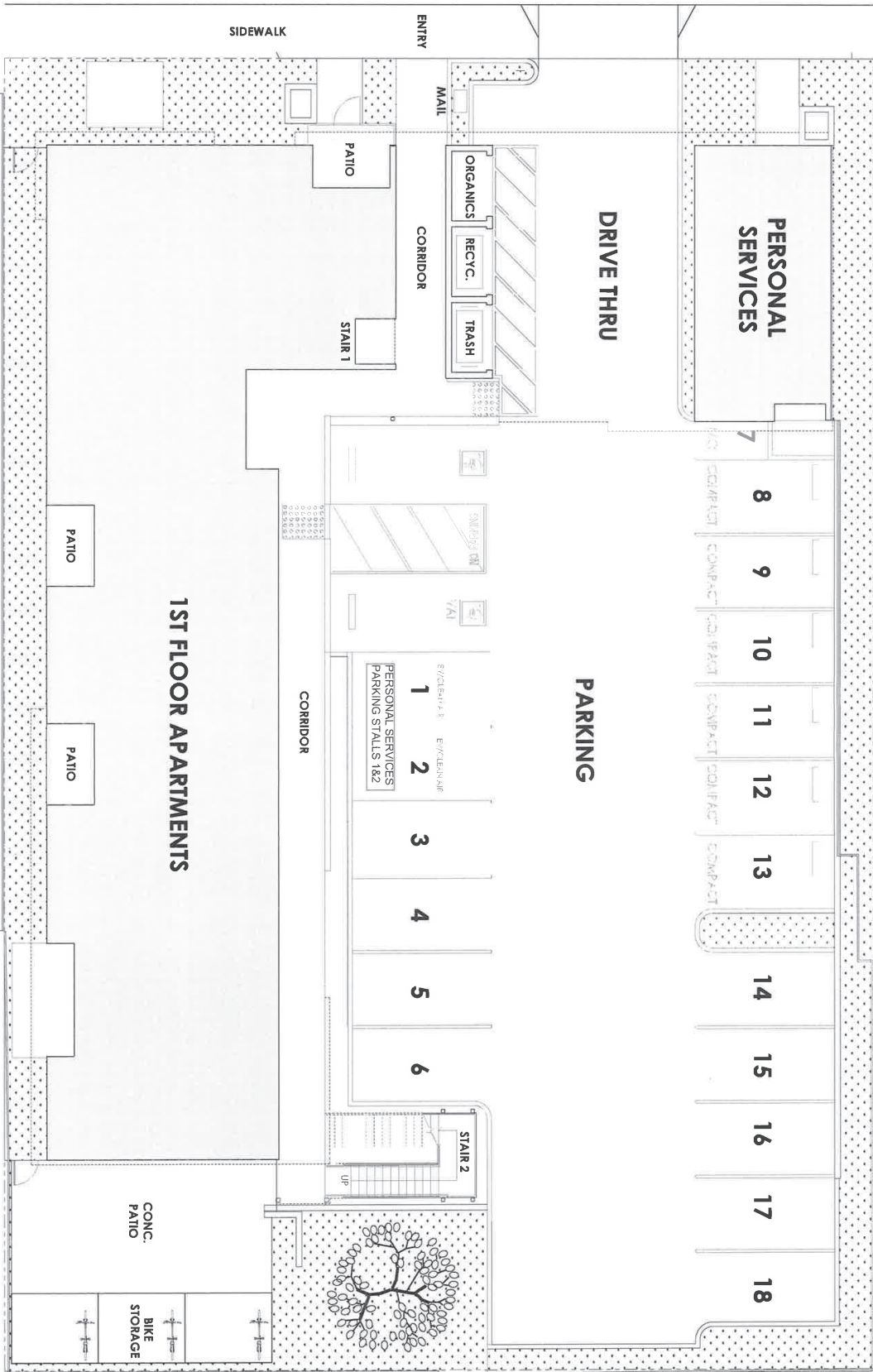
AS REVISED

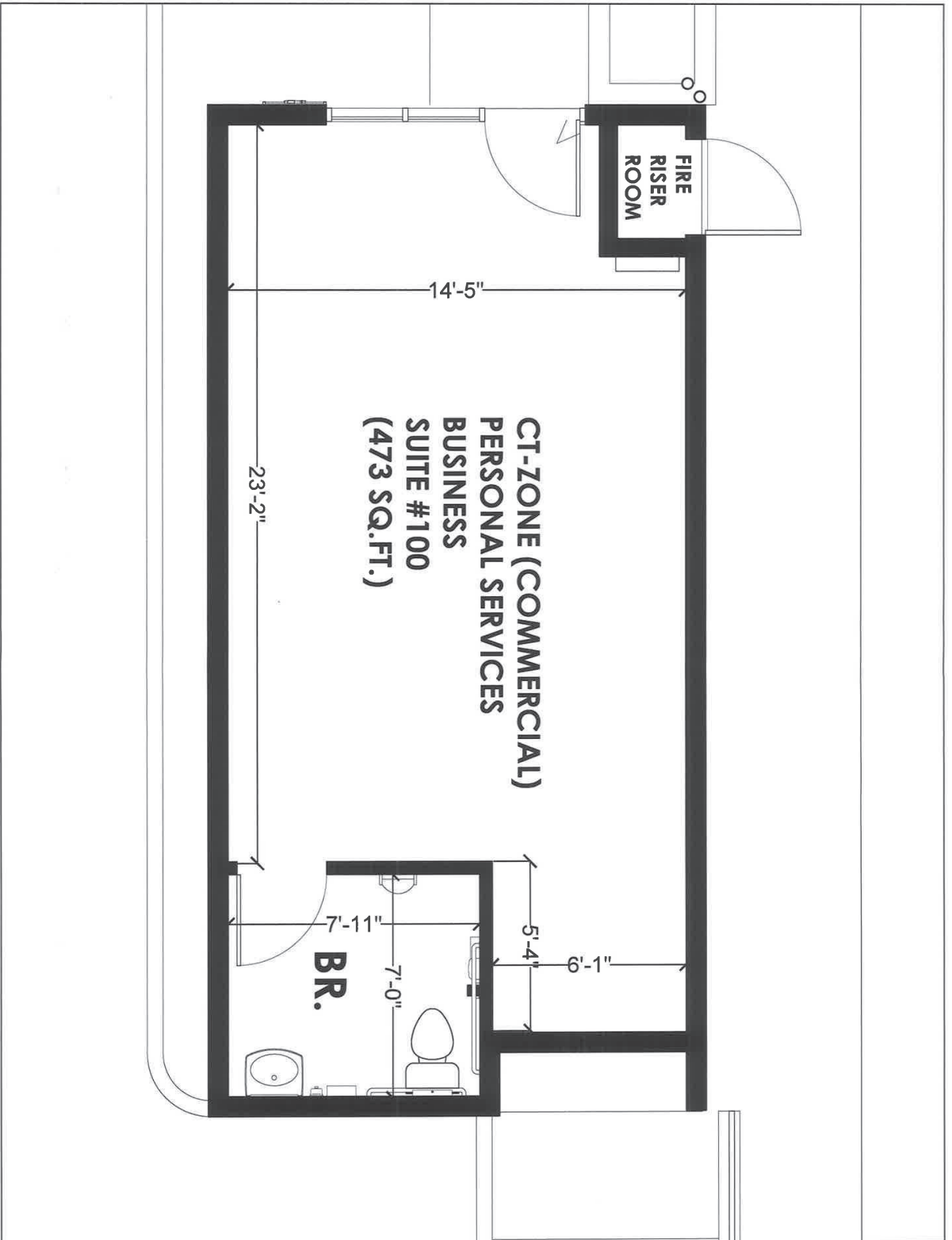
<p>A3.11</p>	<p>Project: 1121 MONTALBAN 1121 MONTALBAN ST, SAN LUIS OBISPO, CA</p> <p>Client: montage</p>	<p>23945 CALABASAS RD, STE 116 CALABASAS, CA 91302 (818) 501-1800</p>	<p>ARTIS STUDIO ARCHITECTS</p>
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MONTALBAN STREET

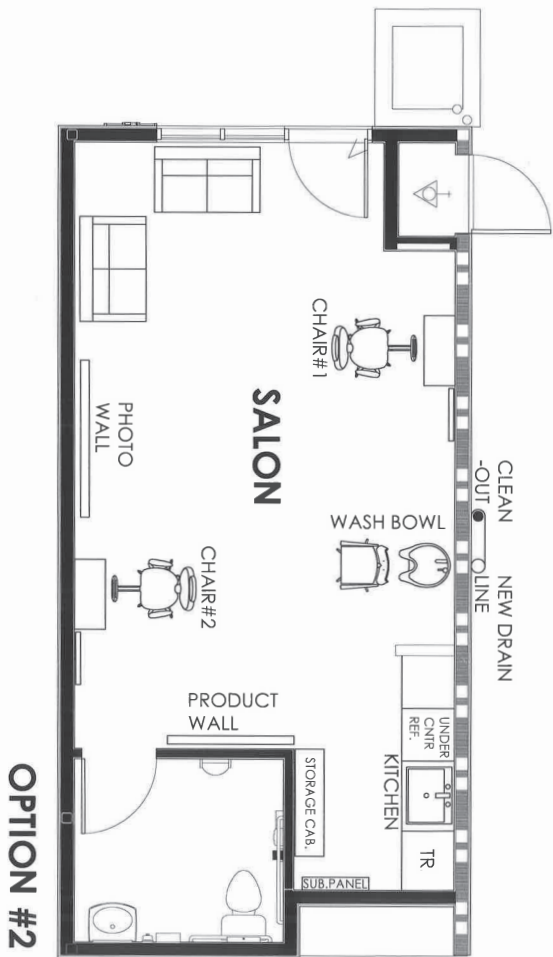
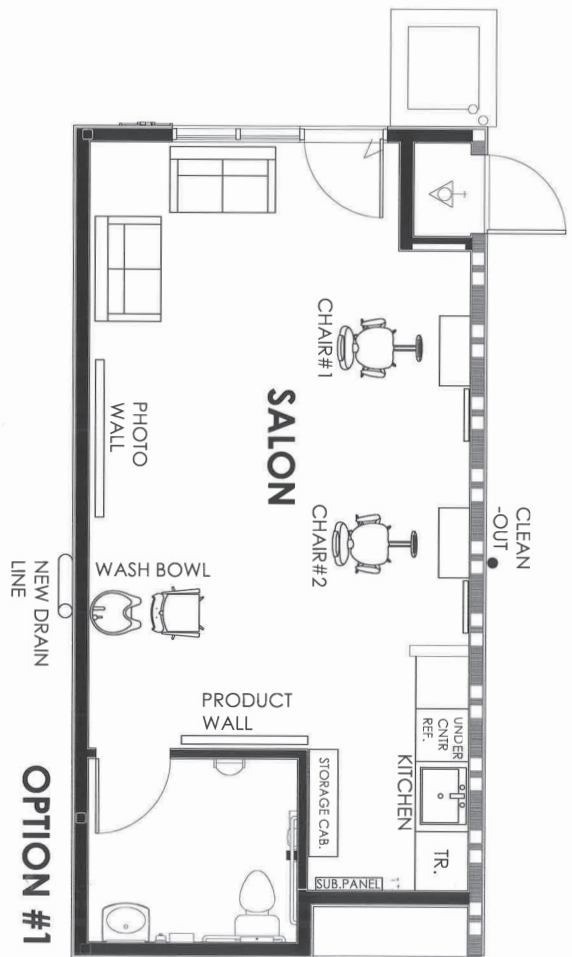
1121 MONTALBAN STREET APARTMENTS

SITE PLAN





1121 MONTALBAN STREET (SUITE #100 COMMERCIAL UNIT) FLOOR PLAN



1121 MONTALBAN STREET (SUITE #100)
COMMERCIAL UNIT) FLOOR PLAN

OPTION #2

OPTION #1