CITY OF SAN LUIS OBISPO

Meeting Date: 10/27/2025
Item: 1

ADMINISTRATIVE HEARING AGENDA REPORT

SUBJECT: A request for a Minor Use Permit to operate a medical office in the Service Commercial zone within the Airport Area Specific Plan (C-S-SP). This project is categorically exempt from environmental review (CEQA).

PROJECT ADDRESS: 187 Tank Farm Road, Suite 110

FILE NUMBER: USE-0699-2025

BY: Mallory Patino,
Assistant Planner
Phone: (805) 783-7704
Email: mpatino@slocity.org

RECOMMENDATION

Approve the request for a Minor Use Permit to operate a medical office in the Service Commercial zone within the Airport Area Specific Plan (C-S-SP), based on the findings and subject to the conditions of approval.

SITE DATA

Applicant	RSPaul Company, Inc.
General Plan Land Use Designation	Services and Manufacturing
Zone	Service Commercial zone within the Airport Area Specific Plan (C-S-SP)
Site Area	Approximately 0.9 acre
Project Area	1,511 square feet
Environmental Determination	Categorically exempt from environmental review under CEQA Guidelines Section 15301 (Existing Facilities)

Figure 1 – Project Site

SUMMARY

RSPaul Company, Inc. (Applicant) has requested a Minor Use Permit to operate a chiropractic medical office with operating hours not to exceed 8 AM to 6:30 PM during weekdays at 187 Tank Farm Road, Suite 110 within the Service Commercial zone and Airport Area Specific Plan (C-S-SP). The project complies with the General Plan, Zoning Regulations, and Airport Area Specific Plan. Staff recommends approval of the Minor Use Permit based on the findings and subject to the conditions of approval.

1.0 PROJECT BACKGROUND

1.1 Site and Setting

The site area is an approximately 0.9-acre parcel in the Service Commercial zone, within the Airport Area Specific Plan (C-S-SP). The project is within Suite 110 of an existing, multi-use, light-industrial development called the Tank Farm Commerce Center, at the southeast corner of Tank Farm Road and Long Street. The site is accessed from Long Street and Cross Street. The project area is 1,511 square feet on the first story of the commercial building. The Tank Farm Commerce Center includes service commercial uses, such as a coffee roaster, a veterinary office, pharmacy, acupuncturist, engineering offices, and a small brewery. The surrounding area is characterized by similar service commercial uses within light industrial developments. East, south, and west of the project is also zoned as C-S-SP, and north of the project across Tank Farm Road is zoned as Manufacturing within the Airport Area Specific Plan (M-SP).

1.2 Project Description

As outlined in the application submittal (Attachments A and B), the applicant is requesting to operate a chiropractic office, which is categorized as Medical and Dental Office use based on Municipal Code (M.C.) Section 17.156.032 use definitions. The proposed business operation hours are as follows: Monday and Thursday 8 AM-12:30 PM and 3 PM-6:30 PM, Wednesday 8 AM-2 PM, and Tuesday and Friday are administrative days or by appointment only. The office would be closed on the weekends. The anticipated patient volume is maximum 120 patients per week.

2.0 PROJECT ANALYSIS

Chiropractic offices are classified as "Medical and Dental Offices." Per Table 2-1 (Uses Allowed by Zone) of Zoning Regulations and Table 4-3 (Allowed Uses) of the Airport Area Specific Plan (AASP), establishment of a Medical Office in the C-S-SP Zone requires approval of a Minor Use Permit. Approval of a use permit is subject to requirements, outlined in Section 17.110.060 (Criteria for Approval) and Section 17.110.070 (Required Findings), for consistency with applicable standards and limitations of the General Plan and Zoning Regulations. The Numbered Notes to Table 4-3 of the AASP sets forth additional required findings for medical services in the C-S zone. A Minor Use Permit is required in order to protect and promote the public health, safety, and general welfare of the community. It is intended that use permits allow flexibility in providing for, regulating, or preventing various uses, so they will be compatible with existing or desired conditions in their neighborhoods. Staff have evaluated the requested use permit's potential impacts on surrounding uses and for consistency with current standards and regulations.

2.1 Consistency with the General Plan

The project site is in the Services and Manufacturing land use designation, which the General Plan Land Use Element (LUE) provides is intended for a wide range of service and manufacturing uses to meet the needs of the City (Table 1 – General Plan Land Use Designations). Medical services located on commercial collector or arterial streets are one of the uses specified as allowed within the Service and Manufacturing land use designation. LUE Policy 3.5.1.D. states that medical services may be located in commercial areas of the City. LUE Policy 3.5.1.E. states that offices having no substantial public visitation or need for access to Downtown government services may be in Services and Manufacturing districts. Additionally, the project is located along an arterial street with convenient access to public transportation and will not significantly increase traffic in nearby residential neighborhoods, nor have significant adverse impacts on nearby uses, consistent

with LUE Policy 3.5.2. As proposed, the project is consistent with the intent of the land use designation and Commercial and Industrial Development LUE policies.

2.2 Consistency with Zoning Regulations and the Airport Area Specific Plan (AASP)

As mentioned, the project site is located within the Service Commercial zone within the Airport Area Specific Plan (AASP). The AASP also includes a land use plan developed to ensure compatibility with the SLO County Regional Airport Land Use Plan (ALUP). The chiropractic office is categorized as a Medical and Dental Office land use under the City's Zoning Regulations and a Medical Service – Doctor Office under Table 4.3 of the AASP, both of which indicate that the land use is allowed in the area subject to review and approval of an Minor/Administrative Use Permit. All development within the Airport Area must be consistent with the ALUP (AASP Policy 4.3.3), including policies regarding noise, safety, airspace protection, and overflight.

Medical Office Use

M.C. Section 17.36.030(C) and Note 4 to Table 4-3 of the AASP list the required findings to approve a Medical Service – Doctor Office in the C-S-SP Zone. The proposed project is consistent with the required findings to allow a Medical Service – Doctor Office use within the C-S-SP zone, because

a) the project is located within an existing building developed specifically to accommodate a range of compatible Service and Manufacturing uses (including office uses),

b) the project is located along a street designated by the City's Circulation Element as a Parkway Arterial and located approximately 700 feet from a bus stop,

c) the project site is not located near any residential neighborhoods and will not significantly increase traffic or parking impacts to residential neighborhoods,

d) project is consistent with the SLO County Airport Land Use Plan, as discussed further below,

e) the project will not preclude service commercial uses in areas especially suited for these uses when compared with medical service, and

f) the project can accommodate the parking requirements for the proposed medical service, as discussed further below.

Noise

The medical office is consistent with the noise policies in ALUP Section 4.3, which aim to minimize the number of people exposed to frequent or high levels of airport noise or of cumulative noise levels that include airport noise, with the most acceptable land uses being ones that involve few people, or industrial uses that may generate noise. The compatibility criteria in ALUP Figure 4-1 indicates the maximum acceptable airport related noise levels, measured in terms of Community Noise Equivalent Level (CNEL) for residential and non-residential land uses, as determined by the San Luis Obispo County General Plan. The noise compatibility policies set forth in the ALUP shall be used in conjunction with Figures 4-1 during the evaluation of proposed land uses within the Airport Influence Area.

Noise contours identified by ALUP Figure 4-1 (San Luis Obispo County Regional Airport Noise Contour) show that the subject site is located outside of the closest mapped noise contour of 60 CNEL. ALUP Figure 4-1 (County of San Luis Obispo Maximum Allowable Noise Exposure

Table) identifies a maximum allowable noise exposure for specific land uses. Offices are allowed a maximum of 45 decibels for interior spaces and 60 decibels for outdoor areas. As proposed, the medical office use is consistent with ALUP noise policies because offices are defined as a Moderately Noise Sensitive Land Use and the proposed project site is located outside of the mapped noise contour of 60 CNEL, and as such is identified as allowable at the proposed site.

Safety

The medical office is consistent with the safety policies of the ALUP Section 4.4, which strive to minimize the risks to the safety and property of persons on the ground associated with potential aircraft accidents and to enhance the chances for survival of occupants that may be involved in an accident. Per ALUP Figure 2-2 (San Luis Obispo County Airport Safety Zones), the project site is within Zone 6: Traffic Pattern Zone. Table 4-5 (Airport Land Use Compatibility Table) identifies that both health services and office buildings are compatible uses in Zone 6. The proposed medical office use is consistent with ALUP safety policies because the proposed use does not exhibit any of the specified restricted characteristics and the medical office will be located within an existing building designed for service commercial and light industrial uses.

Overflight Protection

The medical office is consistent with the safety policies of the ALUP Section 4.6, which intend to ensure and facilitate notification about the presence of overflights near airports, so people can make more informed decisions regarding property acquisition or leasing in the impacted area. A condition of approval has been included with the proposed Minor Use Permit, as required by the ALUP, to require the property owner to include an overflight notification in the lease agreement for the proposed use to notify potential lessees that the property is located in the vicinity of an airport. An overflight notification is an awareness tool designed to ensure that prospective buyers and / or leasers of property near an airport are informed about the airport's potential impact on the property.

Parking Requirement

Per Table 3-4: Parking Requirements by Use in M.C. Section 17.72.030, the parking requirement for a medical office use is 1 space per 200 square feet of indoor space. Based on the total indoor area of 1,511 square feet, 8 (7.6 rounded up) spaces are required. Cumulatively, accounting for the existing uses on site, The Tank Farm Commerce Center requires 69 parking spaces and provides 72 parking spaces to serve a mix of office, retail, warehouse, and light industrial uses. Therefore, the 8 required parking spaces are provided for the proposed medical office, consistent with the parking requirements for this use (see Attachment B, Parking Table).

3.0 ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1, Existing Facilities; Section 15301 of the State California Environmental Quality Act (CEQA) Guidelines, because the project consists of operation of a business within an existing building located within an urbanized area that involves no expansion of an existing commercial building. The project is limited to minor tenant improvements to accommodate the medical office use and will not have a significant effect on the environment.

4.0 ATTACHMENTS

A - USE-0699-2025 Project Description
B - USE-0699-2025 Project Plans

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:

_____

_____

_____

FINDINGS

Minor Use Permit

1. The proposed use is consistent with the General Plan and with the Airport Area Specific Plan because medical service land uses are allowed subject to an administrative use permit within the Services and Manufacturing land use area. Additionally, the proposed medical office use will be located in the City's services zones, on an arterial street near public transit, and will not have a negative impact on traffic in residential neighborhoods or surrounding land uses.
2. The proposed use is allowed in the underlying zone (C-S) subject to a Minor Use Permit and complies with Zoning Regulations, Municipal Code, and Airport Area Specific Plan.
3. The design, location, size, and operating characteristics of the proposed activity will be compatible with existing and future land uses in the vicinity because the use is identified as conditionally allowed in the Service Commercial (C-S-SP) zone and the proposed medical office would operate within an existing light industrial development specifically designed to accommodate a range of Service and Manufacturing uses.
4. The site is physically suitable in terms of (a) its design, location, shape, size, and operating characteristics; (b) traffic generation and the provision of public and emergency vehicle (e.g. fire and medical) access; (c) public protection services (e.g. fire projection, police protection, etc.); and (d) the provisions of utilities (e.g. potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.). The proposed medical office use will occupy an existing tenant space within the Tank Farm Commerce Center, specifically designed to accommodate a range of office, retail, service, and light industrial land uses. As such, the project will not generate any additional traffic or demand for public services or utilities beyond existing levels.
5. The establishment and subsequent operation of the medical office will not be detrimental to the health, safety, and welfare of people living or working in the vicinity because the existing structures comply with all applicable building, fire, and safety codes. The use is not expected to result in any audible noises or offensive or disturbing odors or emissions.

Medical Services

6. The proposed medical service is compatible with surrounding land uses because the project is located within an existing building developed specifically to accommodate a range of compatible Service and Manufacturing uses, including office uses.
7. The proposed medical service is located along a street designated as a Parkway Arterial in the City's Circulation Element and has convenient public transportation access to the Higuera & Suburban bus stop located approximately 700 feet from the project site.
8. The proposed medical service will not significantly increase traffic or create parking impacts in residential neighborhoods because the project site is not located near a residential neighborhood and sufficient parking is provided on-site for the project.
9. The proposed medical service is consistent with noise compatibility, safety compatibility, and overflight protection policies of the Airport Land Use Plan (ALUP) because the proposed use is a Moderately Noise Sensitive Land Use which is allowable at the project site outside the 60 dB noise contour (ALUP Section 4.3.3, Table 4-1), the proposed use is an acceptable use within Airport Safety Zone 6 – Traffic Pattern Zone (ALUP Section 4.4.5, Table 4-5), and as

conditioned, the permit will require the property owner to include an overflight notification in the lease agreement (ALUP Section 4.6).

10. The project will not preclude service commercial uses in areas especially suited for these uses when compared with medical service because the project is limited to one suite within an existing building that provides for other uses that are allowed within the C-S-SP zone.
11. The project site accommodates the required parking for the proposed medical service and will not result in other lease spaces being underutilized because of lack of available parking.

Environmental Determination

12. 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.

CONDITIONS OF APPROVAL

1. This Minor Use Permit shall be subsequently reviewed at a public Administrative Hearing if the City receives substantiated written complaints from any citizen, Code Enforcement Officer, or Police Department employee, which includes information and/or evidence supporting a conclusion that a violation of this Minor Use Permit, or of City ordinances or regulations or Police Department resources (calls for service) applicable to the property or the operation of the business, has occurred. At the time of the review, to ensure on-going compatibility of the uses on the project site, conditions of approval may be added, deleted, or modified, or the Director's Action Permit may be revoked.
2. The Minor Use Permit shall be reviewed by the Community Development Director for compliance with conditions of approval, or to determine whether a modification of the permit is necessary upon significant change to the businesses as represented in the applicant's submitted project application materials, or in the event of a change in ownership which may result in deviation from the project description or approved plans.
3. The proposed use shall operate consistent with the project description, project plans, and other supporting documentation submitted with this application.
4. The project site shall be maintained in a clean and orderly manner at all times to the satisfaction of the Community Development Director.
5. Prior to occupancy, the property owner shall provide the tenant with an overflight notification, which shall be reflected in the lease agreement. Notice form and content shall be to the satisfaction of the Community Development Director and include the following language:

   NOTICE OF AIRPORT IN VICINITY: This property is presently located in the vicinity of an airport, within what is known as the airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your lease and determine whether they are acceptable to you.

Opportunity to Protest

6. The applicant acknowledges and agrees that the project conditions of approval stated herein provide adequate and proper notice pursuant to Government Code 66020 of Applicant's right to protest any requirement for fees, dedications, reservations, or other exactions, and that any protest in compliance with Section 66020 must be made within ninety (90) days of the date that notice was given.

Indemnification

7. 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.

Attachment A - USE-0699-2025 Project Description

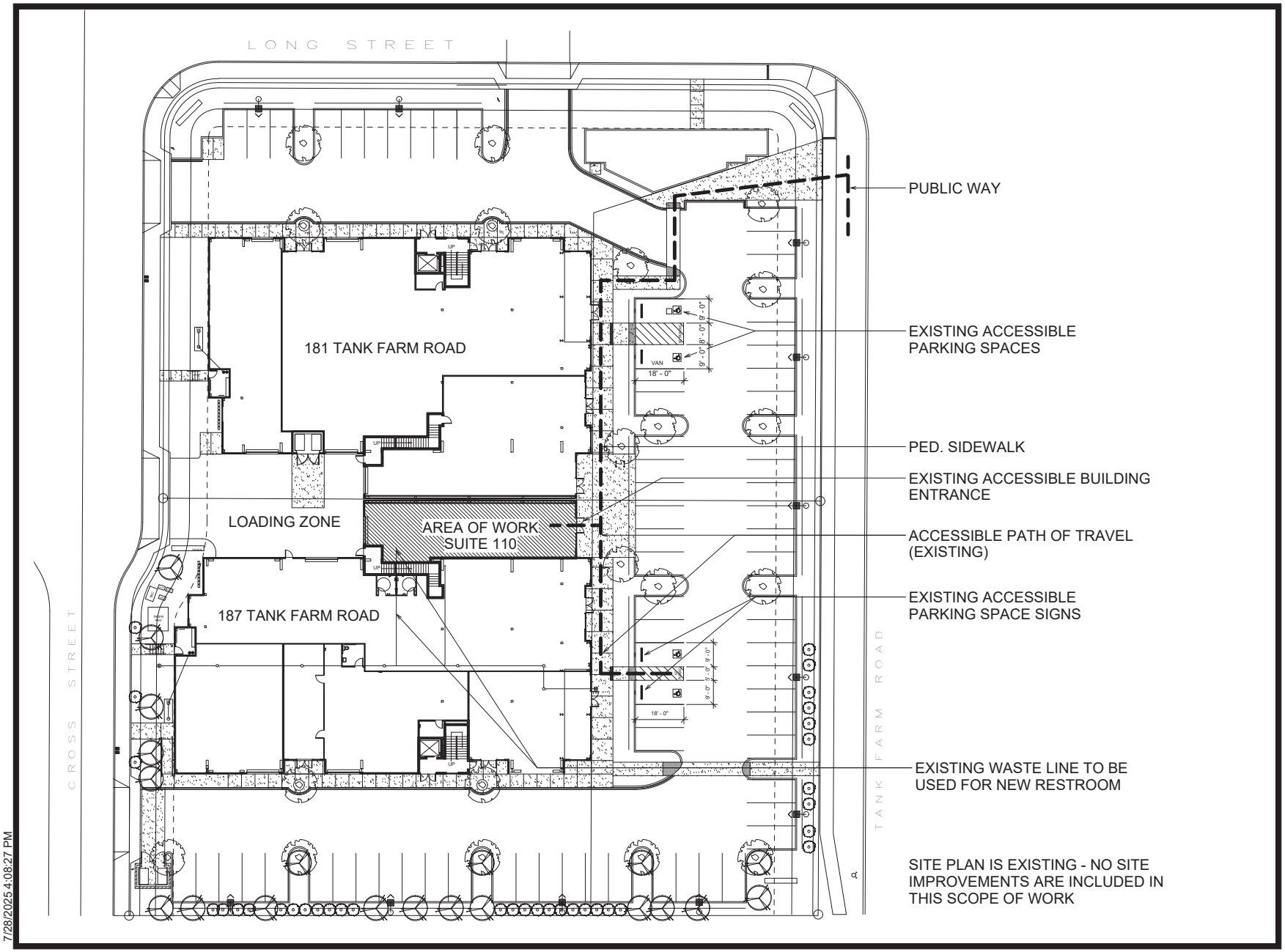
Business Operations
187 Tank F. Rd. Ste 110
San Luis Obispo, CA 93401

Dr. Dominik Woods D.C. is seeking a Minor Use Permit to use 187 Tank F. Rd Ste 110 as a chiropractic office in an existing commercial suite. The space will be used to provide chiropractic care to the community of San Luis Obispo. He will have 3 treatment rooms to see the patients that he treats and an x-ray room. He will be the sole-provider in the office, but may extend his staff in the future. One front desk person will be on staff.

Operating hours for patients will be Monday and Thursday 8AM-12:30PM and 3 PM-6:30PM. Wednesday 8AM-2PM. Tuesday and Friday are admin days (or by appointment only). Closed on weekends.

Volume of patients will max out around 120 visits per week.

Attachment B - USE-0699-2025 Project Plans



RSPaul Company, Inc.
695 Clarion Court, Suite A • San Luis Obispo, CA 93401
TELEPHONE: (805) 544-2400

187 Tank Farm Road, Suite #110

OWNER

Tank F 187, LLC

LICENSED ARCHITECT
CHRISTOPHER C HOOVER
C-39048
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		

JOB NO.	25-110
DATE	7/28/2025
SCALE	1/16" = 1'-0"

SHEET TITLE

SITE PLAN

SHEET NUMBER

A02

CITY SUBMITTAL #1

7/28/2025 4:08:27 PM

ABBREVIATIONS

A.B.	ANCHOR BOLT (S)	GA.	GAUGE	THRESH.	THRESHOLD
A.C.	ASPHALT CONCRETE PAVING	GALV.	GALVANIZED	T.P.	TOP OF PAVING
AC. T.	ACOUSTICAL TILE	G.I.	GALVANIZED IRON (STEEL)	T.O.S.	TOP OF SLAB
A.D.	AREA DRAIN	GUN.	GUNITE	T.S.	TOP OF SHEATHING
ADJ.	ADJUSTABLE	GYP.	GYPSUM	T.W.	TOP OF WALL
AFF.	ABOVE FINISH FLOOR	GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
AGG	AGGREGATE				
AHU	AIR HANDLING UNIT	H.B.	HOSE BIBB	UL	UNDERWRITER'S LABEL
ALT.	ALTERNATE	H.C.	HOLLOW CORE	ULT.	ULTIMATE
ALUM.	ALUMINUM	HD	HEAD	UNFIN.	UNFINISHED
APPX.	APPROXIMATE	H.M.	HOLLOW METAL		
ASPH.	ASPHALT	HORIZ.	HORIZONTAL	V.A.T.	VINYL ASBESTOS TILE
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	HR.	HOUR	VENT.	VENTILATOR
		HS	HARD SURFACE	VERT.	VERTICAL
@	AT			VIT.	VITREOUS
		I.	IRON	VOL.	VOLUME
B.B	BOTTOM OF BEAM	I.D.	INSIDE DIAMETER	V.T.	VINYL TILE
BD.	BOARD	INC.	INCORPORATED	V	VINYL
BLK.	BLOCK	INSUL.	INSULATION		
BLKG.	BLOCKING	INT	INTERIOR	W	WEST
BM.	BEAM			W/	WITH
BOT.	BOTTOM	JT.	JOINT	W.C.	WATER CLOSET
BDRM.	BEDROOM	JST.	JOIST	WCO	WALL CLEAN OUT
BR.	BROOM			WD.	WOOD
		K.	KITCHEN	W	WIDE FLANGE (STEEL)
CAB.	CABINET			W.G.	WIRE GLASS
CPT.	CARPET			W.H.	WATER HEATER
C	CARPET	LAM.	LAMINATED	W.I.	WROUGHT IRON
C.B.	CATCH BASIN	LAV.	LAVATORY	WIND HD	WINDOW HEADER HEIGHT
CEM.	CEMENT	LT.	LIGHT	W/O	WITHOUT
CEM. PLAS.	CEMENT PLASTER	LVR.	LOUVER	WP.	WATERPROOFING
CL	CENTER LINE			WS	WEATHERSTRIPPING
CER.	CERAMIC	M.C.	MEDICINE CABINET	W.S.P.	WET STANDPIPE
C.I.	CAST IRON	MECH.	MECHANICAL	WT.	WEIGHT
CIRC.	CIRCULAR	MEMB.	MEMBRANE		
CLG.	CEILING	MET.	METAL	YD.	YARD
CLR.	CLEAR	MFG.	MANUFACTURER		
C.M.T.	CERAMIC MOSAIC TILE	M.H.	MAN HOLE		
COMPC.	COMPOSITION	MIN.	MINIMUM		
CONC.	CONCRETE	MIR.	MIRROR		
CONT.	CONTINUOUS	MTG.	MOUNTING		
CTSK.	COUNTERSUNK	MTL.	METAL		
CU. FT.	CUBIC FEET				
CU. IN.	CUBIC INCH	N.	NORTH		
CU. YD.	CUBIC YARD	NAT.	NATURAL		
		N.I.C.	NOT IN CONTRACT		
D.	DRYER	NO.	NUMBER		
D.F.	DOUGLAS FIR	N.T.S.	NOT TO SCALE		
D.F.	DRINKING FOUNTAIN				
DIA.	DIAMETER	O/	OVER		
DIM.	DIMENSION	O.C.	ON CENTER		
DN.	DOWN	O.D.	OVERFLOW DRAIN		
DR.	DOOR	OPP.	OPPOSITE		
D.S.	DOWN SPOUT	OV.	OVEN		
DSP.	DRY STANDPIPE	OVHD.	OVERHEAD		
DUP.	DUPLICATE				
DW.	DISHWASHER	PB.	PUSHBUTTON		
DWGS.	DRAWINGS	PC.	PULL CHAIN		
		PL	PLATE		
E.	EAST	P	PROPERTY LINE		
EA.	EACH	P	PANTRY		
E.J.	EXPANSION JOINT	PEMB	PRE-ENGINEERED METAL BUILDING		
ELEVA.	ELEVATOR	PLAS.	PLASTER		
ELEV.	ELEVATION	PL. GLS.	PLATE GLASS		
ENCL.	ENCLOSURE	PLAST.	PLASTER		
E.O.S.	EDGE OF SLAB	PLYWD.	PLYWOOD		
EQ.	EQUAL	PNL.	PANEL		
EQUIP.	EQUIPMENT	PR.	PAIR		
E.W.W.M.	ELECTRIC WELDED WIRE MESH	PRCST.	PRECAST		
		PREFAB.	PREFABRICATED		
EXPN.	EXPANSION	%	PERCENT		
EXP.	EXPOSED				
EXT.	EXTERIOR	QRY.	QUARRY		
EXTR.	EXTINGUISHER	QTY.	QUANTITY		
FHS	FLAT HEAD SCREW	RAD.	RADIUS		
F.A.U.	FORCED AIR UNIT	R.	RISER		
FD	FLOOR DRAIN	R.A.G.	RETURN AIR GRILLE		
FEC.	FIRE EXTINGUISHER & CABINET	RD.	ROAD		
F.F.	FINISH FLOOR	R.D.	ROOF DRAIN		
F.G.	FIXED GLASS	RDWD.	REDWOOD		
FHWS	FLAT HEAD WOOD SCREW	REC E	PRECESSED ELECTRICAL PANEL		
FIN.	FINISH	REC FE	RECESSED FIRE EXTINGUISHER		
FIXT.	FIXTURE	RECP.	RECEPTACLE		
FLASH.	FLASHING	REF.	REFERENCE		
FLR	FLOOR	REF.	REFRIGERATOR		
FLR'G.	FLOORING	REG.	REGISTER		
FLUOR.	FLUORESCENT	REINF.	REINFORCEMENT		
F.O.C.	FACE OF CONCRETE	REQ'D	REQUIRED		
F.O.F.	FACE OF FINISH	RES. FLR.	RESILIENT FLOORING		
F.O.M.	FACE OF MASONRY	RET.	RETAINING		
F.O.S.	FACE OF STUD	RF.	ROOF		
F.O.W.	FACE OF WALL	RF'G.	ROOFING		
F.P.	FIRE PLACE	RM.	ROOM		
F.S	FLOOR SINK	RO.	ROUGH		
FREQ.	FREQUENCY	R.O.	ROUGH OPENING		
FT.	FEET, FOOT	RUB.	RUBBER		
FTG.	FOOTING	R.B.	RUBBER (RESILIENT) BASE		

DOOR INFORMATION

A. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL BE A MINIMUM 60" SQUARE IN THE DIRECTION OF THE DOOR SWING AND A MINIMUM 44" SQUARE OPPOSITE THE DIRECTION OF DOOR SWING. THE SQUARES SHALL BE MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. SEE NOTE E BELOW FOR STRIKE SIDE REQUIREMENTS

B. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS

C. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH A SLOPE NOT > 1:2

D. DOOR MUST PROVIDE MIN. 32" CLR. OPENING WIDTH MEASURED WITH THE DOOR POSITIONED 90-DEGREES FROM THE CLOSED POSITION. DOORS SHALL NOT BE LESS THAN 6'-8" IN HEIGHT.

E. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC & SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO OPEN BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

F. THE FORCE REQUIRED TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SLIDE, ROLL, OR PUSH EFFORT SHALL BE APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. NOT TO EXCEED 15 POUNDS

G. THE SWEEP PERIOD OF A DOOR CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 5 SECONDS TO MOVE TO A POINT 12 DEGREES FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. NOT TO EXCEED 10 SECONDS MIN.

H. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN.

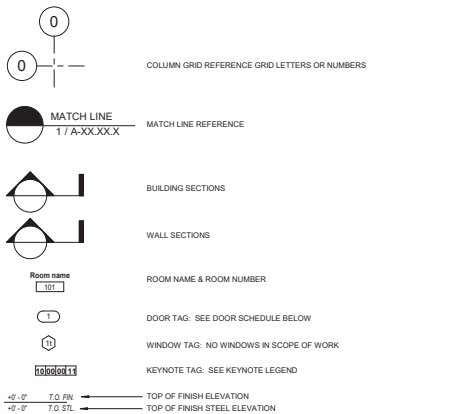
I. OPERABLE HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR. HARDWARE SHALL BE OF A TYPE TO PERMIT OPERATION WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE. SEE CBC SECTION 11B-309.4

J. LEVER-TYPE HARDWARE SHALL BE CURVED TO RETURN WITHIN 1/2" OF THE DOOR.

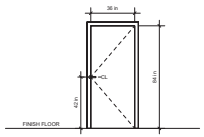
GENERAL NOTES

1. THESE DOCUMENTS ARE THE PROPERTY OF RSPAUL COMPANY, INC. AND ARE NOT TO BE USED FOR ANY OTHER THAN THE LOCATION SHOWN HEREON. NO CHANGES ARE TO BE MADE ON THESE DOCUMENTS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT OR ENGINEER WHOSE SIGNATURE APPEARS HEREON.
2. WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 CALIFORNIA CODE OF REGULATIONS - CALIFORNIA BUILDING STANDARDS CODE TITLE 24 AS ADOPTED BY THE COUNTY OF SAN LUIS OBISPO, CA.
3. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING WORK.
4. DIMENSIONS ARE TO FACE OF STUDS FOR NEW WALLS AND FACE OF FINISH FOR EXISTING WALLS, UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO TOP OF CONCRETE SLAB OR TOP OF INTERIOR PAVING UNLESS OTHERWISE NOTED.
5. SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING ABBREVIATIONS OR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
6. DETAILS MARKED TYPICAL SHALL APPLY IN SIMILAR CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
7. STUDS TO ALIGN, GENERAL CONTRACTOR TO INSTALL EITHER RIP-STRIPS OR FULL SHEETS OF PLYWOOD ON THE STUDS TO MAKE THE FINISHES ALIGN WHERE THERE IS A TRANSITION FROM A SHEAR WALL TO A NON SHEAR WALL.
8. ALL PIPING IN PUBLIC SPACES, EXCEPT FOR THE FIRE RISERS, SHALL BE CONCEALED THROUGHOUT.
9. INSTALL SQUARE METAL CORNER BEADS AT EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
10. GYPSUM BOARD SHALL EXTEND TO UNDERSIDE OF STRUCTURE ABOVE, AT EXTERIOR PERIMETER WALLS.
11. CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF CASEWORK, STAIR RAILINGS, TOILET ACCESSORIES, PARTITIONS AND WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISC. EQUIPMENT.
12. CONTACT BETWEEN DISSIMILAR METAL SHALL BE PROTECTED.
13. FURNISH PORTABLE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENTS WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING, IN ALL MECHANICAL AND ELECTRIC ROOMS ON ALL FLOORS.
14. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
15. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE CONSTRUCTION SAFETY ORDERS ENFORCED BY THE STATE DIVISION OF INDUSTRIAL SAFETY. DIMENSIONS AND CONDITIONS AT THE SITE SHALL BE VERIFIED BY CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE ALL CONDITIONS PRIOR TO SUBMITTING BIDS OR COMMENCING WITH CONSTRUCTION. PROPOSALS MUST TAKE INTO CONSIDERATION CONDITIONS THAT MAY AFFECT THE WORK. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND TO THE OWNER. CORRECTED DRAWINGS OR INSTRUCTIONS WILL BE SUBMITTED BY THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK.
16. NO HAZARDOUS MATERIALS SHALL BE STORED AND / OR USED WITHIN THE BUILDING, WHICH EXCEED THE QUANTITIES LISTED IN TABLE 105.5.22 OF THE 2022 CFC.
17. WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC CHAPTER 8.
18. GYPSUM WALL BOARD SHALL BE 5/8" THICK UNLESS OTHERWISE NOTED OR REQUIRED FOR SPECIFIC WALL CONSTRUCTION AND SHALL BE SCREWED TO FRAMING MEMBERS INCLUDING AS REQUIRED FOR EACH SPECIFIC ASSEMBLY.
19. PROVIDE TEMPERED GLASS AS REQUIRED BY CBC AND BY OTHER APPLICABLE CODES.
20. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING INSPECTIONS BY THE BUILDING DEPT. AND OTHER AGENCIES AS REQUIRED.
21. ALL NEW IMPROVEMENTS INCLUDING EACH ALTERED SPACE OR ELEMENT SHALL MEET CURRENT ACCESSIBLE REQUIREMENTS. THE EXISTING PRIMARY ENTRANCE, RESTROOMS, AND PATH OF TRAVEL SERVING NEW OR ALTERED PRIMARY FUNCTION AREAS SHALL ALSO BE ACCESSIBLE TO THE MAXIMUM EXTENT FEASIBLE AS REQUIRED BY THE GOVERNING AGENCY BASED ON THE SCOPE OF IMPROVEMENTS.
22. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, THE GENERAL CONTRACTOR SHALL SUBMIT A SOLID WASTE RECYCLING PROGRAM TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL. THE PROGRAM SHALL ADDRESS AND INCLUDE, BUT IS NOT NECESSARILY LIMITED TO: CONCRETE WASTE, GYPSUM BOARD, WOOD, METAL AND EXCESS EXCAVATION MATERIALS.

SYMBOLS LEGEND



DOOR ELEVATION



DOOR 1
SOLID WOOD DOOR WITH WOOD OR METAL FRAME

PAINTED FINISH - COLOR TBD BY TENANT
1-3/4" THICK

SEE ADDITIONAL INFORMATION UNDER "DOOR INFORMATION", THIS SHEET

TENANT IN THIS SUITE →

187 Tank Farm Rd.

Parking Ratio per Use	1 : 1500	1 : 1500	1 : 300	1 : 300	1 : 100	1 : 60	1 : 500	1 : 1000	1 : 200		
Tenant Name	Warehouse	Storage	Retail	Office OR Vet (small animals)	Restaurant - Kitchen	Restaurant - Customer	Lab / R&D	Manufacturing - Light	Medical and Dental Offices	Total Square Footage	Parking Required
Blue Dog Coffee, Inc.	-	-	-	205	-	-	-	1,579	-	1,784	
Parking Spaces Required:	-	-	-	0.68	-	-	-	1.58	-		2.26
Therapies to Grow / Pediatric Solutions	500	-	-	1,871	-	-	-	-	-	2,371	
Parking Spaces Required:	0.33	-	-	6.24	-	-	-	-	-		6.57
CVR&A (vet)	-	-	-	1,498	-	-	-	-	-	1,498	
Parking Spaces Required:	-	-	-	4.99	-	-	-	-	-		4.99
LinkUS	1,714	-	-	651	-	-	-	-	-	2,365	
Parking Spaces Required:	1.14	-	-	2.17	-	-	-	-	-		3.31
Meissner Corp.	4,002	-	-	1,055	-	-	-	-	-	5,057	
Parking Spaces Required:	2.67	-	-	3.52	-	-	-	-	-		6.18
Dominik Woods Chirporactic	-	-	-	-	-	-	-	-	1,511	1,511	
Parking Spaces Required:	-	-	-	-	-	-	-	-	7.56		7.56
Branches of Wellness Acupuncture	-	-	-	768	-	-	-	-	-	768	
Parking Spaces Required:	-	-	-	3.84	-	-	-	-	-		3.84
Total (not rounded)											34.72
Totals (Parking is rounded up)										15,354	35

181 & 175 Tank Farm Rd.

Parking Ratio per Use	1 : 1500	1 : 1500	1 : 300	1 : 300	1 : 100	1 : 60	1 : 500	1 : 1000	1 : 250		
Tenant Name	Warehouse	Food Preparation	Retail	Office	Restaurant - Kitchen	Restaurant - Customer	Lab / R&D	Manufacturing - Light	Animal Grooming	Total Square Footage	Parking Required
Spectrum	500	-	-	2,867	-	-	-	-	-	3,367	
Parking Spaces Required:	0.33	-	-	9.56	-	-	-	-	-		9.89
DMG Corporation	2,312	-	732	-	-	-	-	-	-	3,044	
Parking Spaces Required:	1.54	-	2.44	-	-	-	-	-	-		3.98
Central Coast Home Health	5,805	-	-	-	-	-	-	-	-	5,805	
Parking Spaces Required:	3.87	-	-	-	-	-	-	-	-		3.87
Oak & Otter Brewing	-	1,126	-	-	-	700	-	-	-	1,826	
Parking Spaces Required:	-	0.75	-	-	-	11.67	-	-	-		12.42
Puppy Cuts - 175 Tank Farm	-	-	-	-	-	-	-	-	969	959	
Parking Spaces Required:	-	-	-	-	-	-	-	-	3.84		3.84
Total (not rounded)											33.99
Totals (Parking is rounded up)										15,001	34

Req. 187 Tank Farm	35
Req. 181 & 175 Tank Farm	34
Total Required	69
Total Provided	72

RSPaul Company, Inc.
695 Clarion Court, Suite A · San Luis Obispo, CA 93401
TELEPHONE: (805) 544-2400

187 Tank Farm Road, Suite #110

OWNER

Tank F 187, LLC

LICENSED ARCHITECT
CHRISTOPHER C HOOVER
C-38048
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS

	DESCRIPTION	DATE
1		
2		
3		

JOB NO.	25-110
DATE	7/28/2025
SCALE	As indicated

SHEET TITLE

ARCHITECTURAL NOTES

SHEET NUMBER

A01

CITY SUBMITTAL #1

7/28/2025 4:11:18 PM

EXITING NOTES

- TOTAL OCCUPANTS = 13
- COMMON PATH OF EGRESS TRAVEL DISTANCE = 82'
- OCCUPANCY = B
- PER CBC TABLE 1006.2.1, AND 1006.3.4(2) ONLY ONE EXIT / EXIT ACCESS DOORWAY IS REQUIRED.
- PER CBC 1013.1, EXCEPTION #1, *EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.* NO NEW EXIT SIGNS REQUIRED.
- PER CBC 1004.9 NO POSTING OF OCCUPANT LOAD IS REQUIRED IN THIS SPACE AS THE OCCUPANT LOAD IS LESS THAN 50.

PATH OF TRAVEL — EGRESS PATH OF TRAVEL WITH DIRECTION SHOWN

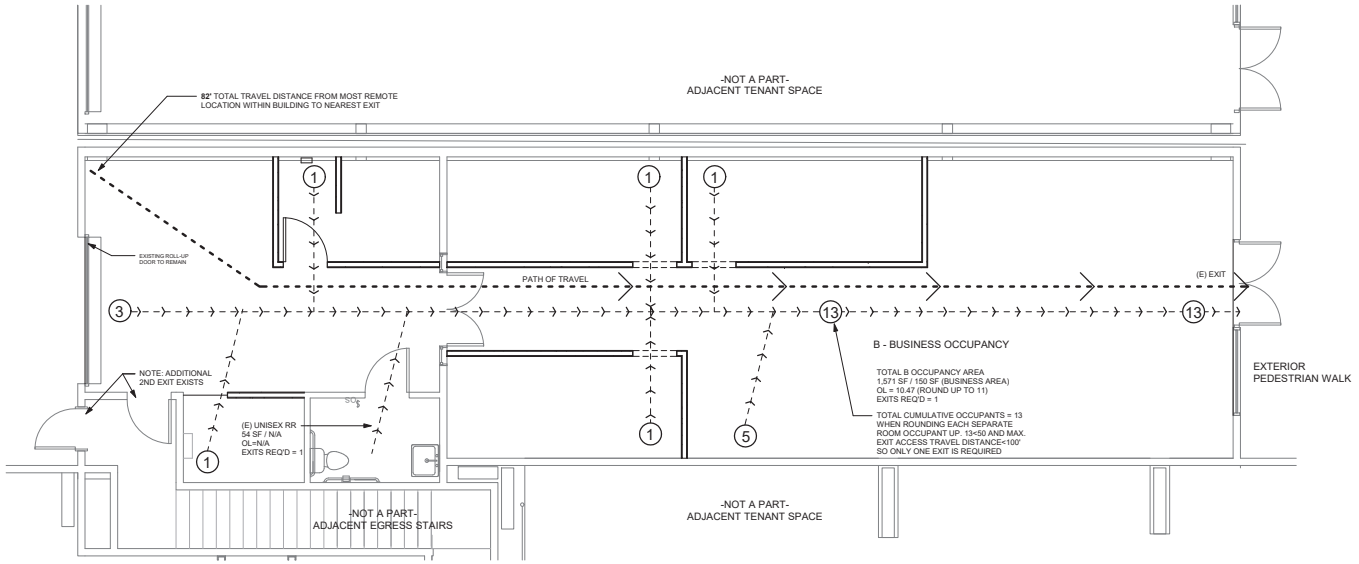
(2) — OCCUPANT LOAD PER SPACE

(6) — ACCUMULATIVE OCCUPANT LOAD

REVIEWED FOR CODE COMPLIANCE

10/01/2025

City of San Luis Obispo
Building & Safety Division



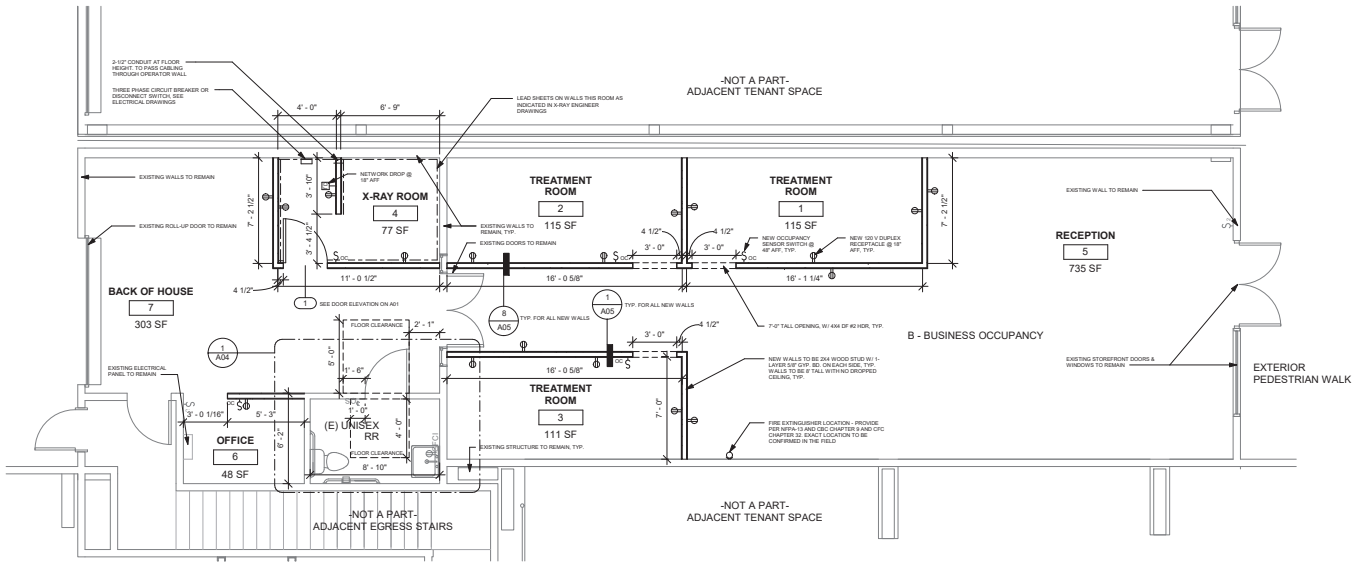
EXITING PLAN 1/4" = 1'-0" 2

EXISTING BUILDING NOTES

1. EXISTING TYPE V-B BUILDING IS FULLY SPRINKLERED WITH NFPA 13 SYSTEM.
2. EXISTING HVAC SYSTEM IS NOT TO BE MODIFIED.
3. EXISTING ELECTRICAL OUTLETS AND SWITCHES TO REMAIN.
4. EXISTING ELECTRICAL OUTLETS ARE 120 VOLT DUPLEX
5. NO MODIFICATIONS TO THE SITE OR EXTERIOR OF THE BUILDING ARE PROPOSED.
6. EXISTING WALLS HAVE 5/8" GYP. BD. THROUGHOUT AND NEW WALLS WILL USE 5/8" GYP. BD. THROUGHOUT.
7. PROPERTY ADDRESS IS CURRENTLY POSTED TO MEET ALL APPLICABLE CODES AND WILL REMAIN WITH NO MODIFICATIONS.

FINISH MATERIAL NOTES

- FINISH FLOORS = POLISHED CONCRETE THROUGHOUT
- WALLS = PAINTED GYP. BD. THROUGHOUT, WITH FRP UP TO 42" AFF IN RESTROOM
- BASEBOARDS = RUBBER COVE BASE THROUGHOUT
- CEILINGS = EXPOSED ROOF STRUCTURE THROUGHOUT EXCEPT FOR EXISTING PAINTED GYP. BD. CEILING IN RESTROOM.
-



FLOOR PLAN 1/4" = 1'-0" 1

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187 Tank Farm Road, Suite #110

OWNER

Tank F 187, LLC

LICENSED ARCHITECT
CHRISTOPHER C HOOVER
C-39049
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS		
	DESCRIPTION	DATE

JOB NO.	25-110
DATE	7/28/2025
SCALE	1/4" = 1'-0"

SHEET TITLE

FLOOR PLAN & EXITING PLAN

SHEET NUMBER

A03

CITY SUBMITTAL #1

7/28/2025 4:08:28 PM