

**ADMINISTRATIVE HEARING AGENDA REPORT**

**SUBJECT:** Request for a Minor Use Permit to establish an office on the ground floor in the Downtown Commercial (C-D) Zone. The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the CEQA Guidelines.

**PROJECT ADDRESSES:** 1134 and 1144 Chorro Street **BY:** Hannah Hanh, Associate Planner  
Phone: (805) 781-7432

**FILE NUMBER:** USE-0455-2024 **Email:** [hhanh@slocity.org](mailto:hhanh@slocity.org)

**RECOMMENDATION:** Approve the Minor Use Permit to establish an office on the ground floor in the C-D zone, based on the findings and subject to the conditions of approval.

**SITE DATA**

<b>Applicant</b>	Cal Poly Partners
<b>Land Use Designation</b>	General Retail (GR)
<b>Zoning</b>	Downtown Commercial (C-D) Zone with Historic Preservation (H) and Planned Development (PD) Overlays
<b>Site Area</b>	Approximately 0.4 acre
<b>Environmental Determination</b>	Categorically exempt from environmental review under CEQA Guidelines section 15301, Class 1 (Existing Facilities)



**Figure 1 – Project Site**

**1.0 SUMMARY**

Cal Poly Partners (Applicant) has applied for a Minor Use Permit to establish an office on the ground floor at 1134 and 1144 Chorro Street. The Applicant would utilize the approximate 23,426 square foot building to provide an office (i.e., co-working spaces) use on the first and second floors with a complementary general retail use on the first floor. No new construction or additional building square footage is proposed as part of the project. Any construction would be limited to minor tenant improvements to accommodate the proposed office and retail uses.

## 2.0 PROJECT INFORMATION

### Site Information

<b>Present Use &amp; Development</b>	Developed property with existing commercial building
<b>Topography</b>	Relatively flat
<b>Access</b>	Chorro Street, Marsh Street
<b>Zones &amp; Surrounding Uses</b>	<b>North:</b> C-D-H; restaurant, personal service, retail, etc. <b>South:</b> C-D, O; retail, bank, parking facility, etc. <b>East:</b> C-D-H-PD; C-D-PD; restaurant, retail, etc. <b>West:</b> C-D-H; restaurant, retail, etc.

### Project Description

The Applicant has applied for a Minor Use Permit to establish an office on the ground floor at 1134 and 1144 Chorro Street. The overall project scope would utilize the approximate 23,426 square foot building to combine two (2) Cal Poly SLO operations (Attachment A – Project Description, Attachment B – Project Plans):

1. Office use (co-working office space for the Center for Innovation [CIE] and Small Business Development Center [SBDC]) on the first and second floors; and
2. General retail use (Mustang Shop Downtown [MSDT]) on the first floor

The co-working office space includes approximately 16,484 square feet of open collaboration areas, small office rooms, and large conference rooms that would be open during the work week on Mondays through Fridays from 8:00 a.m. – 5:00 p.m. The retail store is approximately 4,959 square feet and would be open the entire week with hours between 10:30 a.m. and 8:00 p.m.

No new construction or additional building square footage is proposed as part of the project. Any construction would be limited to minor tenant improvements to accommodate the proposed office and retail uses.

## 3.0 PROJECT EVALUATION

Per [Table 2-1](#) (Uses Allowed by Zone), approval of a Minor Use Permit is required to establish an office on the ground floor in the C-D zone. Approval of the Use Permit is subject to requirements, outlined in [Section 17.110.060](#) (Criteria for Approval), [Section 17.110.070](#) (Required Findings), and [Section 17.32.030\(D\)](#) (C-D Zone – Required Findings for Ground Floor Offices), for consistency with applicable standards and limitations of the General Plan and Zoning Regulations. Staff has evaluated the project against relevant standards and guidelines and found it to be in compliance as discussed in the following analysis.

### **Consistency with the General Plan**

The project site is located in the General Retail land use designation, which Land Use Element (LUE) [Table 1](#) (General Plan Land Use Designations and Development Standards in the LUCE Planning Sub-area) describes as intended for the provision of goods and services adequate to meet needs of the City and nearby County residents.

As proposed, the project is consistent with the intent of this land use designation because it would establish co-working offices, which are dedicated working spaces to facilitate collaboration and productivity between different members of the community (e.g., professionals, students, etc.). Therefore, the project would provide a service intended to support existing and future businesses, organizations, groups, etc. in the City and throughout the County.

### **Consistency with the Zoning Regulations**

The project site is located in the C-D zone, which [Chapter 17.32](#) (C-D Zone) describes as intended to accommodate a wide range of retail sales, service, and entertainment uses that respond to community-wide and regional market demands, and to provide opportunities for a variety of housing types, including affordable workforce housing. Ground-floor, street-fronting uses would be limited to those that attract frequent traffic.

#### Ground-Floor Offices

Per [Section 17.32.030\(D\)](#) (C-D Zone – Required Findings for Ground Floor Offices), ground floor offices within the C-D zone shall comply with additional findings, outlined below, to encourage a pedestrian-oriented and lively street.

- Retail Sales and Services – As conditioned, the proposed use will not be detrimental to the health, safety, or welfare of persons living or working at the site or in the vicinity because the proposed use will provide both retail sales and services consistent with surrounding uses.

*The project provides accompanying retail sales and services (i.e., MSDT) that include a variety of merchandise, services, and products for Cal Poly customers. In addition, the office would include accessory areas that showcase and sell products and merchandise that have been developed by participants of the co-working space. The project would be consistent with surrounding uses as it incorporates retail sales affiliated with the local university and products resulting from collaboration in the co-working space.*

- Pedestrian Traffic – The proposed use is consistent with the General Plan Land Use Element Policy 4.20.1 (Street Level Activities) because the nature of the business includes an office that has frequent client visits which accommodate “walk-in” service for the community, and also provides visible retail merchandise, thereby benefiting from and contributing to pedestrian traffic.

*The project includes co-working office spaces intended for collaboration and productivity and would be open to different members of the community (e.g., professionals, students, etc.). To attract interest from passing pedestrians, retail displays and sales of products resulting from these collaborations would be shown as window displays along the street frontage. In addition, the co-working office space would be advertised and utilized for a variety of educational and networking sessions. As proposed, the project is consistent with the intent to support businesses that have frequent visits in the downtown area because it provides an office space that allow members of the community to gather together (i.e., daily collaborations and larger education and networking sessions) and includes visible retail merchandise.*

### Parking Requirements

When the property was developed in 1955, the existing commercial building was constructed without providing onsite parking. The prior retail use requires parking at a rate of one (1) space per 500 square feet, which results in a total requirement of 47 spaces. As proposed, the project would convert most of the building from retail use to office use, which also requires parking at a rate of one (1) space per 500 square feet. Therefore, the project does not result in additional required parking.

## **4.0 ENVIRONMENTAL REVIEW**

The project is categorically exempt from provisions of the California Environmental Quality Act (CEQA) described in Section 15301 (Existing Facilities) of the CEQA Guidelines because it consists of the operation, permitting, leasing, licensing, and minor alteration of an existing private structure. No new construction or additional building square footage is proposed as part of the project. Any construction would be limited to minor tenant improvements to accommodate the proposed office and retail uses.

## **5.0 ATTACHMENTS**

- A. Project Description
- B. Project Plans

## 6.0 ACTION

- Approve
- Approve as modified
- Deny
- Continue to: \_\_\_\_\_ to allow \_\_\_\_\_

Continue indefinitely to allow: \_\_\_\_\_

\_\_\_\_\_  
Tyler Corey, Deputy Director of Community Development  
Hearing Officer

## **Findings**

### *Minor Use Permit*

1. The project is consistent with the General Plan, particularly the intent of the General Retail land use designation to provide goods and services that meet needs of the City and County, because the proposed office on the ground floor is part of a large co-working office space that spans two (2) floors to facilitate collaboration and productivity between different members of the community (e.g., professionals, students, etc.). In addition, the proposed office would operate in conjunction with a retail store to support the local university (Cal Poly SLO).
2. The proposed office on the ground floor is permitted in the Downtown Commercial (C-D) zone and has been designed, or conditioned, to comply with all applicable provisions of the Zoning Regulations and Municipal Code.
3. The design, location, size, and operating characteristics of the project will be compatible with existing and future land uses in the vicinity because the proposed office on the ground floor is part of a large co-working office space that is intended to connect and support different individuals, businesses, organizations, groups, etc. throughout the community.
4. As conditioned, the site is physically suitable in terms of (a) its design, location, shape, size, and operating characteristics of the proposed office on the ground floor, (b) traffic generation and provision of public and emergency vehicle (e.g., fire and medical) access, (c) public protection services (e.g., fire protection, police protection, etc.), and (d) the provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal). The project site is surrounded by other

developed properties, has access to the City's circulation system, and will be served by existing utility services. Additionally, the project does not include activities that generate additional parking demand.

*C-D Zone – Ground-Floor Offices*

5. The project will not be detrimental to the health, safety, or welfare of persons living or working at the site or in the vicinity because the proposed office will provide both retail sales and services consistent with surrounding uses. The accompanying retail store (Mustang Shop Downtown) includes a variety of merchandise, services, and products for Cal Poly customers. In addition, the office would provide accessory areas that showcase and sell products and merchandise that have been developed by participants of the co-working space.
6. The project is consistent with General Plan Land Use Element Policy 4.20.1 (Street Level Activities) because the nature of the business includes an office that (a) has frequent client visits that accommodate “walk-in” service for the community, and (b) provides visible retail merchandise, thereby benefiting from and contributing to pedestrian traffic. As proposed, the proposed office would be open for collaboration and productivity between different members of the community. Retail displays and sales of products resulting from these collaborations would be shown as window displays along the street frontage to attract interest from passing pedestrians. In addition, the co-working office space would be utilized for a variety of educational and networking sessions.

*Environmental Determination*

7. The project is categorically exempt from provisions of the California Environmental Quality Act (CEQA) described in Section 15301 (Existing Facilities) of the CEQA Guidelines because it consists of the operation, permitting, leasing, licensing, and minor alteration of an existing private structure. No new construction or additional building square footage is proposed as part of the project. Any construction would be limited to minor tenant improvements to accommodate the proposed office and retail uses.

**Conditions of Approval**

*Planning Division – Community Development Department*

1. The Minor Use Permit shall be reviewed by the Community Development Director for compliance with the conditions of approval, or to determine whether a modification of the Minor Use Permit is necessary upon significant change to the project description, approved plans, and other supporting documentation submitted with this application or in the event of a change in ownership which may result in deviation from the project description or approved plans. Minor changes to the project description or approved plans may be authorized by the Community Development Director and substantial modifications shall require modification of the Minor Use Permit.

2. The Minor Use Permit shall be reviewed by the Administrative Hearing Officer if the City receives substantiated written complaints from any citizen, Code Enforcement Officer, or regulatory agency, which contain information and/or evidence supporting a conclusion that a violation of this Use Permit, or of City Ordinances or regulations has occurred. At the time of Minor Use Permit review, conditions of approval may be added, modified, or removed, or the Use Permit may be revoked to ensure ongoing compatibility with nearby uses. The Administrative Hearing Officer may refer the complaint to the Planning Commission at the Hearing Officer's discretion.
3. The retail store shall be maintained as a complementary operation of the co-working office space to provide retail sales and services consistent with surrounding uses and attract pedestrian traffic.
4. Window displays of retail goods and services shall be maintained along the street frontages to encourage a pedestrian-oriented and lively street.
5. The project site shall be maintained in a clean and orderly manner at all times to the satisfaction of the Community Development Director.

*Indemnification*

6. 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."



**CAL POLY**  
**Partners**

July 25, 2024

Cal Poly Partners  
*Real Estate Development & Services*  
Office: 805-756-5551  
[jdunning@calpoly.edu](mailto:jdunning@calpoly.edu)  
[www.calpoly.edu](http://www.calpoly.edu)

Community Development Department  
919 Palm Street  
San Luis Obispo, CA 93401

RE: 1144 Chorro Street Use Permit Narrative

Please find attached the following narrative in support of plans to support the tenant improvement at 1144 Chorro Street San Luis Obispo.

The overall scope of the project will be to combine two Cal Poly operations in Downtown San Luis Obispo into one location, namely the Downtown Mustang Shop and the Center for Innovation and Entrepreneurship (CIE) and Small Business Development Center (SBDC).

The Mustang Shop Downtown (MSDT), has been successful in serving the Cal Poly and San Luis Obispo community with access to Cal Poly apparel and merchandise in a traditional walk-in retail setting for over 30 years. The MSDT's will be expanding from its current site to increase the floor space to better serve Cal Poly customers and to include access to more merchandise, services, and products.

CIE will be co-located with the MSDT. The CIE has been a key asset for Cal Poly students and community members who want to explore the entrepreneurial process, become business leaders, or pursue a specific innovation. The Central Coast community has benefited from Cal Poly serving as a hub of entrepreneurial activity, bringing together public and private resources to spur economic development. The impact has been significant: over the last year, the CIE Small Business Development Center has counseled almost 500 unique clients, seen 15 new business starts, 127 new jobs created, and \$18m raised in capital funding. The Incubator has also driven impressive impact – over the last 12 years, companies participated in the incubator have raised \$57.5M Capital raised, with 62% success rate.

The reception area of the CIE operation of 1144 Chorro, which is the entry access on the middle of Chorro Street, will serve multiple purposes. It is where we will welcome visitors, showcase what the CIE is, the history, connection and contributions to downtown San Luis Obispo, the county and economic development. We will also use the entry space to advertise upcoming educational and networking sessions, that are open to our community. We plan to showcase and sell products that have been developed by our summer accelerator and incubating company teams, as well as CIE merchandise.



We excited to revitalize the corner of 1144 Chorro Street with these activities. Please direct any questions to me or Frances Fan Gibbs Pults & Associates, LLP 3592 Sacramento Drive, Suite 140 San Luis Obispo, CA 93401 Direct: 805.541.4751 [fgibbs@pults.com](mailto:fgibbs@pults.com).

Best regards,

JIM DUNNING  
Associate Executive Director  
Real Estate Development and Services

Direct: (805) 756-5551  
[jdunning@calpoly.edu](mailto:jdunning@calpoly.edu)

<https://calpolycorporation.org>

*DELIVER THE DIFFERENCE*



Architecture, Planning & Graphics

3592 Sacramento Dr., Suite 140  
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*These drawings are instruments of service and are the property of Pults & Associates, LLP. All design and other information on the drawings are for use on the specified project and shall not be used otherwise without the expressed written permission of Pults & Associates, LLP.*

Project:

TENANT IMPROVEMENT

CO-WORKING OFFICE  
&  
RETAIL STORE

1134 & 1144 CHORRO STREET  
SAN LUIS OBISPO  
CA 93401

Client:

CAL POLY PARTNERS

1 GRAND AVENUE  
BUILDING 14  
SAN LUIS OBISPO  
CA 93407  
(805) 756-5551

Sheet Contents:

TITLE SHEET



Date: 4 SEPT 24

Revised: 21 SEPT 24

Job No:

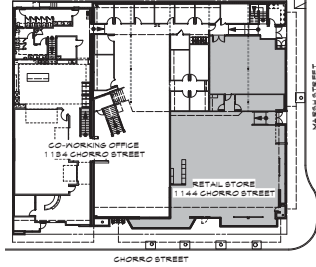
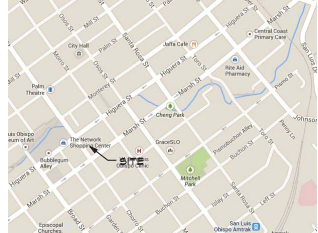
2419

Sheet:

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# TENANT IMPROVEMENT CO-WORKING OFFICE & RETAIL STORE SAN LUIS OBISPO, CA

VICINITY MAP



KEY PLAN  
1" = 30' - 0"

SYMBOLS

- ① DIMENSIONAL GRID LINE
- Ⓛ DOOR MARK  
REFER TO DOOR SCHEDULE
- Ⓐ WINDOW MARK  
REFER TO WINDOW SCHEDULE
- Ⓐ WINDOW ABOVE  
REFER TO WINDOW SCHEDULE
- REFERENCE NOTE
- ① DETAIL NUMBER  
SHEET SHOWN ON
- Ⓐ SECTION  
SHEET SHOWN ON

GENERAL NOTES

- The General Contractor shall be responsible for verifying all existing conditions before commencing work with any trades.
- All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities; 2022 CBC, CFC, CMC, CPG, CEC, CEC, CALGreen, 2022 CEC, City of San Luis Obispo including the August 2020 Public Works Department Engineering Standards, and the Americans with Disabilities Act (Title III).
- The Americans with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications represent designer's opinion regarding interpretation of the ADA as it applies to the subject project. Any variance from these documents may create non-compliance to the Act.
- The 2022 Building Energy Efficiency Standards for residential and non-residential buildings have been reviewed and the building described on these pages is in substantial compliance.
- No changes to the shell bldg other than what is described in these drawings shall be performed, unless a separate permit has been obtained.
- Special inspectors shall be a qualified person who shall demonstrate competence to the satisfaction of the Building Official. Names and qualifications shall be submitted to Building Department for approval.
- Approval of plans and specifications does not permit the violation of any section of the Building Code or other Ordinance or Law. CBC 109.4
- Before an occupancy permit is granted, Mechanical systems shall be certified as meeting the Acceptance Requirements for Code Compliance. A Certificate of Acceptance shall be submitted to the enforcing agency that certifies that the equipment and systems meet the acceptance requirements per CBC Section 120.8.
- Lighting Testing shall be performed by certified Lighting Acceptance Testing Technicians. Provide copy of Lighting Acceptance Testing Technicians certification and approved testing report to Building Inspector prior to Final Inspection. CBC Section 120.8.
- No hazardous materials will be stored and/or used within this building which exceed the quantities listed in CBC Tables D07.1 (1) & D07.1 (2).
- Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director.
- A separate encroachment permit is required for any work in the public right-of-way within city easements or for connections to public utilities. Work requiring an encroachment permit includes but is not limited to demolitions, utilities, water/sewer, and fire service laterals, curb, gutter, and sidewalk, driveway approaches, sidewalk underdrains, sign and improvements, street tree planting or pruning, curb ramps, street paving, and pedestrian protection of construction staging in the right-of-way.
- Contact the Public Works Inspection hotline at 701-17994 with at least a 48-hour notice for any required encroachment permit inspection or final inspection.
- The adjoining street shall be cleaned by sweeping to remove dirt, dust, mud and construction debris at the end of each day.
- A traffic and pedestrian control plan shall be submitted to the Public Works Department for review and approval prior to encroachment permit issuance.
- Encroachment permits and parking meter tags will not be issued for new work in the public right-of-way in the Downtown Area during the holiday season. The holiday season commences with Thanksgiving and ends after New Year's Day.

DEFERRED SUBMITTALS

- The building described on the following pages is equipped with a fire alarm system. Shop drawings shall be submitted and approved by the San Luis Obispo Building and Fire Departments prior to fabrication and installation of the system. System design shall meet all requirements of State Fire Marshal, NFPA 12 for fire alarm systems, and city regulations. Separate plans and permits are required for the alarm systems.

PROJECT DESCRIPTION

USE PERMIT APPLICATION FOR OFFICE USE ALLOWANCE ON GROUND LEVEL IN DOWNTOWN AREA. EXTERIOR SCOPE OF WORK PROPOSED WITH FUTURE BUILDING PERMIT ARE AS FOLLOWS:

- EXISTING VACANT RETAIL SPACE TO BE REMODELED FOR USE. SOUTH WEST CORNER WILL REMAIN AS RETAIL USE AND THE BALANCE OF THE GROUND FLOOR, MEZZANINE AND BASEMENT WILL BE FOR OFFICE USE.
- ALL EXTERIOR DOORS & WINDOWS WILL BE RETROFITTED WITH NEW ALUMINUM STOREFRONT WINDOW IN CONFORMANCE TO MATCH EXISTING.
- ALL EXISTING EXTERIOR DOORS WILL BE RECESSED INTO BUILDING AS NEEDED FOR ADA PATH OF TRAVEL COMPLIANCE WITHIN PROPERTY BOUNDARY.
- ALL EXISTING EXTERIOR FINISHES WILL BE REFRESHED/RESTORED AS NECESSARY.

HOURS OF OPERATION

- RETAIL STORE:  
MONDAY/TUESDAY/WEDNESDAY/FRIDAY: 10:30 - 6 PM  
THURSDAY: 10:30 - 8PM  
SATURDAY: 10:30 - 8PM  
SUNDAY: 11:00 - 8PM
- CO-WORKING OFFICE:  
MONDAY - FRIDAY: 8:00-5:00PM  
(NOTE: USER SPACE IS OCCUPIED AT AN AVERAGE OF 1,408 CAPACITY DURING HOURS OF OPERATION DUE TO 24/7 SECURED ACCESS AVAILABILITY TO MEMBERS)

PROJECT USE AREAS:

- RETAIL STORE:  
RELOCATION OF EXISTING RETAIL STORE DOWNTOWN CURRENTLY ON CORNER OF HUSKERA & GARDEN STREETS. THIS STORE WILL PROVIDE THE COMMUNITY WITH ACCESS TO APPAREL AND MERCHANDISE IN A TRADITIONAL WALK-IN RETAIL SETTING.
- CO-WORKING OFFICE:  
A LOBBY/SHOWCASE AREA: MAIN ENTRY ON CHORRO STREET TO WELCOME VISITORS. SHOWCASE THAT CO-WORKING IS THE HISTORY, CONNECTION AND CONTRIBUTION TO DOWNTOWN BLDG. THE HISTORY, CONNECTION AND ECONOMIC DEVELOPMENT. SHOWCASE AREA WILL ALSO ADVERTISE UPCOMING EDUCATIONAL AND NETWORKING SESSIONS, THAT ARE OPEN TO THE COMMUNITY. IT WILL ALSO SHOWCASE/SELL PRODUCTS THAT HAVE BEEN DEVELOPED BY PROGRAM PARTICIPANTS, AS WELL AS CO-WORKING MERCHANDISE.

FLOOD ZONE

- This property is located in an AO (2' depth) flood zone. The water surface or base flood elevation (BFE) of a 100-yr storm is 2' above adjacent grade.

STORMWATER COMPLIANCE SUMMARY

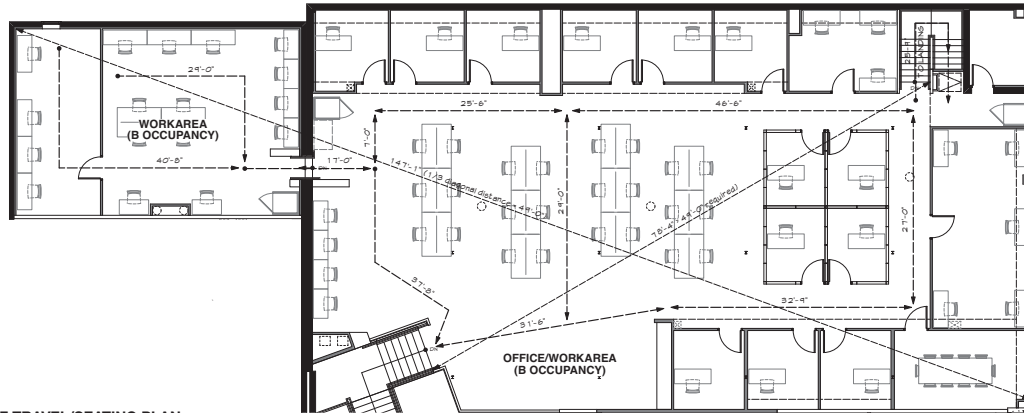
- This Project is not a Regulated Project subject to Regional Water Quality Control Board Resolution R-2-2015-0022 Post Construction Stormwater Management Requirements for Development Projects in the Central Coast Region based on the following:
  - Project does not create and/or replace 2,500 sf or more of impervious area

DIRECTORY

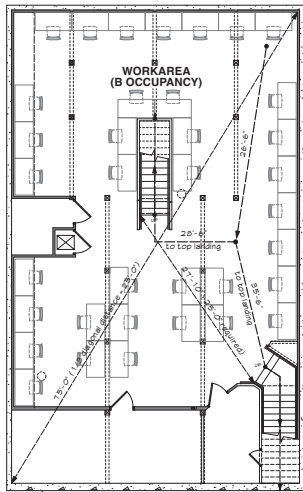
- OWNER**  
**FEDP INC**  
 824 HUSKERA STREET  
 SAN LUIS OBISPO, CA 93401  
 (805) 941-4004
- ARCHITECT**  
**PULTS & ASSOCIATES, LLP**  
 3542 SACRAMENTO DRIVE, SUITE 140  
 SAN LUIS OBISPO, CA 93401  
 (805) 941-5604
- CIVIL ENGINEER - SURVEY**  
**MBS LAND SURVEYS**  
 3354 SOUTH HUSKERA  
 SAN LUIS OBISPO, CA 93401  
 (805) 944-1960
- CIVIL ENGINEER - GRADING**  
**MALLACE GROUP**  
 812 CLIMON COURT  
 SAN LUIS OBISPO, CA 93401  
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- ARCHITECT**  
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- STRUCTURAL ENGINEER**  
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- MECHANICAL ENGINEER**  
**BMA MECHANICAL**  
 625 TANK FARM ROAD, SUITE 240  
 SAN LUIS OBISPO, CA 93401  
 (805) 944-4269
- ELECTRICAL ENGINEER**  
**THOMA ELECTRIC, INC.**  
 3542 CLIMON STREET, SUITE C  
 SAN LUIS OBISPO, CA 93401  
 (805) 943-3350
- GENERAL CONTRACTOR**  
**HAWK CONSTRUCTION CO, INC**  
 3549 BUELDO STREET, SUITE 200  
 SAN LUIS OBISPO, CA 93401  
 (805) 948-7411

**PROJECT BUILDING SUMMARY**

OCCUPANCY EGRESS						
SPACE	AREA (SF)	OCC FACTOR	OCC LOAD	OCC	EXITS REGD	EXITS PROVIDED
<b>RETAIL STORE</b>						
RETAIL	3,052	.60	51	M	2	2
OFFICE	211	1.50	1	B	1	1
STOCK	1,102	.500	4	S	1	1
			56		2	2
<b>CO-WORKING OFFICE</b>						
<b>BASEMENT</b>						
WORKAREA	1,441	.50	36	B	1	2
DESKS (36 TOTAL)						
STORAGE	531	.300	2	B	1	1
<b>FIRST FLOOR</b>						
OFFICE/WORKAREAS	5,207	.150	35	B	1	2
BATHROOMS/HALLS	2,594	.150	11	B	1	2
MULTI-PURPOSE	1,235	.15	62	A3	2	2
BREAK	446	.15	33	A3	1	2
<b>SECOND FLOOR</b>						
OFFICE/WORKAREAS	5,811	.150	40	B	2	2
			247		2	2



**2ND FLR PATH OF TRAVEL/SEATING PLAN**  
1/8" = 1' - 0"



**BASEMENT PATH OF TRAVEL/SEATING PLAN**  
1/8" = 1' - 0"

**PLUMBING FIXTURE REQUIREMENTS:**

[PER UPC TABLE 422.1]  
NOTE: ACCESSORY USE AREAS (I.E. RESTROOMS, HALLWAYS, MECH, STO) ARE NOT INCLUDED IN CALCULATION PER ALLOWED EXCEPTION IN UPC.

MERCHANTILE	AREA (SF)	OCC FACTOR	OCC LOAD	OCC
MERCHANTILE	2,512	M	100	39
OFFICE	221	B	150	1
STOCK	1,102	S	500	2
			SUB-TOTAL	51
BUSINESS	AREA (SF) <td>OCC FACTOR <td>OCC LOAD <td>OCC</td> </td></td>	OCC FACTOR <td>OCC LOAD <td>OCC</td> </td>	OCC LOAD <td>OCC</td>	OCC
BASEMENT	1,462	B	50	34
FIRST FLOOR	3,657	B	150	24
SECOND FLOOR	4,236	B	150	23
			SUB-TOTAL	42
ASSEMBLY	AREA (SF) <td>OCC FACTOR <td>OCC LOAD <td>OCC</td> </td></td>	OCC FACTOR <td>OCC LOAD <td>OCC</td> </td>	OCC LOAD <td>OCC</td>	OCC
MULTI-PURPOSE/BREAK	1,235	A3	30	33
			TOTAL	181

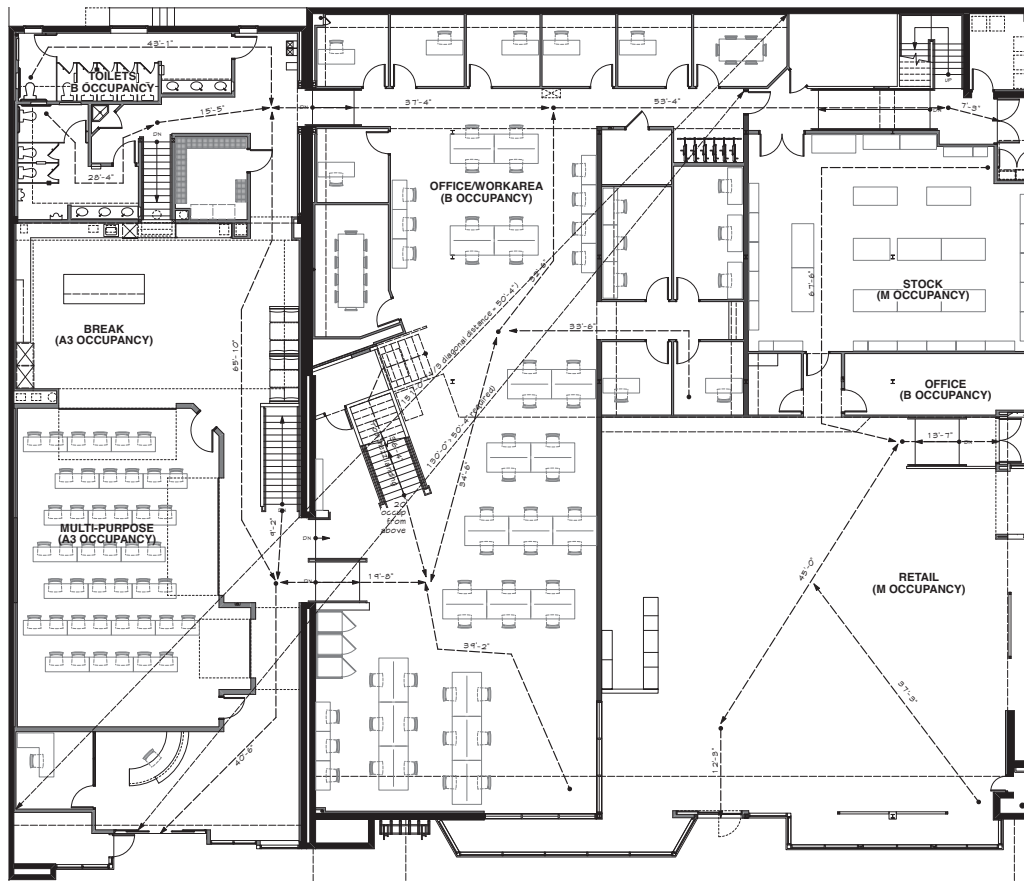
ASSUMING MOST RESTRICTIVE USE:

MALE (11 OCCUPANTS)			
TOILETS	URINALS	LAV	
REGD	REGD	REGD	REGD
2	3	1	2
2	3	1	2

FEMALE (11 OCCUPANTS)			
TOILETS		LAV	
REGD		REGD	REGD
4	6	2	3
4	6	2	3

ADDITIONAL PROVISIONS:  
ONE HOP SINK REQUIRED AND PROVIDED  
ONE HIGH/LOW DRINK FOUNTAIN REQUIRED AND PROVIDED



**1ST FLR PATH OF TRAVEL/SEATING PLAN**  
1/8" = 1' - 0"



Architecture, Planning & Graphics  
3592 Sacramento Dr., Suite 140  
San Luis Obispo, California 93401  
805/541-5604 voice  
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Project: TENANT IMPROVEMENT  
CO-WORKING OFFICE & RETAIL STORE  
1134 & 1144 CHORRO STREET  
SAN LUIS OBISPO  
CA 93401

Client: CAL POLY PARTNERS  
1 GRAND AVENUE  
BUILDING 14  
SAN LUIS OBISPO  
CA 93407  
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Sheet Contents:  
PROJECT STATISTICS/  
PATH OF TRAVEL/  
SEATING PLAN



Date: 1 SEPT 24  
Revised: 27 SEPT 24  
Job No: 2419  
Sheet:



Architecture, Planning & Graphics  
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Project:  
**TENANT IMPROVEMENT**  
**CO-WORKING OFFICE & RETAIL STORE**

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 CA 93401

Client:  
**CAL POLY PARTNERS**  
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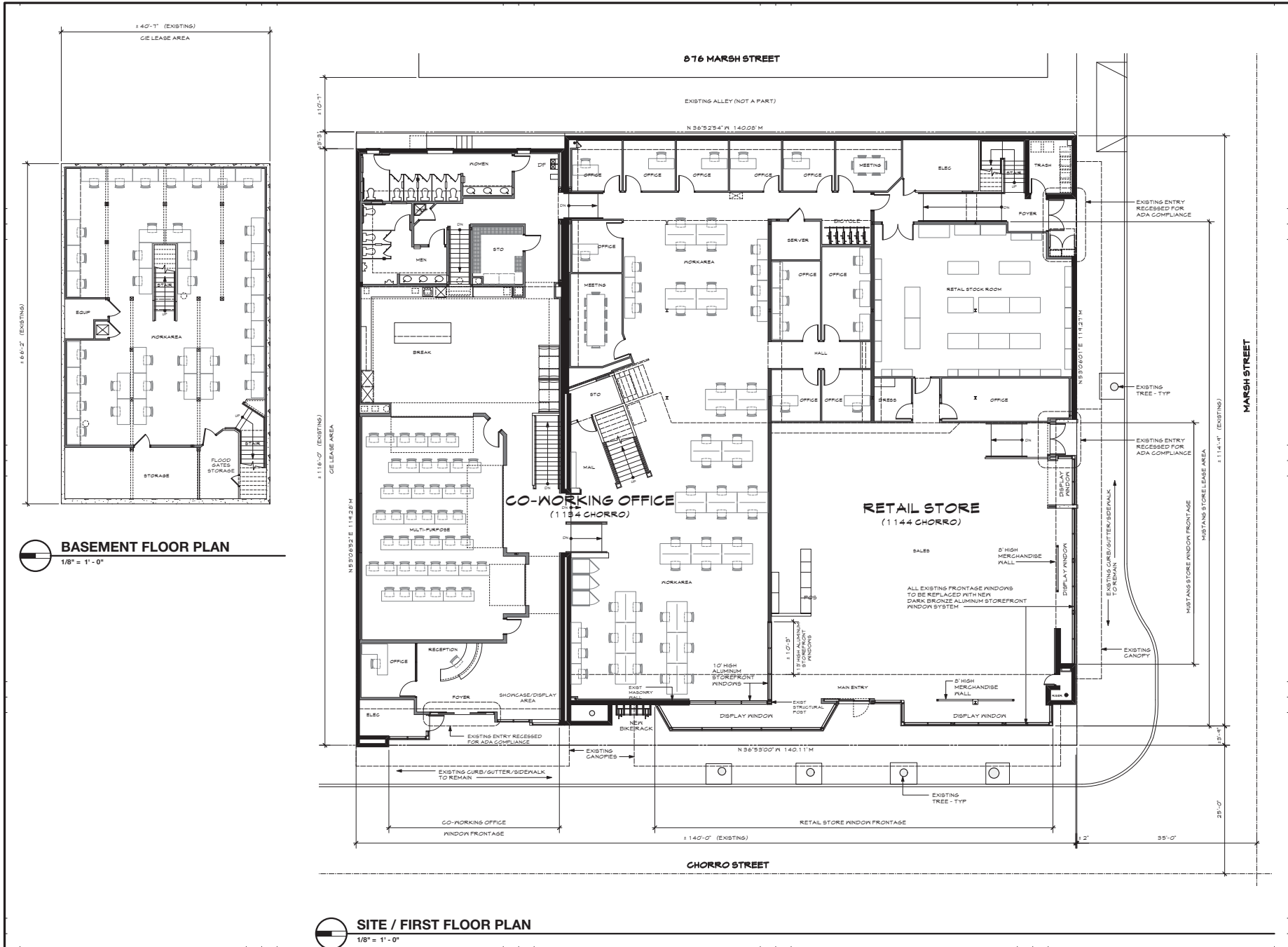
Sheet Contents:  
**BASEMENT FLOOR PLAN**  
**FIRST FLOOR PLAN**



Date: **1 SEPT 24**  
 Revised: **21 SEPT 24**

Job No:  
 2419

Sheet:  
**A - 1.1**



**BASEMENT FLOOR PLAN**  
 1/8" = 1'-0"

**SITE / FIRST FLOOR PLAN**  
 1/8" = 1'-0"



 **SECOND FLOOR PLAN**  
1/8" = 1' - 0"



Architecture, Planning & Graphics

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Project:

TENANT IMPROVEMENT

**CO-WORKING OFFICE & RETAIL STORE**

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**SECOND FLOOR PLAN**



Date: **1 SEPT 24**

Revised: **21 SEPT 24**

Job No: **2419**

Sheet:

**A - 1.2**