



Architectural Review Commission
REVISED AGENDA

Monday, September 20, 2021, 5:00 p.m.

Teleconference - Broadcast via Webinar

***Agenda amended to request that Item 4a, 1656 Monterey (ARCH-0352-2021), be continued to a date uncertain.**

Due to the increasing number of COVID-19 cases in San Luis Obispo County, City Administration has made the difficult decision to return to a virtual meeting format. There will be no physical location for the Public to view the meeting. Below are instructions on how to view the meeting remotely and how to leave public comment. Additionally, members of the Architectural Review Commission are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.

Using the most rapid means of communication available at this time, members of the public are encouraged to participate in Architectural Review Commission meetings in the following ways:

Remote Viewing - Members of the public who wish to watch the meeting can:

View the Webinar (recommended for the best viewing quality):

URL: <https://slocity->

[org.zoom.us/j/88103282668?pwd=T3hIMmNYcit1VFhHNndyMHBZa2VKQT09](https://slocity-)

Telephone Attendee: +1 (669) 900-6833

Webinar ID: 881 0328 2668; Passcode: 202241

Note: The City utilizes Zoom Webinar for public meetings. All attendees will enter the meeting muted. An [Attendee tutorial](#) is available on YouTube; test your audio settings.

Public Comment - The Architectural Review Commission will still be accepting public comment. Public comment can be submitted in the following ways:

Mail or Email Public Comment

Received by 3:00 PM on the day of meeting - Can be submitted via email to advisorybodies@slocity.org or U.S. Mail to City Clerk at 990 Palm St. San Luis Obispo, CA 93401. All emails will be archived/distributed to Commissioners, however, submissions after 3:00 p.m. on the day of the meeting may not be archived/distributed until the following day. Emails **will not** be read aloud during the meeting.

Verbal Public Comment

In Advance of the Meeting – Call (805) 781-7164; state and spell your name, the agenda item number you are calling about and leave your comment. The verbal comments must be limited to 3 minutes. All voicemails will be forwarded to the Commissioners and saved as Agenda Correspondence. Voicemails **will not** be played during the meeting.

During the meeting – Join the webinar (instructions above). Once public comment for the item you would like to speak on is called, please raise your virtual hand, your name will be called, and your microphone will be unmuted. If you have questions, contact the office of the City Clerk at cityclerk@slocity.org or (805) 781-7100.

Pages

1. CALL TO ORDER

2. PUBLIC COMMENT

The public is encouraged to submit comments on any subject within the jurisdiction of the Architectural Review Commission that *does not* appear on this agenda. Although the Commission will not take action on items presented during the Public Comment Period, the Chair may direct staff to place an item on a future agenda for discussion.

3. CONSENT

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Architectural Review Commission to pull an item for discussion. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

3.a. CONSIDERATION OF MINUTES - AUGUST 16, 2021 ARCHITECTURAL REVIEW COMMISSION MINUTES

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4. PUBLIC HEARINGS

Note: The action of the Architectural Review Commission is a recommendation to the Community Development Director, another advisory body, or to City Council and, therefore, is not final and cannot be appealed.

4.a. 1656 MONTEREY (ARCH-0352-2021) REVIEW OF AN ADDITION TO AN EXISTING STRUCTURE (SUNBEAM MOTEL). THE PROJECT INCLUDES A 1,273-SQUARE-FOOT, SECOND-STORY ADDITION AND A 94-SQUARE-FOOT, FIRST-FLOOR ADDITION TO THE STRUCTURE

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Recommendation:

**At the request of the project applicant, staff recommends the Architectural Review Commission continue this item to a date uncertain. The applicant has requested this continuance to further consider the scope and design of the project in light of increasing construction costs.*

4.b. 1035 MADONNA (ARCH-0253-2021) REVIEW OF THE AGRICULTURAL HERITAGE AND LEARNING CENTER IN THE SAN LUIS RANCH SPECIFIC PLAN

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Recommendation:

Review the proposed project in terms of its consistency with the San Luis Ranch Specific Plan Design Guidelines, Community Design Guidelines, Sign Regulations, and provide comments and recommendations to the Planning Commission.

5. COMMENT AND DISCUSSION

5.a. STAFF UPDATES AND AGENDA FORECAST

Receive an update from Senior Planner Shawna Scott.

6. ADJOURNMENT

The next Regular Meeting of the Architectural Review Commission meeting is scheduled for October 4, 2021 at 5:00 p.m. via teleconference.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (805) 781-7100 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

Agenda related writings or documents provided to the Architectural Review Commission are available for public inspection on the City's website:

<http://www.slocity.org/government/advisory-bodies>. Meeting video recordings can be found on the City's website:

<http://opengov.slocity.org/weblink/Browse.aspx?startid=26289&row=1&dbid=1>



Architectural Review Commission Minutes

August 16, 2021, 5:00 p.m.

Teleconference - Broadcast via Webinar

Architectural Review Commissioners Present: Commissioner Michael DeMartini, Commissioner Brian Pineda, Commissioner Allen Root, Commissioner Micah Smith, Vice Chair Ashley Mayou

Architectural Review Commissioners Absent: Commissioner Mandi Pickens and Chair Christie Withers

City Staff Present: Senior Planner Shawna Scott and Deputy City Clerk Megan Wilbanks

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on August 16, 2021 at 5:03 p.m., via teleconference, by Vice Chair Mayou.

2. PUBLIC COMMENT

Vice Chair Mayou opened the public hearing.

Public Comments:

None

--End of Public Comment--

Vice Chair Mayou closed the public hearing.

3. CONSENT

Motion By Commissioner Root

Second By Commissioner Smith

Approve Consent Item 3a.

Ayes (4): Commissioner DeMartini, Commissioner Pineda, Commissioner Root, and Commissioner Smith

Abstained (1): Vice Chair Mayou

Absent (2): Commissioner Pickens and Chair Withers

CARRIED (4 to 0)

3.a CONSIDERATION OF MINUTES - JULY 19, 2021 ARCHITECTURAL REVIEW COMMISSION MINUTES

Approve the Architectural Review Commission Minutes of July 19, 2021.

4. PUBLIC HEARINGS

4.a 175 VENTURE DR. (ARCH-0624-2020) REVIEW OF THE PROPOSED DESIGN AND LAYOUT FOR THE PHASED MEDIUM RESIDENTIAL DENSITY (R-2) COMPONENT OF THE AVILA RANCH DEVELOPMENT PROJECT

Contract Project Manager John Rickenbach presented the staff report and responded to Commission inquiries.

Applicant representatives, Carol Florence and David Kosco, provided a brief overview of the project and responded to questions raised.

Vice Chair Mayou opened the public hearing.

Public Comments:

None

--End of Public Comment--

Vice Chair Mayou closed the public hearing.

Motion By Commissioner Root

Second By Commissioner Smith

Review the proposed project in terms of its consistency with the Airport Area Specific Plan, Avila Ranch Development Plan, Community Design Guidelines, and applicable City Standards, and provide the following comments and recommendations to the Planning Commission:

- The contemporary architectural scheme should be revisited to bring more grace to the design
- Have the massing match the other styles more effectively
- Alter the housing ratio, as written, to reflect that between 40% and 60% of the predominant architectural style is permissible
- Grant the fence height exception
- Employ a mechanism to track the project's sustainability goals

Ayes (5): Commissioner DeMartini, Commissioner Pineda, Commissioner Root, Commissioner Smith, and Vice Chair Mayou

Absent (2): Commissioner Pickens and Chair Withers

CARRIED (5 to 0)

4.b REVIEW OF A DRAFT ZONING REGULATIONS AMENDMENT
CONSISTING OF OBJECTIVE DESIGN STANDARDS FOR
QUALIFYING HOUSING PROJECTS

Associate Planner Rachel Cohen presented the staff report and responded to Commission inquiries.

Vice Chair Mayou opened the public hearing.

Public Comments:

Allen Cooper

--End of Public Comment--

Vice Chair Mayou closed the public hearing.

Motion By Commissioner Root

Second By Commissioner Smith

Recommend the proposed draft Objective Design Guidelines to the Planning Commission for review and forward the following recommended revisions to the draft Objective Design Standards:

- Revisions to the standard regarding two materials identifying a little more flexibility for certain architectural styles
- Revise the 2-foot eaves requirement to a minimum of 12-inches
- Add additional language to the Building Details section regarding metal materials within Residential Zones to allow for them to be used as accent materials
- Compose standards regarding privacy and windows not looking into one another
- Craft a new standard for downtown enhanced open space with amenities
- Incorporate additional illustrations for reveals, cornices, roof percentages, and use of multiple material types
- Craft an Objective Design Standard on visual access to common outdoor open areas
- Amend the language regulating veneers to reflect that, in the event that a veneer does not die at a corner, the end of the veneer must be finished

Ayes (5): Commissioner DeMartini, Commissioner Pineda, Commissioner Root, Commissioner Smith, and Vice Chair Mayou

Absent (2): Commissioner Pickens and Chair Withers

CARRIED (5 to 0)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Senior Planner Shawna Scott provided an update of upcoming projects and the agenda forecast.

6. ADJOURNMENT

The meeting was adjourned at 7:41 p.m. The next *rescheduled* Regular Meeting of the Architectural Review Commission will be held on September 13, 2021 at 5:00 p.m. via teleconference.

APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/202X



Architectural Review Commission Staff Agenda Correspondence

DATE: September 15, 2021

TO: Chair and Commissioners

FROM: Kyle Van Leeuwen, Associate Planner

VIA: Shawna Scott, Senior Planner

**SUBJECT: ITEM 4A – 1656 MONTEREY (ARCH-0352-2021) REVIEW OF A SECOND
STORY ADDITION TO MOTEL CARETAKER’S QUARTERS AND
OFFICE**

At the request of the project applicant, staff recommends the Architectural Review Commission continue this item to a date uncertain. The applicant has requested this continuance to further consider the scope and design of the project in light of increasing construction costs.

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF AN ADDITION TO AN EXISTING STRUCTURE (SUNBEAM MOTEL). THE PROJECT INCLUDES A 1,273-SQUARE-FOOT, SECOND-STORY ADDITION AND A 94-SQUARE-FOOT, FIRST-FLOOR ADDITION TO THE STRUCTURE, WHICH WILL CONTAIN THE CARETAKERS' QUARTERS, MOTEL OFFICE, AND HOU

PROJECT ADDRESS: 1656 Monterey Street **BY:** Kyle Van Leeuwen, Assoc. Planner
Phone Number: (805) 781-7091
Email: KVanLeeu@slocity.org

FILE NUMBER: ARCH-0352-2021

FROM: Shawna Scott, Senior Planner

RECOMMENDATION

Review the project in terms of its consistency with the Community Design Guidelines (CDG) and applicable City Standards and provide comments and a recommendation to the Community Development Director.

1.0 PROJECT DESCRIPTION AND SETTING

The proposed project includes the remodel and second story addition of an existing structure, which will serve as the office and housekeeping facilities, and caretakers' quarters for the Sunbeam Motel (Attachment 1, Project Plans). The project includes a 94-square-foot (sf) addition to the first floor and a 1,273-sf second story addition to the existing structure. The applicant also proposes landscaping improvements adjacent to the Monterey Street right-of-way. The project also proposes the application of a new color scheme for the structure, which will be applied to the existing two-story motel building on site. The project proposes the use of a variety of materials and colors including natural wood, brown and soft yellow stucco, and off-white trim.

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General Location: The 10,089-square foot project site is located between Monterey and Palm Streets with vehicle access from both frontages. The property is within the Tourist Commercial (C-T) zone, which is intended for use by hotels and motels, and other tourist serving uses. The subject property was developed for motel use approximately 50 years ago, with adjacent commercial uses that include a vehicle service station, commercial uses and other motels and hotels to the east, west, and south, with some residential properties to the north across Palm Street.



Figure 1: Subject Property

Zoning: Tourist Commercial (C-T)

General Plan: Tourist

Surrounding Uses:

East: Motel

West: Hotel

North: Palm Street right-of-way (ROW) and residential uses

South: Monterey Street ROW and Hotel

2.0 PROPOSED DESIGN

Architecture: Contemporary design

Design details: Two-story commercial design, flat and parapet roofs, wood awnings over doors and some windows.

Materials: Stucco walls, wood awnings, white trim

Colors: Dark Clove (brown) & Jersey Cream (soft yellow) stucco, wood awnings with white trim

3.0 FOCUS OF REVIEW

The Architectural Review Commission's (ARC's) role is to 1) review the proposed project in terms of consistency with the Community Design Guidelines (CDG) and applicable City Standards and 2) provide comments and a recommendation to the Community Development Director.

Community Design Guidelines: <https://www.slocity.org/home/showdocument?id=2104>

ARCH-0352-2021

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Figure 2: Rendering of project design (top) and photo of existing structure as seen from Monterey Street (South)(bottom)

4.0 COMMUNITY DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed remodel must be consistent with the requirements of the General Plan, Zoning Regulations, and CDG. Staff has identified the discussion items below related to consistency with CDG Chapters 2 (General Design Principles) and 3 (Commercial and Industrial Project Design).

Highlighted Sections	Discussion Items
Chapter 2 – General Design Principles	
§2.2.C & D– Attention to detail & material selection	The ARC should discuss how the project achieves vertical articulation and how the external treatments provide durability and authenticity, as well as beauty.
Chapter 3.1 – Commercial Project Design Guidelines	
§3.1.A. Overall design objectives for commercial projects	The ARC should discuss how the project demonstrates sensitivity to the design context of the surrounding area (1), provides articulation (2), landscaping as a project amenity (4), considers the need for signs and appropriate scale (6), and the location of trash receptacles so they are inconspicuous (7).

<i>§3.1.B.3 Design consistency</i>	The ARC should discuss whether the project demonstrates a consistent use of colors, materials, and detailing throughout all elevations and with the changes shown to the other structure on site.
<i>§3.1.B.9. Additions to existing structures</i>	The ARC should discuss whether the proposed addition follows the same general scale, proportion, massing, and detailing as the existing structures on site, and whether the addition will be in stark contrast to the original structures.

5.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required*
Front Setback	7 feet**	10 feet
Maximum Height of Structures	21 feet	45 feet
Max Building Coverage	30%	75%
Total # Parking Spaces	13**	13
Residential Density	2.00	2.76
Environmental Status	Categorically exempt from environmental review under CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures)	

**2019 Zoning Regulations, **Existing non-conforming condition, no increase in non-conforming setback proposed and all additions conform to required setback (17.92.020. (F)), no increase in parking required for addition to guest quarters (17.72.020 & 17.72.060)*

6.0 ACTION ALTERNATIVES

6.1 Recommend approval of the project. An action recommending approval of the application will be forwarded to the Community Development Director for final action. This action may include recommendations for conditions to address consistency with the Community Design Guidelines.

6.2 Continue the project to a hearing date certain, or uncertain. An action continuing the application should include direction to the applicant and staff on pertinent issues.

6.3 Recommend denial the project. An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, CDG, Zoning Regulations or other policy documents.

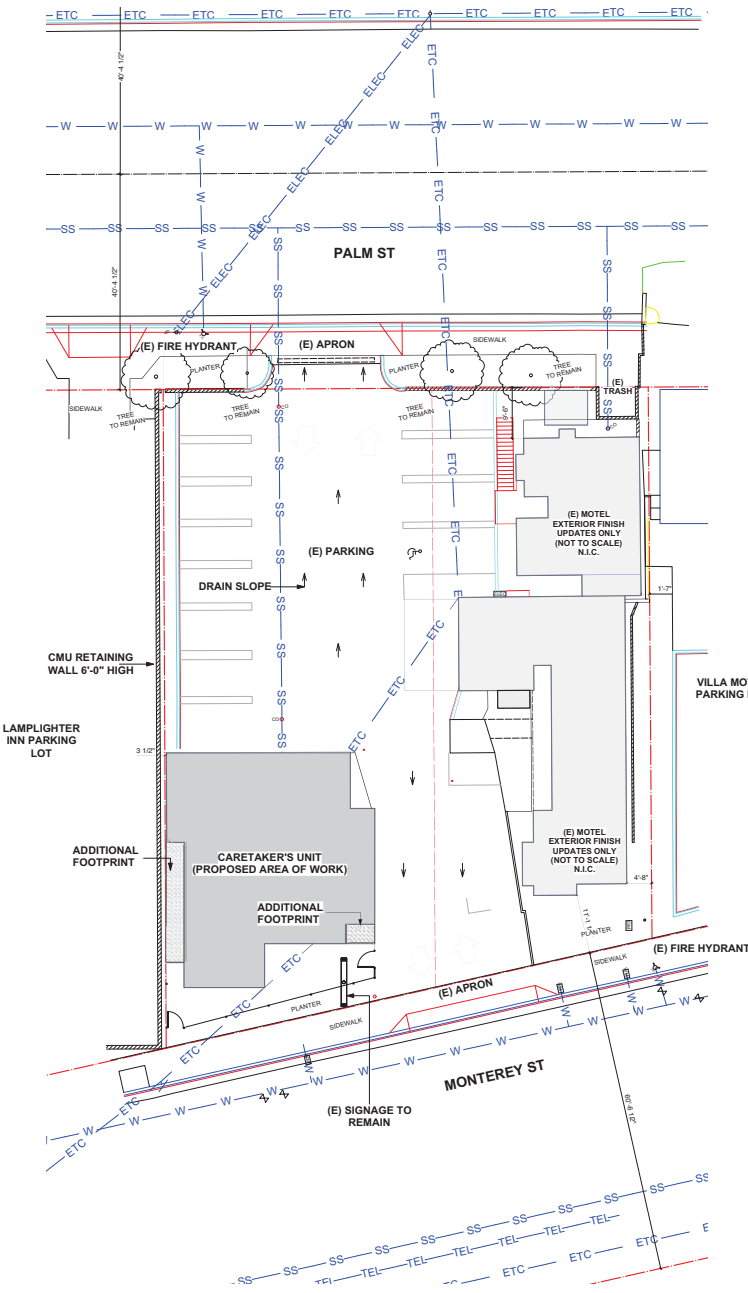
7.0 ATTACHMENTS

A – Project Plans (ARCH-0352-2021)

**1656 MONTEREY STREET
SAN LUIS OBISPO, CA 93401**



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SITE PLAN
SCALE: 3/32" = 1'-0"

SITE GENERAL NOTES:

1. PROJECT IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES. REFER TO LINK: <http://www.slocity.org/files/Document/164-19825>
2. REVISIONS REQUIRED BY UNFORESEEN SITE CONDITIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO EXECUTION
3. PROVIDE PLANTING TO PROTECT DISTURBED UNPAVED SURFACES FROM EROSION. PROVIDE TEMPORARY EROSION CONTROL DURING CONSTRUCTION
4. MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,500 PSI AT 28 DAYS
5. VERIFY LOCATION OF RESIDENCE AND ALL SITE IMPROVEMENTS PER PLAN. NOTIFY ARCHITECT WITH DISCREPANCIES, PRIOR TO ANY CONSTRUCTION
6. DRIVEWAYS SHALL BE LOCATED AND CONSTRUCTED PER CITY OF SAN LUIS OBISPO STANDARDS. DRIVEWAY SLOPES SHOULD CONFORM TO THE CITY OF SAN LUIS OBISPO STANDARDS FOR UPHILL/DOWNHILL DRIVEWAYS **ENG. STANDARD #2109**
7. IT IS THE OWNER'S RESPONSIBILITY TO VERIFY LOT LINES. PRIOR TO FOUNDATION INSPECTION, THE LOT CORNERS SHALL BE STAKED AND SETBACKS MARKED BY A LICENSED PROFESSIONAL

UTILITY GENERAL NOTES

1. PROVIDE ACCESSIBLE SEWER LATERAL CLEANTOUT @ THE BUILDING
2. COORDINATE WORK AFFECTING SITE UTILITIES WITH ALL LOCAL AGENCIES AND UTILITY COMPANY REPRESENTATIVES
3. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX INCHES ABOVE GRADE OR STRUCTURE. UPC 1211.3
4. PLACE NONMETALLIC SEWER LATERAL PIPE A MINIMUM OF THREE FEET BELOW SURFACE SUBJECT TO VEHICULAR TRAFFIC
5. SLOPE SEWER LATERAL A MINIMUM OF 1/4 INCH PER FOOT (2%) TOWARD POINT OF DISPOSAL. UPC SECTION 709.9
6. PROVIDE APPROVED BACKFLOW PREVENTION DEVICES AT HOSE BIBS AND LAWN SPRINKLER SYSTEMS. UPC SECTION 600.3
7. SEWER BACK WATER VALVE REQUIRED ON THE SEWER LATERAL
8. ALL ELECTRICAL TELECOMMUNICATION & OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION. (VERIFY LOCATIONS AND POINTS OF CONNECTIONS)
9. PROVIDE WATER PRESSURE REGULATOR AS REQUIRED - 80 PSI MAX
10. VERIFY LOCATION OF PG&E, CATV, AND TELEPHONE UNDERGROUND SERVICE BOXES
11. IF GAS METERS OR ELECTRIC UTILITIES ARE SUBJECT TO VEHICULAR DAMAGE, IMPACT PROTECTION SHALL BE PROVIDED
12. THE LOCATION OF METERS AND ELECTRICAL CONTROL PANELS, FIRE SAFETY APPARATUS AND ANY OTHER UTILITY EQUIPMENT SHALL BE PLACED FOR LOW VISIBILITY AND/OR TO BE OF LOW-PROFILE. DR UTILITY EQUIPMENT SHALL BE COLORED TO MATCH THE EXTERIOR BUILDING COLOR

WATER CONSERVATION STATEMENT:

NATIVE PLANTING WITH LOW WATER REQUIREMENTS SHALL BE USED IN ALL NEW PARKWAY AND PATHWAY PLANTING AREAS. PLANTINGS SHALL BE IRRIGATED TO THE MINIMUM AMOUNT NECESSARY TO SUSTAIN PLANT LIFE. DRIP IRRIGATION SHALL BE USED TO MINIMIZE THE SUMMER TIME RUNOFF.

WATER EFFICIENT LANDSCAPE STANDARDS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 17.87 OF THE ZONING ORDINANCE APPLICABLE TO CATEGORY 1 - SINGLE FAMILY HOUSES AND DUPLEXES

DESIGN INTENT:

ALL PLANTINGS SHALL BE OF NATIVE PLANT MATERIAL. PLANT MATERIAL WAS SELECTED OF ZONE 18 IN SAN LUIS OBISPO FOR IDEAL GROWING ENVIRONMENT ACCORDING TO THE SUNSET WESTERN GARDEN BOOK PLANTING ZONES

ALL PLANTED AREAS WILL BE COVERED WITH MULCH FOR WATER CONSERVATION AND WEED ABATEMENT. MULCH SHALL BE A MINIMUM 2" THICK IN SHRUB AREAS AND 1" THICK IN FLATTENED GROUND COVER AREAS.

SYMBOL LEGEND:

—	FENCE LINE	RETAINING WALL
S	SEWER MAIN	PG&E BOX
W	WATER MAIN	GAS METER
G	GAS MAIN	TEL
ETC	ELECTROPHONE/CABLE	TELEPHONE BOX
OHE	OVERHEAD ELECTRIC	SG
SW	STORM WATER	SATV
⊙	STORM DRAIN MANHOLE	ELEC
⊙	FIRE HYDRANT	TELEPHONE MANHOLE
⊙	WATER WELL	STREET LIGHT
⊙	WATER VALVE	JP
⊙	WATER METER	PP
⊙	SEWER MANHOLE	POW POLE
⊙	SEWER CLEANTOUT	GUY WIRE
		DROP INLET AT CURB
		DROP INLET

SITE KEY PLAN :

- (E) BUILDING FOOTPRINT N.I.C.
- CARETAKER'S UNIT (PROPOSED AREA OF WORK)
- PROPOSED ADDITIONAL BUILDING FOOTPRINT
- LANDSCAPE
- PAVERS
- CONCRETE PAVEMENT

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GP	GRASS PITCH
BOW	BACK OF WALK	HP	HIGH POINT
CF	CURB FACE	LM	LIGHT MANHOLE
COR	CORNER	PC	POWER POLE
CONC	CONCRETE	PVC	POLYVINYL PIPE
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
CMV	CROWN OF STREET	RIB	RIBBON
CRN	CROWN OF STREET	SD	STORM DRAIN
DI	DITCH	SW	SEWER
EG	EXISTING GRADE	SS	SEWER
EP	EDGE OF PAVEMENT	STP	STREET
FD	FOUND	STR	STAIRS
FL	FLOW LINE	TOE	TOE OF SLOPE
FF	FINISH FLOOR	TOE	TOE OF WALL
FOW	FACE OF WALL	W	WATER
GR	GRASS	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
IP	IRON PIPE		

NOTE:

DRIVEWAY MUST BE MIN. 10'-0" WIDE, NON-SKID ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 40,000 LB. W/ VERTICAL CLEARANCE OF MIN. 13'-6" AND 10'-0" FUEL MODIFICATION ON BOTH SIDES OF DRIVEWAY. MUST BE CERTIFIED BY AN ENGINEER WHERE THE DRIVEWAY EXCEEDS 16% GRADE.

NOTE:

ALL EXTERIOR LIGHTING MUST BE ORIENTED, RECESSED, OR SHIELDED TO PREVENT LIGHT TRIPASS AND POLLUTION. IN COMPLIANCE WITH NIGHT SKY PRESERVATION REGULATIONS. ZONING REGULATIONS, CHAPTER 17.23

NOTE:

ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER AND SIDEWALK OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.

PARKING & DRIVEWAY NOTE:

PARKING AND DRIVEWAY AREA SHALL COMPLY WITH PARKING AND DRIVEWAY STANDARDS FOR DIMENSION, MANEUVERABILITY, SLOPES, DRAINAGE, AND MATERIALS. ALTERNATE PAVING MATERIALS ARE RECOMMENDED FOR WATER QUALITY AND/OR QUALITY CONTROL PURPOSES AND IN THE AREA OF EXISTING OR PROPOSED TREES AND WHERE THE DRIVEWAY OR PARKING MAY OCCUR WITHIN THE DRIP LINE OF ANY TREE. ALTERNATE PAVING MATERIAL SHALL BE APPROVED TO THE SATISFACTION OF THE PLANNING DIVISION.

TREE PROTECTION NOTE

CONTACT THE CITY ARBORIST AT 781-7023 TO REVIEW THE PROPOSED TREE PROTECTION MEASURES PRIOR TO COMMENCING WITH ANY DEMOLITION, GRADING, OR CONSTRUCTION. CONTACT THE CITY ARBORIST PRIOR TO THE CUTTING OF SUBSTANTIAL ROOTS SHALL BE APPROVED BY THE CITY AND COMPLETED BY A CITY ARBORIST. CONTACT THE CITY ARBORIST AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN AREAS WHERE TREE PROTECTION AND INSPECTION IS REQUIRED.

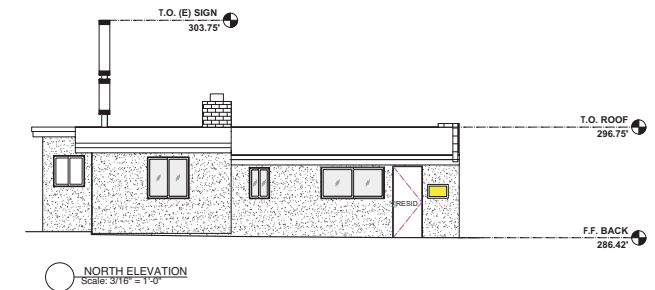
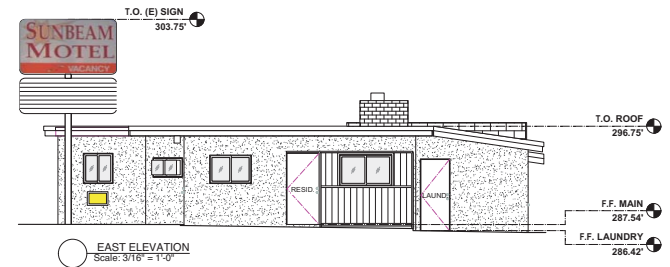
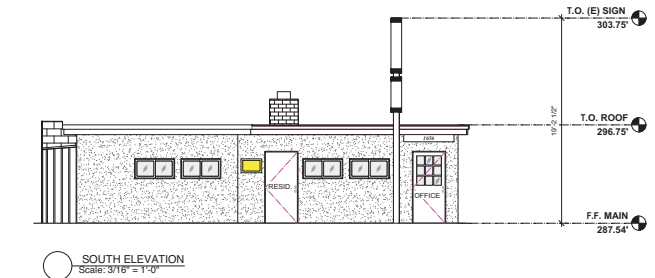
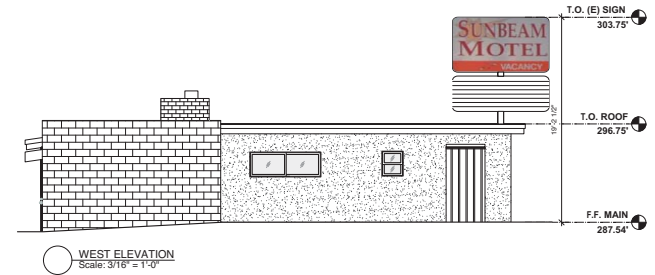
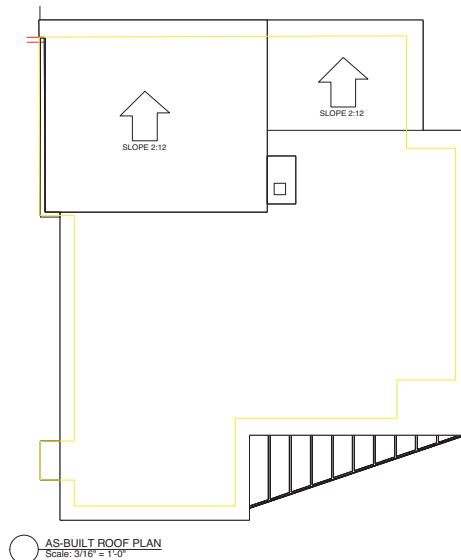
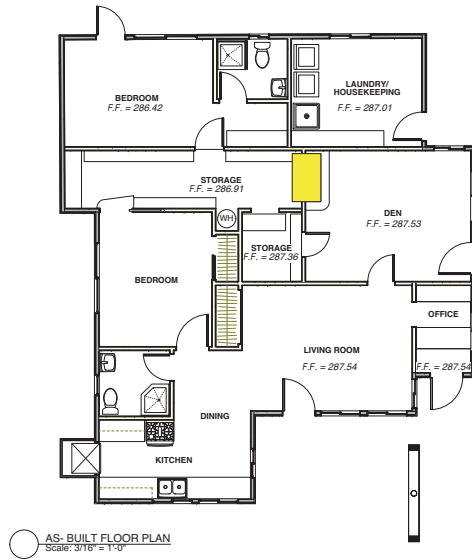
TREES MUST BE PROTECTED IN CONFORMANCE TO MUNICIPAL CODE 12.24.100. NO TREES WILL BE REMOVED, EXCEPT IN CONFORMANCE WITH TREE REGULATIONS

NOTE:

HAND DIGGING IS REQUIRED WITHIN THE DRIP LINE OF TREES TO REMAIN. ANY EXPOSED ROOTS SHALL BE OBSERVED BY CITY ARBORIST BEFORE REMOVING. CONTACT CITY ARBORIST RON COMBS AT 781-7023 BEFORE COMMENCING WITH CONSTRUCTION, GRADING, OR EXCAVATIONS.

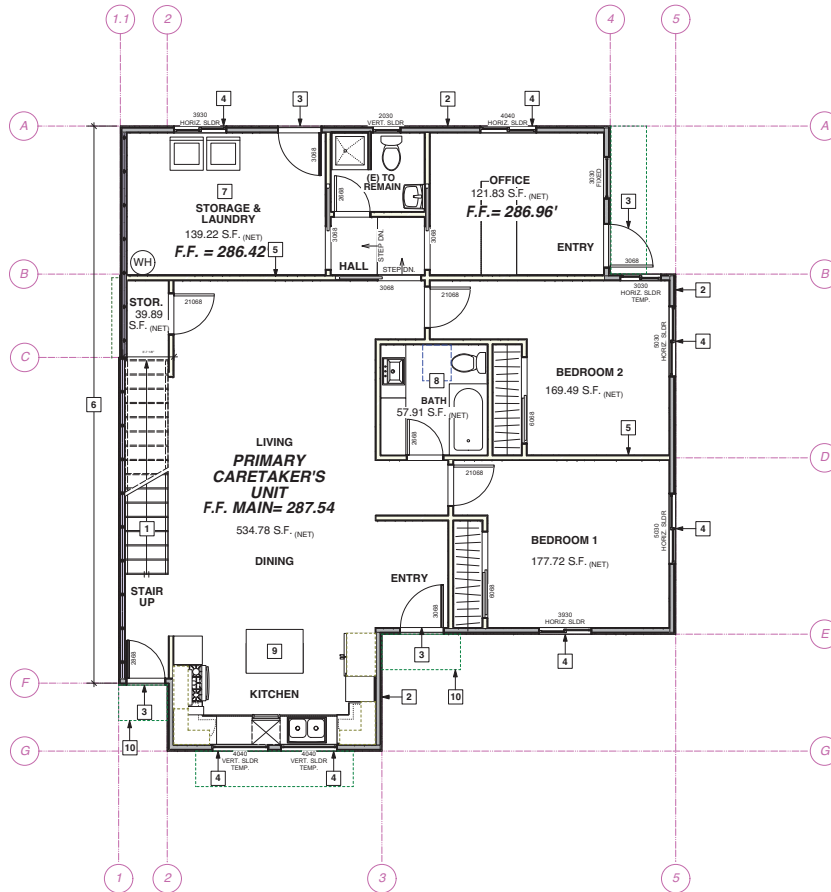
STREET TREE PLANTING REQUIREMENTS

PER SAN LUIS OBISPO MUNICIPAL CODE 12.24.070
ONE 15" GALLON STREET TREE MAY BE REQUIRED FOR EACH 36 LINEAL FEET OF FRONTAGE OR FRACTION THEREOF. CONTACT THE CITY ARBORIST AT 781-7023 FOR ANY QUESTIONS OR REQUIREMENTS AND TO EVALUATE ANY EXISTING STREET TREES.



CRSA © 2021

<p>These drawings are prepared by CRSA and are not to be used for any other purpose without the written consent of CRSA. The drawings are not to be used for any other purpose without the written consent of CRSA.</p>	
<p>SUN BEAM CARETAKER'S REMODEL 1651 MONTEREY STREET SAN LUIS OBISPO, CA 93401</p>	
<p>MR. JERRY HSU 1651 MONTEREY STREET SAN LUIS OBISPO, CA 93401 PH: 805-215-2455</p>	
<p>AS-BUILTS</p>	
<p>22 JUL 2021</p>	
<p>6 MAY 2021</p>	
<p>02017</p>	
<p>AB-1.0</p>	



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND

- 2X4 EXTERIOR FRAMING WALLS
- 2X4 INTERIOR FRAMING WALLS
- 2X4 1-HOUR RATED WALLS



1 WINDOW SYMBOL, NUMBER, REFER TO WINDOW SCHEDULE, SHEET A-3.9

A DOOR SYMBOL, LETTER, REFER TO DOOR SCHEDULE, SHEET A-3.9

FLOOR PLAN REFERENCE NOTES:

- INTERIOR WOOD FRAMED STAIRS (8'-3/4"X 11'-7") WITH HANDRAIL
- EXTERIOR WOOD STUD WALL- REFER TO WALL LEGEND
- ENTRY DOOR PER PLAN
- VINYL WINDOW PER PLAN
- INTERIOR WOOD STUD WALL- REFER TO WALL LEGEND
- 1-HOUR FIRE RATED EXTERIOR WALL- REFER TO WALL LEGEND
- LAUNDRY / STORAGE ROOM- VERIFY ALL APPLIANCES WITH CLIENTS
- BATHROOM FIXTURES- VERIFY ALL APPLIANCES WITH CLIENTS
- KITCHEN- VERIFY ALL APPLIANCES WITH CLIENTS
- DASH LINE INDICATES DECORATIVE AWNING

FLOOR PLAN NOTES

- TYPICAL FIRST FLOOR HEADER TO BE 6X10 DF #2 U.O. TYPICAL ROOF HEADER TO BE 4X8 DF #2 OR 6X8 DF2 U.O.
- ALL INTERIOR PLUMBING WALLS RECOMMENDED TO BE 2 X 4 STUDS @ 16" O.C.
- PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILINGS AND FLOORS AND IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
- SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT, HARD SURFACE TO A HEIGHT OF 72" ABOVE DRAIN/LET.
- FIBER-CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB AND SHOWER AREAS AS WELL AS PANELS IN SHOWER AREAS.
- ALL FIREPLACES SHALL HAVE APPROVED COLLAPSIBLE METAL OR GLASS DOORS AND OUTSIDE COMBUSTION AIR IS NOT REQUIRED ON INTERIOR FIREPLACES UNLESS CONCRETE SLAB ON GRADE. MANUFACTURERS INSTALLATION GUIDE TO BE ON SITE FOR INSPECTION.
- DAMPERS SHALL BE INSTALLED IN FIREPLACE OR THE CHIMNEY VENTING THE FIREPLACE, AND SHALL BE IN ACCORDANCE WITH THE 2019 CBC PER CRC R1003.11.3
- LANDINGS OR FINISHED FLOOR AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. CRC R111.3.1
- MASONRY OR CONCRETE CHIMNEYS IN ALL STRUCTURES REGULATED BY THIS CODE ASSIGNED TO SEISMIC DESIGN CATEGORY SHALL BE ANCHORED AT EACH FLOOR, CEILING OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE. EXCEPT WHERE CONSTRUCTED COMPLETELY WITH THE EXTERIOR WALLS. ANCHORAGE SHALL CONFORM TO THE REQUIREMENTS OF SECTION R1001.4.1.
- ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. CRC R1003.1.1
 - THE NET FREE AREA OF THE ARRESTOR SHALL NOT BE LESS THAN 4 TIMES THE NET FREE AREA OF THE CHIMNEY FLUE IT SERVES.
 - THE ARRESTOR SCREEN SHALL HAVE HEAT AND CORROSION RESISTANCE EQUIVALENT TO 1/2 GAGE WIRE, 19 GAGE GALVANIZED STEEL OR 3/4 GAGE STAINLESS STEEL.
 - OPENINGS SHALL NOT PERMIT THE PASSAGE OF SPHERES HAVING A DIA. GREATER THAN 1/2" NOR BLOCK THE PASSAGE OR SPHERES HAVING A DIA. CHARACTER LESS THAN 3/8".
 - THE SPARK ARRESTOR SHALL BE ACCESSIBLE FOR CLEANING AND THE SCREEN OR CHIMNEY CAP SHALL BE REMOVABLE TO ALLOW FOR CLEANING OF THE CHIMNEY FLUE.
- BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F., THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 20 INCHES AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 4 INCHES MEASURED FROM THE FLOOR. CRC R1010
- PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS AND FIRE PARTITIONS SHALL COMPLY WITH CBC SECTIONS CBC 714.3.1 THROUGH 714.3.3. PENETRATIONS IN SMOKE BARRIER WALLS SHALL ALSO COMPLY WITH SECTION 714.5
- ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES, 1/2" MIN. STRIKE WITH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESSES CANNOT BE VIEWED FROM PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED. CRC R1019
- MINIMUM VENT AREA IS 1/500 OF ATTIC AREA. THIS MAY BE REDUCED TO 1/200 OF THE ATTIC AREA, PROVIDED A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION OR AT LEAST 60" AND NOT MORE THAN 12" OF THE REQUIRED VENT AREA LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE NOT MORE THAN 3 FEET BELOW HIGHEST POINT OF THE SPACE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. CRC R1008
- BOILER AND TANKLESS WATER HEATER BE PLACED IN THE FLOOR FOR HABITABLE SPACES. COMBUSTION AIR AND PRODUCTS OF COMBUSTION VENT SHALL BE PROVIDED AS NECESSARY.
- SUBCONTRACTOR TO FURNISH AND INSTALL ALL ITEMS TO COMPLETE THE MIRRORS AND SHOWER DOORS PER THE APPROVED PLANS.
 - MIRRORS SHALL BE 1/4" THICK
 - ALL MOUNTING HEIGHTS SHOWN ON DRAWINGS SHOULD BE VERIFIED BY OWNER.
- TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT ARE PROVIDED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2019 CALIFORNIA PLUMBING CODE.
- TANKLESS WATER HEATER SHALL BE INSTALLED TO SERVE FOR DOMESTIC HOT WATER. TANKLESS WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. COMBUSTION AIR AND PRODUCTS OF COMBUSTION VENT SHALL BE PROVIDED AS NECESSARY.
- BOILER AND TANKLESS WATER HEATER BE PLACED IN THE FLOOR FOR HABITABLE SPACES. COMBUSTION AIR AND PRODUCTS OF COMBUSTION VENT SHALL BE PROVIDED AS NECESSARY.

HANDRAILS/GUARDRAILS: PER CRC SECTION R311 AND SECTION R312

- STAIRWAYS SHALL HAVE HANDRAILS ON AT LEAST ONE SIDE AND SHALL COMPLY WITH C.R.C. SECTION R311 THROUGH SECTION R312
- HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" (C.R.C. SECTION R311.7.4.1)
- HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS AND RAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAILS. (C.R.C. SECTION R311.7.4.2)

EXCEPTIONS:

 - HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
 - THE USE OF A COLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.
- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAILS IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2-1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01" (C.R.C. SECTION R311.7.4.3.1)
- REQUIRED GUARDS AT OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 42" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. ADJACENT FIXED SEATING OF THE LINE CONNECTING THE LEADING EDGES OF THE TREADS (C.R.C. SECTION R312.1.2)
- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. (C.R.C. SECTION R312.1.3)

EXCEPTIONS:

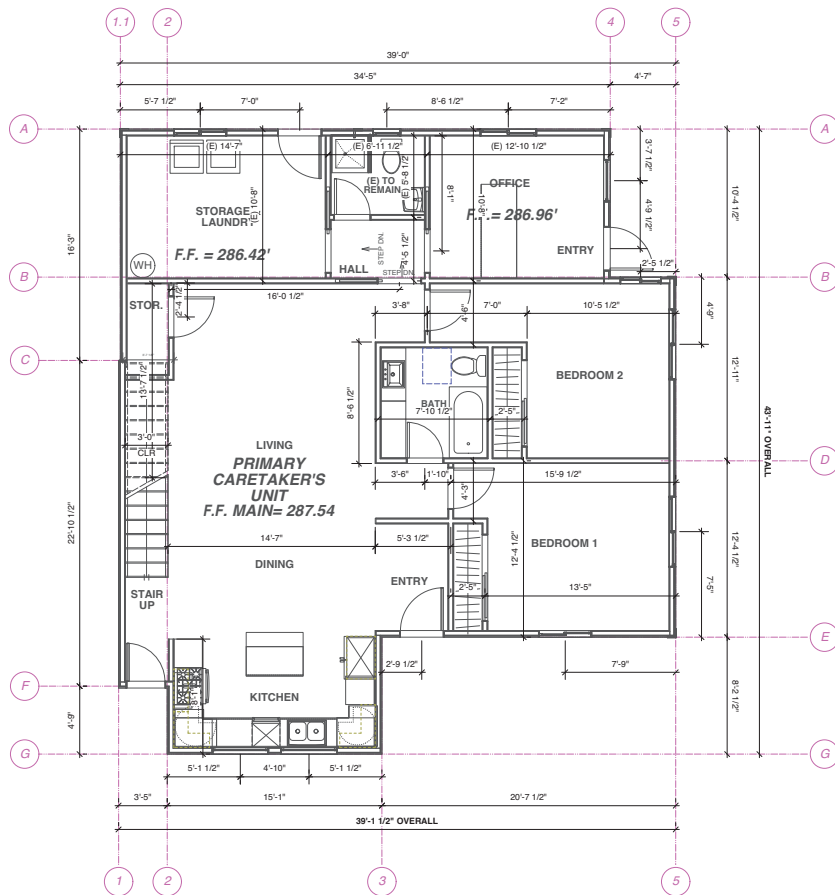
 - THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIRS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6" IN DIAMETER.
 - GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 6-3/8" IN DIAMETER.
- PROVIDE A MINIMUM OF 6" IF CLEAR ABOVE ALL PORTIONS OF THE STAIRS AND LANDINGS. THIS DIMENSION IS MEASURED FROM A PLANE TANGENT TO THE STAIRWAY TREAD NOSING (C.R.C. SECTION R311.7.2.1)
- MAXIMUM STAIRWAY RISER HEIGHT SHALL BE 7-3/8" AND THE MINIMUM RUN (TREAD DEPTH) SHALL BE 10" (C.R.C. SECTION R311.7.3)
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OF FLOORING WITH FOUR OR MORE RISERS (C.R.C. SECTION R311.7.3)

ADDITIONAL DOOR & WINDOW NOTES:

- 1/4" ALL ROUGH OPENING SIZES OF D & W UNITS TO BE REMOVED/REPLACED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL EXISTING WINDOWS SHALL BE REPLACED W/ NEW WINDOWS PER SCHEDULE.
- FINISHES SHALL BE CONFIRMED BY ARCHITECT & OWNER.
- ALL NEW DOOR & WINDOWS GLAZING SHALL BE DUAL-GLAZED LOW-E* RATED, U.O.
- OPERABILITY OF WINDOWS SHALL BE CONFIRMED BY OWNER PRIOR TO PURCHASE.

NOTE:

IF SEPARATION IS FLOOR-CEILING ASSEMBLY, THE CEILING AND ALL SUPPORTING BEAMS, POSTS AND WALL MUST BE PROTECTED PER U.B.C. 302.4. EXCEPTION: IN R-1 USES, THE ASSEMBLY SHALL BE A FULL 1-HR. CONSTRUCTION; THIS STRUCTURE FALLS UNDER R-1 OCCUPANCY PER U.B.C. APPENDIX 3.



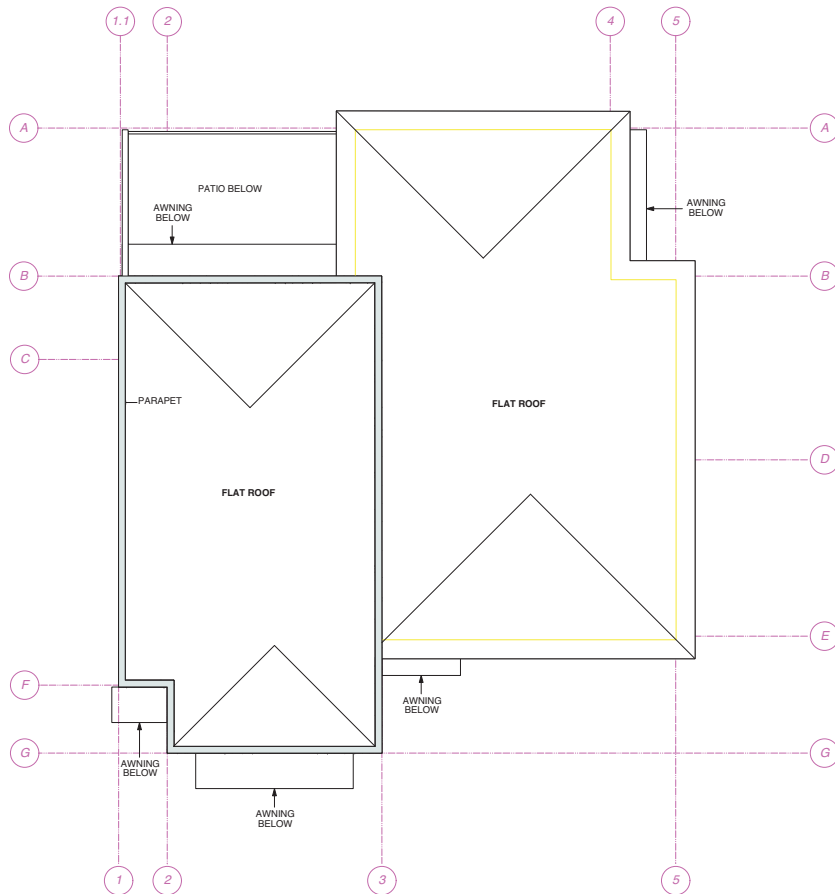
FIRST FLOOR DIMENSIONAL PLAN

SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

Page 23 of 84



ROOF PLAN

SCALE: 1/4" = 1'-0"

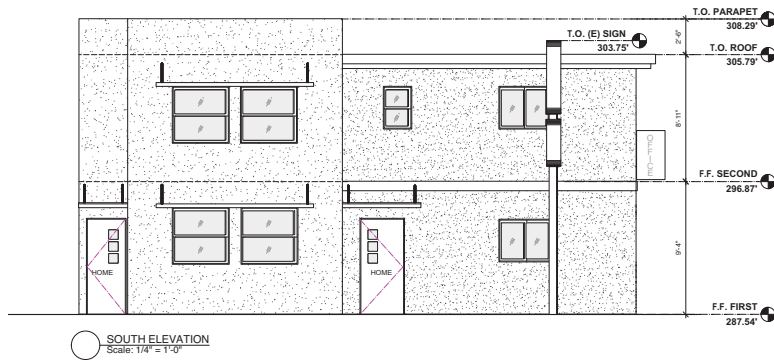
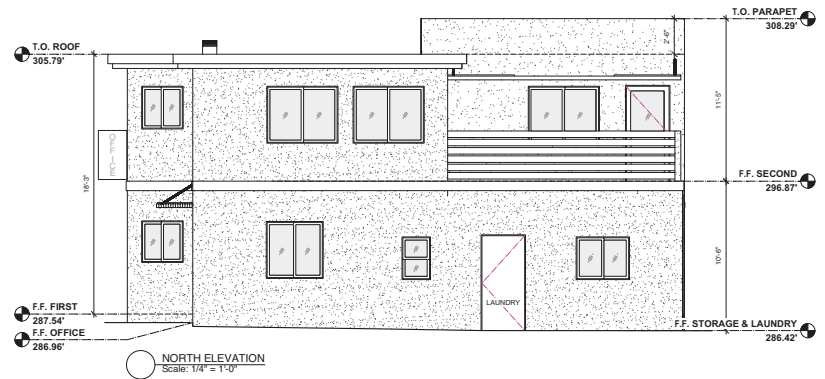
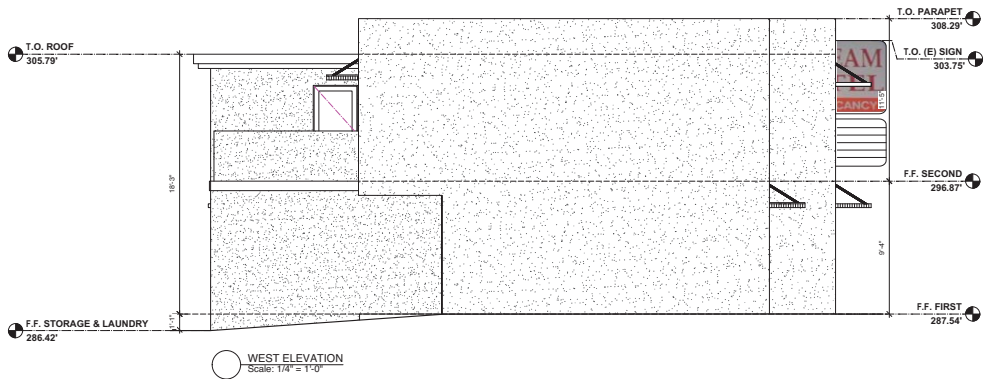
GENERAL ROOFING NOTES:

1. ROOFING ASSEMBLIES AND ROOFTOP STRUCTURES SHALL BE IN ACCORDANCE WITH **2019 CBC CHAPTER 15**
 - A. UNDERLAYMENT TYPE: COOL ROOF
 - B. ROOFING: TYPE: CLASS A RATING
 - C. ROOF SLOPE: SLOPE: 1/4 : 12 (2% SLOPE)
2. FLASH CRICKETS AND VALLEYS IN ACCORDANCE WITH **2019 CBC SECTION 1503 AND 1507**.
3. FLASH AND COUNTER FLASH JUNCTIONS OF ROOFS AND VERTICAL SURFACES PER ROOFING MANUFACTURER'S RECOMMENDATIONS AND, WHEN OF METAL, SHALL NOT BE LESS THAN 26 GAGE CORROSION-RESISTANT METAL.
4. FLASH ALL PLUMBING, MECHANICAL, AND ELECTRICAL ROOF PENETRATIONS.
5. PROTECT ATTIC VENTS AGAINST ENTRANCE OF FIRE RAIN AND SNOW.
6. ALL FLASHING AT VALLEYS SHALL BE 28 GAGE MIN. CORROSION-RESISTANT METAL.
7. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
8. ROOF GUTTERS SHALL BE PROVIDED W/ MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
9. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT WITH ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
10. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [§ 706A CBC]

ROOF ASSEMBLY NOTES:

MANUFACTURER: JOHN MANVILLE
 TYPE: PVC FB-80 MIL (THERMOPLASTIC POLYVINYL CHLORIDE MEMBRANE)
 COLOR: WHITE (REFLECTIVITY-0.86; TITLE 24-0.86 - PASSNET-ZERO COMPLIANT)
 FASTENER: MECHANICALLY APPLIED
 UNDERLAYMENT: 1/2" DEXCELL 1 OVER PLYWOOD ROOF DECKING)
 COMPLIANCE: ASTM D 4434 - CBC 1507.13
 RATING: CLASS A (WITH DEXCELL UNDERLAYMENT)
 POLYMER TYPE: DUPONT 'ELVALDY' KEE - TYPICAL

REFER TO SPECIFICATIONS ON THIS SHEET



EXTERIOR ELEVATIONS
SCALE:

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**SUN BEAM
CARETAKER'S REMODEL**
1651 MONTEREY STREET
SAN LUIS OBISPO, CA 93401

MR. JERRY HSU
1651 MONTEREY STREET
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PH: 805-215-2455

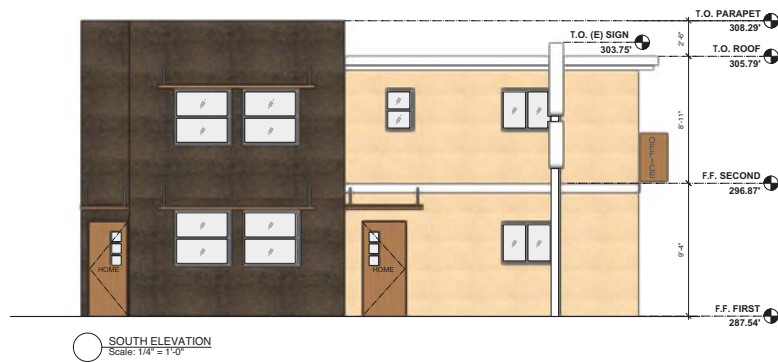
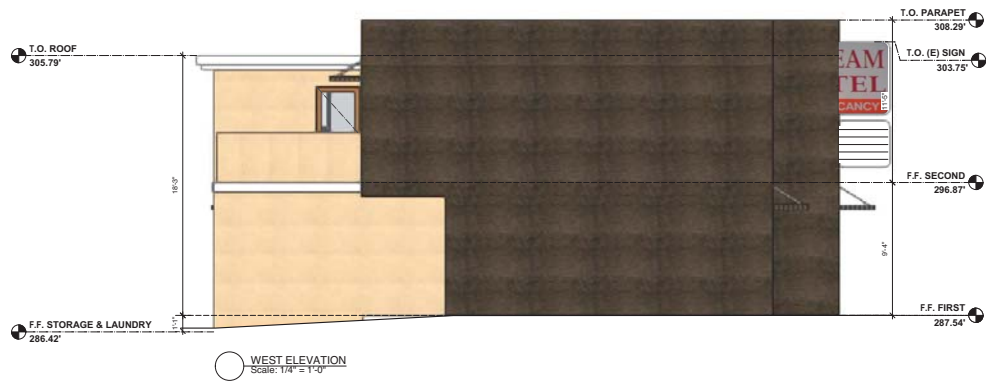
EXTERIOR ELEVATIONS

22 JUL 2021

6 MAY 2021

02017

A-9.0



EXTERIOR ELEVATIONS (COLOR) REFERENCE TO COLORBOARD, IN ARCHITECTS OFFICE, FOR CLARIFICATION OF FINISH MATERIAL LOCATIONS
SCALE: 1/4" = 1'-0"

crsa | architecture
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These drawings are prepared by the architect and are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the client.



**SUN BEAM
CARETAKER'S REMODEL**
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SAN LUIS OBISPO, CA 93401

MR. JERRY HSU
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PH: 805-215-2455

EXTERIOR ELEVATIONS
(COLOR)

22 JUL 2021

6 MAY 2021

02017

A-9.1

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MEMBER

Professional Seal of the State of California, License No. 17230, Architecture

**SUN BEAM
CARETAKER'S REMODEL**

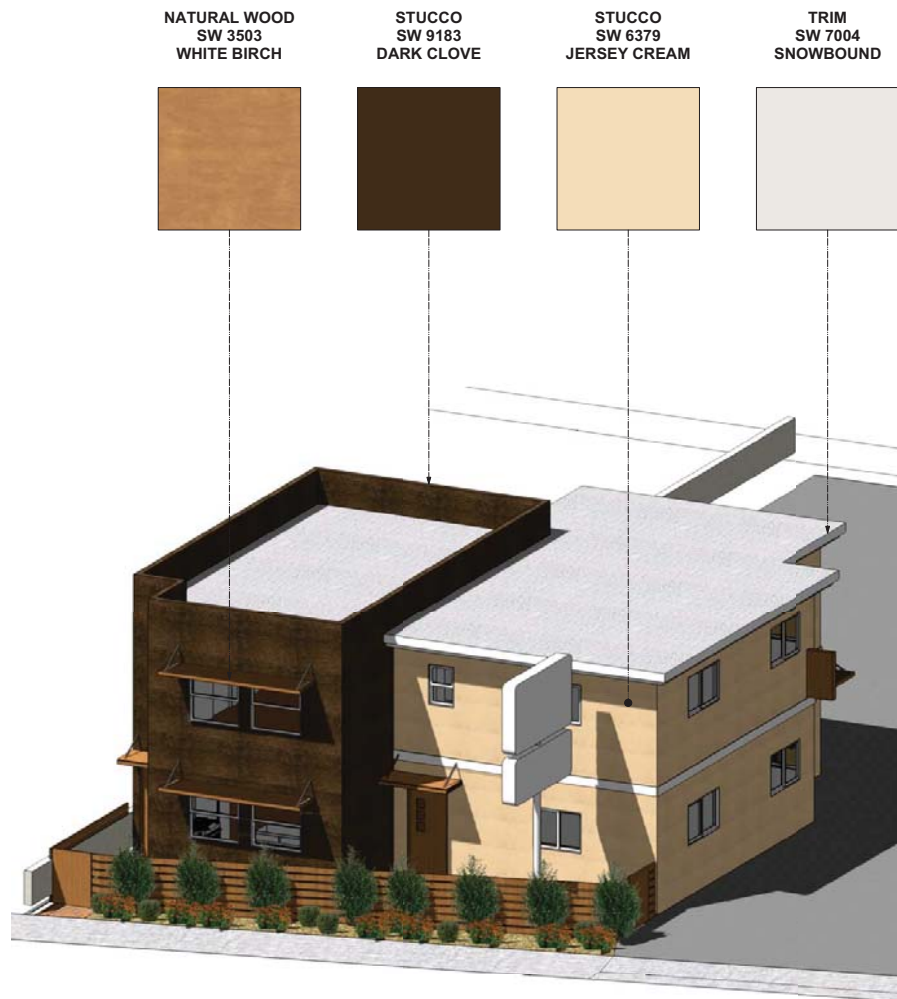
1656 MONTEREY STREET
SAN LUIS OBISPO, CA 93401

MR. JERRY HSU
1656 MONTEREY STREET
SAN LUIS OBISPO, CA 93401
PH: 805-215-2455

PROPOSED VS.
EXISTING
OF FRONT ELEVATION

02017

A-9.2



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SUN BEAM CARETAKER'S REMODEL 1666 MONTEREY STREET SAN LUIS OBISPO, CA 93401	
MR. JERRY HSU 1666 MONTEREY STREET SAN LUIS OBISPO, CA 93401 PH: 805-219-2469	
COLORBOARD	
<div> <div>22 JUL 2021</div> <div>Final Design</div> </div> <div> <div>6 MAY 2021</div> <div>Design Development</div> </div> <div> <div>02017</div> <div>CRS A</div> </div>	
A-10.3	

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: AGRICULTURAL HERITAGE AND LEARNING CENTER IN THE SAN LUIS RANCH SPECIFIC PLAN, WHICH CONSISTS OF THE REHABILITATION OF TWO HISTORICALLY SIGNIFICANT STRUCTURES, THE PRESERVATION OF REMNANTS OF THE GRANDSTAND VIEWING BARN, AND FOUR NEW STRUCTURES INCLUDING

PROJECT ADDRESS: 1035 Madonna Rd

BY: John Rickenbach, Contract Planner
Phone Number: (805) 610-1109
Email: jfrickenbach@aol.com

FILE NUMBER: ARCH-0253-2021

FROM: Shawna Scott, Senior Planner

RECOMMENDATION

Review the proposed project in terms of its consistency with the San Luis Ranch Specific Plan Design Guidelines, Community Design Guidelines (CDG), Sign Regulations, and provide comments and recommendations to the Planning Commission.

1.0 PROJECT DESCRIPTION AND SETTING

The project is the “Agricultural Heritage and Learning Center” as envisioned in the San Luis Ranch Specific Plan, which was adopted in 2017. The applicant calls the proposed development the San Luis Farms and Marketplace, but it is often more commonly referred to as the “Ag Heritage Center”. It would be located on the site designated for the Ag Heritage Center development concept, within the 53-acre AG-zoned portion of the San Luis Ranch Specific Plan.

Consistent with what is described in the specific plan, the project consists of a farm market, restaurant, general retail and agricultural processing buildings (Attachment A, Project Plans). Pursuant to mitigation requirements in the Final Environmental Impact Report (EIR), the project was originally intended to relocate and incorporate three historic structures from the Dalidio Ranch, but one of those structures—a grandstand viewing barn—was severely damaged in a fire in February 2019. Consequently, the project now will incorporate the two intact relocated historic buildings, including the ranch house and barn, which will be rehabilitated and used as part of the development. The project also includes the stabilized remains of

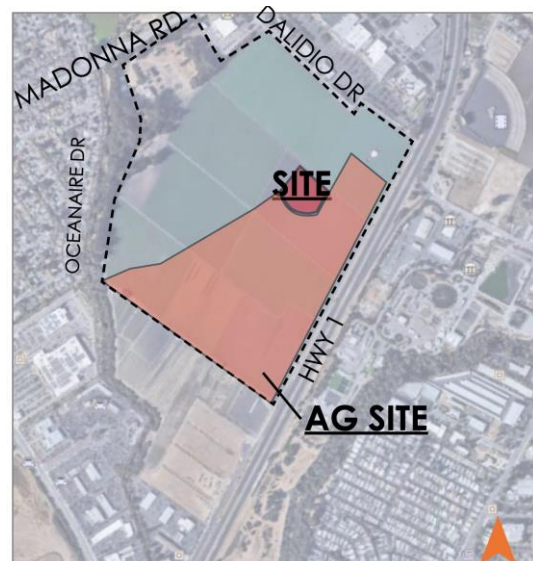


Figure 1: Subject Property

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the damaged historic grandstand viewing barn, which is an important visual and historic component of the project. The balance of the AG zoned area within the specific plan will be maintained as a working farm with associated ag support structures and farm roads.

General Location: The project site is located in the east-central portion of the 131-acre San Luis Ranch Specific Plan area, generally southwest of Dalidio Drive, and west of Highway 101. Access will be via the planned extension of Froom Ranch Way.

Present Use: Vacant Land

Zoning: Agriculture (AG)

General Plan: Agriculture (San Luis Ranch Specific Plan)

Surrounding Uses: (all within the SLRSP)

East: Agriculture

West: Planned residential

North: Planned Hotel and Commercial Retail

South: Agriculture

2.0 PROJECT INFORMATION

Figure 2 (below) shows the location of proposed development in the context of surrounding development, both existing and planned within San Luis Ranch.



Figure 2: Ag Heritage Center in Surrounding Context

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Figure 3 (below) shows the proposed layout of the Ag Heritage Center in more detail, including the location of three historic structures associated with the San Luis Ranch complex, which is described in detail in Section 4.5 of the Final EIR for the San Luis Ranch project. The original complex included a variety of structures, some dating to the early 20th century. The nine structures included three single-family residences, a garage/shed, a smaller shed, the main barn, a large equipment storage building, a warehouse, and the former spectators' barn/viewing stand, which was converted to farm use. Consistent with the intent of the required mitigation measures included in the San Luis Ranch Final EIR, three of the most significant structures have been relocated to the project site, including a residence, the hay barn, and a surviving wall of the racetrack viewing stand, which was destroyed in a fire in February 2019.

All new buildings within the proposed development are intended to be architecturally consistent with the relocated historic structures and reflect an agricultural theme.

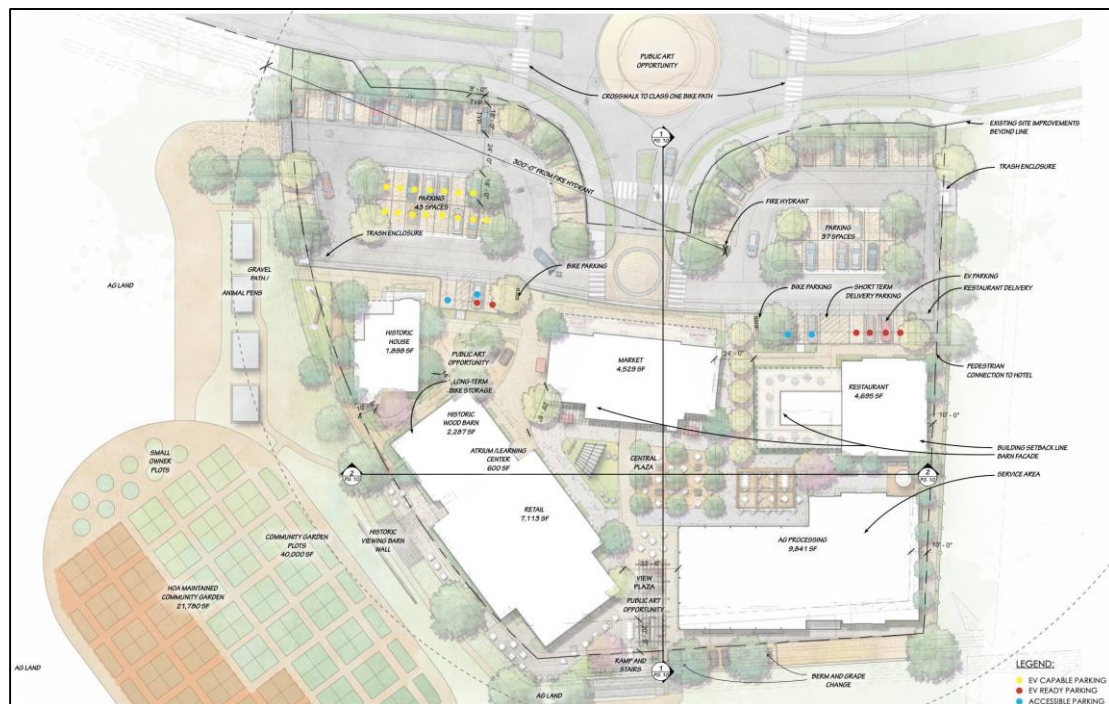


Figure 3: Ag Heritage Center Proposed Layout

Figure 4 on the following page shows the overall development concept, and how the three relocated historic structures will be integrated into the overall architectural design.

ARCH-0253-2021

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Figure 4: Development rendering showing historic structures. View is south.

The following summarizes the proposed architectural details of buildings within the complex.

Architecture: Draws from Farmhouse and Modern Agrarian elements, with design as described in Section 3.7.3 of the Specific Plan (Attachment B, Agricultural Heritage Facilities and Learning Center Design Guidelines).

Design details: As described in Section 3.7.3 of the Specific Plan. Details include numerous agricultural architectural elements, outdoor seating areas, pedestrian pathways, and thematically decorative lighting and signage. Design is intended to highlight agricultural themes in the context of historic agricultural uses, and to be consistent with neighboring residential development planned under the San Luis Ranch Specific Plan. Lighting features are intended to avoid spillover and are downward oriented to preserve the night sky and minimize potential impacts related to aircraft operations.

Materials: Wood, metal roofs, with wood and metal trim and details.

Colors: Grays, wood tones, and back trim, consistent with agriculturally themed architecture.

Building elevations for the proposed market, restaurant, agriculture processing facility, and retail uses within the historic barn are shown on pages 11, 14, 17 and 20 of the applicant's submittal (Attachment A). Colors and materials for these facilities are included on pages 12, 15, 18 and 21 of the same packet.

3.0 FOCUS OF REVIEW

The ARC's role is to 1) review the proposed project in terms of its consistency with the San Luis Ranch Specific Plan Design Guidelines, and Community Design Guidelines (CDG), and Sign Regulations (see links below); and 2) provide comments and recommendations to the Planning Commission.

San Luis Ranch Specific Plan: <https://www.slocity.org/home/showdocument?id=15833>

Community Design Guidelines: <https://www.slocity.org/home/showdocument?id=2104>

Sign Regulations: <https://www.slocity.org/home/showdocument?id=2116>

4.0 DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed development should be evaluated based on its consistency with the San Luis Ranch Specific Plan, and CDG. Notably, upon its adoption the Specific Plan and accompanying guidelines were found to be consistent with the General Plan, and the guidelines contained in the Specific Plan were found to be consistent with the CDG. Therefore, consistency with the Specific Plan is the key consideration for ARC with respect to this project. In certain instances, the Specific Plan defers to other existing City regulations, and these are noted below.

Staff has identified the discussion items below related to consistency with relevant provisions of the Specific Plan (Chapter 3: Table 3-10, Agriculture Development Standards; Neighborhood Form, Section 3.6, Sign and Monument Development Standards; Section 3.7.3, Agricultural Heritage Facilities and Learning Center Design Guidelines; Section 3.8, Architectural Style Reference Guide; and Section 3.9, Plant Palette. For reference, this staff report includes a discussion of the applicability of portions of the CDG (Chapter 2, General Design Principles; Section 7.3, Historic Resource Preservation).

Highlighted Sections	Discussion Items
<i>San Luis Ranch Specific Plan Chapter 3 – Neighborhood Form</i>	
<i>Table 3-10: Agriculture Development Standards</i>	The proposed project conforms with allowed size, building height, setback, landscaping, and lighting requirements for the AG zone. The ARC should also evaluate for compliance with other architectural and design standards of the Specific Plan. Sheet 1 of the applicant's submittal provides a summary of design-related information in the context of various City regulations.
<i>Section 3.6: Sign and Monument Sign Development Standards</i>	Specific Plan Table 3-11 describes standards for signs allowed in the Ag Heritage Center development. Since the conceptual signage plan is being provided along with development plans in order to allow for concurrent evaluation of signs with building design and site layout, the Sign Regulations allow flexibility from standards as a Sign Program. Sign Programs are encouraged for new development projects since they provide an opportunity to ensure are complementary with the surrounding neighborhood or commercial district. A conceptual signage plan is included on Sheets 35-40 (Attachment A), which shows monument, directional,

	and neighborhood signage. Conceptual building signs are also shown on Sheets 12, 15 and 21 (Attachment A). Signs should be evaluated for compatibility with architecture and coordination among tenant spaces. It should be noted that once the project is approved a formal sign program will be used on an ongoing basis for staff to review for consistency with applicable regulations.
<i>Section 3.7.3: Agricultural Heritage Facilities and Learning Center Design Guidelines</i>	This section provides general guidance for site planning and design, building form, building elements, lighting, signs, building materials, exterior colors, visual elements, landscaping, and fencing. Proposed design information related to these issues is summarized on Sheet 2, but shown in more detail on Sheets 5-21, 25, 26 and 28-35 (Attachment B). As proposed, the project appears to be consistent with the intent of the Design Guidelines in the Specific Plan.
<i>Section 3.8: Architectural Style Reference Guide</i>	This project is designed with a Modern Agrarian architectural theme, which is described in Section 3.8.4. This section provides guidance on massing, building form and composition, materials, colors, and various architectural features. The ARC should focus on consistency with these guidelines. Proposed building elevations and the integration of historical elements into architecture are shown on Sheets 10-28 (Attachment A).
<i>Section 3.9: Plant Palette</i>	Section 3.9 discusses the appropriate plant palette to be used in project landscaping, with a focus on native and drought-tolerant plants. Table 3-12 provides a plant list, which ARC can refer to in order to determine consistency. The project's proposed landscaping and plant palette information may be found on Sheets 29-32. The proposed trees are consistent with those included in the Specific Plan.
Community Design Guidelines	
<i>Chapter 2: General Design Principles</i>	The Specific Plan was previously found to be consistent with the City's Community Design Guidelines. However, the CDG provides a framework upon which the Specific Plan builds, and provides additional direction with respect to basic design issues. The project appropriately applies the General Design Principles of the CDG, notably that it integrates agricultural elements to fit the setting, is thematically unified and functional. Buildings appear to be well-proportioned, and consistent with the scale of historic structures that have been relocated to the site for reuse.
<i>Section 7.3: Historic Resource Preservation</i>	The project integrates historic ranch structures into the design, which is an integral part of its overall function and form. The Cultural Heritage Committee (CHC) is evaluating the design as a separate review to ensure it complies with applicable regulations related to cultural resources.

5.0 PROJECT STATISTICS

Site Details	Proposed	Requirement
Land Use Designation	AG	AG
Setbacks	Front: 20 feet Side: 10 feet Rear: 20 feet	Front: 20 feet Side: 10 feet Rear: 20 feet (per SLR Specific Plan Table 3-10)
Building Height	35 feet (see building elevations on Sheets 10, 11, 14, 17 and 20)	35 feet; historic structures may be as much as 45 feet (Per SLR Specific Plan Table 3-10)
Lot Coverage	23.5%	80% maximum (per SLR Specific Plan Table 3-7)
Public Art	Various agriculturally themed sculptures and features; locations shown on Sheet 31	Public art only required for commercial portion of SLRSP; project subject to Municipal Code 17.70.140.
Parking		
Automobile spaces	78	61 (1 per 500 SF per SLR Specific Plan)
Bicycle Parking	24	12 (per municipal code; 20% of required vehicle parking)
Motorcycle Parking	4	4 (per municipal code)
	(see Sheet 1)	
Environmental Status	An Addendum to the Certified Final Environmental Impact Report (FEIR) for the San Luis Ranch Specific Plan has been prepared to address updated information related to the significance of the Spectators Barn/Viewing Stand and the change in mitigation approach based on the structure's destruction in the 2019 fire (link: https://www.slocity.org/home/showpublisheddocument/31027/637668853641101713).	

6.0 ACTION ALTERNATIVES

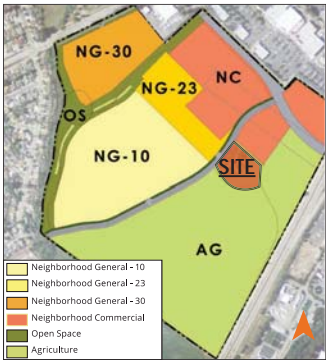
- 6.1** Recommend the Planning Commission find the project consistent with the San Luis Ranch Specific Plan Design Guidelines, Community Design Guidelines, and City Sign Regulations. The Architectural Review Commission's recommendation will be forwarded to the Planning Commission for final action. This action may include recommendations for conditions to address consistency with the San Luis Ranch Specific Plan Design Guidelines and Community Design Guidelines.
- 6.2** Continue the project hearing to a date certain or uncertain. An action continuing the application should include direction to the applicant and staff on pertinent issues.
- 6.3** Recommend denial the project. An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, San Luis Ranch Specific Plan, CDG, Zoning Regulations or other policy documents.

7.0 ATTACHMENTS

A – Project Plans

B – San Luis Ranch Agricultural Heritage Center Design Guidelines

ZONING MAP



VICINITY MAP



SLO RANCH FARMS AND MARKETPLACE

PROJECT DESCRIPTION

AGRICULTURAL HERITAGE AND LEARNING CENTER AS ENVISIONED IN THE SAN LUIS SPECIFIC PLAN. PER THE SPECIFIC PLAN, THE PROJECT CONSISTS OF A FARM MARKET, RESTAURANT, GENERAL RETAIL, AND AG PROCESSING BUILDINGS. PER SPECIFIC PLAN CULTURAL RESOURCE MITIGATION MEASURE, CR-1 (A), AND (C) THE PROJECT ALSO INCORPORATED REHABILITATION OF TWO RELOCATED HISTORIC BUILDINGS, THE WOOD HOUSE AND THE WOOD BARN. THE PROJECT STABILIZES AND MAINTAINS FOR VIEWING, THE REMAINS OF THE HISTORIC GRANDSTAND VIEWING BARN. AS A WHOLE, THESE THREE COMPONENTS REPRESENT THE CULTURAL LEARNING CENTER PORTION OF THE PROJECT. THE BALANCE OF THE AG ZONED AREA WILL BE MAINTAINED AS A WORKING FARM WITH ASSOCIATED AG SUPPORT STRUCTURES AND FARM ROADS. THE FARM PLAN WILL BE A SEPARATE DOCUMENT SUBMITTED PRIOR TO OCCUPANCY.

NO VARIANCES OR EXCEPTIONS ARE REQUESTED.

ALL HISTORIC REHABILITATION TO BE IN COMPLIANCE WITH THE SECRETARY OF INTERIORS GUIDELINES FOR TREATMENT OF HISTORIC STRUCTURES. A FINAL REHABILITATION PLAN WILL BE DEVELOPED WITH PAULA CARR / SINCA IN COMPLIANCE WITH CULTURAL RESOURCE MITIGATION MEASURES CR-1 (A), AND (C). REFER TO THE ATTACHED SWCA SOIS CONFORMITY MEMORANDUM DATED JUNE 2, 2021 FOR ADDITIONAL PROPOSED REHABILITATION INFORMATION. THE ATTACHED SWCA POST FIRE APPROACH MEMORANDUM DATED MARCH 11, 2021 ADDRESSES THE REVISED MITIGATION MEASURES TO ADDRESS COMPLIANCE WITH THE PROJECT EIR.

THE CENTER MEETS ALL PARKING REQUIREMENTS AND IS ACCESSED FROM FROM RANCH ROAD INCLUDING A CONNECTION TO THE CLASS-1 BIKE PATH



SLO RANCH FARMS AND MARKETPLACE
TITLE SHEET

PROJECT DIRECTORY

OWNER:	COASTAL COMMUNITY BUILDERS, INC. 330 JAMES WAY, SUITE 270 PISMO BEACH, CA 93448 CONTACT: JACOB GROSSMAN EMAIL: JACOB@CCB1.NET PHONE: (805)556-3060 x 109
ARCHITECT:	RRM DESIGN GROUP 3765 S. HICUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: RANDY RUSSOM PHONE: (805)543-1794 EMAIL: RWRUSSOM@RRMDISIGN.COM
PROJECT ADDRESS:	FROOM RANCH ROAD
APN:	053-153-010

FIRE DEPARTMENT

1. EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A FOR EXPOSURE TO WILDLIFE "IGNITION RESISTANT". ANY REUSE OF WOOD MATERIALS FOR EXTERIOR APPLICATION SHALL HAVE "1-HOUR FIRE RATED" UNDERLAYMENT.
2. PROVIDE FIRE SPRINKLERS FOR ALL STRUCTURES INCLUDING EXISTING WOOD BARN THAT IS ATTACHED TO THE NEW STRUCTURE.
3. PROVIDE FIRE HYDRANTS WITHIN 300 FEET OF ALL EXTERIOR WALLS OF STRUCTURES.

PROJECT STATISTICS

ZONING	AG PER SPECIFIC PLAN TABLE 3-9
PARCEL SIZE:	52.53 ACRES
BUILDING GROSS AREA	31,236 SF
MARKET BUILDING	4,529 SF TOTAL
PRODUCE MARKET	2,591 SF
RETAIL/HARD PRODUCE	1,938 SF
RESTAURANT BUILDING	4,695 SF
CONDITIONED SPACE	3,317 SF
COVERED OUTDOOR	1,378 SF
AG PROCESSING BUILDING	9,841 SF
RETAIL/HISTORIC BARN	9,469 SF TOTAL
NEW RETAIL BUILDING	6,531 SF
GLASS ATRIUM	600 SF
REHABILITATED HISTORIC BARN	2,338 SF
HISTORIC WOOD HOUSE	2,608 SF
FIRST FLOOR	1,898 SF
SECOND FLOOR	710 SF
PLAZA AREA	38,987 SF
PERMEABLE	10,777 SF
IMPERMEABLE	28,210 SF
LANDSCAPE AREA	38,089 SF
IMPERVIOUS SURFACE:	74,684 SF
MAX. ALLOWED HEIGHT:	35 FT.
MAX. PROPOSED HEIGHT:	35 FT.
YARD SETBACKS	REQUIRED
FRONT	20'
SIDE	10'
REAR	20'
CONSTRUCTION TYPE:	VB

LEARNING CENTER:	ALLOWED	PROPOSED
WOOD HOUSE	3,000 SF	1,898 SF
ATRIUM		600 SF
TOTAL PROPOSED:		2,498 SF
MARKET FARM STAND:	3,000 SF	
MARKET BUILDING:	5,000 SF	2,591 SF
FOOD SERVICES:		4,695 SF
RESTAURANT BUILDING:	10,000 SF	9,841 SF
AG PROCESSING CENTER:	10,000 SF	10,000 SF
AG PROCESSING BUILDING:	10,000 SF	1,938 SF
AG ACCESSORY BUILDINGS:	15,000 SF	1,344 SF
GENERAL RETAIL:		7,113 SF
MARKET BUILDING:		10,395 SF
WOOD BARN		
RETAIL BUILDING		
TOTAL PROPOSED:		

PARKING

AUTO PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED	1/500SF PER SPECIFIC PLAN	61
PARKING PROVIDED		78
EV REQUIRED	# OF TOTAL SPACES (76-100)	5
EV PROVIDED	PER CALGREEN 5.106.5.3.3	5
MOTORCYCLE PARKING	CALCULATION	SPACE COUNT
PARKING REQUIRED:	PER MUNICIPAL CODE: 1/20 AUTO PARKING REQUIRED	4
PARKING PROVIDED:		4
BICYCLE PARKING		
PARKING REQUIRED:	PER MUNICIPAL CODE: 17.72.070 B TABLE 3.6	20
SHOPPING CENTER USE 20% OF REQUIRED VEHICLE PARKING		12
61 SPACES x 20% =		12
SHORT TERM PROVIDED:	75% PER MUNICIPAL CODE:	3
LONG TERM PROVIDED:	25% PER MUNICIPAL CODE:	27
TOTAL PROVIDED:		15

SHEET INDEX

1	TITLE SHEET
2	CONFORMANCE MATRIX
3	OVERALL SITE PLAN
4	BIRDSEYE VIEW
5	ILLUSTRATIVE SITE PLAN
6	COURTYARD VIEW 1
7	COURTYARD VIEW 2
8	WALL VIEW
9	ARCHITECTURAL SITE PLAN
10	SITE SECTION
11	MARKET - BUILDING ELEVATIONS
12	MARKET - COLOR & MATERIALS
13	MARKET - FLOOR PLANS
14	RESTAURANT - BUILDING ELEVATIONS
15	RESTAURANT - COLOR AND MATERIALS
16	RESTAURANT - FLOOR PLANS
17	AG PROCESSING - BUILDING ELEVATIONS
18	AG PROCESSING - COLOR AND MATERIALS
19	AG PROCESSING - FLOOR PLANS
20	RETAIL AND HISTORIC BARN - BUILDING ELEVATIONS
21	RETAIL AND HISTORIC BARN - FLOOR PLANS
22	HISTORIC FARM RELATIONSHIP PLAN
23	CULTURAL HERITAGE LEARNING CENTER
24	HISTORIC HOUSE - COLOR AND MATERIALS
25	HOMAGE TO HISTORIC VIEWING BARN
26	AGRICULTURE CONSERVATION
27	ACCESSORY AGRICULTURE STRUCTURES
28	LANDSCAPE INSPIRATION IMAGES
29	LANDSCAPE INSPIRATION IMAGES
30	LANDSCAPE SITE PLAN
31	CONCEPTUAL PLANT SCHEDULE
32	SITE FURNISHINGS INSPIRATION BOARD
33	TRASH ENCLOSURE AND WATER CALCULATIONS
34	SIGNAGE SITE PLAN
35	BUILDING SIGNAGE ELEVATIONS
36	BUILDING SIGNAGE ELEVATIONS
37	HISTORIC HOUSE SIGNAGE
38	SITE SIGNAGE
39	BUILDING SIGNAGE
40	GRADING AND DRAINAGE
41	SITE IMPROVEMENTS AND UTILITIES
42	STORM WATER CONTROL PLAN
43	

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USE	PERMIT REQUIREMENTS	USE REGULATIONS
Agricultural Events	A	Included
Agricultural heritage & learning center	A	Included
Agricultural retail sales	A	Included
Animal keeping	A	Included
Beer/wine/spirits production facility	A	Included
Caretaker quarters	A	Considered (possible)
Catering service	A	Included
Commercial recreation facility - outdoor	A	Included
Community garden	A	Included
Crop production and processing	A	Included
General retail - 15,000 sf or less	A	Included
Grazing	A	Considered (possible)
Greenhouse/plant nursery, commercial	A	Considered (possible)
Library, museums (Heritage Learning Center)	A	Included
Liquor store/alcobol sales	A	Included
Outdoor/BBQ/grill, accessory to restaurant	A	Included
Outdoor/temporary/seasonal sales	A	Included
Parking facility - temporary	A	Considered (possible)
Produce stand	A	Included
Public assembly facility	A	Considered (possible)
Farm to table restaurant	A	Included
Special event	A	Considered (possible)
Wine/local beer tasting room	A	Included

NOTE: SUPPLEMENTAL CONDITIONS MATRIX PROVIDED

USE	AG	
Zone		All buildings and proposed uses (tenants) conform with allowable uses in Table 3-9
Allowable Uses	See Table 3-9	All buildings and proposed uses (tenants) conform with allowable uses in Table 3-9
DEVELOPMENT POTENTIAL		
Learning Center	3,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Market/Farm Stand	3,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Ag Processing Center	10,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Food Services	5,000 sf maximum	Proposed building square footages are at or below allowed maximum.
Ag Accessory Structures	10,000 sf maximum with no structure greater than 1,500 sf	Proposed building square footages are at or below allowed maximum.
General Retail	15,000 sf maximum	Proposed building square footages are at or below allowed maximum.
BUILDING HEIGHT		
Building Height	35' maximum: Historical structures may exceed height limit up to 45' max.	Max proposed building height is 35'
SETBACKS		
Street Front	20' minimum	Buildings conform to SP setbacks
Side	10' minimum	Buildings conform to SP setbacks
Rear	20' minimum	Buildings conform to SP setbacks
OTHER		
Automobile Parking	1 space per 500 sf	Min.
Bicycle Parking	See SLOMC Section 17.16.060	Included
Landscaping	See Table 3-12	Included
	All lighting shall be downward focused except for ambient string-style patio lights	Included
Lighting	See Table 3-11	Included
Signs	See SLOMC Section 17.16.050	Considered (possible)
Fences/Walls/Hedges	Shall conform with design guidelines in Section 3.73 herein	Included
Architecture		Included

SITE PLANNING AND DESIGN	
Site design should consider the highly visible character of this site and place loading/delivery/back of house uses in various inconspicuous locations.	Achieved, deliveries are in non-visible parking lot areas & behind restaurant. Particular attention paid to view from freeway.
Buildings should be aesthetically pleasing from all angles, especially for buildings that have high visibility from Highway 101.	Achieved, Four-sided architecture incorporated
Site design should incorporate pedestrian walkways, outdoor seating, and landscape areas.	Achieved, Site plan is based on indoor-outdoor design with permanent outdoor seating and fire pits.
Outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, and lighting that establish a sense of place.	Achieved, plaza designed for distinct sense of place
Building forms, materials, and finishes should reflect the agrarian heritage of the site.	Achieved
Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the appearance and create visual interest.	Achieved, see rear of Market and Retail building
A series of pedestrian promenades and plazas should link the various structures placed on-site for the Agricultural Heritage Facilities and Learning Center.	Achieved, Agricultural Heritage Facilities and Learning Center is forefront, prominent and connected.
A variety of outdoor seating areas should be incorporated to encourage formal and informal on-site dining.	Achieved, permanent benches, tables, picnic area, fire pits and shade structures are proposed.
Site amenities, including benches, drinking fountains, provisions for bicyclists, water features, and public art, should be utilized and should complement the project's architectural character.	Achieved, provisions for bicyclists and public art are proposed.
Flexible spacing for use by food trucks, formal and informal events, live music, and other agricultural related activities should be incorporated adjacent to the planned Agricultural Heritage Facilities and Learning Center.	Achieved, central plaza stage located in front of Agricultural Heritage Center
Lighting should be designed to provide ambience, safety, and security without unnecessary spillover or glare onto adjacent properties.	Achieved, lighting is focused downward
Building light fixtures, such as barn style or gooseneck, should be designed or selected to be architecturally compatible with the main structures, which should complement the agrarian theme of the site.	Achieved, barn lighting and gooseneck lighting proposed on buildings
Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance.	Achieved, signs are in scale and in style per specific plan
Building materials should consist of authentic materials commonly associated with the architectural style of the building. Highly reflective or tinted glass, imitation stone or brick, corrugated fiberglass, plastic roof tiles, and undecorated concrete block should be avoided.	Achieved, building material is consistent with farm and agrarian style
Exterior colors should be consistent with the architectural style of the building. Color schemes that involve a minimum of three (3) colors should be utilized.	Achieved, color schemes are consistent with farm and agrarian style
Different colors accentuating different aspects and details of the building architecture should be utilized. Except for accentuating different aspects and details of a building, bright colors should be avoided.	Achieved, different colors utilized
Landscaping will be comprised of the plants listed in Table 3-12.	Achieved, plant palette conforms to table 3-12
Fencing should reflect an agrarian theme with wood and metal materials. Wood fences with metal mesh (hog wire) and split rail fences are encouraged. Barbed wire fencing should not be used.	Achieved, wood, hog wire, and split rail fencing used. No barbed wire fencing proposed.
Trees and shrubs should be located and spaced to allow for mature and long-term growth.	Achieved, noted on landscape plans
Trees should be selected based on performance basis with the objective of producing fruit, minimizing water use, providing shade, minimizing hazardous litter.	Achieved, drought tolerant trees, fruiting trees, shade trees used. Focused on color and contrast and minimizing litter.
Vines and potted plants should be incorporated to provide wall, column, and post texture and color as well as for accentuating entryways, courtyards, and sidewalks.	Achieved, vines on buildings and fencing included. Planting used to accentuate pathways and entryways
Plantings should be used to screen or separate less desirable areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.	Achieved, less desirable areas are tucked away from public view and screened with planting



REFER TO ON-SITE AND OFF-SITE AG
CONSERVATION EASEMENT, ON AGRICULTURE
CONSERVATION SHEET 27

EXISTING AG ROAD EASEMENT. FINAL
FARM PLAN WITH CITY FARM TO BE
SUBMITTED PRIOR TO OCCUPANCY

AG ACCESSORY BUILDINGS
REFERENCE SHEET 28

PROJECT SITE
SEE AG HERITAGE SITE PLAN
SHEET 9



AG LAND



AG LAND

AG LAND



SITE PLAN
NTS



SITE PLAN
NTS



SITE PLAN
NTS





FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



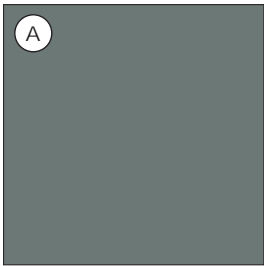
BACK/SOUTH ELEVATION



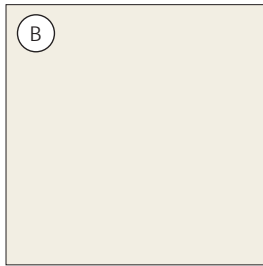
SIDE/EAST ELEVATION



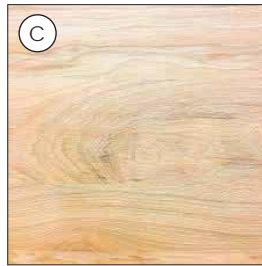
NOTE:
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



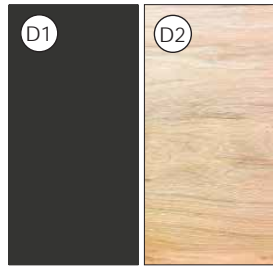
ROOF
OLD TOWN GRAY
AEP STANDING SEAM



FIBER CEMENT SIDING
SHERWIN WILLIAMS
SW 7102 WHITE FLOUR



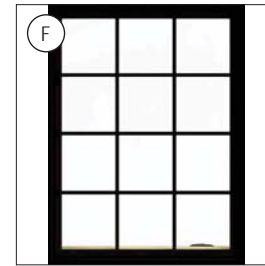
TRIM
CLEAR COAT WOOD-LOOK



SIGNAGE
SW 7069 IRON ORE SW 3503 WHITE BIRCH



LIGHTING
BLACK GOOSENECK
BARNLIGHT ELECTRIC
DARK SKY COMPLIANT



WINDOW
BLACK STEEL-LOOK

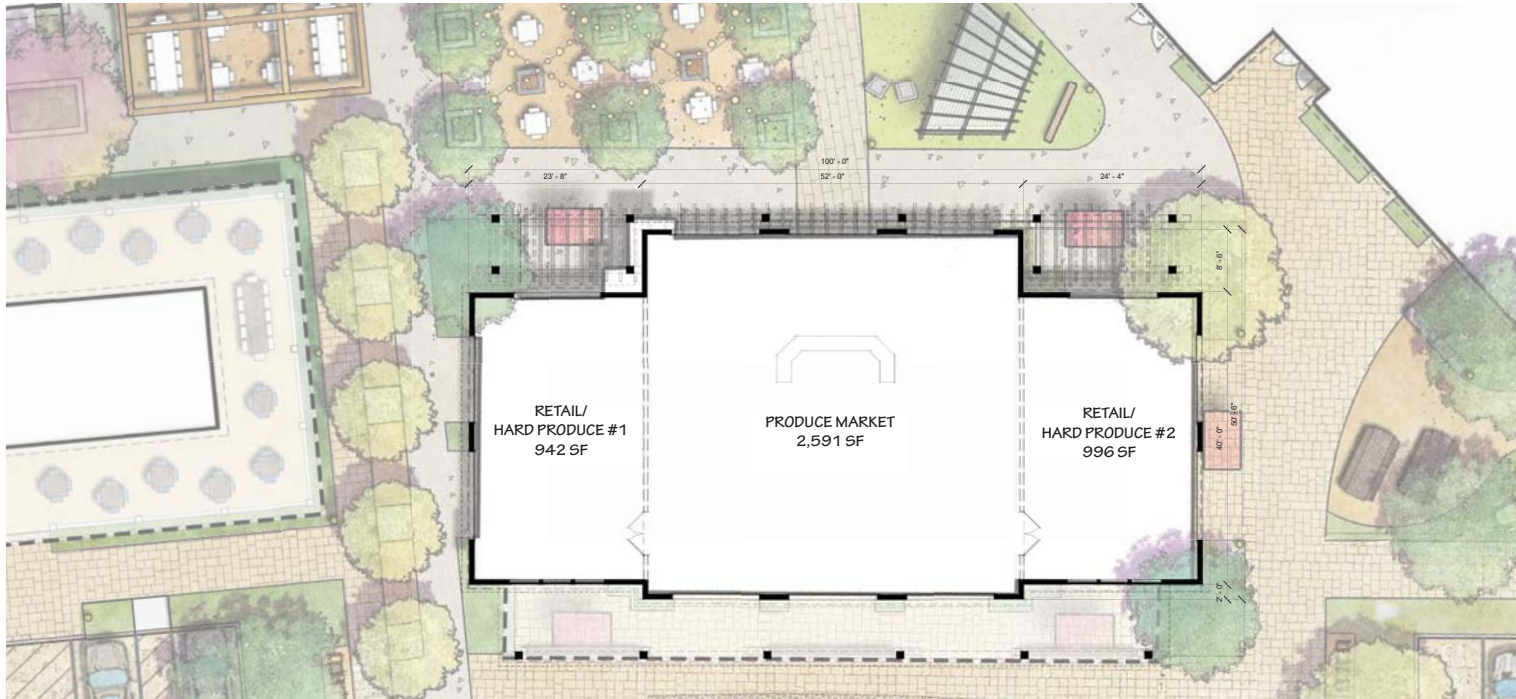


DOORS
BLACK OVERHEAD DOORS



SLO RANCH FARMS AND MARKETPLACE MARKET - COLOR & MATERIALS

1046-18-RS20
10 JUNE 2021



PRODUCE MARKET: 2,591SF
 RETAIL /HARD PRODUCE: 1,938
 TOTAL GROSS SQUARE FEET: 4,529 SF



FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



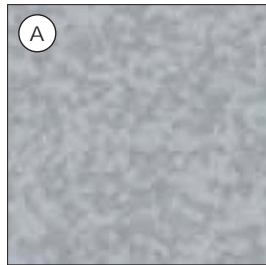
BACK/ SOUTH ELEVATION



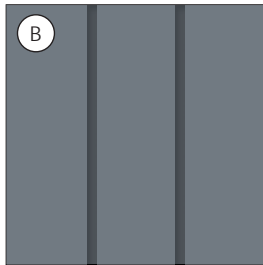
SIDE/ EAST ELEVATION



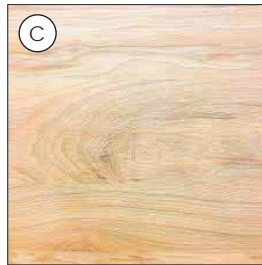
NOTE:
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



ROOF
ZINCALUME
AEP STANDING SEAM



VERTICAL FIBER CEMENT SIDING
SHERWIN WILLIAMS
SW 2819 DOWNING SLATE



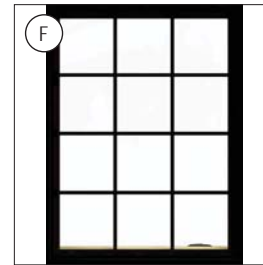
TRIM
CLEAR COAT WOOD-LOOK



SIGNAGE
SW 7069 IRON ORE



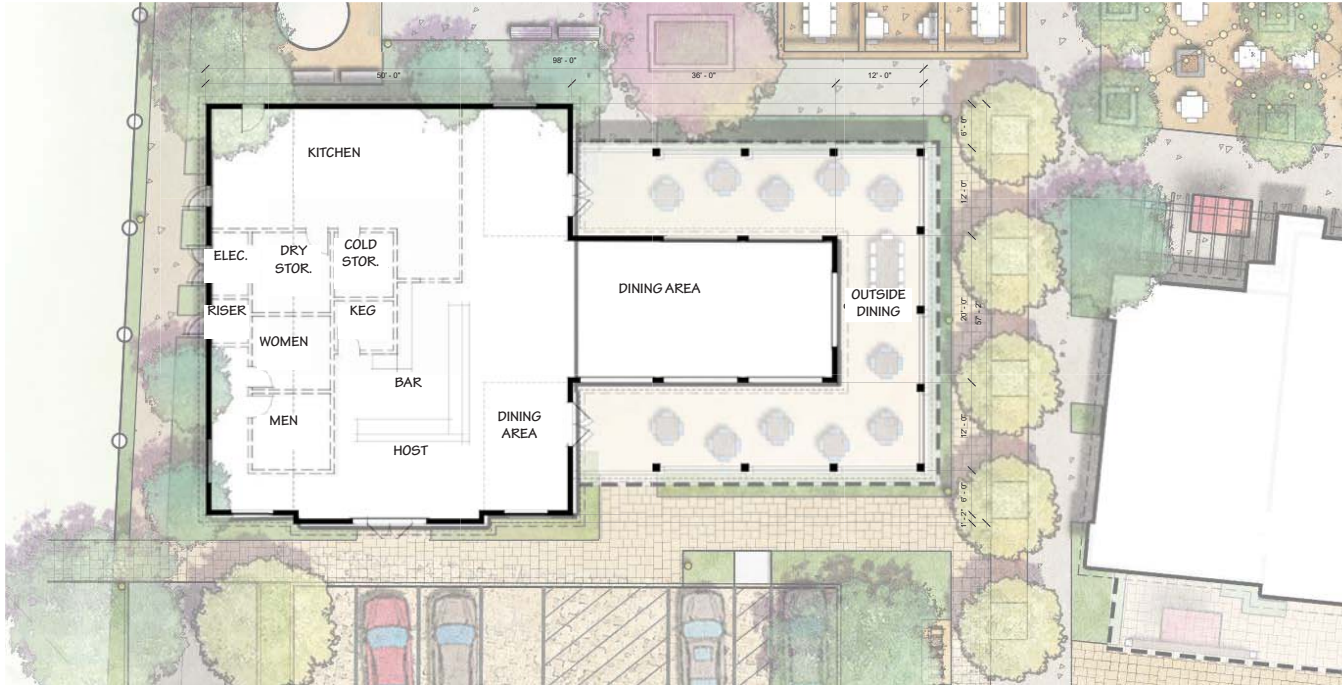
LIGHTING
BLACK GOOSENECK
BARNLIGHT ELECTRIC
DARK SKY COMPLIANT



WINDOW
BLACK STEEL-LOOK



DOORS
BLACK OVERHEAD DOORS



GROSS SQUARE FEET: 4,695
NOTE: PROPOSED CONCEPTUAL LAYOUT



FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/SOUTH ELEVATION

POTENTIAL FOR BACK ROLL-UP DOORS TO
BECOME WINDOWS

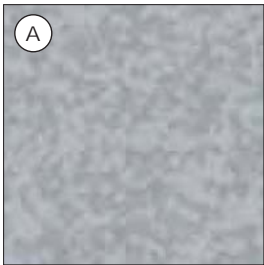
SIGN TO BE DETERMINED AND SUBMITTED
FOR REVIEW AT A LATER DATE



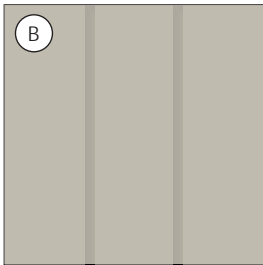
SIDE/EAST ELEVATION



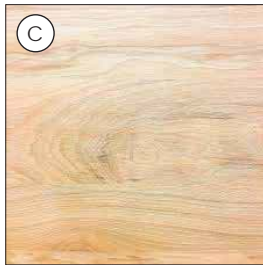
NOTE:
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



ROOF
ZINCALUME
AEP STANDING SEAM



VERTICAL FIBER CEMENT SIDING
SHERWIN WILLIAMS
SW 2844 ROYCROFT MIST GRAY



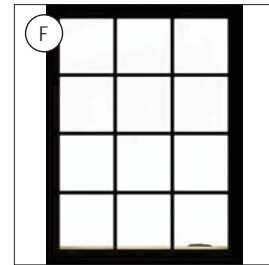
TRIM
CLEAR COAT WOOD-LOOK



SIDING
RECLAIMED WOOD-LOOK



LIGHTING
BLACK GOOSENECK
BARNLIGHT ELECTRIC
DARK SKY COMPLIANT



WINDOW
BLACK STEEL-LOOK

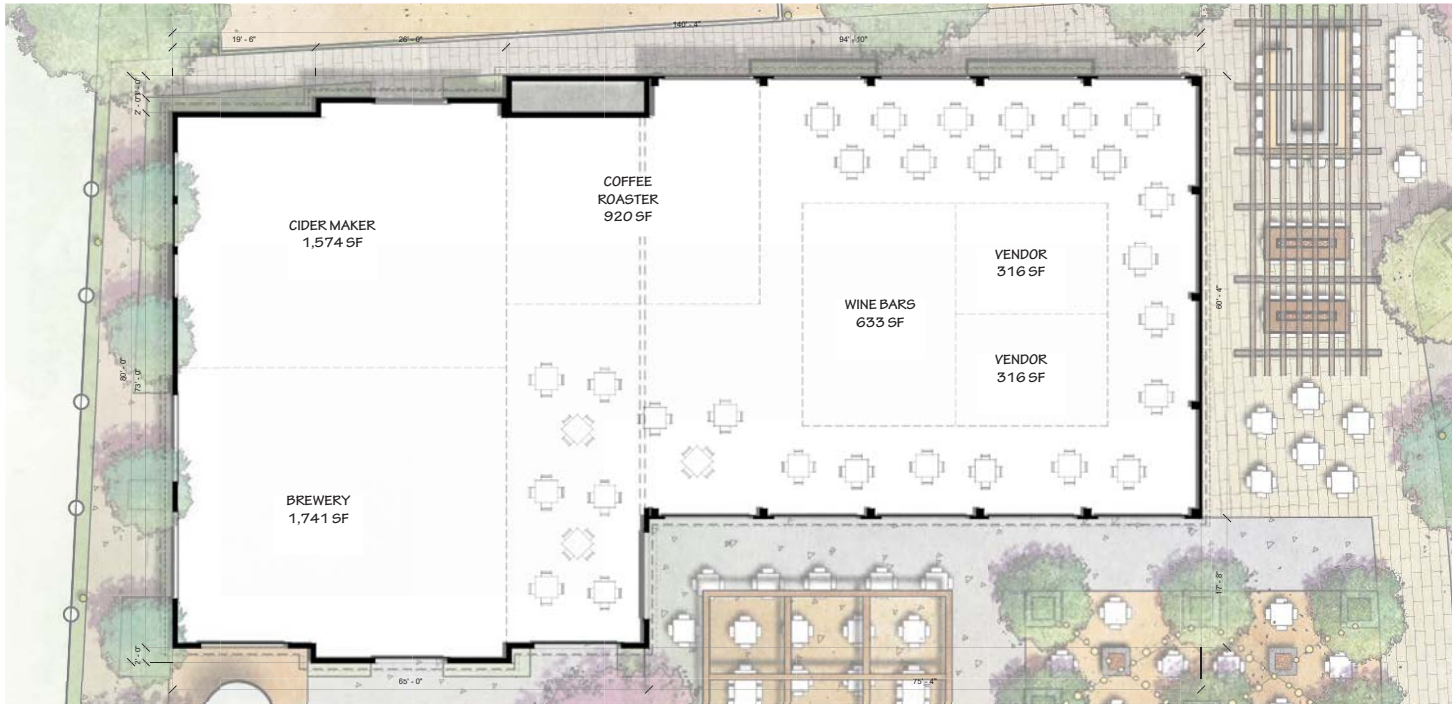


DOORS
BLACK OVERHEAD DOORS



SLO RANCH FARMS AND MARKETPLACE AG PROCESSING - COLOR AND MATERIALS

1046-18-RS20
10 JUNE 2021



GROSS SQUARE FEET: 9,481 SF
 NOTE: USES ARE CONCEPTUAL PER ALLOWED USES DEFINED IN SPECIFIC PLAN, REFER TO SHEET 2



FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/SOUTH ELEVATION

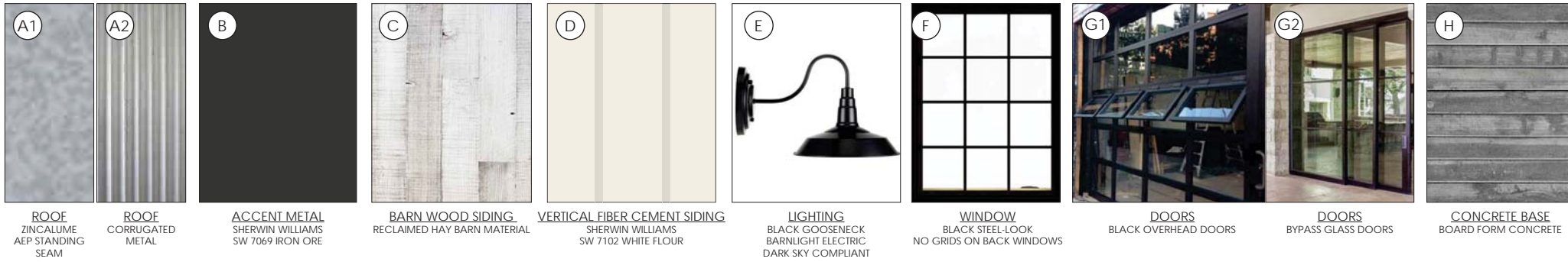
HISTORIC VIEWING BARN WALL

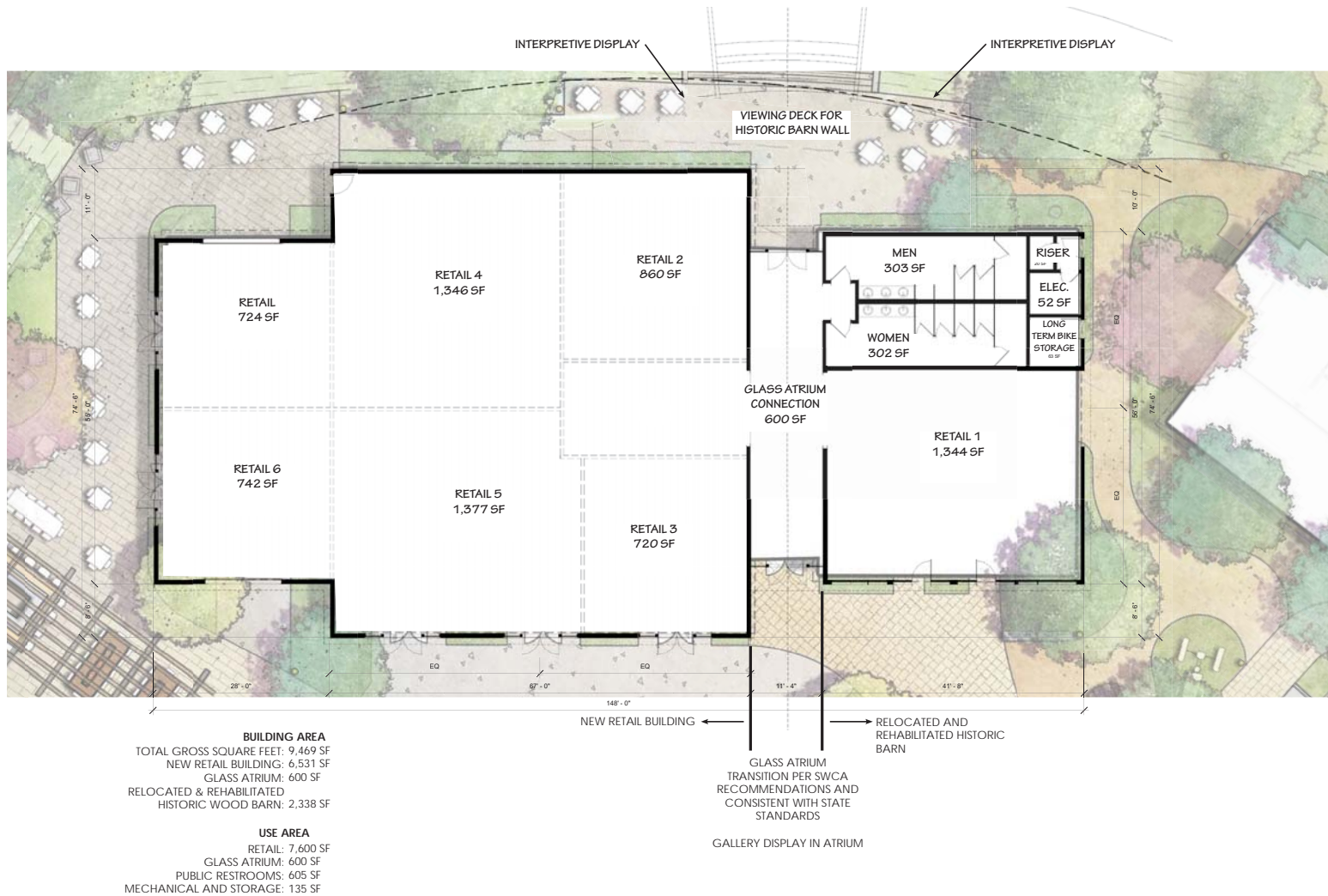


SIDE/EAST ELEVATION



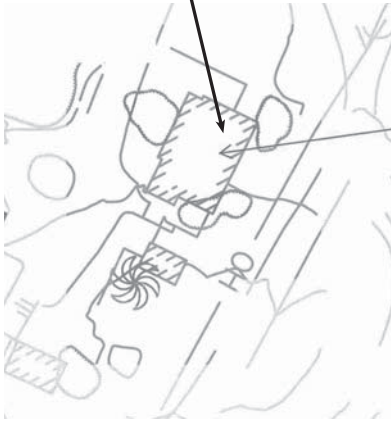
NOTE:
 EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC
 CHAPTER 7A. REUSE OF WOOD MATERIALS FOR EXTERIOR APPLICATION
 SHALL HAVE 1-HOUR FIRE RATED UNDERLAYMENT.





CULTURAL HERITAGE LEARNING CENTER

MAINTAIN HISTORIC
HOUSE ORIENTATION



HISTORIC PLAN
SCALE: NTS



NOTE:
ORIGINAL HISTORIC BUILDING ORIENTATION PER SAN LUIS
RANCH MAP SURVEY

- RELOCATED AND REHABILITATED
HISTORICAL WOOD HOUSE TO SERVE
AS LEARNING AND INTERPRETIVE
CENTER PER MITIGATION MEASURE
SWCA CR-1 (A).
- NATURALIZED LANDSCAPE SURROUNDING
HISTORIC STRUCTURES PER SWCA
RECOMMENDATIONS PER MITIGATION
MEASURE CR-1
- RELOCATED AND REHABILITATED RELOCATED
HISTORIC WOOD BARN PER MITIGATION
MEASURE SWCA CR-1 (A).
- REMAINING FIRE DAMAGED WALL OF
HISTORIC VIEWING BARN
- WALL VIEWING TERRACE WITH
INTERPRETIVE DISPLAYS
- CONNECTING GLASS ATRIUM; DISPLAY
GALLERY PER MITIGATION MEASURE
SWCA CR-1 (C).

NOTE:
BUILDING DOCUMENTATION, RELOCATION, AND
REHABILITATION TO BE CONDUCTED IN COMPLIANCE WITH
CULTURAL RESOURCE MITIGATION MEASURE CR-1 (A), CR-
(B), AND CR-1 (C) AS MODIFIED THROUGH SWCA POST FIRE
MITIGATION APPROACH MEMORANDUM DATED MARCH
11, 2021. REFER TO THE ATTACHED SWCA SOIS CONFORMITY
MEMORANDUM DATED JUNE 2, 2021 FOR ADDITIONAL
PROPOSED REHABILITATION INFORMATION.



PROPOSED PLAN
SCALE: NTS

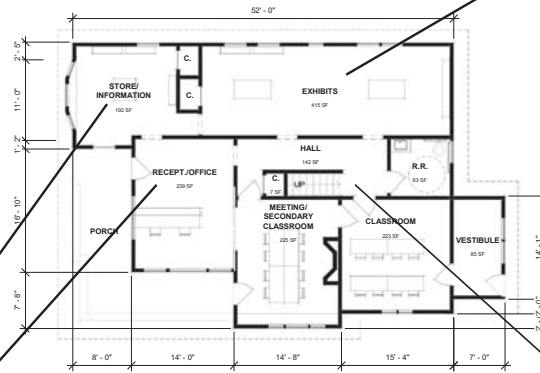




LOUNGE



EXHIBITS



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

NOTE:
FINAL INTERPRETIVE DISPLAY DETAILING THE HISTORY OF SAN LUIS RANCH COMPLEX TO BE DEVELOPED. DISPLAY TO INCLUDE IMAGES AND DETAILS FROM THE HABS DOCUMENTATION AND ANY COLLECTED RESEARCH PERTAINING TO THE HISTORY OF THE PROPERTY. THE CONTENT SHALL BE PREPARED BY A QUALIFIED ARCHITECTURAL HISTORIAN OR HISTORIAN WHO MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATION STANDARDS FOR HISTORY.

INTERIOR TO BE REHABILITATED PER SCWA CR-1 (A).
INFORMATIONAL DISPLAYS TO BE INCORPORATED PER CULTURAL RESOURCE MITIGATION MEASURE CR-1(C) AS MODIFIED PER SWCA POST FIRE MITIGATION APPROACH MEMORANDUM DATED MARCH 11, 2021. ADDITIONAL REHABILITATION INFORMATION FOUND IN THE ATTACHED SWCA SOIS CONFORMITY MEMORANDUM DATED JUNE 2, 2021.

BUILDING AREA

PORCH:	134 SF
RECEPTION/OFFICE:	239 SF
STORE/INFORMATION:	192 SF
EXHIBITS:	415 SF
CLASSROOM:	223 SF
MEETING/SECONDARY:	225 SF
RESTROOM:	63 SF
VESTIBULE:	85 SF

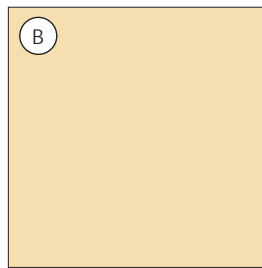
RECEPTION/ OFFICE



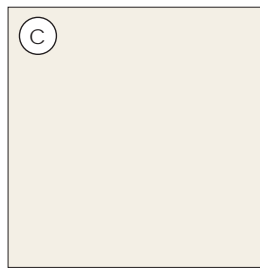
CLASSROOM



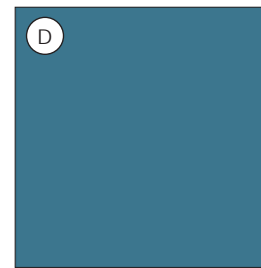
ROOF
TIMBERLINE WEATHERED WOOD
GAF ASPHALT SHINGLES



SIDING
SHERWIN WILLIAMS
SW 6673 BANANA CREAM
COLOR TO BE DETERMINED AT TIME OF
EXPLORATORY SANDING AND FURTHER
RESEARCH



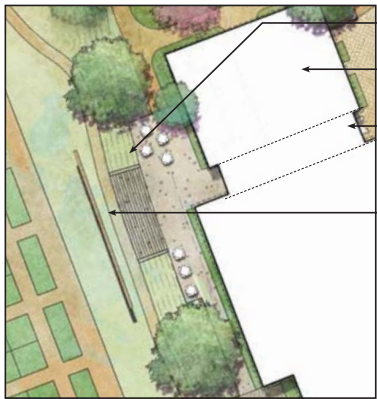
TRIM
SHERWIN WILLIAMS
SW 7102 WHITE FLOUR



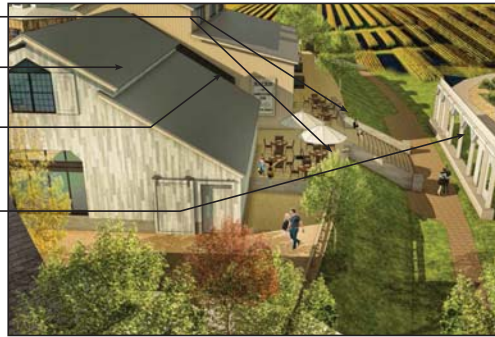
ACCENT
SHERWIN WILLIAMS
SW 6502 LOCH BLUE



WALL LIGHT
URBAN AMBIANCE
UHP1153



INTERPRETIVE DISPLAYS
 RELOCATED AND
 REHABILITATED
 WHITE BARN
 ATRIUM GALLERY
 REUSED EXISTING
 "BURNT WALL"



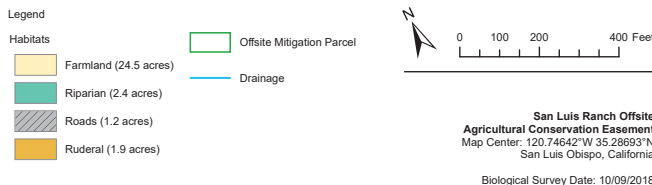
ATRIUM GALLERY ENTRANCE



EXAMPLES OF INTERPRETIVE DISPLAY IMAGERY



REUSE OF EXISTING "BURNT WALL"
 FACADE OF VIEWING BARN FOR
 INTERPRETIVE DISPLAY.



OFF-SITE AGRICULTURAL CONSERVATION

NOT TO SCALE

NOTE:

REFERENCED FROM BASE LINE DOCUMENTATION REPORT FOR SAN LUIS RANCH OFFSITE AGRICULTURAL EASEMENT BY ALTHOUSE AND MEADE, INC. DATED OCT 2018 FOR SAN LUIS RANCH OFFSITE PARCEL APN 067-181-101

ADDITIONAL OPEN SPACE

ADDITIONAL 30 ACRES OF PRESERVED AGRICULTURAL OPEN SPACE HAS PREVIOUSLY BEEN PROVIDED THROUGH AN OPEN-SPACE EASEMENT IN FAVOR OF THE CITY OF SAN LUIS OBISPO RECORDED ON 11-29-2018, DOCUMENT 2018049254 AND DESCRIBED AS EXHIBIT "B-1"

LEGAL DESCRIPTION

AGRICULTURE AND CONSERVATION EASEMENT AREA THAT REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING THE NORTHEASTERLY 30.00 ACRES OF THE PROPERTY DESCRIBED IN THE DEED TO GARY ESAJIAN RECORDED JANUARY 18, 2006, AS DOCUMENT NUMBER 2006-003672 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTHEASTERLY LINE OF SAID 30.00 ACRES TO BE THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO THE COUNTY OF SAN LUIS OBISPO RECORDED APRIL 19, 1979, IN VOLUME 2147, AT PAGE 788, OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA AND THE SOUTHWESTERLY LINE OF SAID 30.00 ACRES TO BE PARALLEL WITH SAID NORTHEASTERLY LINE.



EXISTING AG ROAD EASEMENT

AGRICULTURE EASEMENT; 1/2 ACRE
 MAX. FINAL STRUCTURE LOCATIONS TO BE SUBMITTED WITH FARM PLAN

ON-SITE AGRICULTURAL CONSERVATION

NOT TO SCALE

NOTE:

REFERENCED FROM BASE LINE DOCUMENTATION REPORT FOR SAN LUIS RANCH ONSITE AGRICULTURAL EASEMENT BY ALTHOUSE AND MEADE, INC. DATED NOV 2019 FOR SAN LUIS RANCH OFFSITE PARCEL APN 067-121-022

LEGEND:

••••• AGRICULTURE CONSERVATION EASEMENT
 - - - - - FARMLAND

AG CONSERVATION AREA
 DEDICATED PRIME FARMLAND
 REQUIRED MITIGATION MEASURE
 AG-1: 59.356 ACRES

PROVIDED	
ON-SITE	42.06 ACRES
OFF-SITE	24.50 ACRES
TOTAL PRIME FARMLAND PROVIDED	66.56 ACRES

ON-SITE AGRICULTURAL CONSERVATION AREA:
 48.85 ACRES

TOTAL ON-SITE CONSERVATION AREA		48.85 ACRES
CAL TRAN DEDICATIONS		
#1	4.91 ACRES	
#2	1.08 ACRES	
#3	.30 ACRES	
LOT 10 (42.56 ACRES)		
AG. ACCESSORY BUILDING AREA	0.5 ACRES	
PRIME FARMLAND	42.06 ACRES	

NOTE: NO MORE THAN SIX ACRES TO BE USED FOR COMMUNITY GARDEN PLOTS, INTERACTIVE SEASON FARMING, TENANT FARM TO TABLE, ANIMAL PENS, AND EDUCATIONAL CROPS.



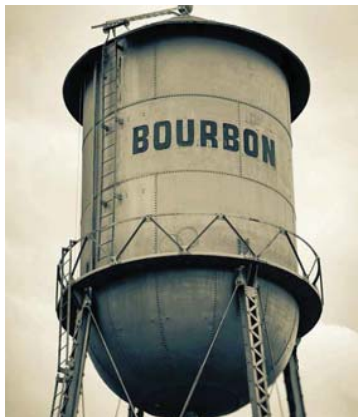
NOTE: IMAGES REPRESENT EXAMPLES, FINAL DESIGNS TO BE SUBMITTED



AGRICULTURE BUILDINGS
10,000 SF TOTAL

AGRICULTURE EASEMENT;
1/2 ACRE MAX.

FARM ROAD LOCATION IS
APPROXIMATE AND WILL BE
IDENTIFIED IN FINAL FARM
PLAN TO BE SUBMITTED







DESIGN KEY

HARDSCAPE

- (1h) PERMEABLE PEDESTRIAN PAVERS
- (2h) PERMEABLE VEHICULAR PAVERS
- (3h) ASPHALT PAVING
- (4h) COLORED CONCRETE PAVING
- (5h) SYNTHETIC TURF
- (6h) GRAVEL PATH

SITE INFRASTRUCTURE

- (1i) TRASH ENCLOSURE
- (2i) PEAK BIKE RACKS SINGLE SIDED 6- BIKE CAMPUS RACK
 - PEDESTRIAN SITE LIGHTING

SITE AMENITIES

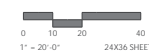
- (1a) RAISED PLANTER
- (2a) MONUMENT SIGNAGE
- (3a) PEDESTRIAN CONNECTION TO HOTEL
- (4a) CONCRETE SEAT WALL
- (5a) 13' X 76' BOCCIE COURT WITH OYSTER SHELL PLAYING SURFACE
- (6a) SITE BENCH
- (7a) CONCERT PATIO WITH DECOMPOSED GRANITE SURFACING, RAISED PLANTERS, POLE MOUNTED STRING LIGHTING, AND FIRE PITS
- (8a) 5' X 8' KIOSK LOCATION, TYPICAL OF 5
- (9a) STAIRS AND ACCESSIBLE RAMP FOR ACCESS TO AGRICULTURAL FIELDS AND WALKING PATH TO CONNECT THE VIEW PATIOS WITH THE ANIMAL PENS AND COMMUNITY GARDEN AREA
- (10a) MONUMENT STAIR ACCESS TO BURNT BARN WALL AND RACETRACK HOMAGE AREA
- (11a) HOA COMMUNITY GARDEN PLOTS AND RESTAURANT FARM-TO-TABLE GARDEN PLOTS
- (12a) PICNIC AREA
- (13a) ANIMAL PEN, TYPICAL OF 4
- (14a) FENCED SYNTHETIC TURF PLAY AREA WITH NATURAL LOG AND BOULDER FEATURES

SITE STRUCTURES

- (1s) ELEVATED WOODEN STAGE WITH OVERHEAD PERGOLA STRUCTURE AND CURRENT EVENTS SIGN
- (2s) HOGWIRE FENCE WITH VINES
- (3s) PAINTED STEEL OVERHEAD STRUCTURE WITH GLULAM BEAMS AND STRING LIGHTING
- (4s) PAINTED STEEL OPEN-AIR GREENHOUSE STRUCTURE WITH DINING SEATING AND STRING LIGHTING OVER A DECORATIVE CONCRETE PATIO
- (5s) GALVANIZED STEEL WATER TOWER
- (6s) OUTDOOR WRAP AROUND BAR

PUBLIC ART OPPORTUNITIES

- (1p) 35' TALL WINDMILL
- (2p) VINTAGE TRACTOR OR FARM THEMED SCULPTURE
- (3p) POSSIBLE LOCATION FOR A PUBLIC ART FEATURE



31



CONCEPTUAL PLANT SCHEDULE

TREES		
ARBUS X 'MARINA' / ARBUS STANDARD		24" BOX
CITRUS SPP.		15 GAL
DIOSPYROS KAKI 'FUYU' / FUYU PERSIMMON		15 GAL
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT		24" BOX
FELOA SELLOWIANA / PINEAPPLE GUAVA		15 GAL
GINKGO BILOBA / MAIDENHAIR TREE		24" BOX
OLEA EUROPAEA / OLIVE		24" BOX
PISTACIA CHINENSIS / CHINESE PISTACHE		24" BOX
PLATANUS ACERIFOLIA / LONDON PLANE TREE		24" BOX
PUNICA GRANATUM 'ANGEL RED' / POMEGRANATE		15 GAL
PYRUS CALLERYANA 'ARISTOCRA' / FLOWERING PEAR		24" BOX
QUERCUS AGRIFFOLIA / COAST LIVE OAK		24" BOX
ULMUS PARVIFOLIA / CHINESE ELM		24" BOX
SHRUBS		
ACHILLEA MILLEFOLIUM / COMMON YARROW		5 GAL
AEONIUM CANARIENSE / AEONIUM		3 GAL
AGAVE ATTENUATA 'NOVA' / BLUE CLONE		5 GAL
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE		5 GAL
ALYOGYNE HUEGELII 'SANTA CRUZ' / BLUE HIBISCUS		15 GAL
ANGONANTHOS X 'BIG RED' / KANGAROO PAW		1 GAL
ANGONANTHOS X 'YELLOW GEM' / KANGAROO PAW		1 GAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH		5 GAL
CHONDRLOPETALUM TECTORUM 'EL CAMPO' / CAPE RUSH		1 GAL
DIEIS BICOLOR / FORTNIGHT LILY		1 GAL
DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH		5 GAL
LANTANA CAMARA 'RADIATION' / RADIATION LANTANA		5 GAL
LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER		1 GAL
LEUCADENDRON X 'SAFARI SUNSET' / CONEBUSH		5 GAL
LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH		1 GAL
MUEHLBERGIA RIGENS / DEER GRASS		5 GAL
NEPETA X 'FRAASSENII' WALKERS LOW' / WALKERS LOW CATMINT		1 GAL
OLEA EUROPAEA 'LITTLE OLIE' / LITTLE OLIE OLIVE		5 GAL
PENSTEMON 'MARGARITA BOP' / BEARD TONGUE		1 GAL
PHLOMIS FRUTICOSA / JERUSALEM SAGE		5 GAL
PHORMIUM X 'MARGARET JONES' / MARGARET JONES FLAX		5 GAL
RHAPHIOLEPIS INDICA 'BALLERINA' / INDIAN HAWTHORN		1 GAL
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY		5 GAL
THYMUS VULGARIS / CREEPING THYME		1 GAL
VINE		
BOUGAINVILLEA X 'BARBARA KARST' / BOUGAINVILLEA		15 GAL
VITIS CALIFORNICA 'ROGERS RED' / CALIFORNIA GRAPE		15 GAL
VITIS VINIFERA / WINE GRAPE		15 GAL



PEDESTRIAN/PARKING LOT LIGHTS

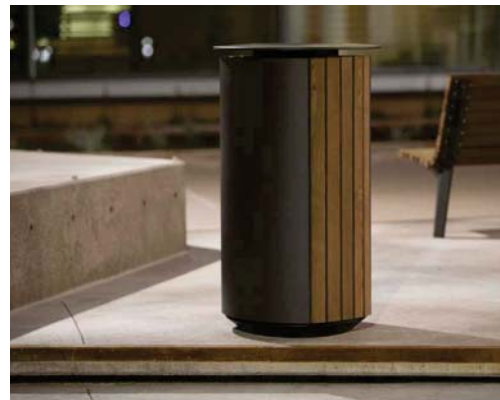


SIGN LIGHTS

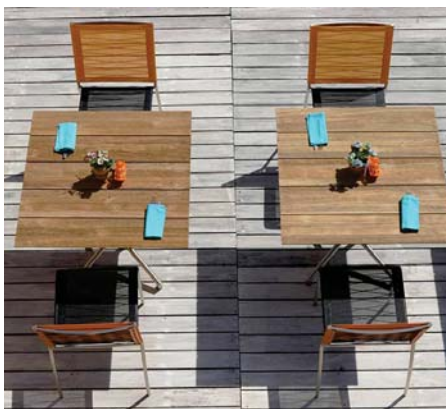


BOLLARD LIGHTS

EXTERIOR LIGHTING:
Outdoor lighting systems shall be designed and installed to comply with CalGreen section 5.106.8. Refer to Landscape Site Plan (Sheet 31) for locations.



PEAK BIKE RACKS - CAMPUS RACK



SLO RANCH FARMS AND MARKETPLACE SITE FURNISHINGS INSPIRATION BOARD

PLANTING DESIGN CRITERIA:
THE PLANT PALETTE ABOVE IS COMPRISED OF MEDITERRANEAN PLANT MATERIAL KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. 25% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLE WITH THE IRRIGATION SYSTEM WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. A COMPLETED WORKSHEET FOR MAXIMUM APPLIED WATER ALLOWANCE AND ESTIMATED TOTAL WATER USE CALCULATIONS IS PROVIDED ABOVE.

ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

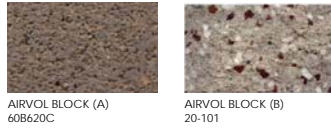
IRRIGATION AND PLANTING DESIGN CRITERIA:
A WEATHER SENSING, "SMART" CONTROLLER WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS AND GROUND COVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES WITH DRIP OR BUBBLER IRRIGATION, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED ABOVE WILL MEET OR EXCEED THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWLEO).

IRRIGATION PLAN WILL USE RECYCLED WATER PURPLE PIPE.

PLANTING & IRRIGATION DESIGN STATEMENT

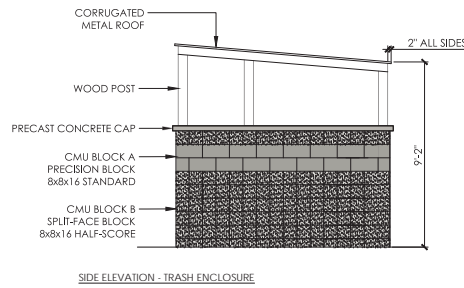
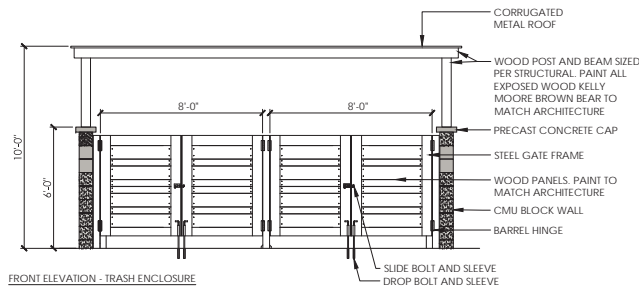
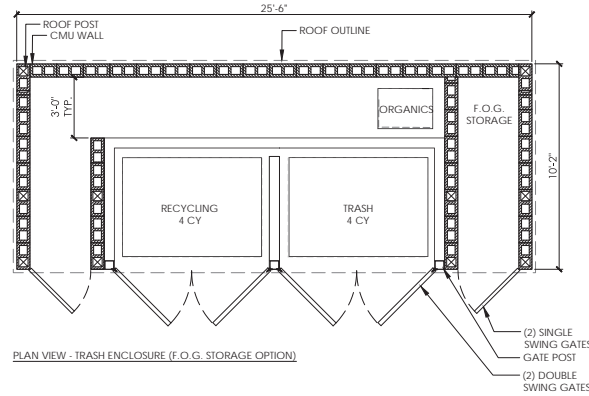
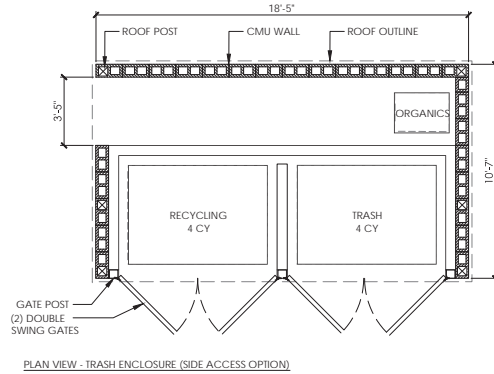


AIRVOL BLOCK (A)
60B620C

AIRVOL BLOCK (B)
20-101

NOTES:

1. FINISHES OF WOOD, ROOF, AND HARDWARE TO MATCH CORRESPONDING ARCHITECTURAL FINISHES.
2. ENTRANCE TO SIDE ACCESS ENCLOSURE WILL OCCUR ON EITHER SIDE DEPENDING ON SITE LOCATION.
3. SEE STRUCTURAL DRAWINGS FOR BEAM SIZING, FOOTING DESIGN, AND REINFORCEMENT MEASURES.



TRASH ENCLOSURE



SLO RANCH FARMS AND MARKETPLACE TRASH ENCLOSURE AND WATER CALCULATIONS



San Luis Obispo
Maximum Applied Water Allowance / Estimated Total Water Use

Non-Residential	Recycled Water
43.80	ET _a (inches/year)
	Overhead Landscape Area (ft ²)
38089	Drip Landscape Area (ft ²)
38,089	SLA (ft ²)
38,089	ET

Hydrozone	Plant Water Use Type (low, moderate, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²)	Enter Irrigation Type	(PF x HA (ft ²)) / IE
Zone 1	Low	0.3	31765	SLA	
Zone 2	Moderate	0.5	6323	SLA	
Zone 3					
Zone 4					
Zone 5					
Zone 6					
Zone 7					
Zone 8					
Zone 9					
Zone 10					
Zone 11					
Zone 12					
Zone 13					
Zone 14					
Zone 15					
Zone 16					
Zone 17					
Zone 18					
Zone 19					
Zone 20					
HA			38,089		
Total LA			38,089		

MAWA=	1,034,344.9	Recycled Water Project Allowed Full MAWA
ETWU=	1,034,344.9	Gallons
	1,382.7	HCF (Hundred Cubic Feet) per year
	3.174	Acre-feet per year

WATER CALCULATIONS

www.PeakRacks.com

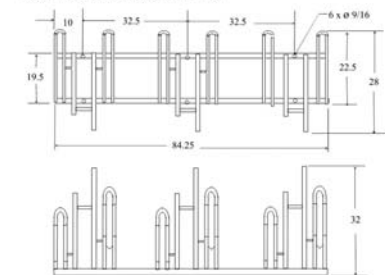


Phone 805-235-8812



Specifications

6-bike Capacity: Minimum Footprint with Bikes Inserted: 109" x 72"
Campus Standard 102 Lbs
Rack with Plaque 120 Lbs
Rack with Plaque Heavy Duty Base 128 Lbs



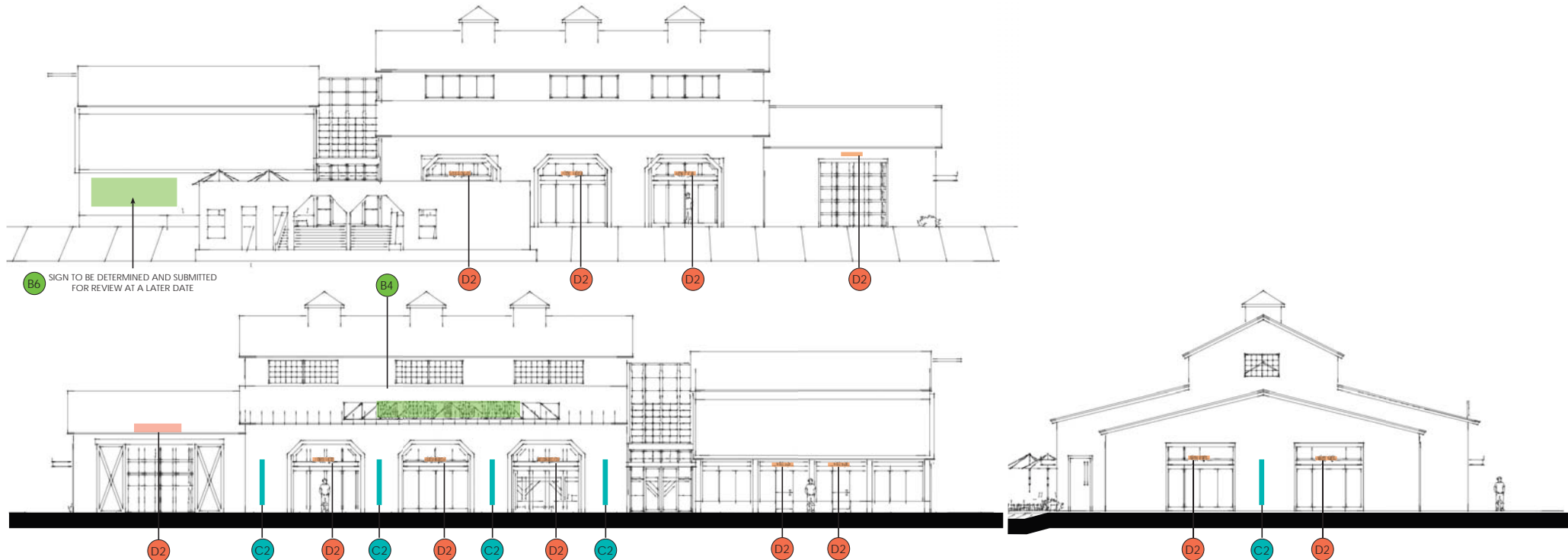
Materials	Finish	Installation
Hot rolled ASTM A36 solid steel bars welded with GMAW (MIG).	Standard finish is Hot Dipped Galvanized for superior durability.	This rack is free standing and can function without mounting, however, it is recommended that it be secured on concrete with six tamper-resistant stainless steel anchors (available from Peak Racks).
Standard Base: 1/8" angle	Optional powder coat is available with sand blasting, primer, color and clear coat (for additional cost).	
Heavy Base: 3/16" angle		
Wheel Holders: 1/2" diameter		
Wheel Troughs: 1/8" angle		
Locking Bars: 5/8" diameter		

BIKE RACK SPECIFICATIONS

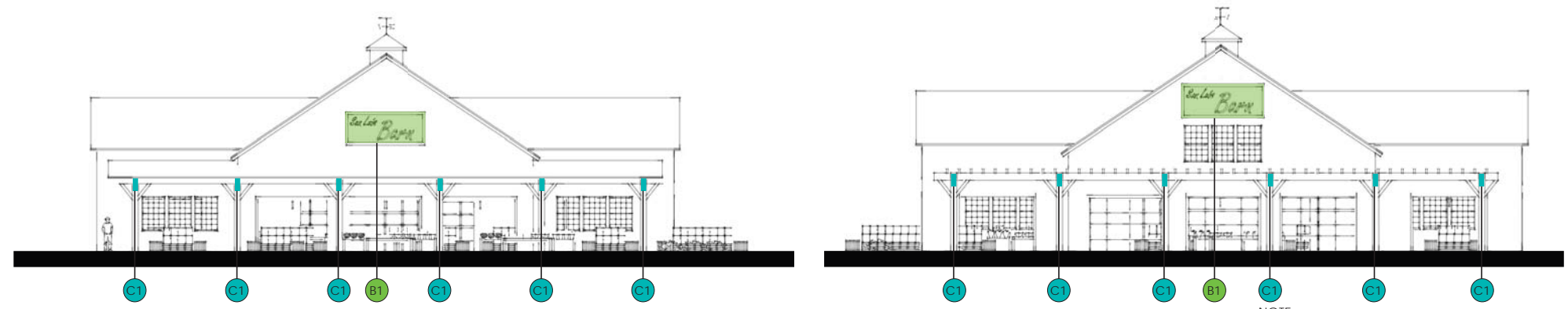


1046-16-RS20
10 JUNE 2021



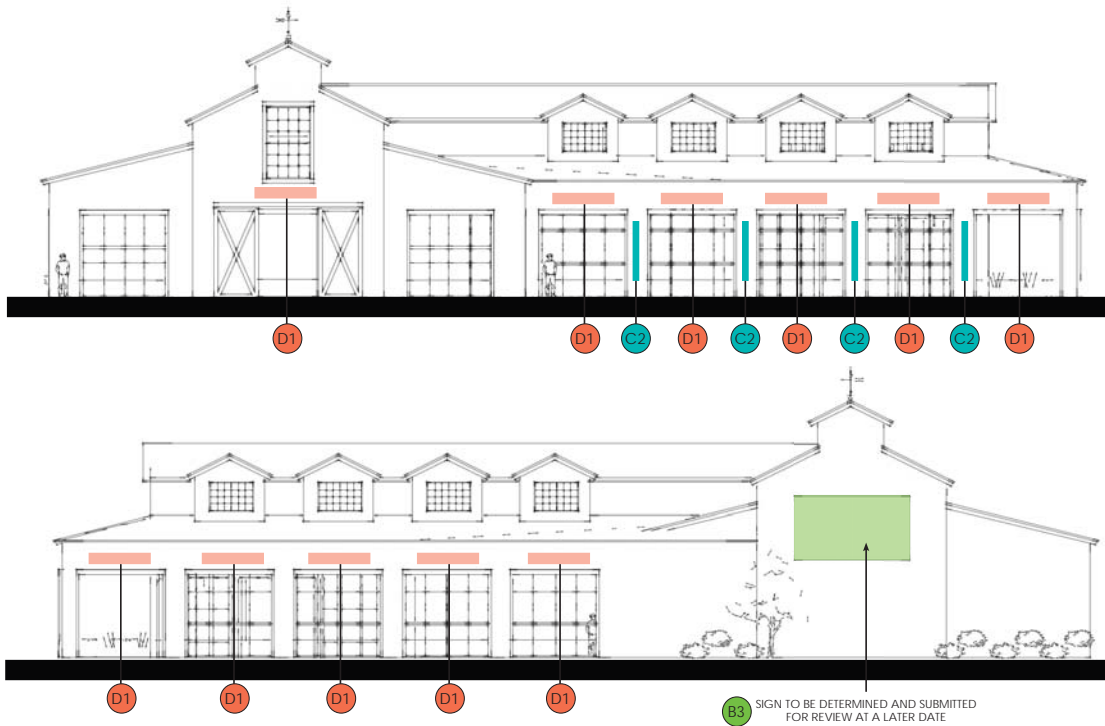


RETAIL AND HISTORIC BARN - BUILDING ELEVATIONS

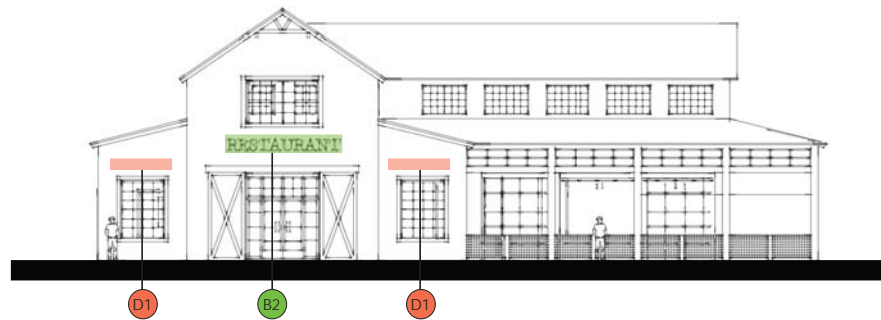


MARKET - BUILDING ELEVATIONS

NOTE:
POTENTIAL SIGNAGE PLACEMENT SUGGESTIONS SHOWN, NOT ALL LOCATIONS ARE ANTICIPATED TO BE USED. ACTUAL LOCATIONS TO BE DETERMINED BASED ON TENANT MIX.



AG PROCESSING BUILDING



RESTAURANT- BUILDING ELEVATIONS



NOTE:
POTENTIAL SIGNAGE PLACEMENT SUGGESTIONS SHOWN, NOT ALL
LOCATIONS ARE ANTICIPATED TO BE USED. ACTUAL LOCATIONS TO BE
DETERMINED BASED ON TENANT MIX.



SLO RANCH FARMS AND MARKETPLACE BUILDING SIGNAGE ELEVATIONS

1/8" = 1'-0" (24X36 SHEET)
0 4 8 16

1046-18-RS20
10 JUNE 2021



MAIN CULTURAL HERITAGE
LEARNING CENTER SIGNAGE

BLADE
SIGNAGE

SIGNAGE LEGEND

- A1 ENTRY MONUMENT
- A2 DIRECTIONAL SIGNAGE
- A3 NEIGHBORHOOD SIGNAGE

NOTES:

1. ALL SIGNAGE IS LOCATED OUTSIDE OF VEHICULAR SITE LINES
2. SIGNS ARE CONSISTENT WITH SAN LUIS RANCH MASTER DEVELOPER PLANS



SIGNAGE KEY MAP

ENTRY MONUMENT SIGNAGE

NOT TO SCALE



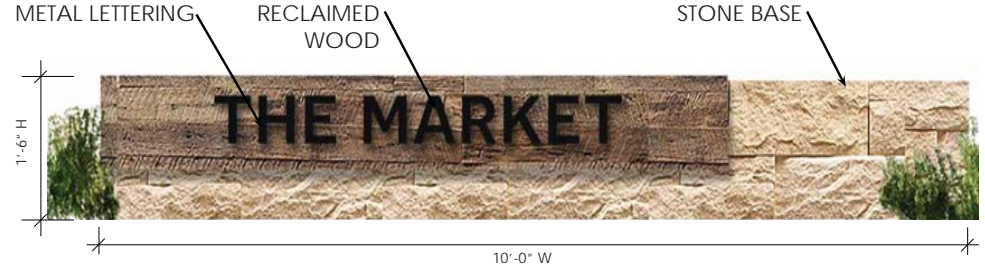
SIGN AND MONUMENT DEVELOPMENT STANDARDS

RESIDENTIAL (NG-10, NG-23, NG-30)

SUBDIVISION ENTRY MONUMENT: 1 per street frontage, 20SF, max height as approved by ARC. Shall be located in a landscaped planter typically at neighborhood entrance. *Monument sign illumination shall be in compliance with City of San Luis Obispo Municipal Code Sections 15.40.430 and 15.40.470.*

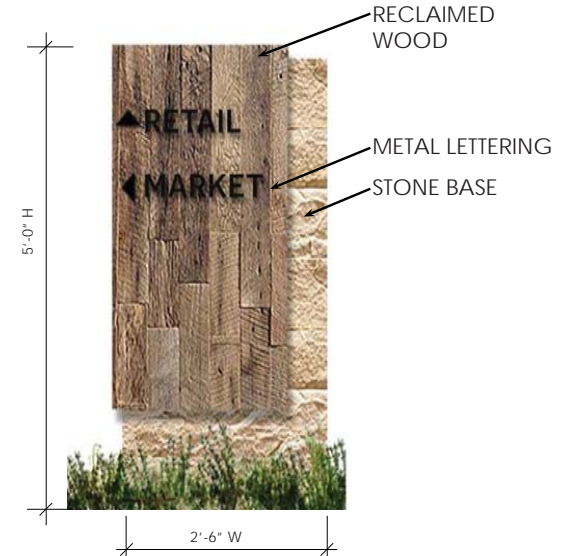
NEIGHBORHOOD SIGNAGE

NOT TO SCALE



DIRECTIONAL SIGNAGE

NOT TO SCALE



DIRECTORY SIGN: 1 each per street frontage, 20SF, no applicable maximum height. Wall signs shall be located over building entrances. *Directory sign illumination shall be in compliance with City of San Luis Obispo Municipal Code Sections 15.40.430 and 15.40.470.*

BUILDING SIGNAGE

REFER TO BUILDING COLOR MATERIALS FOR PROPOSED FINISHES

MARKET BUILDING: TOTAL SF
RESTAURANT BUILDING: TOTAL SF
RETAIL & HISTORIC BARN BUILDING: TOTAL SF

TYPE	BUILDING	SQUARE FEET
B1	MARKET BUILDING	154 SF
B2	RESTAURANT BUILDING	15 SF
B3	AG PROCESSING BUILDING	96 SF
B4	RETAIL & HISTORIC BARN BUILDING	63 SF
B5	HISTORIC HOUSE	9 SF
TOTAL SF		337 SF



B1 MARKET BUILDING SIGNAGE
WOOD AND STEEL
DIMENSIONS: 5'-6"H x 14"W
77 SF (QTY 2)
COLOR: BLACK OR WHITE



B2 RESTAURANT BUILDING SIGNAGE
TEXT SIZE: 12" H
DIMENSIONS: 1'H x 15'L
15 SF
COLOR: BLACK OR WHITE



B3 AG PROCESSING BUILDING SIGNAGE
DIMENSIONS: 6'H x 16'L
96 SF
SIGN TO BE DETERMINED AND SUBMITTED FOR REVIEW AT A LATER DATE



B4 RETAIL & HISTORIC BARN BUILDING SIGNAGE
TEXT SIZE: 2'-6"
DIMENSIONS: 2'-6"H x 25'L
63 SF
COLOR: BLACK OR WHITE



B5 RETAIL & HISTORIC BARN BUILDING SIGNAGE
TEXT SIZE: 8"
DIMENSIONS: 8" x 12'-6"
9 SF
COLOR: BLACK OR WHITE



B6 RETAIL & HISTORIC BARN BUILDING SIGNAGE
DIMENSIONS: XX' H x XX' L
XX SF
SIGN TO BE DETERMINED AND SUBMITTED FOR REVIEW AT A LATER DATE



TENANT BLADE SIGNAGE

SIGNS SHALL BE LOCATED OVER OR ADJACENT TO BUILDING ENTRANCES.

LED LIGHTING MAY BE INCORPORATED INTO SIGNS. SIGNS MAY NOT EXCEED 9" D

TYPE	QTY	SQUARE FEET
C1	13	104 MAX SF
C2	10	50 SF
TOTAL SF		154 MAX SF



C1 ROUND OR RECTANGULAR BLADE SIGNAGE
RECTANGLE DIMENSIONS: 28"H x 46"L, 8 SF
ROUND DIMENSIONS: 24" DIA., 4 SF



C2 VERTICAL BLADE SIGNAGE
DIMENSIONS: 1' W x 5' H, 5 SF
IF USED, MUST MEET ACCESSIBLE REQUIREMENTS

TENANT SIGNAGE

SIGNS SHALL BE LOCATED OVER BUILDING ENTRANCES.

DARK SKY COMPLIANT LED SIGNAGE LIGHTING

TYPE	QTY	SQUARE FEET
D1	10	150 SF
D2	7	52.5 SF
TOTAL SF		152.5 SF

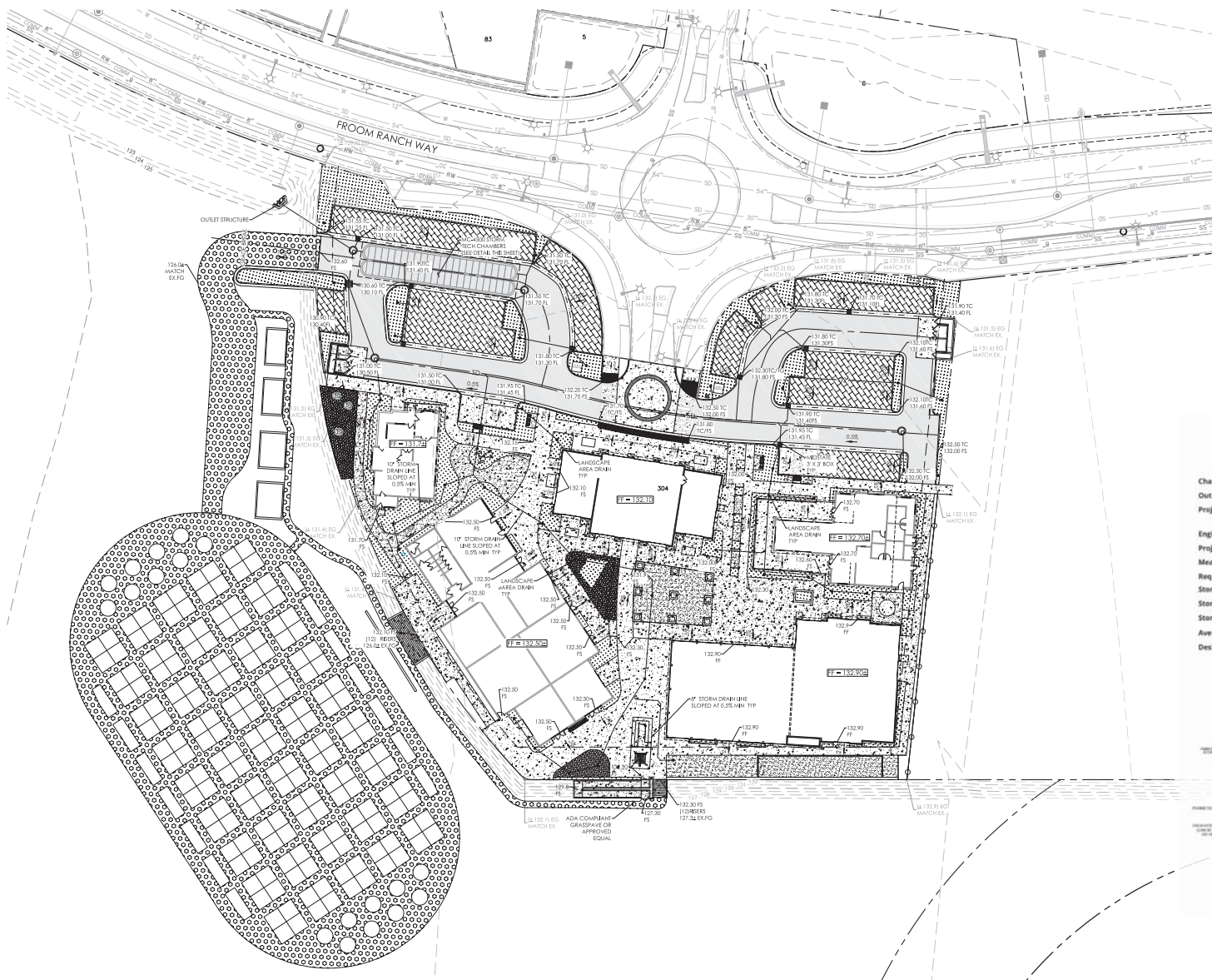


D1 STOREFRONT SIGNAGE
TEXT SIZE: 12" MAX.
DIMENSIONS: 1'-6"H x 10'L, 15 SF



D2 AWNING SIGNAGE
8" TEXT SIZE
DIMENSIONS: 8'H x 10'L, 7.5 SF
COLOR: BLACK OR WHITE





LEGEND

- PROPOSED AC PAVEMENT
- PROPOSED HARDSCAPE/CONCRETE
- PROPOSED PERVIOUS PAVER AREA (SEE LANDSCAPE PLANS)
- PROPOSED LANDSCAPE/PERVIOUS SURFACE (SEE LANDSCAPE PLANS)
- PROPOSED GRAVEL PAVE 2 (SEE LANDSCAPE PLANS)

NOTES:

1. SEE SHEET C-2 FOR PRELIMINARY SITE UTILITIES AND FEATURES.



User Inputs

Chamber Model: MC-4500
Outlet Control Structure: Yes
Project Name: San Luis Obispo Heritage
Engineer: N/A
Project Location: California
Measurement Type: Imperial
Required Storage Volume: 8450 cubic ft.
Stone Porosity: 40%
Stone Foundation Depth: 12 in.
Stone Above Chambers: 12 in.
Average Cover Over Chambers: 24 in.
Design Constraint Dimensions: (25 ft. x 120 ft.)

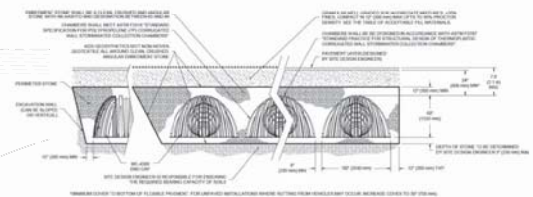
Results

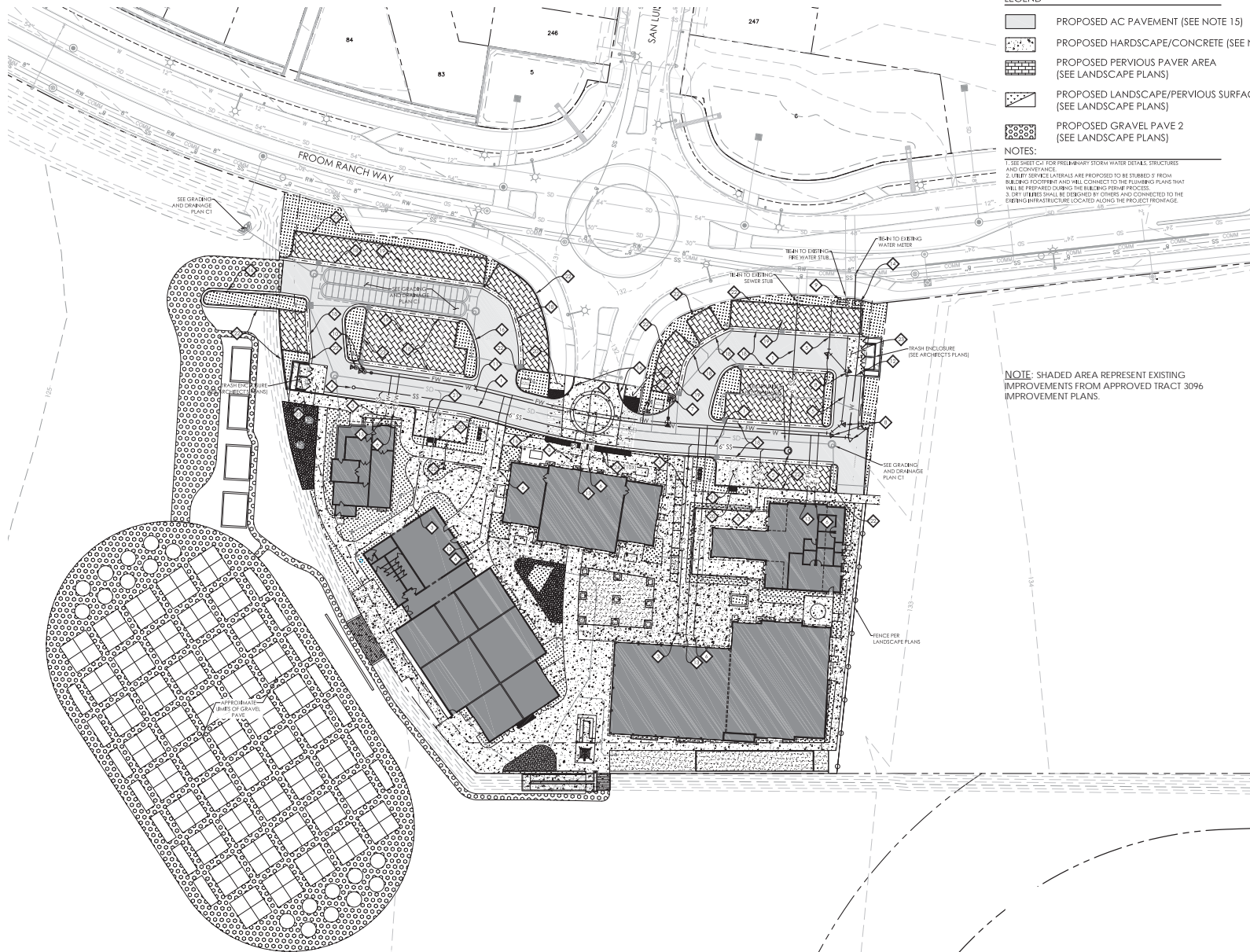
System Volume and Bed Size

Installed Storage Volume: 8751.04 cubic ft.
Storage Volume Per Chamber: 106.50 cubic ft.
Number Of Chambers Required: 44
Number Of End Caps Required: 4
Chamber Rows: 2
Maximum Length: 104.20 ft.
Maximum Width: 20.02 ft.
Approx. Bed Size Required: 2087.37 square ft.

System Components

Amount Of Stone Required: 361.76 cubic yards
Volume Of Excavation (Not Including Fill): 541.17 cubic yards





LEGEND

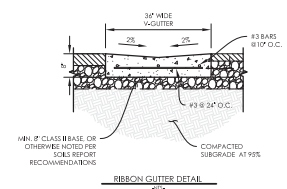
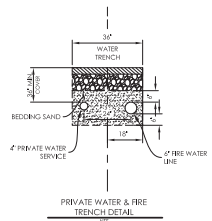
- PROPOSED AC PAVEMENT (SEE NOTE 15)
- PROPOSED HARDSCAPE/CONCRETE (SEE NOTE 17)
- PROPOSED PERVIOUS PAVER AREA (SEE LANDSCAPE PLANS)
- PROPOSED LANDSCAPE/PERVIOUS SURFACE (SEE LANDSCAPE PLANS)
- PROPOSED GRAVEL PAVE 2 (SEE LANDSCAPE PLANS)

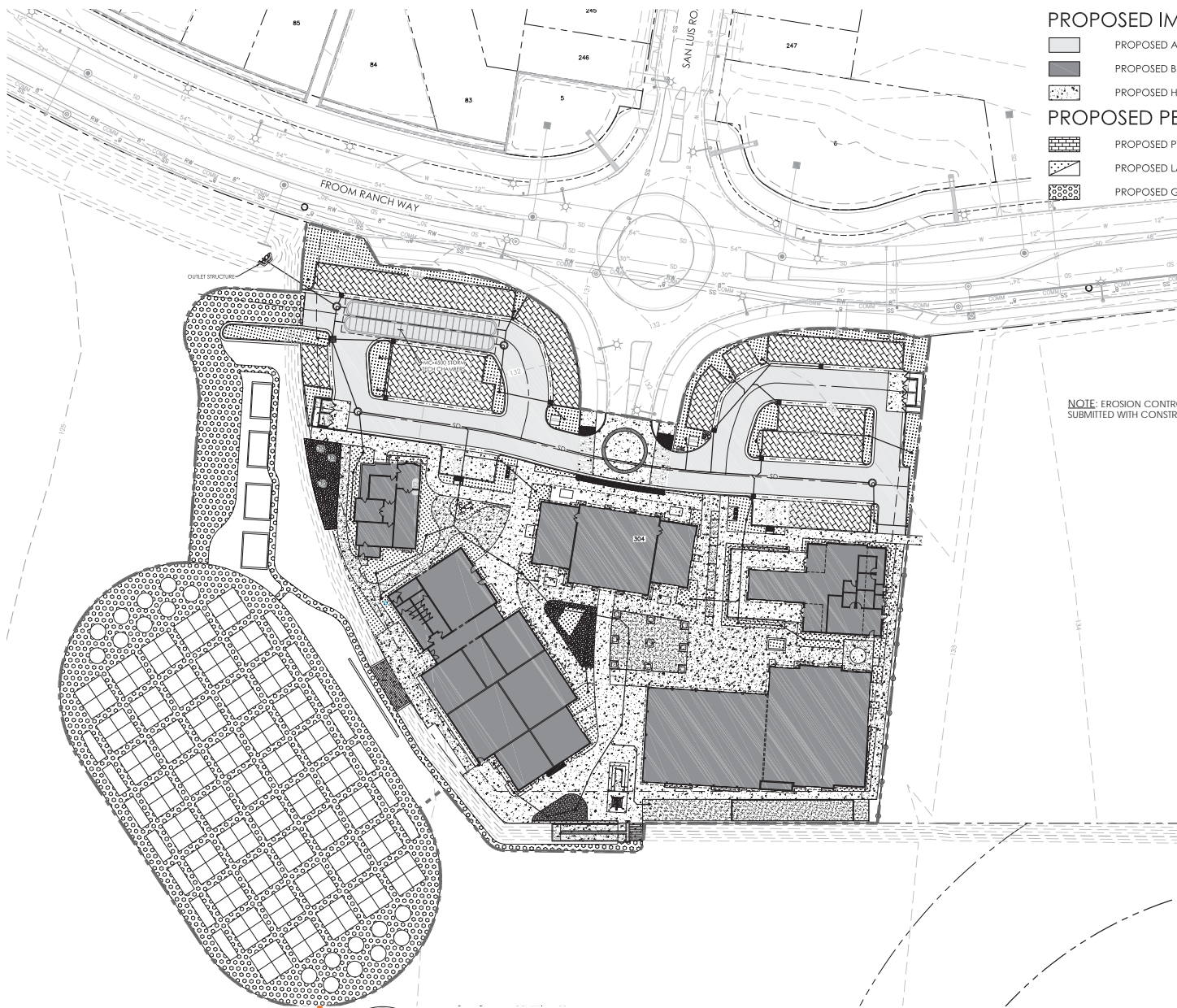
NOTES:

1. SEE SHEET C-4 FOR PRELIMINARY STORM WATER DETAILS, STRUCTURES AND CONVEYANCE.
2. TRUMP SERVICE LATERALS ARE PROPOSED TO BE STUBBED 5' FROM BUILDING FOOTPRINT AND WILL CONNECT TO THE PLUMBING PLANS THAT WILL BE PREPARED DURING THE BUILDING PERMIT PROCESS.
3. DRY UTILITY SHALL BE DESIGNED BY OTHERS AND CONNECTED TO THE EXISTING INFRASTRUCTURE LOCATED ALONG THE PROJECT FRONTAGE.

IMPROVEMENT NOTES

- ◆ INSTALL 18" HOPE SEWER. SEE PLAN FOR SIZE.
- ◆ INSTALL 48" SEWER MANHOLE.
- ◆ INSTALL 18" 35 PVC SEWER SERVICE LATERAL. SEE PLAN FOR SIZE. STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL SEWER CLEANOUT.
- ◆ INSTALL 4" FIRE WATER.
- ◆ INSTALL 1/2" FIRE WATER SPRAWLER LATERAL. SEE PLAN FOR SIZE. STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL FIRE HYDRANT ASSEMBLY WITH CONCRETE PAD.
- ◆ INSTALL ANGLED FITTING WITH THRUST BLOCK.
- ◆ INSTALL A 4" FIRE DOUBLE CHECK BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY.
- ◆ INSTALL TERMINAL BLOWOFF WITH THRUST BLOCK.
- ◆ INSTALL FIRE AND DOMESTIC WATER BY JOINT TRENCH. SEE DETAIL THIS SHEET.
- ◆ INSTALL 4" PVC PRIVATE WATER.
- ◆ INSTALL WATER SERVICE LATERAL, STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL A 4" REDUCED PRESSURE BACKFLOW PREVENTER.
- ◆ CONSTRUCT MIN. 4" OF AC OVER 1/4" OF COMPACTED 60% OR BETTER CLASS II AGGREGATE BASE. PAVING SECTION IS BASED ON A TRAFFIC INDEX OF 4.5 AND A PRELIMINARY RAVALE OF LESS THAN 5.
- ◆ CONSTRUCT 4" CONCRETE CURB AND 18" GUTTER.
- ◆ CONSTRUCT P.C.C. REINFORCED CONCRETE PAVEMENT PER SOIL ENGINEERS RECOMMENDATIONS.
- ◆ CONSTRUCT 36" RIBBON GUTTER PER DETAIL ON THIS SHEET.
- ◆ INSTALL 4" WIDE, WHITE TRAFFIC PAINT STRIPS.
- ◆ CONSTRUCT CURB RAMP WITH TRUNCATED DOWNS PER CALTRANS STANDARD PLAN RSP 488A.
- ◆ INSTALL ADA STRIPING, WARNING AND WHEEL STOPS PER CALTRANS STANDARD PLAN 488A. ALSO, SEE ARCHITECT'S PLANS.
- ◆ CONSTRUCT 4" CONCRETE CURB ONLY.
- ◆ CONSTRUCT 4" OVER 1/4" REINFORCED CONCRETE LOADING PAD. USE #3 BARS @ 18" ON CENTER.
- ◆ CONSTRUCT 4" DIAMETER REMOVABLE BOLLARDS.
- ◆ IRRIGATION METER, PEDESTAL AND POINT OF CONNECTION.





PROPOSED IMPERVIOUS

- PROPOSED AC
- PROPOSED BUILDING
- PROPOSED HARDSCAPE/CONCRETE

PROPOSED PERVIOUS

- PROPOSED PERVIOUS PAVER AREA
- PROPOSED LANDSCAPE/PERVIOUS SURFACE
- PROPOSED GRAVEL PAVE 2

EXISTING STATISTICS

-NOTE SITE HAS BEEN ROUGH GRADED ALREADY WITH THE DEVELOPMENT OF SAN LUIS RANCH TRACT IMPROVEMENTS.

EXISTING IMPERVIOUS AREA
SITE AREA: 0 SF
(EXISTING BUILDINGS, EXISTING PAVEMENT)

EXISTING PERVIOUS AREA
SITE AREA: 172,048 SF

PROPOSED STATISTICS

--- LIMITS OF DISTURBANCE: 172,048 SF

(A) PROPOSED IMPERVIOUS AREA

CONCRETE: 33,443 SF

AC PAVING AREA: 16,479 SF

BUILDING AREA: 28,917 SF

TOTAL IMPERVIOUS AREA: 78,839 SF

(B) PROPOSED PERVIOUS AREA

PERVIOUS PAVER AREA: 10,958 SF

LANDSCAPE AREA: 45,538 SF

GRAVEL PAVE 2: 36,713 SF

TOTAL PERVIOUS AREA: 93,209 SF

PRELIMINARY HYDROLOGY

STORM WATER CONTROL
TOTAL ONSITE REQUIRED
CAPTURED AREA : 172,048 SF
95TH PERCENTILE DEPTH: 1.95"

$$V = C \cdot A \cdot I / 12$$

$$C = 0.8585P^3 - 0.78P^2 + 0.774I + 0.04 = 0.31$$

$$I = \text{IMPERVIOUS AREA} / \text{TOTAL AREA} = 78,839 \text{ SF} / 172,048$$

$$A = 172,048 \text{ SF}$$

$$I = 1.95"$$

$$V = 0.31 \cdot (1.95 / 12) \cdot 172,048 \text{ SF} = 8,667 \text{ CF}$$

TOTAL CHAMBER VOLUME PROVIDED = 8,750 +/- CF = C

REQUIRED STORMWATER CONTROL MEASURES

TIER 1 - RUNOFF REDUCTION

- MINIMIZE IMPERVIOUS AREAS - PARKING STALLS CONSTRUCTED WITH PERMEABLE PAVERS

TIER 2 - WATER QUALITY (85th PERCENTILE = 1.2")

- ON-SITE RETENTION-BASED INFILTRATION

TIER 3 - RETAIN 95TH PERCENTILE STORM EVENT (1.95")

- UNDERGROUND STORAGE CHAMBERS WILL RETAIN AND INFILTRATE APPROXIMATE VOLUME 8,750 CF

TIER 4 - PEAK MANAGEMENT

- AS PART OF THE OVERALL TACT 3096 PROJECT, THE APPROACH TO PEAK FLOW MANAGEMENT INVOLVES COLLECTING A PORTION OF THE RUNOFF FROM THE PROPOSED DEVELOPMENT AND DIVERTING FLOW OUT OF THE UPSTREAM END OF CERRO SAN LUIS CHANNEL, DETAINING THAT COMBINED FLOW IN AN UNDERGROUND DETENTION FACILITY, AND THEN REINTRODUCING IT INTO PREFUMO CREEK DOWNSTREAM OF THE PROPOSED FROOM RANCH WAY BRIDGE AT A LOWER FLOW, RESULTING IN AN OVERALL REDUCTION IN PEAK FLOW FOR THE SYSTEM. THE PROPOSED FACILITY WAS DESIGNED TO ACCOUNT FOR THE INCREASE IN PEAK FLOW ASSOCIATED WITH THE PROPOSED AGRICULTURAL HERITAGE CENTER THAT IS THIS PROJECT.



Site design of highly visible areas reflects mountain viewsheds



Building materials such as barn wood are consistent with character of this building



Pedestrian promenades link various uses



Site amenities such as a public gardens complement the project's character

3.7.3. Agricultural Heritage Facilities and Learning Center Design Guidelines

The following design guidelines apply to the Agricultural Heritage Facilities and Learning Center within San Luis Ranch.

Site Planning and Design

- a. Site design should consider the highly visible character of this site and place loading/delivery/back of house uses in various inconspicuous locations.
- b. Buildings should be aesthetically pleasing from all angles, especially for buildings that have high visibility from Highway 101.
- c. Site design should incorporate pedestrian walkways, outdoor seating, and landscape areas.
- d. Outdoor spaces should reflect careful planning and provide plaza spaces with defined edges, benches, and lighting that establish a sense of place.
- e. Building forms, materials, and finishes should reflect the agrarian heritage of the site.
- f. Murals, trellises, or vines should be placed on large expanses of walls at the rear or sides of buildings to soften the appearance and create visual interest.
- g. A series of pedestrian promenades and plazas should link the various structures placed on-site for the Agricultural Heritage Facilities and Learning Center.
- h. A variety of outdoor seating areas should be incorporated to encourage formal and informal on-site dining.
- i. Site amenities, including benches, drinking fountains, provisions for bicyclists, water features, and public art, should be utilized and should complement the project's architectural character.
- j. Flexible spacing for use by food trucks, formal and informal events, live music, and other agricultural related activities should be incorporated adjacent to the planned Agricultural Heritage Facilities and Learning Center.
- k. Lighting should be designed to provide ambiance, safety, and security without unnecessary spillover or glare onto adjacent properties.
- l. Building light fixtures, such as barn style or gooseneck, should be designed or selected to be architecturally compatible with the main structures, which should complement the agrarian theme of the site.
- m. Signs should be in scale with and in proportion to the primary building facade so that the signs do not dominate the appearance.
- n. Building materials should consist of authentic materials commonly associated with the architectural style of the building. Highly reflective or tinted glass, imitation stone or brick, corrugated fiberglass, plastic roof tiles, and undecorated concrete block should be avoided.
- o. Exterior colors should be consistent with the architectural style of the building. Color schemes that involve a minimum of three (3) colors should be utilized.

- p. Different colors accentuating different aspects and details of the building architecture should be utilized. Except for accenting different aspects and details of a building, bright colors should be avoided.
- q. Landscaping will be comprised of the plants listed in Table 3-12.
- r. Fencing should reflect an agrarian theme with wood and metal materials. Wood fences with metal mesh (hog wire) and split rail fences are encouraged. Barbed wire fencing should not be used.
- s. Trees and shrubs should be located and spaced to allow for mature and long-term growth.
- t. Trees should be selected based on performance basis with the objective of producing fruit, minimizing water use, providing shade, minimizing hazardous litter, minimizing root intrusion, and providing color and contrast.
- u. Vines and potted plants should be incorporated to provide wall, column, and post texture and color, as well as for accentuating entryways, courtyards, and sidewalks.
- v. Plantings should be used to screen or separate less desirable areas from public view, such as trash enclosures, parking areas, storage areas, loading areas, and public utilities.

Agricultural Heritage Facilities and Learning Center Concept

The Agricultural Heritage Facilities and Learning Center includes a learning center, market/farm stand, agricultural processing center, food services, and agricultural accessory structures. This community and visitor serving cultural destination will provide a venue for locally grown and produced products, educational and hands-on learning opportunities, and seasonal community gathering spaces. With a major portion of the site remaining in agricultural production, agricultural operations will be supported by an appropriately scaled agricultural processing center and a

limited number of accessory structures. Historic structures identified on-site will be integrated into the site plan design as part of the Agricultural Heritage Facilities and Learning Center, as directed by a qualified Historic Architect, then through a Historical Structure Relocation Plan, as specified in Mitigation Measure CR-1. Archival documentation of the historic structures on-site and informational displays of historic resources will also be completed and included in the site plan when appropriate.

