



Planning Commission
AGENDA

Wednesday, June 26, 2024, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

The Planning Commission holds in-person meetings. Zoom participation will not be supported at this time. Planning Commission meetings can be viewed remotely on Channel 20 and the City's YouTube Channel: <http://youtube.slo.city>

INSTRUCTIONS FOR PUBLIC COMMENT:

Public Comment prior to the meeting (must be received 3 hours in advance of the meeting):

Mail - Delivered by the U.S. Postal Service. Address letters to the City Clerk's Office at 990 Palm Street, San Luis Obispo, California, 93401.

Email - Submit Public Comments via email to advisorybodies@slocity.org. In the body of your email, please include the date of the meeting and the item number (if applicable). Emails *will not* be read aloud during the meeting.

Voicemail - Call (805) 781-7164 and leave a voicemail. Please state and spell your name, the agenda item number you are calling about, and leave your comment. Verbal comments must be limited to 3 minutes. Voicemails *will not* be played during the meeting.

**All correspondence will be archived and distributed to members, however, submissions received after the deadline may not be processed until the following day.*

Public Comment during the meeting:

Meetings are held in-person. To provide public comment during the meeting, you must be present at the meeting location.

Electronic Visual Aid Presentation. To conform with the City's Network Access and Use Policy, Chapter 1.3.8 of the Council Policies & Procedures Manual, members of the public who desire to utilize electronic visual aids to supplement their oral presentation must provide display-ready material to the City Clerk by 12:00 p.m. on the day of the meeting. Contact the City Clerk's Office at cityclerk@slocity.org or (805) 781-7114.

1. CALL TO ORDER

Chair Cooley will call the Regular Meeting of the Planning Commission to order.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

At this time, people may address the Commission about items not on the agenda. Comments are limited to three minutes per person. Items raised at this time are generally referred to staff and, if action by the Commission is necessary, may be scheduled for a future meeting.

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 Planning 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 - JUNE 12, 2024 PLANNING COMMISSION MINUTES

5

Recommendation:

To approve the Planning Commission Minutes of June 12, 2024.

4. PUBLIC HEARINGS

Note: Any court challenge to the action taken on public hearing items on this agenda may be limited to considering only those issues raised at the public hearing or in written correspondence delivered to the City of San Luis Obispo at, or prior to, the public hearing. If you wish to speak, please give your name and address for the record. Please limit your comments to three minutes; consultant and project presentations limited to six minutes.

- 4.a 1925 SANTA BARBARA AVENUE (APPL-0232-2024) APPEAL OF THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION TO APPROVE ARCHITECTURAL REVIEW APPLICATION ARCH-0448-2022 11

Recommendation:

Adopt the Draft Resolution denying the appeal and upholding the decision of the Community Development Director approving the Minor Development Review application ARCH-0448-2022.

- 4.b 10 HIGUERA STREET (ARCH-0358-2023) REVIEW OF A NEW MIXED-USE PROJECT THAT CONTAINS APPROXIMATELY 23,164 SQUARE FEET OF COMMERCIAL SPACE AND A ONE BEDROOM RESIDENTIAL UNIT, WITH ASSOCIATED SITE IMPROVEMENTS 59

Recommendation:

Adopt the Draft Resolution approving the proposed new mixed-use project, associated site design and improvements, sign program, and the removal of two trees based on findings and subject to conditions of approval. This project is categorically exempt from environmental review under CEQA Guidelines section 15332 (Class 32, Infill Development Projects).

5. COMMENT AND DISCUSSION

- 5.a STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Senior Planner Rachel Cohen.

6. ADJOURNMENT

The next Regular Meeting of the Planning Commission is scheduled for July 10, 2024 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

LISTENING ASSISTIVE DEVICES for the hearing impaired--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) 781-7114 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

Planning Commission meetings are televised live on Charter Channel 20 and on the City's YouTube Channel: www.youtube.com/CityofSanLuisObispo. Agenda related writings or documents provided to the Planning Commission are available for public inspection on the City's website:

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>.



Planning Commission Minutes

June 12, 2024, 6:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Planning Commissioners Present: Commissioner Sheryl Flores, Commissioner Bob Jorgensen, Commissioner Steve Kahn, Commissioner Eric Tolle, Vice Chair Dave Houghton

PC Absent: Commissioner Juan Munoz-Morris, Chair Justin Cooley

City Staff Present: Deputy Community Development Director Tyler Corey, Assistant City Attorney Markie Kersten, Megan Wilbanks, Deputy City Clerk

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Planning Commission was called to order on June 12, 2024 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Vice Chair Houghton.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - MAY 8, 2024 PLANNING COMMISSION MINUTES

Motion By Commissioner Tolle

Second By Commissioner Kahn

To approve the Planning Commission Minutes of May 8, 2024.

Ayes (5): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, and Vice Chair Houghton

Absent (2): Commissioner Munoz-Morris, and Chair Cooley

CARRIED (5 to 0)

4. PUBLIC HEARINGS

- 4.a REVIEW CONDITIONAL USE PERMIT (USE-0331-2023) TO ESTABLISH A FRATERNITY FOR UP TO 24 RESIDENTS, INCLUDING A REQUEST TO PROVIDE TWO (2) PARKING SPACES IN TANDEM ON AN EXISTING DRIVEWAY; THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW

Commissioner Kahn provided ex-parte disclosure and announced that he visited site on Monday, June 10th and spoke with residents.

Vice Chair Houghton provided ex-parte disclosure and announced that he visited the site on Wednesday, June 12th and discussed the proposal with the Applicant, Thomas Symer.

Associate Planner Hannah Hanh presented the staff report and responded to Commission inquiries.

The Applicant, Thomas Symer, provided a brief overview of the project and responded to questions raised.

Vice Chair Houghton opened the Public Hearing

Public Comment:

Kathie Walker
Sandra Rowley
Steven Walker

--End of Public Comment--

Vice Chair Houghton closed Public Comment

Motion By Commissioner Kahn

Second By Commissioner Jorgensen

Adopt the Draft Resolution approving the project, which is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, *with the added conditions listed below.*

"A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION APPROVING A CONDITIONAL USE PERMIT TO ESTABLISH A FRATERNITY AT 1264 AND 1264 ½ EAST FOOTHILL BOULEVARD AND 1241, 1243, 1249, AND 1251 MONTE VISTA PLACE. THE PROJECT INCLUDES A REQUEST TO PROVIDE TWO (2) PARKING SPACES IN TANDEM ON AN EXISTING DRIVEWAY ALONG

EAST FOOTHILL BOULEVARD. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED JUNE 12, 2024 (USE-0331-2023)"

- Condition #14: The fraternity use shall comply with Table 1 (Exterior Noise Limits) of Section 9.12.060 (Exterior Noise Limits) between the extended hours of 10:00 pm and 9:00 am, except as approved in writing as a special event by the Community Development Director.
- Condition #15: Prior to a special event approved by the Community Development Director pursuant to Condition No. 5, the fraternity shall provide written notification of the event to occupants within 300 feet of the site. The written notification shall include the date, hours, and contact information for the responsible party for the special event.
- Condition #16: Live entertainment, bands, and/or amplified sounds are prohibited, unless otherwise approved through a special event by the Community Development Department.

Ayes (5): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, and Vice Chair Houghton

Absent (2): Commissioner Munoz-Morris, and Chair Cooley

CARRIED (5 to 0)

4.b REVIEW TEXT AMENDMENT TO ZONING REGULATIONS (CODE-0224-2024) TO ADD SINGLE-FAMILY AND MULTI-FAMILY USES AS CONDITIONALLY ALLOWED WITH APPROVAL OF MINOR USE PERMIT IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE; THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW

Associate Planner Hannah Hanh presented the staff report and responded to Commission inquiries.

Vice Chair Houghton opened the Public Hearing

Public Comment:

Sandra Rowley

Toni Detz

--End of Public Comment--

Vice Chair Houghton closed Public Comment

Motion By Commissioner Tolle
Second By Commissioner Flores

Adopt the Draft Resolution, which recommends the City Council introduce and adopt an Ordinance revising Table 2-1 (Uses Allowed by Zone) in Title 17 (Zoning Regulations) to add single-family and multi-family uses as conditionally allowed with approval of a Minor Use Permit in the Neighborhood Commercial (C-N) Zone. The project is exempt from environmental review under Section 15301(b)(3) (General Rule Exemption) of the California Environmental Quality Act (CEQA) Guidelines.

"A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE AMENDING TABLE 2-1 (USES ALLOWED BY ZONE) IN TITLE 17 (ZONING REGULATIONS) OF THE MUNICIPAL CODE TO ADD SINGLE-FAMILY AND MULTI-FAMILY USES AS CONDITIONALLY ALLOWED WITH APPROVAL OF A MINOR USE PERMIT IN THE NEIGHBORHOOD COMMERCIAL (C-N) ZONE. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW (CEQA) AS REPRESENTED IN THE PLANNING COMMISSION AGENDA REPORT AND ATTACHMENTS DATED JUNE 12, 2024 (CITYWIDE; CODE-0224-2024) "

Ayes (5): Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Commissioner Tolle, and Vice Chair Houghton

Absent (2): Commissioner Munoz-Morris, and Chair Cooley

CARRIED (5 to 0)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Deputy Community Development Director Tyler Corey provided the following update of upcoming projects:

- On June 26, 2024, the Planning Commission will review an Appeal of the Community Development Director's decision regarding a new mixed-use development at 1925 Santa Barbara Avenue (APPL-0232-2024) and review of a new mixed-use project at 10 Higuera Road (ARCH-0358-2023).

- On July 10, 2024, the Planning Commission will review an Appeal of the Community Development Director's decision to deny a Homestay Permit at 1137 Peach Street (APPL 0210-2024).

6. ADJOURNMENT

The meeting was adjourned at 8:19 p.m. The next Regular Meeting of the Planning Commission is scheduled for June 26, 2024 at 6:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY PLANNING COMMISSION: XX/XX/2024

PLANNING COMMISSION AGENDA REPORT

SUBJECT: 1925 SANTA BARBARA AVENUE (APPL-0232-2024) – APPEAL OF DECISION APPROVING ARCHITECTURAL REVIEW APPLICATION ARCH-0448-2022

BY: Walter Oetzell, Assistant Planner
Phone Number: (805) 781-7593
Email: woetzell@slocity.org

FROM: Rachel Cohen, Senior Planner
Phone Number: (805) 781-7574
Email: rcohen@slocity.org

APPELLANT: Wayne Terry

RECOMMENDATION

Adopt the Draft Resolution denying the appeal and upholding the decision of the Community Development Director approving the Minor Development Review application ARCH-0448-2022.

1.0 COMMISSION'S PURVIEW

As provided by Zoning Regulations Section 17.126.040 (A), the Commission will consider an appeal of the decision of the Community Development Director.

2.0 SUMMARY

Obispo Investments Inc. proposes to develop the property at 1925 Santa Barbara Avenue with a mixed-use project comprised of four residential dwelling units and a small street-fronting nonresidential space (see Attachments B and C, and Figure 2, below). The project is subject to Minor Development Review¹ and review by the City's Cultural Heritage Committee, as the project site is located within the Railroad Historic District.²

Accordingly, Minor Development Review application ARCH-0448-2022 was filed on August 17, 2022. On April 22, 2024, the application was approved by the Community Development Director, based in part on the recommendation of the Cultural Heritage Committee, as to the consistency of the proposal with historical preservation policies, standards, and guidelines (see Decision Letter, Attachment D).

Wayne Terry, owner and resident of the property at 1902 Chorro Street, situated immediately southwest of the subject site, appealed the decision of the Director, providing a narrative discussion of the reasons for the appeal (see Appeal Statement, Attachment E).

¹ Minor development review is a staff-level review process with public notice provided, with no public hearing required (Zoning Regs. § 17.106.030 (B))

² For each level of development review, an advisory body may provide a recommendation to the review authority as applicable or required (Zoning Regs. § 17.106.040 (A)); The Cultural Heritage Committee shall review and make recommendations to the Director on applications and development review projects which include new construction located in historic districts.

APPL-0232-2024 (1925 Santa Barbara)
 Planning Commission Report – June 26, 2024

In the discussion, the appellant raises concerns with the conduct of the Cultural Heritage Committee’s deliberations and questions the project’s consistency with the development pattern in the Railroad Historic District and with the City’s Historic Preservation Ordinance and Historic Preservation Program Guidelines. This appeal is now before the Planning Commission.

3.0 BACKGROUND

Site and Setting

The subject property is a rectangular parcel measuring about 7,250 square feet in area, on the west side of Santa Barbara Avenue, 225 feet south of Upham Street, in a Service Commercial (C-S) Zone, and Historical Preservation Overlay (H) Zone denoting its location in the Railroad Historic District (see Figure 1). It is developed with a small commercial building installed in 1985 to serve as an office for an auto sales lot, and most recently used for personal services (The Brow Shoppe).



Figure 1: 1925 Santa Barbara

Adjacent to the site, directly north and south, are single-family dwellings (neither of which are included in the City’s Inventory of Historic Resources). Also in the vicinity are the San Luis Obispo Railroad Museum (a Master List Resource, the Southern Pacific Warehouse), the Del Monte Café (a Contributing List Resource), a development comprised of industrial sheds (formerly Flanders Bicycle Shop; 1951 Santa Barbara), and a newer development of three mixed-use buildings, designed in an historical vernacular style with false fronts (1957-1977 Santa Barbara). Behind the subject site are the Chapek House (at 843 Upham) and the Bittick Residence (1902 Chorro), both Master List Historic Resources within the adjacent Old Town Historic District.

Railroad District Plan

In 1998, the City Council adopted the Railroad District Plan (RDP),³ an “Area Plan”, intended to implement General Plan policies within the Railroad Historic District. The plan aims to retain and preserve the historic and architectural character of the District with architectural standards to guide new development. The Architectural Guidelines provided in the Plan (see Attachment F) help to ensure that new development is architecturally compatible with adjacent buildings, and these guidelines are applied in reviewing new development in the Railroad Historic District.

³ The Railroad District Plan may be accessed through the City’s website, at: www.slocity.org/home/showpublisheddocument/27524/637305754075300000

Project Description

The proposed project is comprised of three new buildings accommodating four dwellings and a nonresidential suite (see Project Description and Project Plans, Attachments B and C, and Figure 2, below). The nonresidential space is provided at the Santa Barbara Avenue street frontage and is intended for the range of uses and activities permitted in a Service-Commercial Zone.⁴ The buildings are designed in a contemporary style, based on rectangular forms, and having medium-sloped pitched roofs with eave overhangs. Plaster and horizontally oriented cement fiber board siding are the predominant exterior materials. Double-hung or divided lite windows are recessed into the building walls and provided with wood trim and sill features.

| | | |
|-----------------------------|---------------|--|
| Non-Residential Space | 485 sq. ft. | 1-story |
| Accessible Living Unit | 825 sq. ft. | 2-story |
| Tri-Plex (825 sq. ft. /ea.) | 2,475 sq. ft. | 2-story over under-building parking area |



Figure 2: Project Rendering, from Santa Barbara Avenue

4.0 PREVIOUS REVIEW

Cultural Heritage Committee

The application was reviewed by the Cultural Heritage Committee, over the course of two public hearings, for their recommendation to the Community Development Director on the application of architectural and historic preservation standards and guidelines to the proposed project. Video record of each hearing, along with hearing agendas and staff reports, is accessible from the Past Meetings section of the Public Meeting Agendas page on the City’s website⁵, and Agenda Correspondence and Minutes for each hearing are available in the City Clerk’s document archive.⁶

⁴ Uses permitted in various Zones are summarized in Zoning Regs. § 17.10.020 (A)

⁵ Public Meeting Agendas may be accessed through the City’s website at www.slocity.org/government/mayor-and-city-council/agendas-and-minutes

⁶ The City Clerk’s Documents Archive may be accessed at opengov.slocity.org/WebLink/Browse.aspx?id=26291

APPL-0232-2024 (1925 Santa Barbara)
Planning Commission Report – June 26, 2024

On January 22, 2024, the application was brought before the Cultural Heritage Committee.⁷ After deliberation, the Committee continued review of the application to “a date uncertain,” providing direction to staff and the applicant regarding building massing, height, and placement, roof forms, and building details such as materials, finishes, decorative elements, and window patterns.

Project plans were revised by the applicant and project architect in response to the Committee’s direction, and the application was brought back to the Committee on March 25th, 2024.⁸ Revisions included lowering the building height and modifying the roof form, bringing its upper portion further away from the rear of the site. Fiber cement board with the appearance of wood was employed for the exterior material of the larger triplex building, and trim, decorative elements, and door and window recesses were refined to enhance visual interest, as encouraged by the Architectural Guidelines of the Railroad District Plan. The Committee considered the design revisions to be responsive to the direction they provided and recommended that the Community Development Director find the project to be consistent with the City’s Historic Preservation Ordinance, including architectural standards for construction in the Railroad Historic District.

Director Decision (Minor Development Review)

On April 22, 2024, the Community Development Director approved the project by administrative action, based on findings of consistency with the General Plan, Zoning Regulations, and, following the recommendation of the CHC, historical preservation policies, standards, and Historic Preservation Program Guidelines, including consistency with the Architectural Guidelines of the Railroad District Plan (Decision Letter, Attachment D).

5.0 APPEAL EVALUATION

Public Comment at Hearings

In his appeal statement (Attachment E), the appellant states that his right to public comment was hindered at the March 25th Cultural Heritage Committee hearing, by refusal of a visual presentation to supplement his public comment, and as such, he could not adequately provide important information to the Committee.

Immediately prior to the March 25th CHC hearing, Mr. Terry requested that the Deputy City Clerk make a presentation available on the City’s computer network, from a personal “flash drive” that he had brought to the hearing. The presentation is said to have included images of buildings on Santa Barbara Avenue and excerpts of text from the Railroad District Plan, germane to his comments regarding the scale, massing, and pattern of buildings on this street.

⁷ The Meeting Agenda, Video, and Staff Reports for the January 22nd meeting may be accessed online at pub-slocity.escribemeetings.com/Meeting.aspx?Id=092f5d9e-222d-4d65-8388-30e946288483

⁸ The Meeting Agenda, Video, and Staff Reports for the March 25th meeting may be accessed online at pub-slocity.escribemeetings.com/Meeting.aspx?Id=0fb2d569-cf24-478d-8a8d-d2e4a0dd4582

APPL-0232-2024 (1925 Santa Barbara)
Planning Commission Report – June 26, 2024

The City's Electronic Visual Aid Presentation policy⁹ encourages members of the public who wish to utilize electronic visual aids as a supplement to their oral presentation to provide those materials to the City Clerk by noon on the day of the hearing. The Clerk follows this policy to ensure safe transfer of files to the City's computer network (digital files are subjected to a "virus scan") and to allow for the timely commencement of public hearings. In this case, the Deputy Clerk was not able to accommodate Mr. Terry's request immediately prior to the hearing, well past the noon deadline.

Nevertheless, many images of buildings along the west side of Santa Barbara Avenue were provided to the Committee in the applicant's project plans (see Sheet 7 of Project Plans, Attachment C), including a study of the development pattern on this block), in staff reports to the Commission, and with photographs displayed in the staff presentation. These photographs were also displayed by staff during Mr. Terry's public comment.

Staff reports also included evaluation of the consistency of the proposed project with historical preservation policies, standards, and guidelines, including the consistency of new buildings with the scale, massing, rhythm, and siting of historic structures in the district, along with specific architectural guidelines from the Railroad District Plan. Furthermore, the matter of scale, pattern, and spacing of existing buildings on the west side of the street were, before each Committee hearing, explicitly raised and discussed directly in Mr. Terry's correspondence and his public comment to the Committee, prior to, and during, both hearings.

The record of agenda correspondence and public comment reflects that Mr. Terry was not hindered in his ability to provide information and public comment to the Committee regarding this item

Advisory Body Review Process

The appellant raises concern with the process by which the Cultural Heritage Committee formed their recommendation; that the Committee failed to consider key elements of the Railroad District Plan and inadequately deliberated about the pattern of development in the vicinity of the project site. He notes that the project architect was not present at the second (March 25th) Committee hearing, that the Committee Chair had professional familiarity with the project architect, and that the Chair disclosed that he had met the architect and discussed the project design.

It is not uncommon for architectural professionals active in the local community to be familiar with each other and with their work, and ex parte communication between a project proponent and individual Committee Members is permissible, where properly disclosed. Under the Brown Act, if a majority of Committee members are present during communication with a project proponent, generally such discussion could only take place at a noticed public hearing unless an exception applied. Here, however, communication with the applicant's architect was limited to discussion with an individual Committee Member, to share some conceptual ideas regarding potential design revisions, and this

⁹ This policy is described on the City's website and on Public Meeting Agendas, see: www.slocity.org/government/mayor-and-city-council/agendas-and-minutes

APPL-0232-2024 (1925 Santa Barbara)
Planning Commission Report – June 26, 2024

ex-parte communication was properly disclosed by the Committee Chair during the hearing, immediately following staff's presentation.

Staff notes, again, that all relevant elements of the City's Historic Preservation Program Guidelines and the Railroad District Plan were fully evaluated in staff's report and presentation to the Committee, including the consistency of the proposed project with the character of the Railroad District in terms of scale, massing, siting, and spacing of buildings, and these matters were given full deliberation by the Committee. In addition, these elements were directly raised and discussed in the appellant's correspondence and public comment to the Committee prior to, and during, both hearings.

The project architect was absent from the March 25th Committee hearing, due to an unintentional scheduling error (mistaking the hearing start time). Although it is customary for an applicant or their representative to be present at public hearings, there is no formal applicant attendance requirement that would constrain the Committee from deliberating and acting on an item under consideration. In this case, the hearing was the second hearing on the item, to consider revisions made in response to Committee direction. Staff advised the Committee that they could proceed with the hearing or, if necessary, further continue consideration of the item to a future date. The Committee elected to proceed with deliberations, having sufficient information available in the project plans and materials, staff reports and presentations, and public correspondence and comments, on which to base their recommendation to the Director.

Pattern of Development

The pattern of development in the vicinity of the project site and along the west side of Santa Barbara Avenue are further discussed in the appellant's statement. The appellant notes that the Railroad District Plan makes no explicit distinction between portions of Santa Barbara Avenue that are north and south of Upham Street, though they lie within different Zones and are subject to different development standards. The predominant building type and pattern of massing and spacing south of Upham is described in the appellant statement, and it is suggested that projects adjacent to historic resources should provide deep rear setbacks and concentrate building height at their west (Santa Barbara Avenue) side, as more appropriate and consistent with the area.

The Railroad District Plan explicitly refers to the City's Zoning Regulations for descriptions of applicable property development standards (see Plan, pg. 33) and provides no specific standards for building setbacks or height for new development. Guidance on building setbacks is limited to encouraging new residential buildings to generally maintain the prevailing setbacks of older houses and apartments along Osos, Santa Barbara, and Church streets (Plan, pg. 82), an area that lies north of Upham Street, in a Medium-High Residential (R-3) Zone.

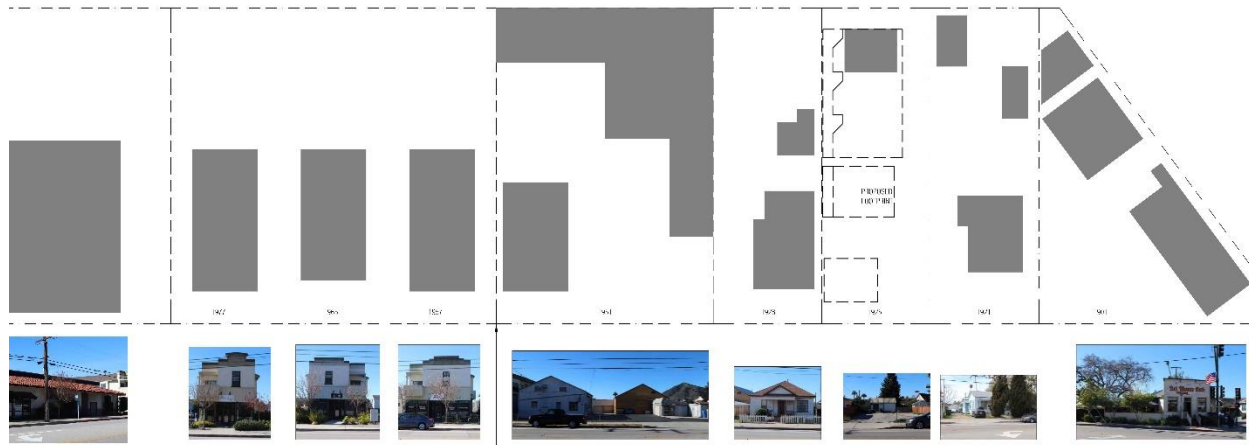


Figure 3: Pattern Study (from Project Plans), West Side of Santa Barbara Avenue

The project was found by the Community Development Director to conform to the development standards applicable to the Service Commercial (C-S) Zone in which it is located, including standards for building height and setbacks, lot coverage, and parking requirements. Zoning Regulations set no rear setback standard within the C-S Zone, but require that, where a site is adjacent to a zone with minimum setback requirements, a setback be provided as in the zone of the adjacent property.¹⁰ In this case, the site is adjacent to a Medium-Density (R-2) Zone, and therefore a minimum setback ranging from five feet (at the ground floor) to ten feet (at the upper levels of the building) must be provided.¹¹ Furthermore, the project is subject to “Edge Condition” provisions in the Zoning Regulations,¹² to provide a buffer between commercial zones and adjacent lower intensity residential zones. An enhanced building setback ranging from ten feet (at the ground level) to twelve feet (at the upper levels of the building) is required at the rear of the site, adjacent to the residential uses behind it. This project exceeds this requirement, providing a twelve-foot rear setback for the whole building, from the ground to its upper levels.

At just over 25 feet above existing grade to the peak of a single roof gable feature, the height of the tallest building in the project is considered to be consistent with the height of existing residential structures in the adjacent Medium Density Residential (R-2) Zone, including listed historic resources, and well below the maximum 35-foot building height allowed in both the C-S Zone and the adjacent R-2 Zone.

Given these facts, neither the project’s building height nor setback from the adjacent residential zone would provide a basis under the City’s applicable development standards or historical preservation standards to require modification of the project design or to deny the Architectural Review application.

¹⁰ See Zoning Regulations § 17.36.020 (B): sanluisobispo.municipal.codes/Code/17.36.020

¹¹ See Zoning Regulations § 17.18.020 (B): sanluisobispo.municipal.codes/Code/17.18.020

¹² See Zoning Regulations § 17.70.050: sanluisobispo.municipal.codes/Code/17.70.050

Negative Impacts

The appellant's statement concludes that the project, due to building height and setbacks, will negatively impact Master List Historical resources near the project site.

The Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines) provide guidance about determining the significance of impacts to historical resources: "A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." (CEQA Guidelines §15064.5(b)). Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." As to "materially impaired," CEQA Guidelines describe this as involving demolition or material alteration of physical characteristics of a historic resource that convey its significance.¹³



Figure 4: Bittick Residence, 1902 Chorro

In the case of the Master List "Bittick Residence" at 1902 Chorro (Figure 4, above), the property was found to be eligible for listing as a historic resource due to its Colonial Dutch Barn Style, rarity of its single-story Gambrel Roof style, architectural integrity, attractiveness of design, and association with John Chapek, an early local builder and Town Council member (see Council Resolution No. 9310, Attachment G). Construction of the proposed project on an adjacent site, in conformance to the height limits and enhanced setbacks required under the City's development standards, involves no demolition, destruction, relocation, or alteration of the features identified as important to the significance of the Bittick Residence, nor would the project development to the rear of the Bittick Residence compromise its ability to convey its significance.

Summary

In summary response to the appellant's discussion, staff maintains that the Director took into consideration all relevant matters, including the development pattern of the Railroad Historic District, the City's historical preservation policies, standards, and guidelines, and any potential for negative impacts to historic resources, in deciding to approve the Minor Development Review application for the proposed mixed-use project. The Director's decision was informed by correspondence received from interested parties, and by the recommendation of the Cultural Heritage Committee (CHC), whose duties include

¹³ See CEQA Guidelines § 15064.5 (b), available online (Thomson Reuters Westlaw): govt.westlaw.com/calregs/Document/I87D9F3AA5B4D11EC976B000D3A7C4BC3

APPL-0232-2024 (1925 Santa Barbara)
Planning Commission Report – June 26, 2024

application of historical preservation standards and guidelines, as set out in the City's Historic Preservation Ordinance (SLOMC § 14.01.030 (B)). The CHC deliberated and formulated their recommendation over the course of two duly noticed and conducted public hearings, following review of all relevant information in staff reports and presentations, along with public correspondence and in-person comment provided at the hearings.

As there is no basis presented with this appeal on which to deny the Minor Development Review application ARCH-0448-2022, for development of the subject property with a mixed-use development, staff recommends that the Commission deny the appeal and uphold the decision of the Community Development Director approving the application.

6.0 ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). It consists of Infill Development consistent with the Services and Manufacturing land use designation and applicable policies described in the City's General Plan, consistent with standards and limitations described in Zoning Regulations for the Service Commercial (C-S) Zone, occurs on a project site of less than five acres substantially surrounded by urban uses with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, as described in CEQA Guidelines § 15332. Furthermore, development of the proposed project will not cause a substantial adverse change in the significance of any historical resources (CEQA Guidelines § 15300.2 (f)) since the project has been found consistent with the Historic Preservation Ordinance provisions for compatible development in historic districts; is not located on a listed historic property; and would not have the potential to result in adverse impacts to adjacent and nearby historic resources.

7.0 ALTERNATIVES

1. Uphold the appeal and direct staff to prepare a resolution denying the Minor Development Review application ARCH-0448-2022, regarding development of a proposed mixed-use project at 1925 Santa Barbara Avenue.

This action is not recommended since the appeal provides no justification for denying the Minor Development Review application or for finding that the proposed project is inconsistent with the City's Historic Preservation Ordinance and Historic Preservation Program Guidelines, including those regarding architectural compatibility for new construction in historic districts. Furthermore, this project is a "housing development project" pursuant to the Housing Accountability Act and therefore can only be denied or conditioned in a manner that reduces density if a "specific adverse impact" (a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions) is identified. Facts and evidence based on the City's historical preservation policies, standards, and guidelines, as set out in the Historical Preservation Ordinance (SLOMC Ch. 14.01), along with specific adverse

APPL-0232-2024 (1925 Santa Barbara)
Planning Commission Report – June 26, 2024

impacts to public health or safety, as described by the Housing Accountability Act, would have to be provided with any consideration to uphold the appeal as the basis for this alternative.

2. Continue consideration of the item to a future date, with relevant guidance to staff and applicant.

This alternative is not recommended, as continued consideration beyond the three public hearings that will have already been held on the item is unlikely to uncover additional considerations relevant to the action taken on this application. Furthermore, the Housing Crisis Act limits an agency to conduct of no more than five hearings on a proposed housing development that complies with objective standards (Govt. Code § 65905.5 (a)).

8.0 ATTACHMENTS

- A - Draft Planning Commission Resolution (APPL-0232-2024)
- B - Project Description: Santa Barbara Lofts
- C - Approved Project Plans Santa Barbara Lofts
- D - Decision Letter (ARCH-0448-2022)
- E - Appeal Statement (Wayne Terry)
- F - Architectural Guidelines (Railroad District Plan)
- G - Council Resolution No. 9310 (2002)

RESOLUTION NO. PC-XXXX-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, DENYING AN APPEAL AND UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION APPROVING MINOR DEVELOPMENT REVIEW APPLICATION ARCH-0448-2022 REGARDING DEVELOPMENT OF A MIXED-USE PROJECT AT 1925 SANTA BARBARA AVENUE (APPL-0232-2024)

WHEREAS, the Cultural Heritage Committee of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on January 22, 2024, for the purpose of reviewing a proposed mixed-use development comprised of four residential dwellings and a nonresidential suite located at 1925 Santa Barbara Avenue, under Minor Development Review application ARCH 0448 2024; Obispo Investments Inc., applicant, and continued consideration of the application to a date uncertain with direction to staff and the applicant; and

WHEREAS, the Cultural Heritage Committee of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on March 25, 2024, for the purpose of reviewing revised plans for the proposed mixed-use development, and recommended that the Community Development Director find the project to be consistent with the City's Historic Preservation Ordinance, including architectural standards for new construction in the Railroad Historic District; and

WHEREAS, on April 22, 2024 the Community Development Director approved the proposed mixed-use project, under Minor Development Review application ARCH-0448-2024; and

WHEREAS, On May 2, 2024, Wayne Terry filed an appeal of the Community Development Director's decision to approve the Minor Development Review application; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on June 26, 2024, to consider the appeal of the Community Development Director's decision; and

WHEREAS, notices of said public hearing were made at the time and in the manner required by law; and

WHEREAS, the Planning Commission has duly considered all evidence, including the testimony of the applicant, interested parties, and evaluation and recommendations by staff presented at said hearing.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

R _____

SECTION 1. Findings. Based upon all the evidence, the Commission makes the following findings:

1. As conditioned, the proposed project is consistent with the goals and policies of the Land Use Element (LUE) of the City's General Plan applicable to development in a Services and Manufacturing area, and with goals and policies of the General Plan's Conservation and Open Space Policies (COSE) for Cultural Heritage (COSE § 3). Mixed uses are encouraged in commercial districts (LUE §3.8.5). The project's residential component is situated at the west side of the site, at the boundary with an adjacent residential neighborhood to the west and provides enhanced building setbacks such that the residential atmosphere of the adjacent neighborhood is protected (LUE §2.3.3). New construction reflects the form, spacing, and materials of nearby historic structures and does not affect the street appearance of buildings which contribute to the neighborhood's architectural character, consistent with Conservation and Open Space Element Policy 3.3.4. Fiber cement board and plaster are employed as the predominant exterior materials, which are visually compatible with the exterior materials of buildings in the vicinity.
2. As conditioned, the project design is consistent with standards and limitations set out in the City's Zoning Regulations. The site is within a Service Commercial (C-S) Zone, and Mixed-Use Development is a permitted use in the Zone (§ 17.10.020). The project and proposed new structures conform to applicable development standards for the zone (Ch. 17.70), including enhanced Edge Condition setbacks at the boundary of the adjacent residential neighborhood to the west (§17.70.050) and with standards for Mixed-Use Development (§17.70.130).
3. According to the recommendation of the Cultural Heritage Committee made on March 25, 2024, the project is consistent with the City's Historic Preservation Ordinance (SLOMC Ch. 14.01) and the supporting Historic Preservation Program Guidelines (HPPG), in particular with guidelines related to architectural compatibility (HPPG §§ 3.2.1 & 3.3.2). The proposed new buildings are based on simple rectangular forms and exhibit horizontal massing, sloping roof forms, grouped horizontal window patterns, fiber cement board (simulating wood appearance) and plaster exterior materials, and trim and roof detailing, consistent with Architectural Guidelines provided in the Railroad District Plan, complementing the District's historic character.
4. According to the recommendation of the Cultural Heritage Committee made on March 25, 2024, the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed new construction has been designed to be compatible in form, massing, color, and materials with the historic character of the Railroad Historic District.
5. The project is consistent with the City's Community Design Guidelines. It is designed in an attractive and environmentally sensitive manner that responds to the character and constraints of the site, fits in with site design and architecture in the vicinity, and logically locates site elements for efficient operation (§ 2.1). The new building exhibits proper proportion, harmony, simplicity, rhythm, balance, and is designed to coordinate with existing structures on the site (§ 2.2) and is compatible with adjacent buildings and those in the immediate neighborhood (§ 5.3).

SECTION 2. Environmental Review. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). It consists of Infill Development consistent with the Services and Manufacturing land use designation and applicable policies described in the City's General Plan, consistent with standards and limitations described in Zoning Regulations for the Service Commercial (C-S) Zone, occurs on a project site of less than five acres substantially surrounded by urban uses with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, as described in CEQA Guidelines § 15332. Furthermore, development of the proposed project will not cause a substantial adverse change in the significance of any historical resources (CEQA Guidelines § 15300.2 (f)) since the project has been found consistent with the Historic Preservation Ordinance provisions for compatible development in historic districts; the property is not located on a historic property; and the project would not have the potential to result in adverse impacts to adjacent and nearby historic resources.

SECTION 3. Action. The Planning Commission does hereby deny the subject appeal filed by Wayne Terry, and upholds the Community Development Director's decision to approve development of 1925 Santa Barbara Avenue with a mixed-use development project, under Minor Development Review application ARCH-0448-2022, based on the above findings, and subject to the following conditions:

1. Conformance to approved plans and conditions. Final project design and construction drawings submitted for building permits shall be in substantial compliance with approved plans, as revised according to the direction provided by the Cultural Heritage Committee, and with the conditions of approval herein. A separate full-size sheet shall be included in plans submitted for permits, listing all conditions of project approval. Reference shall be made in the margin of the listed conditions as to where in plans requirements are addressed. Any change to approved design, colors, materials, landscaping or other conditions of approval must be reviewed and approved by the Community Development Director.
2. Colors and materials. Plan submitted for permits to complete this project shall clearly depict and describe all materials and colors, including siding, roofing, windows, and decorative trim, and the dimensions of windows, including window frames and mullions, lintels, sills, surrounds, recesses, trim, and other related window features, shall be clearly indicated, to the satisfaction of the Community Development Director.

3. Night Sky Preservation. Plans submitted for construction permits to complete this project shall include information about exterior lighting, including building-mounted lighting, sufficient to verify conformance to Night Sky Preservation regulations (Zoning Regulations Ch. 17.23).

Upon motion of _____, seconded by _____, and on the following roll call vote:

AYES:
NOES:
RECUSED:
ABSENT:

The foregoing resolution was adopted this 26th day of June 2024.

Rachel Cohen, Secretary
Planning Commission

1925 Santa Barbara Avenue Project Description

Note: All section numbers called out as reference are from the City of San Luis Obispo, Title 17 Zoning Regulations, unless noted differently. Words in italics have been taken directly from the zoning ordinance for clarification and support of the proposal.

Project Use Concept –The premise of this project is to create a mixed-use development that will provide a commercial space on the street frontage and living spaces behind, similar to current developments on Santa Barbara Ave.

Zone – C-S-H

Lot size – 7257 SF (.166 AC)

Max. Dwelling units = 24/AC = .166 x 43560 = 3.998

Proposed dwelling units = 4 - 1-bedroom units = 2.64 < 3.98

Additional Use 1 commercial space 485 SF

Lot coverage – Max = 75%

| | |
|---------------------------------|-----------------|
| Units including South balconies | = 2630 SF |
| Elevated walkways and stairs | = 429 SF |
| Commercial space | = <u>485 SF</u> |
| Total | = 3544 SF |
| Coverage = 4740 / 7257 | = 48.8% |

FAR – C-S zone 1.5

| | |
|-------------------------|-------------------------|
| Allowable 1.5 site area | = 1.5 x 7257 = 10885 SF |
| 3 housing unit | = 3 x 895 = 2685 SF |
| Accessible unit | = 1 x 768 = 768 SF |
| Commercial | = <u>485 SF</u> |
| Total | = 3938 SF |

Parking requirements

| | |
|-----------------------|------------|
| 1 space for 1 bedroom | = 4 |
| 1 space per 300 SF | = <u>2</u> |
| Total required | =6 |

Proposed parking

| | |
|------------------------|------------|
| Standard parking space | =6 |
| Van accessible | = <u>1</u> |
| Total provided | =7 |

Bicycle parking

8 Long-term bicycle parking spaces have been provided in lockers in the sub-terranean parking area.

Motorcycle parking

Not required

Existing structures – The current development on the site was built in 1985, on what was at that time a vacant lot. The site was developed as a used car lot with a small office with restroom (257 SF +/-) and a carport (220 SF +/-) for auto detailing. The site was paved, curbs were added, parking lot lights, and signage were added. A drainage easement was secure through the rear property. All that work is to be removed to the sub-grade.

Structures to be removed - All structures, pavement, etc., as existing above are to be removed to the sub-grade.

Adjacent uses – Single family dwellings exist to the North and South of the site. In the C-S zone this is a use that is no longer on the approved list. To the West are residences that are in the R-2 zone. As per SLO Municipal Code 17.36.20 Table 2-20 C-S Zone Development Standards “*No setback unless adjacent to zone with minimum setback requirement, in which case the adjoining setback shall be as provided in zone of adjacent lot.*” These set back lines are shown on Sheet 8 - Sections

New land use proposal – Mixed Use – as allowed by [17.10.020](#) Table 2-1 Uses allowed in C-S zone

Allowed Uses. A mixed-use project requires a combination of residential units with any other use or multiple uses allowed in the applicable zone by Section [17.10.020](#)

Proposed Uses - A Mixed use, residential with a small commercial space. The project consists of three 1-bedroom residential units over a sub-terranean garage, an accessible 1 bedroom unit and a small commercial space.

From [17.70.130](#) - Mixed Use Development

Mixed-use projects provide an opportunity to locate housing, jobs, recreation, and other daily needs in close proximity to one another, thereby enhancing vitality and street life in San Luis Obispo and forwarding the city’s sustainability goals.

A. Purpose – See above.

B. Allowable uses – See above.

C. Maximum density - See above.

D. Site layout and project design standards

1. Location of Units –

a. Ground Floor Limitations - In all other zones, residential units shall not occupy more than fifty percent of the ground floor space within the first fifty feet of floor area measured from each

building face adjacent to a street toward the rear of the building, with no more than thirty percent of the building frontage to be occupied by residential uses.

Proposed location – The residential units are 45'-4" from the street property line and occupy approximately 9% of the front of the site as required above. The street frontage is primarily occupied by the small commercial use.

3. *Trash and Recycling Areas.*

Areas for the collection and storage of trash and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses. The location and design of trash enclosures shall reduce nuisances from odors and noise when residential uses might be impacted.

Proposed location – The location is conveniently located outside the front yard setback at the side of the commercial space. The garbage and recycling bins are in a lockable enclosure that is screened from the street and neighboring property. We have worked with San Luis Garbage Company, and they have provided a will-serve letter for this location.

E. Design standards - The following is written to address the various parts of this section.

The design concept is to continue the commercial street frontage while adding more permanent residences. The commercial space continues the pattern of small commercial spaces along this side of the avenue in this block. The residential units have been designed in a residential character with the living area on the ground floor and the bedrooms above, in a loft type configuration.

The proposal has a potential impact on the single-family residences to the north and south. These uses, if proposed today, would not be allowed. Like much of the rest of the area to the south the old residences were removed and new mixed-use developments have replaced them. The overall area is a mix of commercial and multi-family residential. The individual uses in the residences are located such that the major living spaces are on the south allowing for a natural controlled light. Each living unit has a personal outdoor space.

F. Performance Standards

1. *Lighting* – The commercial space is located on the street frontage. Landscape lighting will be used along the walks. A downlight for signage will be used. There are no other lights purposed that will have an effect on the residential uses on site or off.
2. *Noise* – With the small commercial space being located at ground level and on the streetside of the property there should not be any adverse impact on the residential units on site or off.
3. *Air quality and odors* – all heating / cooling units will be individual residential electric heat pumps.
4. *Hours of operation* – the commercial component of the project will adhere to city standards
5. *Residential noise notice* – all residences of the project will be provided in writing that they will be living in an urban-like environment and that the noise levels may be higher than a strictly residential area.

G. Pedestrian access - the project meets is designed to meet all code requirements for pedestrian access and circulation.

H. Objective design criteria – the project has taken these points as well as those of the Railroad District Plan into consideration in the design.

Railroad District Plan (RDP)

Under Land Use Developing trends the Mixed use Live / work development is identified as a developing trend.

The RDP identifies a wide range of structures in size, architectural style and materials that are present in the District. In addition, the most recent developments go along this direction. In particular the 3 buildings at 1957, 1965, & 1957 Santa Barbara Ave. erected approximately 15 years ago take on a pseudo-historic character with the false front, gabled roof behind, and wood cladding. The more recent development at 2120 Santa Barbara Ave. while much larger, is more cubic in appearance with the bulk of the building having a flat roof. A saw tooth roof at the street facade works more with the RDP objectives. The building facades are composed of multiple building materials: stucco, metal siding, composite siding, and wood.

Our proposal is a similar approach to the 2120 Santa Barbara Ave. See Sheet 7 – Photo Essay

The project at 2120 Santa Barbara is the latest development on this stretch of Santa Barbara Ave. It too is a mixed-use project with residential and commercial. Although 2021 is a much larger project, in part due to parcel size, and taller project this proposal uses similar materials and to some extent building profile.



PERSPECTIVE FROM SANTA BARBARA AVENUE



EXISTING VIEW FROM SANTA BARBARA AVE.

CODE ANALYSIS

SB- LIVE WORK MIXED USE BLWA# 2203
 SPRINKLED: yes NFPA 13 JAN 15, 2022

| Occupancy Group | Description | Const. Type | Allowable Area Table 504.2 | Actual Area | Allowable Height Table 504.3 | Allowable Stories Table 504.4 |
|-----------------|-------------|-------------|----------------------------|-------------|------------------------------|-------------------------------|
| R-2 | RESIDENTIAL | VB | 21000(sfm) | 3453 | 40 | 3 |
| B | BUSINESS | VB | 27000(sfm) | 483 | 60 | 3 |
| S-2 | LOW HAZARD | IB | 52500 | 3750 | 60 | 3 |

Notes: Areas and heights are without increases
Area, Story and Height Modifications: Note: See section 506.3
 Non required

| Occupancy Group | Actual Area Per Story | Total Allowable Area Per Story | Ratio |
|------------------|-----------------------|--------------------------------|--------|
| R-2 | 2040 | 21000 | 9.70% |
| B | 483 | 27000 | 1.8% |
| S-2 | 3750 | 52500 | 7.1% |
| Sum of ratios SF | | | 16.40% |

| Occupancy Group | Occupancy Group | Required Separation of Occupancies | Notes |
|-----------------|-----------------|------------------------------------|-------------|
| R-2 | S-2 | 1 HR | |
| S-2 | B | 1 HR | SEE 406.3.2 |
| R-2 | B | 1 HR | |

| Building Element | Required Fire Rating | Notes |
|--|----------------------|-------|
| Exterior walls - bearing | 0 | NA |
| Exterior walls - non-bearing | 0 | NA |
| Ext. walls - non-bearing (table 602.0) | 0 | NA |
| Structural frame | 0 | NA |
| Partitions - permanent | 0 | NA |
| Small enclosures (Section 707.5) | 0 | NA |
| Floor & floor ceiling | 0 | NA |
| Roof & roof ceiling | 0 | NA |

| Occupancy Group | Const. Type | x < 6' | 6' ≤ x < 10' | 10' ≤ x < 15' | x ≥ 15' |
|-----------------|-------------|--------|--------------|---------------|---------|
| R-2 | VB | 1 | 1 | 0 | 0 |
| B | VB | 1 | 1 | 0 | 0 |
| S-2 | VB | 1 | 0 | 0 | 0 |

| Direction | Fire Resistance Distance | Area of wall | Allowable Protected % | Actual Un-Protected % | Actual Protected % | Actual Un-Protected Area | Ratio |
|-----------|--------------------------|--------------|-----------------------|-----------------------|--------------------|--------------------------|-------|
| North | 13'-0" | 162 | N/A | 7.5% | N/A | 15 | 0.25% |
| South | 8'-0" | 110 | N/A | 25% | N/A | 24 | 21.1% |
| East | > 20' | | | | | | |
| West | | | | | | | |

| Space | Description | Floor Area per Unit (SF) | Occupancy (AS) | Load (lb) | Table 1015.4 | Table 1015.5 |
|-------------|--------------------------|--------------------------|----------------|-----------|--------------|--------------|
| Residential | Individual Unit | 200 | 826 | 4 | 36 | 1 |
| Residential | Triplex, Pier Unit (B76) | 200 | 2628 | 13 | 44 | 1* |
| Business | Commercial | 150 | 483 | 3 | 36 | 1 |
| Garage | | 200 | 1923 | 9 | 44 | 1 |

*600 LBS LOAD - IS THEREFORE 1 FOOT REQUIRED, EXIT DISTANCE - 44 - 135 SEE 1008.3.4(1), 460 1008.3.4(2)

CBC CODE ANALYSIS

ZONE S-R
 LOT SIZE = 14,520 X 428.88 = 7257 SF OR 166 AC.
 MAX DWELLING = 24 / AC. = 3,996 DWELLING UNITS
 PROPOSED 4+1 BEDROOM UNITS = 4 X .66 = 2.64 UNITS
 ADDITIONAL USAGE - COMMERCIAL SPACE = 485 SF
 PARKING REQUIREMENT = 1 PER 1 BEDROOM UNIT = 4
 1 PER 300 SF OF COMMERCIAL = 2
 TOTAL REQD. = 6
 PARKING SPACES PROPOSED = 7
 (2 ACCESS, 5 STANDING)

LOT COVERAGE = 75% MAX
 PROPOSED LOT COVERAGE = UNITS W/ BALCONIES = 2630 SF
 ELEVATED WALKWAYS AND STAIRS = 420 SF
 COMMERCIAL & TRASH = 533 SF
 TOTAL = 3583 SF
 3344 / 7257 = 49.9% < 75%

FAR 1.5 ALLOWED = 1.5 X 7257 = 10,885 SF
 3+1 BEDROOM UNITS @ 895 SF / UNIT = 2685 SF
 1+1 BEDROOM UNIT @ 768 SF = 768
 COMMERCIAL @ 485 SF = 485 SF
 TOTAL = 3938 SF

REQUIRED SETBACKS
 FRONT - 5' FOR PARKING AND SIGNS
 10' FOR BUILDINGS LESS THAN OR EQUAL TO 20' IN HEIGHT
 15' FOR BUILDINGS GREATER THAN 20'
 SIDE & REAR YARDS
 NO SETBACK REQUIRED UNLESS ADJACENT TO ZONE WITH MINIMUM SETBACK REQUIREMENT, IN WHICH CASE THE ADJOINING SETBACK SHALL BE PROVIDED IN ZONE OF ADJACENT LOT
 PROPERTIES TO THE NORTH AND SOUTH ARE IN THE C-S-R ZONE. PROPERTIES TO THE WEST IS IN THE R-2 ZONE.
 ADDITIONAL SETBACKS AS PER TITLE 17, SLO ZONING REGULATIONS C-S ZONE TABLE 2.20* HAVE BEEN ADHERED TO.
 SEE SHEETS 8
 MAX. HEIGHT - 35'

SITE DEVELOPMENT SUMMARY

SB LIVE / WORK UNITS

1925 SANTA BARBARA AVENUE
 SAN LUIS OBISPO, CA 93401

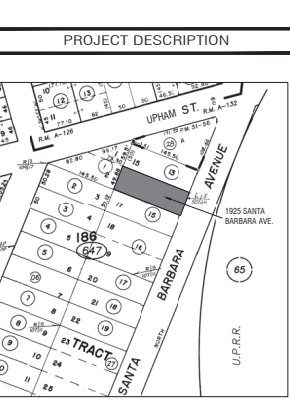
OWNER: OBISPO INVESTMENTS LLC
 1110 CALIFORNIA BLVD. STE C
 SAN LUIS OBISPO
 COMMERCIAL
 CURRENT USAGE: COMMERCIAL
 PROPOSED USAGE: LIVE / WORK SPACES AND SMALL COMMERCIAL
 ZONING: C-S-R

A.P.N.: 032-647-014
 SITE AREA: 7257 SF = 166 AC

GENERAL INFORMATION

THIS MIXED-USE PROJECT PROPOSES 4+1-BEDROOM UNITS WITH A SMALL COMMERCIAL SPACE AT THE STREET FRONTAGE. ONE ACCESSIBLE UNIT AS PER C.B.C. SECTION 1102.A.3.1 IS PROVIDED AT GROUND LEVEL NEXT TO AN ACCESSIBLE PARKING SPACE. ALL 4+1 UNITS ARE DESIGNED AS LOFT STYLE UNITS. MATERIALS HAVE BEEN SELECTED TO HARMONIZE WITH THOSE OF THE IMMEDIATE AREA AND AS SUGGESTED IN THE GUIDELINES FOR THE HISTORICAL RAILROAD DISTRICT. DETAILS WHEN PRACTICAL AND APPROPRIATE ALSO RESPECT THE GUIDELINES FOR THE DISTRICT.

PROJECT DESCRIPTION



VICINITY MAP

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA GREEN BUILDING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CBC
 2019 CEC
 SAN LUIS OBISPO MUNICIPAL CODE SPECIFICS
 CLIMATE ZONE: C25
 SEISMIC CATEGORY: E

APPLICABLE CODES

| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |

SHEET DESCRIPTION

1. PERSPECTIVE, PHOTO, AND STATISTICS
2. SITE SURVEY, DEMOLITION & GRADING PLANS
3. SITE IMPROVEMENT & GROUND LEVEL PLANS
4. 2ND & ROOF LEVEL PLANS
5. SOLID WASTE PLAN & DETAILS
6. ARCHITECTURAL EXTERIOR ELEVATIONS
7. ARCHITECTURAL EXTERIOR ELEVATIONS
8. PHOTO SURVEY OF SANTA BARBARA AVE.
9. ARCHITECTURAL SECTIONS
10. STORM WATER CONTROL PLAN
11. LANDSCAPE PLAN

SHEET INDEX

BLW ARCHITECTURE
 BARRY L. WILLIAMS
 Architect / Developer
 1030 BELLA STREET
 SAN LUIS OBISPO, CA 93401
 (805) 497-7331
 BARRY@BLWARCHITECTURE.COM



SB-MIXED USE
1925 SANTA BARBARA AVE., SLO CA 93401
PROPOSED PERSPECTIVE, EXISTING PHOTO, STATISTICS

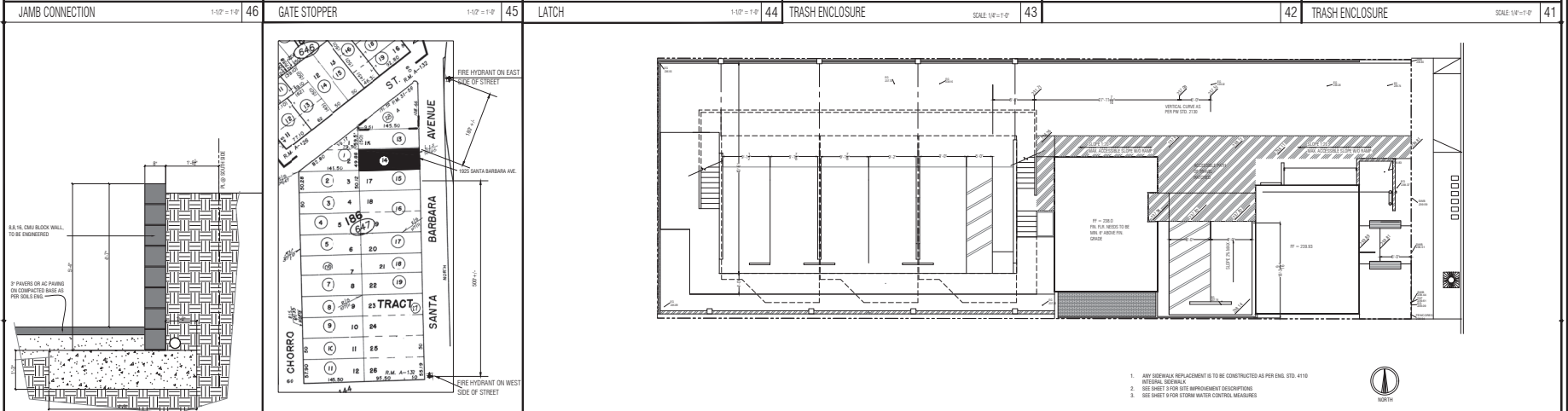
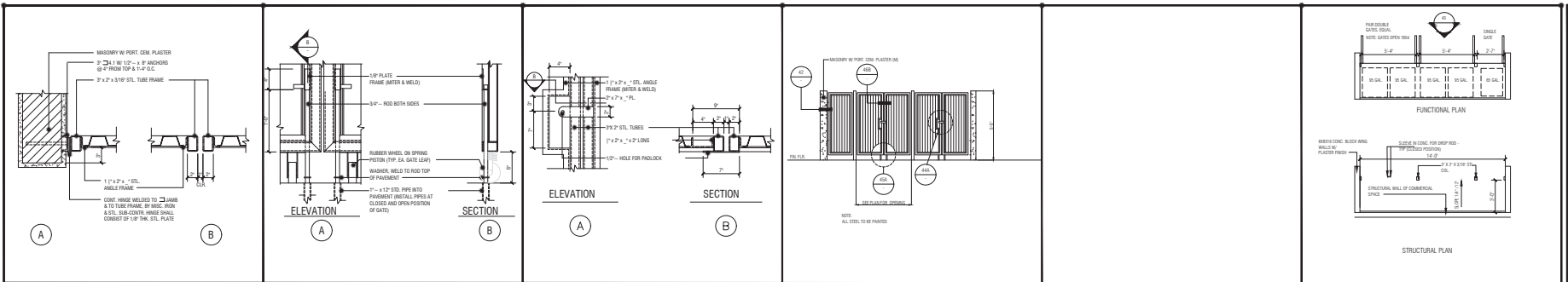
CLIENT:
 OBISPO INVESTMENTS, INC.
 1110 CALIFORNIA BLVD. STE C
 SAN LUIS OBISPO, CA 93401

JOB NO: 2203
 DATE:
 DRAWN:
 CHECK: BLW
 ARCHITECT: BLW
 CONSULTANT:

SHEET DESCRIPTION:

SHEET NO:

OF: 1



October 23, 2023

Barry Williams, Architect
BLW Architects
1105 E 14th St
San Luis Obispo, CA 93401
805-459-7313

Re: 1925 Santa Barbara Ave - Enclosure Plans for MFU - Revised Will-Serve Letter

This letter is to act as a Will-Serve letter for the collection of solid waste, recycling, and organic waste at:

1925 Santa Barbara Ave, San Luis Obispo, CA, 93401
Per pages 2 and 3 of the Architectural Site Plan received on 10/22/2023

In accordance with the Franchise agreement with the City of San Luis Obispo, San Luis Garbage Company will provide commercial in-yard collection of the three waste streams at this location per the following schedule:

Solid Waste: 2 95-gallon trash cans, 1x weekly
Recycling: 2 95-gallon recycle cans, 1x weekly
Organic Waste: 1 65G can, 1x weekly

Note: Service levels may change depending on volumes.

It will be the property owner's responsibility to make sure that all containers are accessible by 6:00 AM on the day(s) of collection.

Based on my review of the property and plan set, the space allotted for waste storage and service is sufficient.

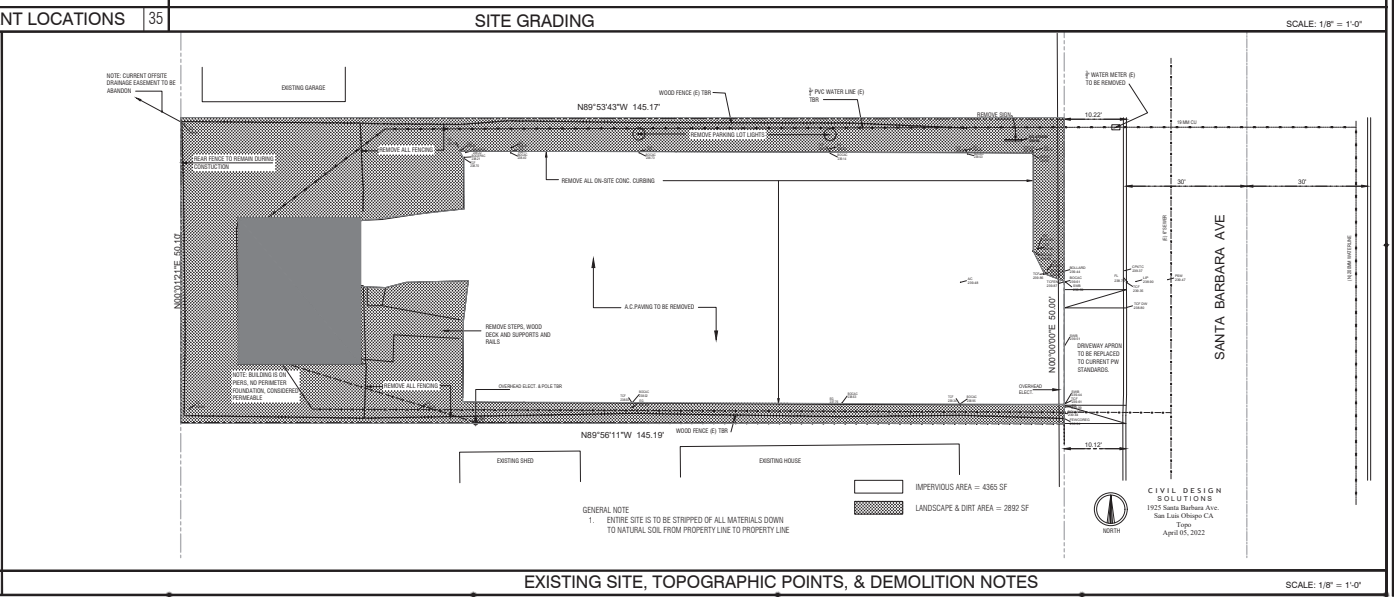
Based on my review of the property and plan set, the volume of cans anticipated for use at this property is sufficient.

It is the property owner's responsibility to increase frequency or volume of service if necessary pursuant to Municipal Code Section 8.04.070(1).

Notes Regarding Service:
This MFU commercial account will share five residential style cans. In-yard service to be included with the commercial account. However, cans may also be added onto the street by residents to be serviced separately.

If you have any questions or need any additional information, please do not hesitate to contact me.

Kris Mazurek
Operations Supervisor
360-789-9263 Cell
4388 Old Santa Fe Rd - San Luis Obispo, CA 93401 - 805-543-0875



BLW ARCHITECTURE

BARRY L. WILLIAMS
Architect Developer

1105 E 14th STREET
SAN LUIS OBISPO, CA 93401
(805) 459-7313
BARRY@BLWARCHITECT.COM

SB-MIXED USE
1925 SANTA BARBARA AVE., SLO CA 93401
SITE SURVEY, DEMOLITION & GRADING PLANS

CLIENT: OBISPO INVESTMENTS, INC.
1110 CALIFORNIA BLVD. STE C
SAN LUIS OBISPO, CA 93401

| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| | | | |
| | | | |
| | | | |

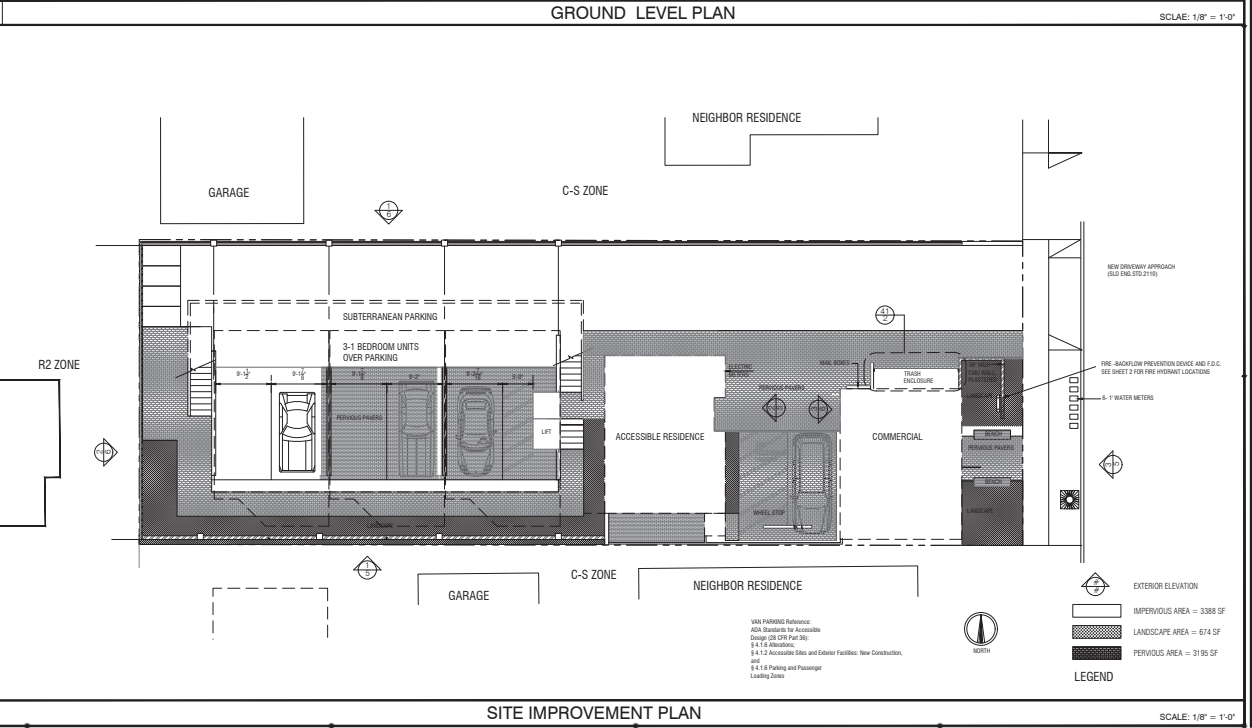
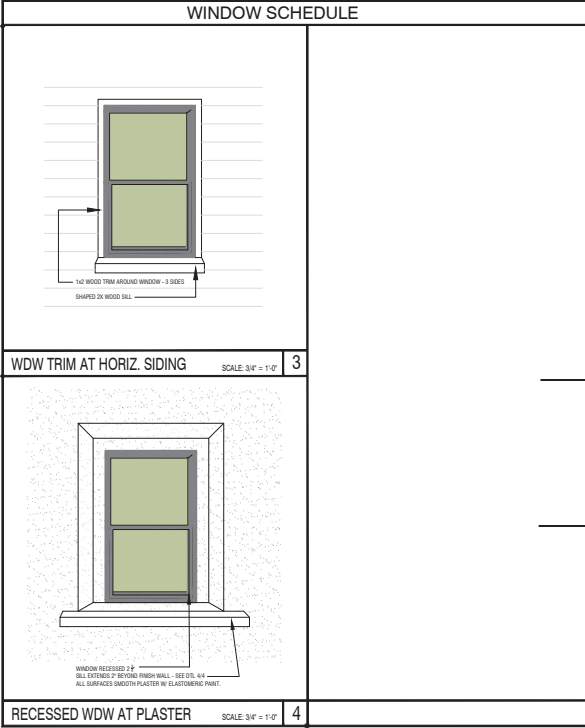
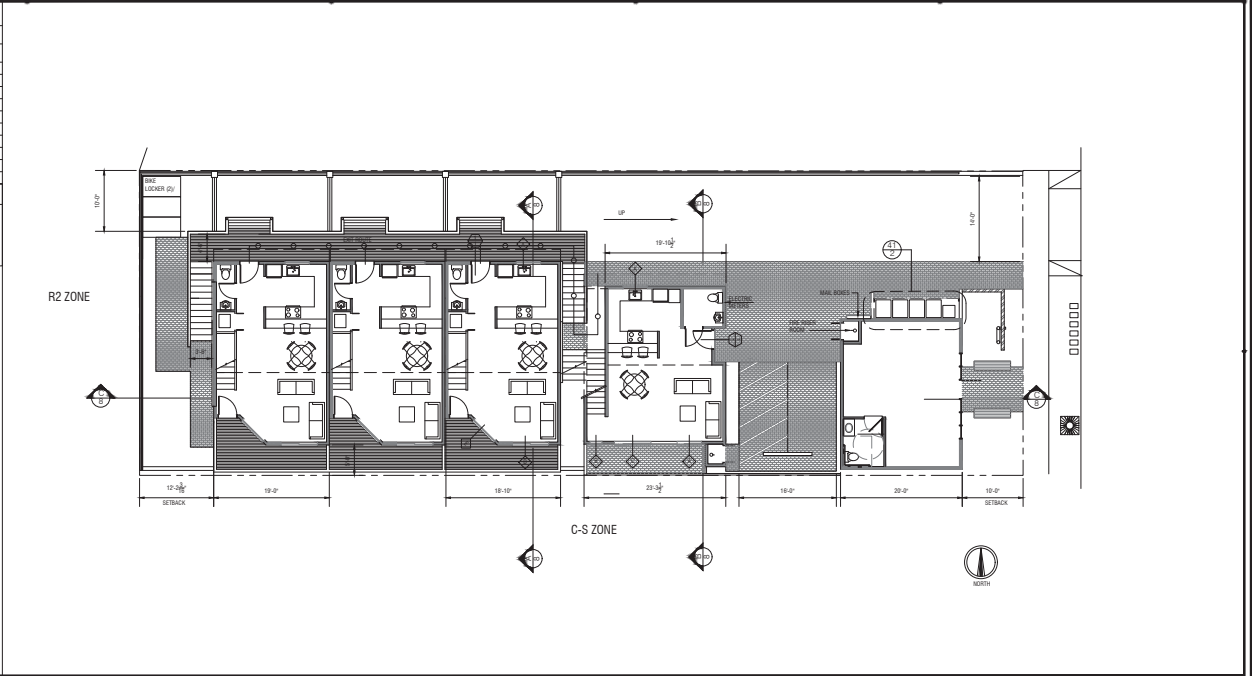
JOB NO: 2203
DATE:
DRAWN:
CHECK:
ARCHITECT: BLW
CONSULTANT:

SHEET DESCRIPTION:

SHEET NO: 2 OF 2

| WINDOW AND GLAZING SCHEDULE | | | | | | | | | |
|-----------------------------|---------------|-------|-------|------|---------|----------------------------------|------|------|------|
| WINDOW DESCRIPTION | TYPE | GLASS | FRAME | FIRE | DETAILS | NOTES | | | |
| 1 | NOMINAL SIZE | | | | | | HEAD | JAMB | SILL |
| A | 4'-0" x 3'-0" | FR-DR | DS | AL | NA | | | | |
| B | 2'-0" x 2'-0" | FS | DS-1 | | NA | | | | |
| C | 5'-0" x 6'-0" | SL | DS-1 | | NA | | | | |
| D | 0'-0" x 3'-0" | FR-DR | DS | | NA | | | | |
| E | 4'-0" x 3'-0" | FS | DS | | NA | | | | |
| F | 2'-0" x 2'-0" | AWN | DS | | NA | | | | |
| G | 2'-0" x 2'-0" | DS | DS | | NA | | | | |
| H | 4'-0" x 2'-0" | SL | DS | | NA | | | | |
| I | 4'-0" x 2'-0" | FS | DS | | NA | | | | |
| J | 4'-0" x 2'-0" | DS | DS | | NA | NEEDS TO MEET EGRESS REQUIREMENT | | | |

| LEGEND | | | |
|-----------------------|-------------------------------|-----------------|--------------------|
| TYPE | GLASS | MATERIAL | FRAME FINISH |
| FR - FIXED GLASS | DS - SINGLE GLAZED | AL - ALUMINUM | AW - ANODIZED |
| SL - SLIDE GLAZED | DS-T - DOUBLE GLAZED TEMPERED | WN - WOOD | PC - POWDER COATED |
| FR-DR - DOUBLE GLAZED | DS-T - SINGLE GLAZED TEMPERED | WD - WOOD | PT - PAINTED |
| AWN - AWNING | DS-T - SINGLE GLAZED TEMPERED | FR - FIBERGLASS | ST - STAINED |
| CSMT - CASHEMOUNT | SL - SINGLE GLAZED LAMINATED | SL - STEEL | |
| SKLT - SKYLIGHT | | | |



BLW
ARCHITECTURE

BARRY L. WILLIAMS
Architect Developer

1103 ELLA STREET
SAN LUIS OBISPO, CA 93401
(805) 497-7233
bwilliams@blw.com



CLIENT:

OBISPO INVESTMENTS, INC.
1110 CALIFORNIA BLVD. STE C
SAN LUIS OBISPO, CA 93401

1925 SANTA BARBARA AVE., SLO CA 93401

SITE IMPROVEMENT & GROUND LEVEL PLANS

| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

JOB NO: 2203
DATE: _____
DRAWN: _____
CHECK: _____
ARCHITECT: BLW
CONSULTANT: _____

SHEET DESCRIPTION:

SHEET NO: 3 OF 3



OBISPO INVESTMENTS, INC.
1110 CALIFORNIA BLVD. STE C
SAN LUIS OBISPO, CA 93401

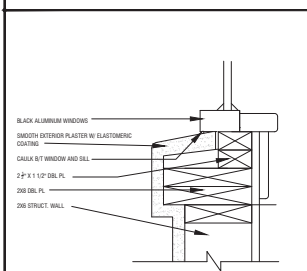
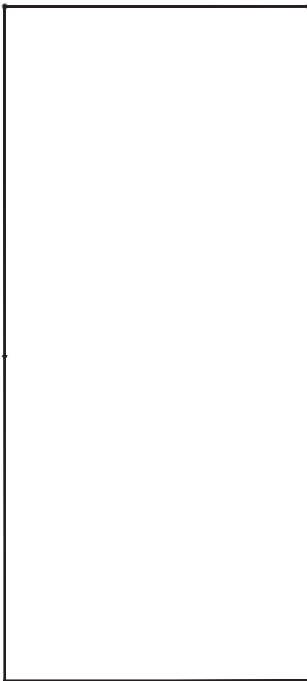
| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| | | | |
| | | | |
| | | | |

JOB NO: 2203
DATE:
DRAWN:
CHECK:
ARCHITECT: BLW
CONSULTANT:

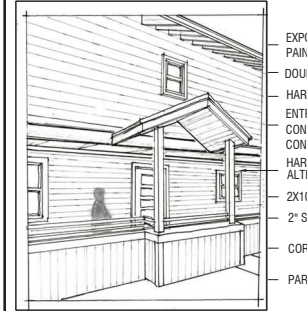
SHEET DESCRIPTION:

SHEET NO:

OF: 4

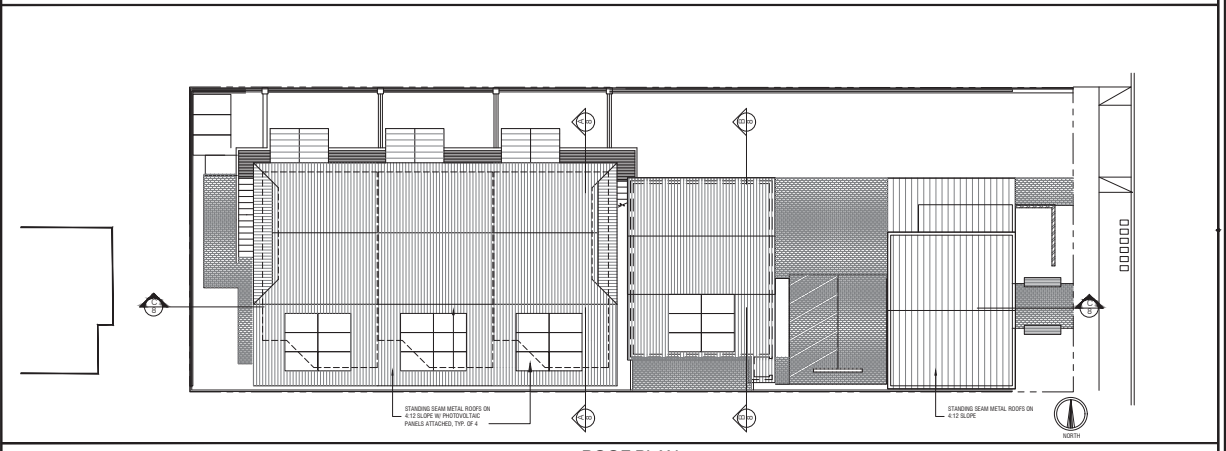
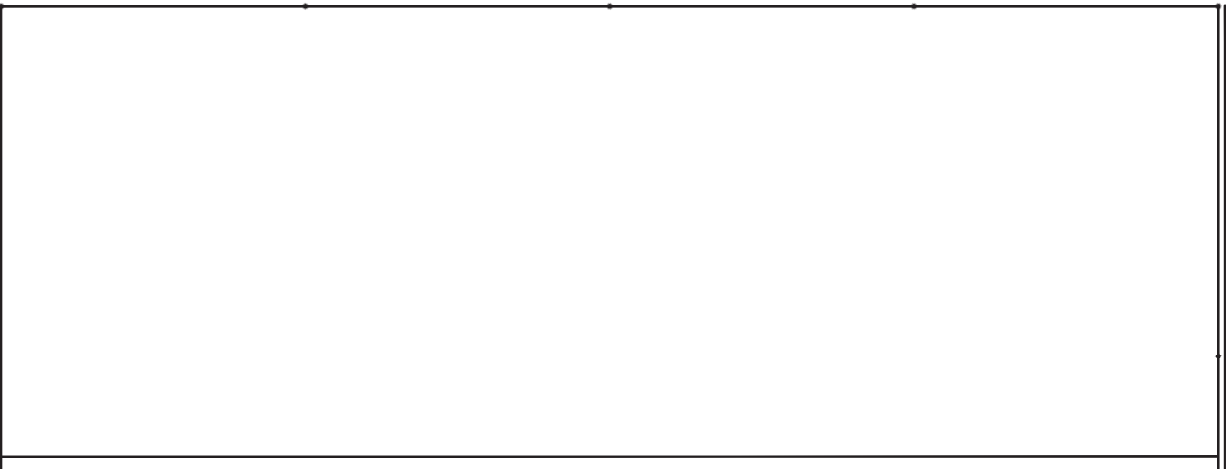


EXT. PLASTER SILL 3/8\"/>

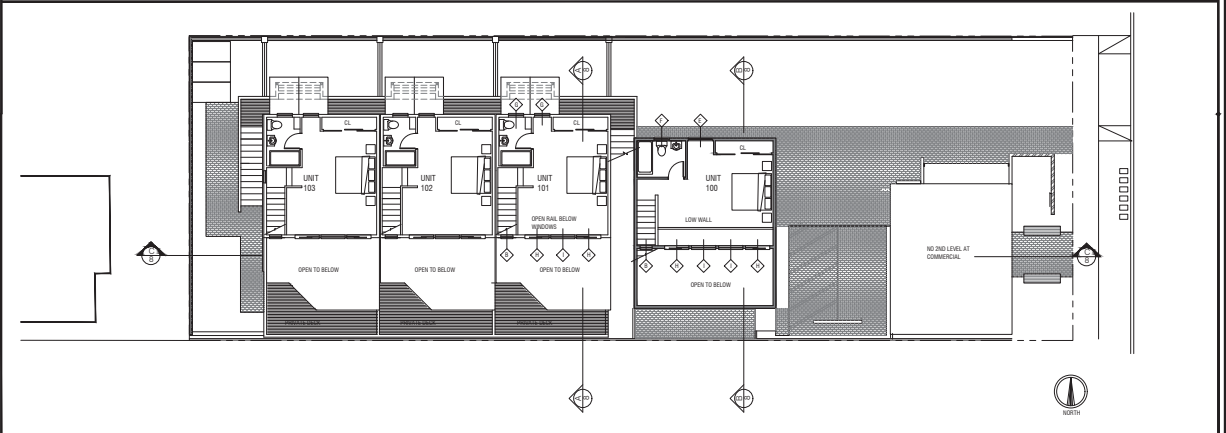


PORTICO ENTRY AT TRIPLEX UNITS

- EXPOSED RAFTER TAILS, PAINTED, CUT TO 2X6 DIMENSION W/ PAINTED FASCIA
- DOUBLE HUNG WINDOWS W/ 2\"/>
- HARDIE BOARD CEMENT SIDING, 6\"/>
- ENTRY PORTICO WITH RAILING PUSHED OUT FOR BENCH. CONCEPT - TO PROTECT ENTRY AND TO PROMOTED INFORMAL CONVERSATION AREAS
- HARDIE BOARD CEMENT SIDING, 6\"/>
- ALTERNATE - PLASTER LOWER FLOOR
- 2X10 BELLYBAND
- 2\"/>
- CORRUGATED METAL SIDING WITH 6\"/>
- PARKING BELOW



ROOF PLAN SCLAE: 1/8\"/>



2ND LEVEL PLAN SCLAE: 1/8\"/>

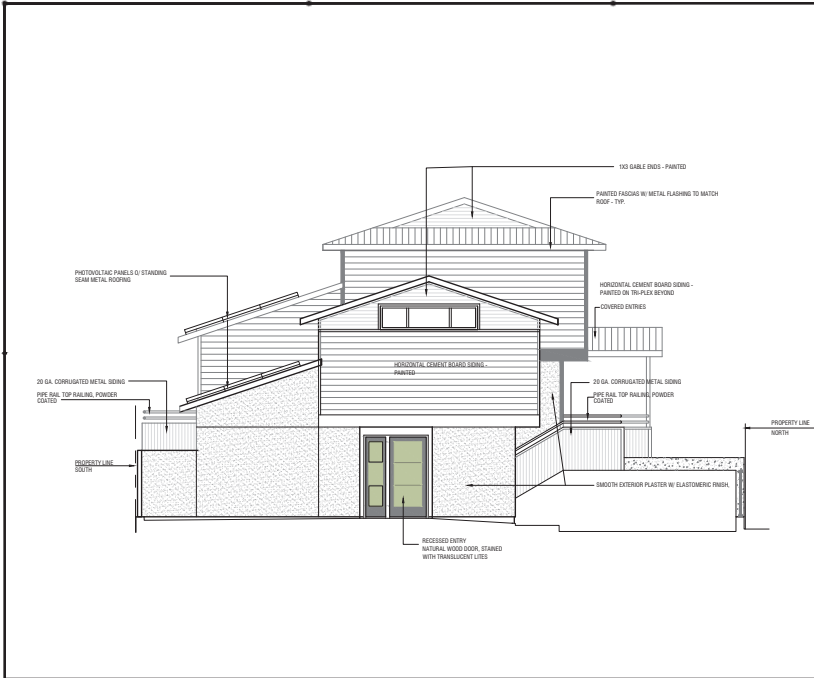


CLIENT:
 OBISPO INVESTMENTS, INC.
 1110 CALIFORNIA BLVD. STE C
 SAN LUIS OBISPO, CA 93401

JOB NO: 2203
 DATE:
 DRAWN:
 CHECK:
 ARCHITECT: BLW
 CONSULTANT:

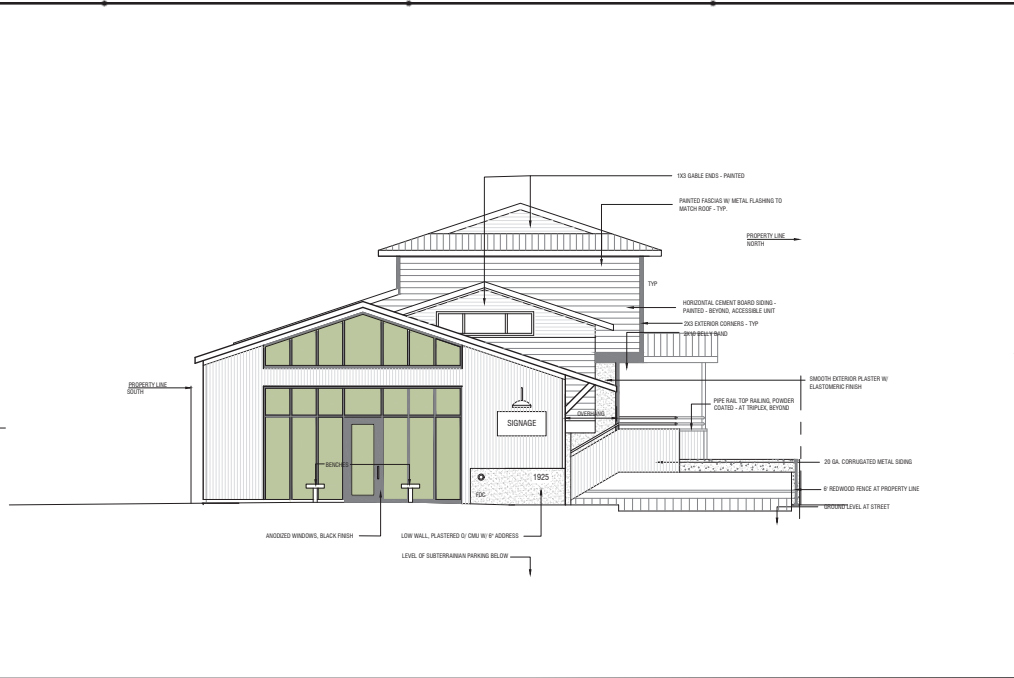
SHEET DESCRIPTION:

SHEET NO:
 OF: **5**



2 - EAST ELEVATION OF RESIDENCES BEHIND COMMERCIAL

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



3 - EAST ELEVATION - SANTA BARBARA STREET FRONTAGE

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



1 - SOUTH ELEVATION

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

- NOTES
- SEE SHEET 6 FOR SETBACKS AT R2 PROPERTY TO THE WEST
 - ALL LIGHTING IS TO BE DOWN LIGHTING LOCATED IN SOFFIT OR CEILING, OR WALL LIGHTS WITH A DOWNWARD DIRECTION.



CLIENT:
OBISPO INVESTMENTS, INC.
1110 CALIFORNIA BLVD. STE C
SAN LUIS OBISPO, CA 93401

1925 SANTA BARBARA AVE., SLO CA 93401

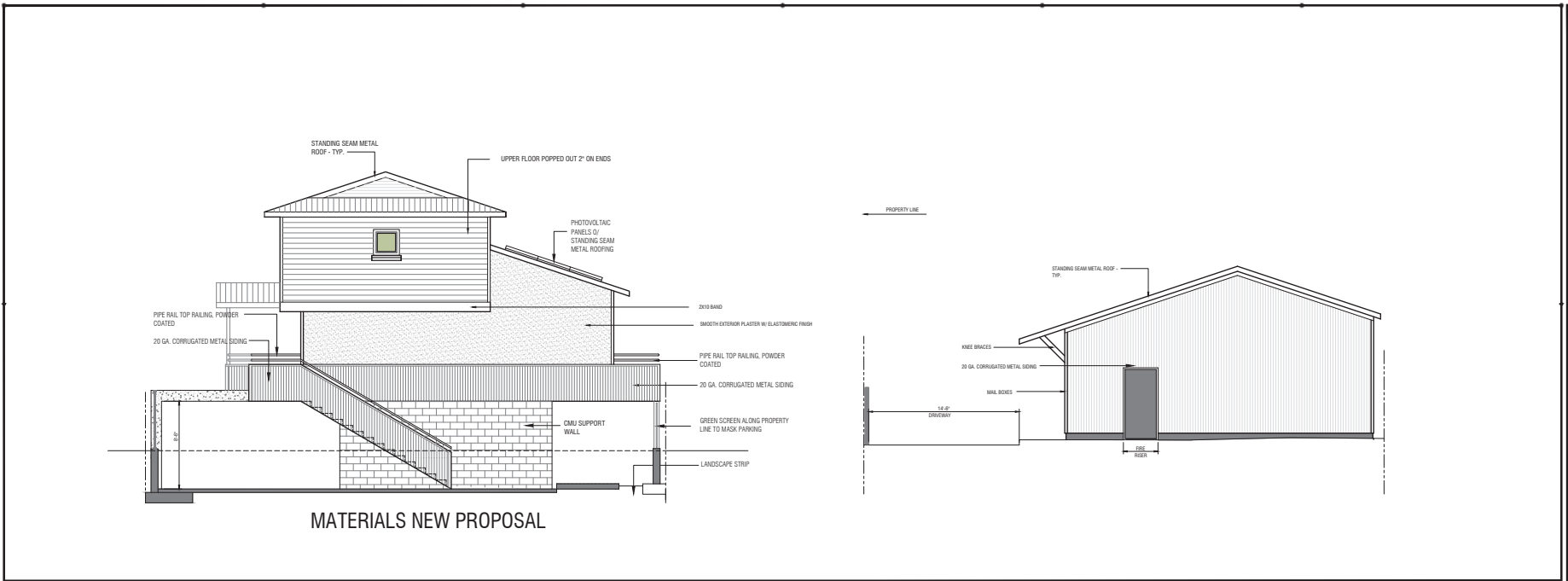
SB-MIXED USE
EXTERIOR ELEVATIONS

| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

JOB NO: 2203
DATE: _____
DRAWN: _____
CHECK: _____
ARCHITECT: **BLW**
CONSULTANT:

SHEET DESCRIPTION:

SHEET NO:
OF: **6**

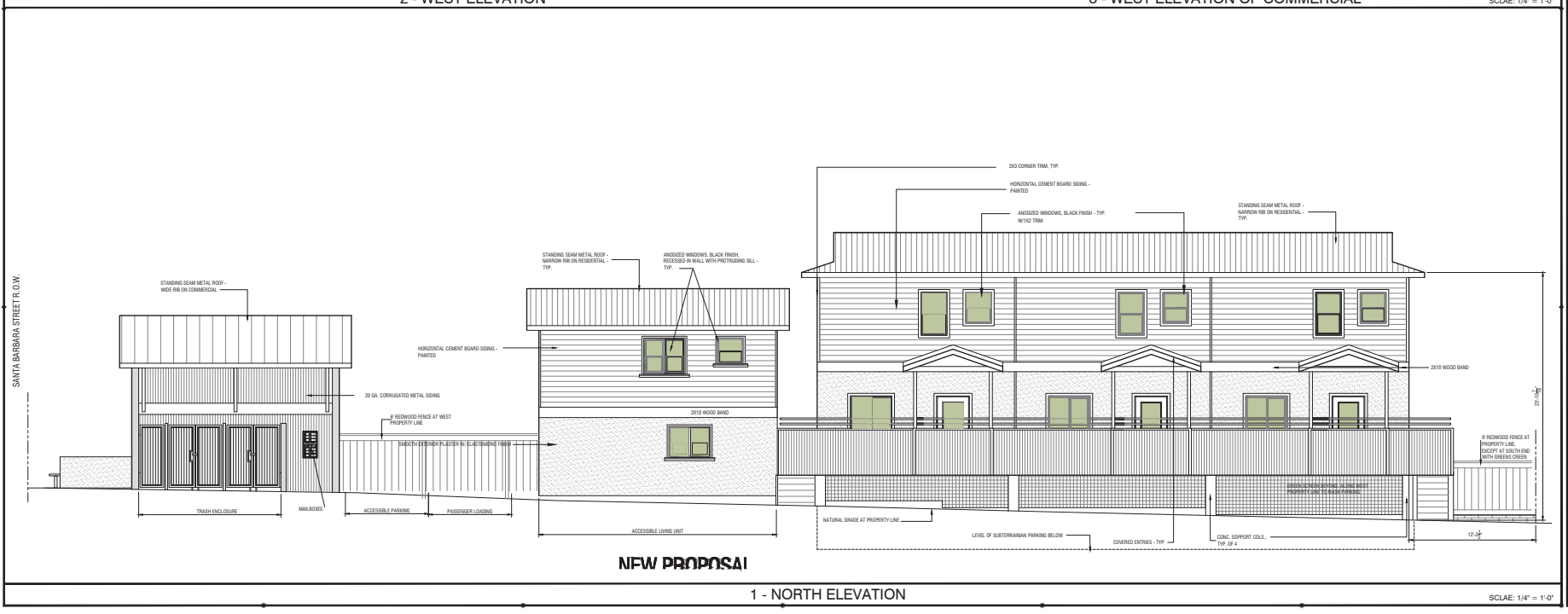


MATERIALS NEW PROPOSAL

2 - WEST ELEVATION

3 - WEST ELEVATION OF COMMERCIAL

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



NEW PROPOSAL

1 - NORTH ELEVATION

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



SB-MIXED USE
1925 SANTA BARBARA AVE., SLO CA 93401

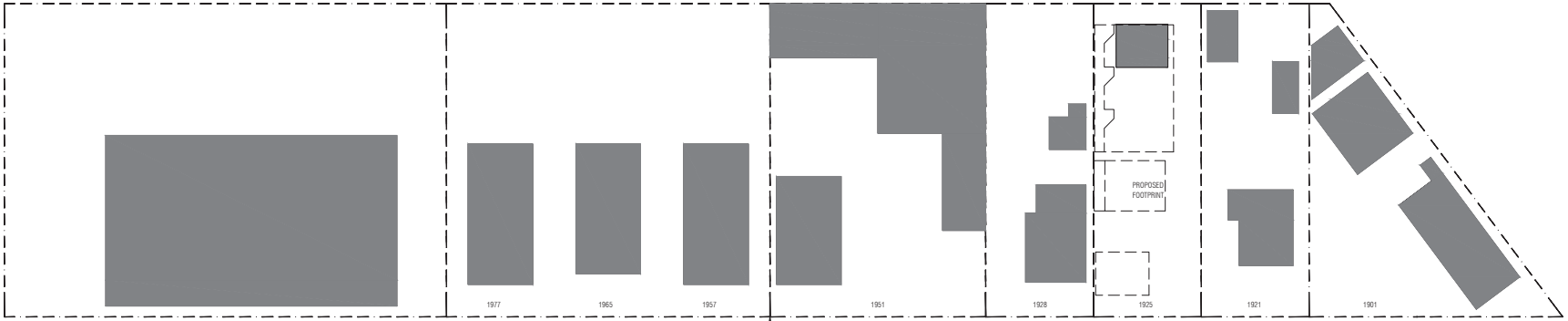
CLIENT:
OBISPO INVESTMENTS, INC.
1110 CALIFORNIA BLVD. STE C
SAN LUIS OBISPO, CA 93401

| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |
| ▲ | | | |

JOB NO: 2203
DATE:
DRAWN:
CHECK:
ARCHITECT: BLW
CONSULTANT:

SHEET DESCRIPTION:

SHEET NO:
OF: 7



THIS ECLECTIC BUILDING HAS SERVED AS A HARDWARE STORE AND NOW A MENTAL HEALTH FACILITY.

IRON HORSE OFFICE BUILDING, BUILT IN 1995 DOES A GOOD JOB AT USING INDUSTRIAL MATERIALS THAT ONE MIGHT FIND ALONG A RAILROAD R.O.W.



THESE THREE PROJECTS WERE ALL BUILT AROUND 2008. THEY ARE COMMERCIAL RESIDENTIAL. THE ARCHITECTURE TAKES FROM THE FALSE FRONT OF THE DEL MONTE WITH SOME MORE CONTEMPORARY TOUCHES



THIS OLD CS PROPERTY HAS SERVED IN MANY CAPACITIES AS A COMMERCIAL SERVICE PROPERTY. IT ALONG WITH THE PROPERTIES TO THE NORTH ARE BOUND TO BE REDEVELOPED



THIS IS ONE OF THE LAST REMAINING SINGLE FAMILY RESIDENCES ON SANTA BARBARA AVE



THIS SITE WAS A VACANT LOT UNTIL 1983 WHEN THE ORIGINAL MCCARTHY'S USED CAR LOT WAS PLACED ON IT. SINCE IT HAS HAD A COUPLE OF OTHER COMMERCIAL USES



THIS SINGLE FAMILY RESIDENCES WITH A COUPLE OF OUTBUILDINGS HOUSING RESIDENCES HAS HAD A COUPLE OF REDEVELOPMENT PROPOSALS



THE DEL MONTE CAFE HAS BEEN A LANDMARK SINCE THE 70S WHEN THE OLD VACANT MARKET WAS TURNED INTO A RESTAURANT.

SANTA BARBARA AVENUE R.O.W.



PROPOSED STREET ELEVATION



1880 SANTA BARBARA AVE - RAILROAD SQUARE

THE ORIGINAL RAILROAD SQUARE BUILDING KNOWN AS THE CHANNEL BUILDING WAS EARLY DAMAGED IN A FIRE IN 2002. ALTHOUGH 1970'S WOOD ADDITIONS WERE DESTROYED THE ORIGINAL BRICK BUILDING WAS ABLE TO BE SALVAGED. CONTEMPORARY ADDITIONS MOSTLY IN STEEL CLADDING WERE ADDED TO EACH END BOOKENDING THE ORIGINAL STRUCTURE AND ALLOWING IT TO STAND OUT. THIS IS A GREAT EXAMPLE OF A CONTEMPORARY ARCHITECTURAL INTERVENTION HARMONIZING, NOT TRYING TO REPLICATE OR COMPLETE WITH A WONDERFUL HISTORICAL STRUCTURE.

CIRCUMSTANCES UNIQUE TO THIS PROJECT (TAKEN FROM OASIS WEB PAGE)
REHABILITATION AND ADAPTIVE REUSE OF AN HISTORICAL STRUCTURE
SUBSTANTIAL PUBLIC OUTREACH AND COMMUNITY INVOLVEMENT
FIRE DAMAGE RESTORATION
UNREINFORCED MASONRY SEISMIC RETROFIT.



2120 SANTA BARBARA STREET

THE MOST RECENT PROJECT COMPLETED ON SANTA BARBARA AVE IS A MIX OF COMMERCIAL AND RESIDENTIAL. THE STREET FRONTAGE IS USING SHED ROOFS IN A SAW TOOTH ORIENTATION. THE MATERIALS ARE A COMBINATION OF CEMENT BOARD SIDING, EXTERIOR PLASTER AND VARIOUS PROFILES OF METAL PANELS.



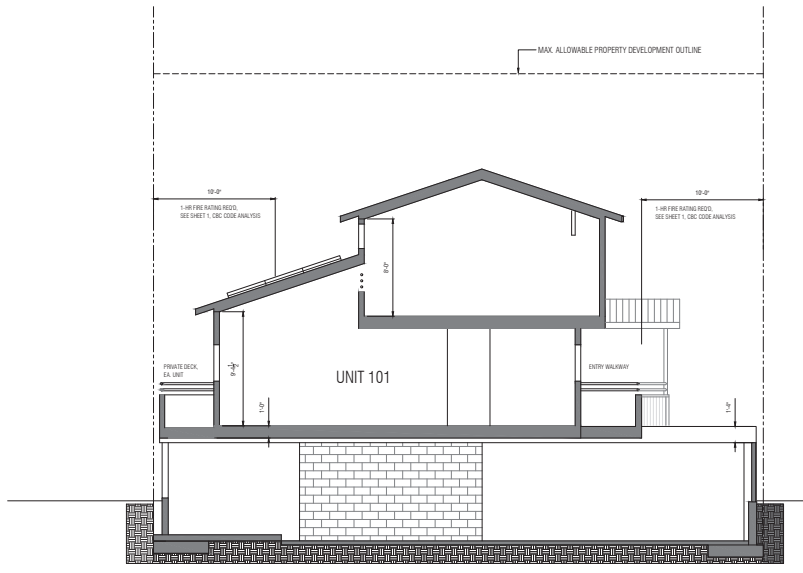


CLIENT:
OBISPO INVESTMENTS, INC.
 1110 CALIFORNIA BLVD., STE C
 SAN LUIS OBISPO, CA 93401

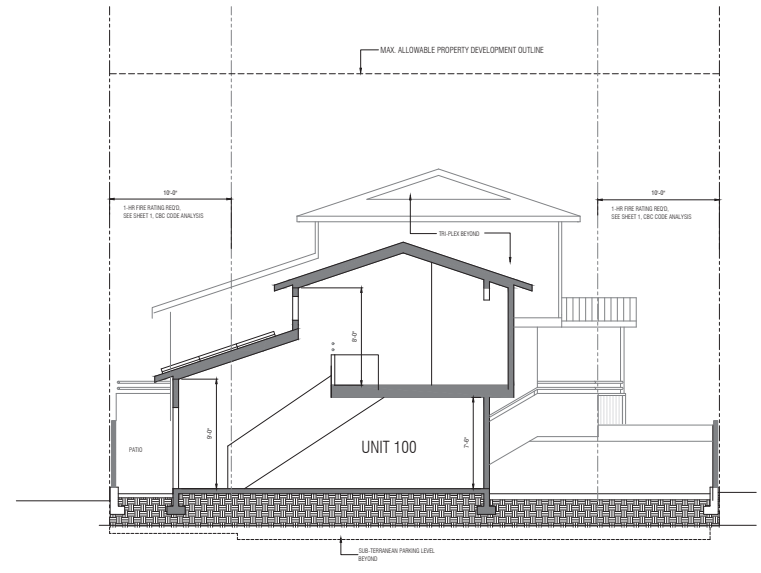
| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| | | | |
| | | | |
| | | | |

JOB NO: 2203
 DATE: _____
 DRAWN: _____
 CHECK: _____
 ARCHITECT: **BLW**
 CONSULTANT: _____

SHEET DESCRIPTION:
 SHEET NO:
 OF: **8**

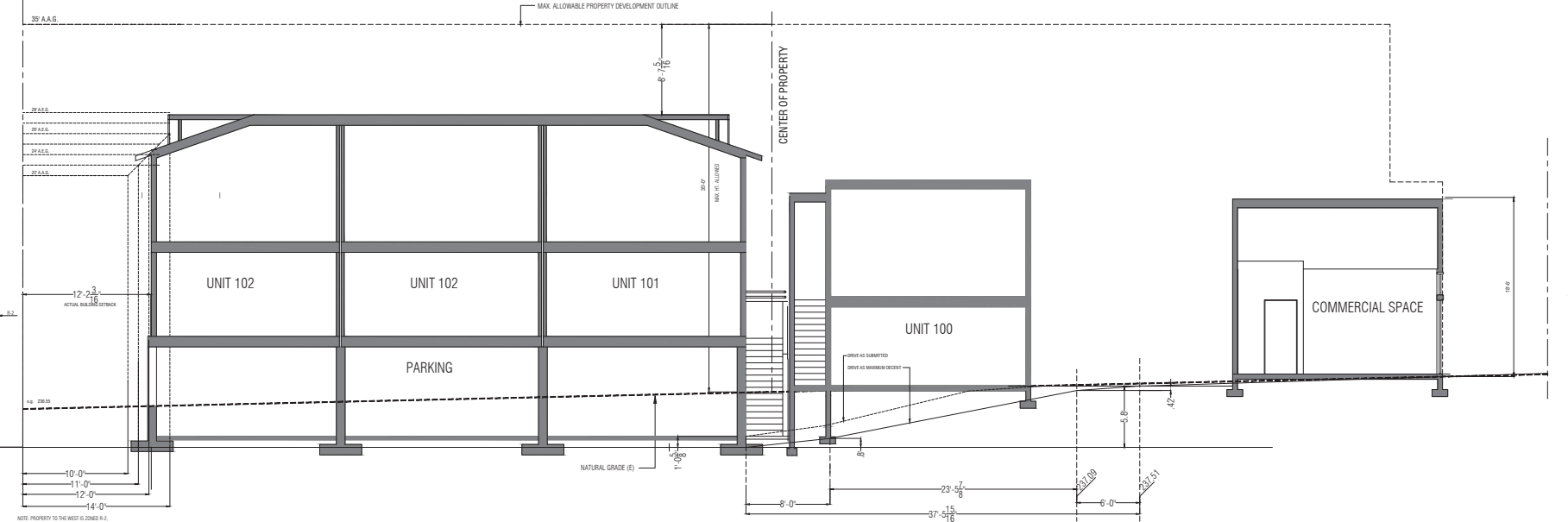


SECTION A-A



SECTION B-B

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



SECTION C-C

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

NOTE: PROPERTY TO THE WEST OF ZONING P.L.2.
 AS PER ZONING REGULATIONS.
 EDGE CONDITIONS APPLY. SEE 8.0 ZONING ORDINANCE SECTION 17.010.00

CLW
ARCHITECTURE

BARRY L. WILLIAMS
Architect/Developer

1015 ELVA STREET
SAN LUIS OBISPO, CA 93401

(805) 457-7323
bwilliams@clwarch.com



CLIENT:
OBISPO INVESTMENTS, INC.
1110 CALIFORNIA BLVD. STE C
SAN LUIS OBISPO, CA 93401

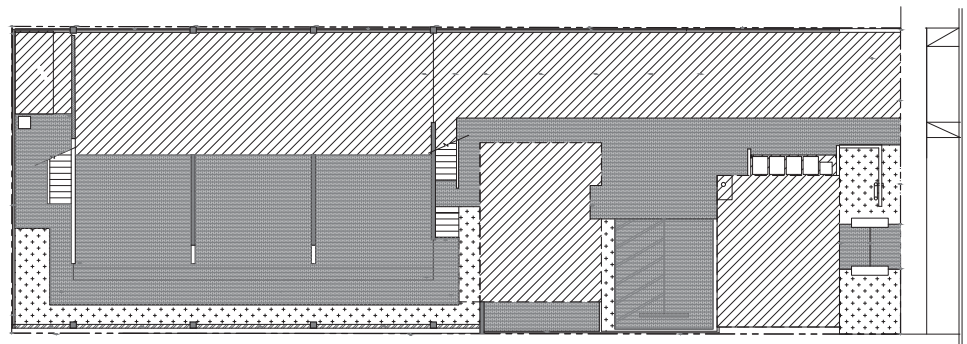
SB-MIXED USE
1925 SANTA BARBARA AVE., SLO CA 93401

| No. | Rev. | Date | Description |
|-----|------|------|-------------|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |

JOB NO: 2203
DATE:
DRAWN:
CHECK:
ARCHITECT: BLW
CONSULTANT:

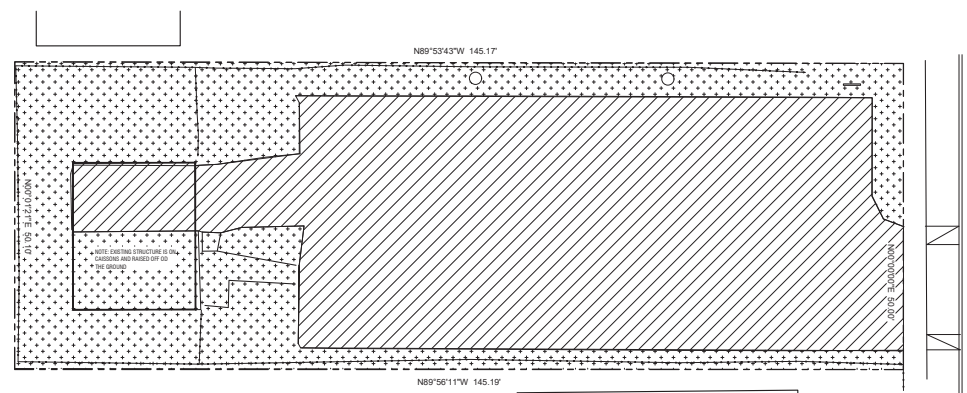
SHEET DESCRIPTION:

SHEET NO:
OF: 9



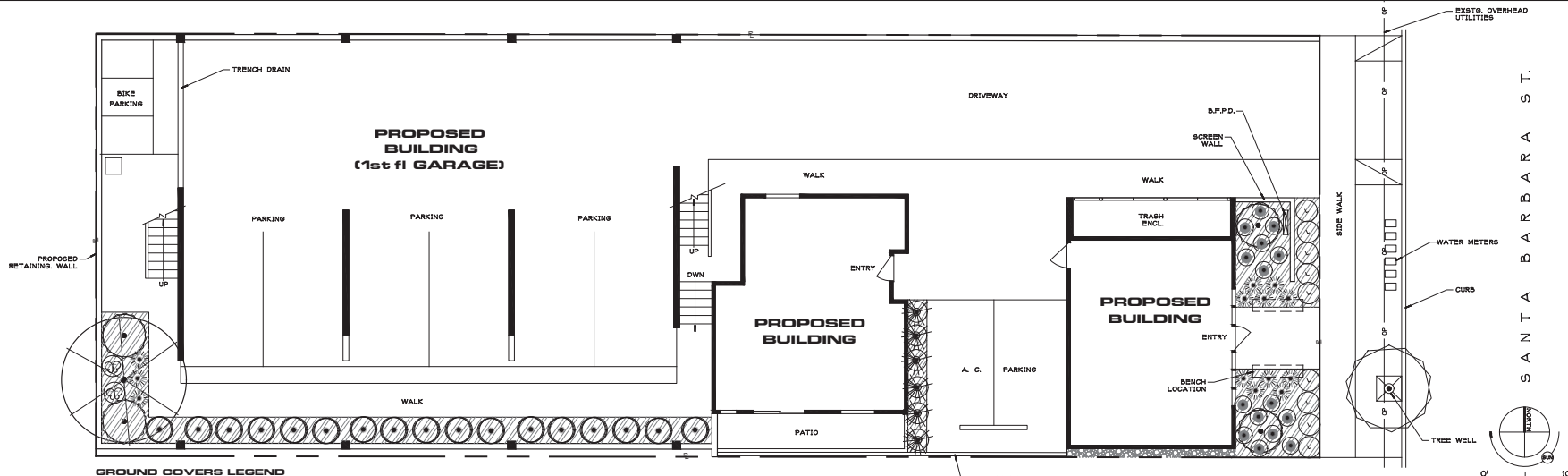
- IMPERVIOUS AREA 3388 SF
- LANDSCAPE AREA 674 SF
- PERVIOUS PAVERS & NATURAL AREA 3195 SF

PROPOSED SITE



- IMPERVIOUS AREA 4383 SF
- LANDSCAPE AND NATURAL AREA 2874 SF

EXISTING SITE
TOTAL AREA 7257



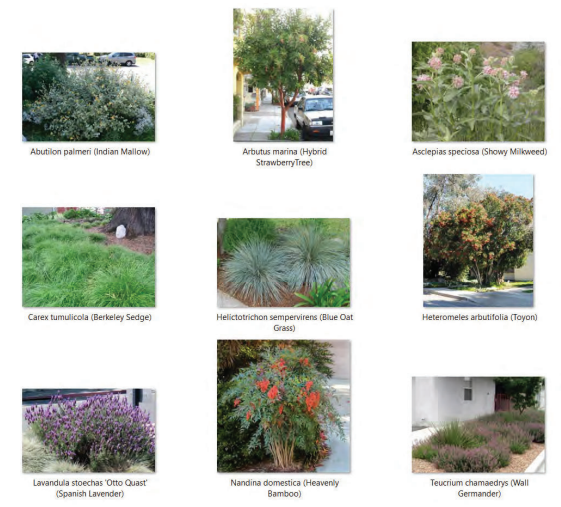
GROUND COVERS LEGEND

- STRINGY REDWOOD BARK WOOD MULCH (674 S.F.)
THREE DEEP LAYER WITH PER-EMERGENT HERBICIDE.
- SMALL RIVER ROCK, 3/4" NOYOS COBBLE FROM KRITZ TRUCKING (20 S.F.)
ONE COMPLETE, FULL COVER LAYER WITH WEED FABRIC.

PLANT SYMBOL LEGEND * PLANT WATER USE PER WUCOLS_ZONE #1

| SYM | PLANT NAME | QUANT | SIZE | WATER USE |
|-----|--|-------|--------|-----------|
| 15 | CAREX TUMULICOLA (BERKELEY SEDGE) | 1 | 0 GAL | LOW |
| 16 | TEUCRIUM CHAMAEDRYS 'PROSTRATA' (CREEPING GERMANDER) | 1 | 0 GAL | LOW |
| 2 | TEUCRIEFAS CALIFORNICA (CALIFORNIA MILKWEED) | 1 | 0 GAL | LOW |
| 9 | LAVANDULA STOECNAS 'OTTO QUAST' (SPANISH LAVENDER) | 9 | 0 GAL | LOW |
| 6 | HELICTOTRICHON SEMPERVIRENS (BLUE OAT GRASS) | 6 | 1 GAL | LOW |
| 17 | NANDINA DOMESTICA (HEAVENLY BAMBOO) | 17 | 6 GAL | LOW |
| 4 | ABUTILON PALMERI (HELT-LEAF FLOWERING MAPLE) | 4 | 6 GAL | LOW |
| 1 | HETEROMETES ARBUTIFOLIA (LOYON, STREET TREE) | 1 | 15 GAL | LOW |
| 1 | ABUTILON MARINA (MARINA MADRONA) | 1 | 16 GAL | LOW |

LANDSCAPE DEVELOPMENT PLAN



PLANT IMAGES

LANDSCAPE DOCUMENT REQUIREMENTS

- PROJECT INFORMATION:
PROJECT NAME: SB-LIVE-WORK STUDIOS
DATE: OCTOBER 11, 2023
PROJECT APPLICANT: BLW ARCHITECTURE, BARRY L. WILLIAMS DEVELOPER, 103 ELLA STREET, SAN LUIS OBISPO, CA. 95401. 805.466.7363. BLW@ARCHITECTURE.NET
PROJECT ADDRESS: 1826 SANTA BARBARA STREET, SAN LUIS OBISPO, CA.
PROJECT CONTACTS:
BLW ARCHITECTURE, BARRY L. WILLIAMS DEVELOPER, 103 ELLA STREET, SAN LUIS OBISPO, CA. 95401. 805.466.7363. BLW@ARCHITECTURE.NET.
CASEY J. PATTERSON, LANDSCAPE ARCHITECT, 10368 REALTY AVE., ATASCADERO, CA. 93028. 805.466.7368. CJP@PROJ.COM.
PROPERTY OWNER & CONTACT:
OSIPSO INVESTMENTS, INC. 110 CALIFORNIA BLVD. STE C, S.L.O., CA. CONTACT: BLW ARCHITECTURE.
PROJECT TYPE: NEW PRIVATE LANDSCAPE.
- MULCH ALL PLANTING AREAS TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENT.
- ALL PLANTS USED FOR THE PLANTING AREAS OF THE SITE ARE IN THE "LOW" WATER-USE PLANT FACTOR CATEGORY (IRRIG 1) AS DETERMINED BY WUCOLS (LESS THAN 0.5).
- THE PROJECT WILL INCORPORATE COMPOST AT A RATE OF 4 CY/1000 S.F. MIXED TO A DEPTH OF 6" UNLESS SUPERSEDED BY SOIL TESTING & SOIL FERTILITY TESTING WILL BE COMPLETED AND INCORPORATED INTO THE LANDSCAPE CONSTRUCTION PLANS.
- P.O.C. FOR IRRIGATION SYSTEM WILL BE OFF A DEDICATED, LANDSCAPE WATER SUB-METER.
- IRRIGATION SYSTEMS WILL COMPLY WITH THE FOLLOWING:
(A) AUTOMATIC IRRIGATION CONTROLLER WILL USE EVAPOTRANSPIRATION AND WEATHER SENSOR.
(B) IRRIGATION CONTROLLERS WILL BE ON A TYPE WHICH DOES NOT LOSE PROGRAMMING DATE IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
(C) PRESSURE WILL REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
(D) MANUAL SHUT-OFF VALVES WILL BE INSTALLED AS CLOSE AS POSSIBLE TO THE P.O.C. OF THE WATER SUPPLY.
(E) ALL IRRIGATION EMISSION DEVICES WILL MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ANSI/ISCC 802-2014. LANDSCAPE IRRIGATION SPRINKLER AND SHUTTER STANDARDS. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ANSI/ISCC 802-2014.

GREEN CODE REQUIREMENTS

- THIS LANDSCAPE DESIGN GROUPS ALL PLANTS IN HYDROZONES IN ACCORDANCE WITH THEIR RESPECTIVE WATER, CULTURAL, SOIL, CLIMATE, SUN AND LIGHT AND MAINTENANCE NEEDS. EACH HYDROZONE IS CLEARLY DELINEATED ON THE IRRIGATION PLAN. ZONES SHOULD INCLUDE AT LEAST HIGH AND LOW ZONES. THE DESIGN WILL INSTALL SEPARATE IRRIGATION VALVES FOR DIFFERENT ZONES.
- PLANTING SEEDS ARE TO BE MULCHED TO THREE INCHES DEEP OR AS REQUIRED LOCAL WATER ORDINANCE REQUIREMENTS. SELECT ORGANIC MULCH (IE: NO ROCK OR RUBBER MULCH) THAT WILL IMPROVE SOIL STRUCTURE AND PROVIDE NUTRIENTS AS IT DECOMPOSES. IT IS RECOMMENDED TO SPECIFY FOUR INCHES OF MULCH TO ACCOUNT FOR SETTILING AND ASSURE THAT THE THREE INCH MINIMUM WILL BE MET. THERE MUST BE AT LEAST THREE INCHES AT THE TIME OF FIELD VERIFICATION.
- CONSTRUCT RESOURCE EFFICIENT LANDSCAPES: * NO INVASIVE SPECIES LISTED BY CAL-IPC ARE TO BE PLANTED. * NO PLANT SPECIES TO REQUIRE SHEARINGS. * A MINIMUM OF 75% OF PLANTS ARE TO BE DROUGHT TOLERANT, CALIFORNIA NATIVES OR MEDITERRANEAN SPECIES OR OTHER APPROPRIATE SPECIES * MINIMIZE TURF IN LANDSCAPE INSTALLED. * NO TURF BEING USED AND NO OVERHEAD SPRINKLERS BEING USED.
- CAL GREEN MANDATORY MEASURES, TIER 1 REQUIREMENTS. THE FOLLOWING CAL GREEN CODE REQUIREMENTS HAVE BEEN MET AS SHOWN ON THESE LANDSCAPE PLANS. A IRRIGATION CONTROLLER, AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTING NEEDS AS WEATHER CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIND OR WINDLESS RAIN SENSOR WHICH COMMUNICATES WITH THE CONTROLLER(S).
3. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
4. INSTALL A LOW-WATER CONSUMPTION IRRIGATION SYSTEM WHICH MINIMIZES THE USE OF SPRAY TYPE HEADS.
5. C. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION.
6. PROVIDE WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT REDUCES THE USE OF POTABLE WATER; DOES NOT EXCEED 65 PERCENT OF ITO TIMES THE LANDSCAPE AREA.

WATER BUDGET CALCULATION

PROJECT: Santa Barbara St Mixed Used Project
 MAWA = (ETw) x (E2) x (100 - S) x (A) x (H) x (3 x S) x (A)
 SIA = 0
 MAWA = 10,067
 ETWU = (ETW) x (E2) x (100 - S) x (A)
 Site Location: San Luis Obispo
 Site's ETc: 41.8
 Irrigation Efficiency: 0.81
 O.H. = 75 max
 Drip = .81

Plant Factors
 Low 0 - 0.3
 Medium 0.4 - 0.6
 High 0.7 - 1.0
 ETAF = 0.55
 RES = 0.45
 COM. = 0.55

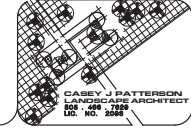
| Hydrozone | Planting Type | Plant Factor | Area | FFA(H)(ET)(S)(A) | ETWU (gallons) |
|-----------|---------------|--------------|------|------------------|----------------|
| 1 | Low | 0.2 | 674 | 135 | 4,529 |
| | Scal | 0.24 | 674 | 135 | 4,529 |

Low water use area: 674
 (BUDGET)
 MAWA = 10,067
 (Max. Allowed Water Allowment)
 ETWU = 4,529
 (ESTIMATED)
 Project water use (estimated) is lower than budget

LS. AREA CALCULATION & HYDROZONES

TOTAL LANDSCAPE SQUARE FOOTAGE OF SITE: 674 S.F.
 HYDROZONE #1, LOW WATER USE PLANTING: 674 S.F.

COMPLIANCE STATEMENT
 I HAVE COMPLIED WITH THE REQUIREMENTS OF THE MWELD AND HAVE:
 1) COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
 CASEY J. PATTERSON
 LANDSCAPE ARCHITECT
 OCTOBER 11, 2023
 DATE



LANDSCAPE DEVELOPMENT PLAN

PROJECT: SB-LIVE-WORK STUDIOS
 1826 SANTA BARBARA STREET,
 SAN LUIS OBISPO, CA

DATE: 10/11/23

SCALE: 3/16" = 1'-0"

SHEET: 10 of 11



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7170
slocity.org

April 22, 2024

Obispo Investments Inc
c/o Barry Williams
1103 Ella St.
San Luis Obispo, CA 93401

SUBJECT: Application ARCH-0448-2022 (1925 Santa Barbara)
Architectural review of a new mixed-use development of three buildings, with four residential units and street-fronting nonresidential, in the Railroad Historic District

Dear Mr. Williams:

On April 22, 2024, I reviewed your client's Architectural Review application regarding a new mixed-use project within the Railroad Historic District. After reviewing the plans, I determined that the project is minor and will not require review by the Architectural Review Commission (ARC). Your plans are approved, based on findings and subject to the following conditions:

Findings:

1. As conditioned, the proposed project is consistent with the goals and policies of the Land Use Element (LUE) of the City's General Plan applicable to development in a Services and Manufacturing area, and with goals and policies of the General Plan's Conservation and Open Space Policies (COSE) for Cultural Heritage (COSE § 3). Mixed uses are encouraged in commercial districts (LUE §3.8.5). The project's residential component is situated at the west side of the site, at the boundary with an adjacent residential neighborhood to the west and provides enhanced building setbacks such that the residential atmosphere of the adjacent neighborhood is protected (LUE §2.3.3). New construction reflects the form, spacing, and materials of nearby historic structures and does not affect the street appearance of buildings which contribute to the neighborhood's architectural character, consistent with Conservation and Open Space Element Policy 3.3.4. Fiber cement board and plaster are employed as the predominant exterior materials, which are visually compatible with the exterior materials of buildings in the vicinity.
2. As conditioned, the project design is consistent with standards and limitations set out in the City's Zoning Regulations. The site is within a Service Commercial (C-S) Zone, and Mixed-Use Development is a permitted use in the Zone (§ 17.10.020). The project and proposed new structures conform to applicable development standards for the zone (Ch. 17.70), including enhanced Edge Condition setbacks at the boundary of the adjacent residential neighborhood to the west (§17.70.050) and with standards for Mixed-Use Development (§17.70.130).
3. According to the recommendation of the Cultural Heritage Committee made on

March 25, 2024, the project is consistent with the City's Historic Preservation Ordinance (SLOMC Ch. 14.01) and the supporting Historic Preservation Program Guidelines (HPPG), in particular with guidelines related to architectural compatibility (HPPG §§ 3.2.1 & 3.3.2). The proposed new buildings are based on simple rectangular forms and exhibit horizontal massing, sloping roof forms, grouped horizontal window patterns, fiber cement board (simulating wood appearance) and plaster exterior materials, and trim and roof detailing, consistent with Architectural Guidelines provided in the Railroad District Plan, complementing the District's historic character.

4. According to the recommendation of the Cultural Heritage Committee made on March 25, 2024, the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed new construction has been designed to be compatible in form, massing, color, and materials with the historic character of the Railroad Historic District.
5. The project is consistent with the City's Community Design Guidelines. It is designed in an attractive and environmentally sensitive manner that responds to the character and constraints of the site, fits in with site design and architecture in the vicinity, and logically locates site elements for efficient operation (§ 2.1). The new building exhibits proper proportion, harmony, simplicity, rhythm, balance, and is designed to coordinate with existing structures on the site (§ 2.2) and is compatible with adjacent buildings and those in the immediate neighborhood (§ 5.3).
6. The project is categorically exempt from CEQA environmental review, as Infill Development (CEQA Guidelines §15332). The proposed development is consistent with the Services and Manufacturing designation of the property, applicable General Plan policies, and with the standards and land use limitations set out in Zoning Regulations for the Service Commercial (C-S) Zone with Historic Overlay. The site measures less than five acres in area, is located within City limits, substantially surrounded by urban uses, and has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. The project does not involve physical demolition, destruction, relocation, or alteration of any historical resource or its immediate surroundings, and therefore does not cause a substantial adverse change in the significance of any such resource (CEQA Guidelines §15064.5(b)). The historical resources nearest to the property are located on separate parcels apart from the subject site, physically removed from, and not impacted by, the proposed project. As described in Findings 3 and 4, the project has been found to be architecturally compatible with adjacent and nearby historic resources and with the character of the Railroad Historic District.

Conditions:

Please note the project conditions of approval do not include mandatory code requirements. Code compliance will be verified during the plan check process, which may include additional requirements applicable to your project.

Planning

1. Conformance to approved plans and conditions. Final project design and construction drawings submitted for building permits shall be in substantial compliance with approved plans, as revised according to the direction provided by the Cultural Heritage Committee, and with the conditions of approval herein. A separate full-size sheet shall be included in plans submitted for permits, listing all conditions of project approval. Reference shall be made in the margin of the listed conditions as to where in plans requirements are addressed. Any change to approved design, colors, materials, landscaping or other conditions of approval must be reviewed and approved by the Community Development Director.
2. Colors and materials. Plan submitted for permits to complete this project shall clearly depict and describe all materials and colors, including siding, roofing, windows, and decorative trim, and the dimensions of windows, including window frames and mullions, lintels, sills, surrounds, recesses, trim, and other related window features, shall be clearly indicated, to the satisfaction of the Community Development Director.
3. Night Sky Preservation. Plans submitted for construction permits to complete this project shall include information about exterior lighting, including building-mounted lighting, sufficient to verify conformance to Night Sky Preservation regulations (Zoning Regulations Ch. 17.23).

Code Compliance Notes:

Engineering

1. The building plan submittal shall show and label all existing and proposed public or private easements for reference. Any required on-site or off-site easements shall be recorded prior to building permit issuance.
2. Complete frontage improvements will be required as a condition of the building permit including new curb, gutter, sidewalk and street paveout. The improvements shall be constructed in accordance with the Engineering Standards in effect at the time of encroachment permit issuance.
3. The building plan submittal shall note or dimension the street right-of-way width on the site plan. The plan shall show the dimensions of the centerline to property line, centerline to face of curb, and face of curb to property line for reference.
4. The building plan submittal shall show all required short-term and long-term bicycle parking to the satisfaction of the Community Development Department. Include details and detail references on the plans for the proposed bicycle parking facilities. The building plans shall provide a detailed site plan of any racks. Show all dimensions and clearances to obstructions per city standard. The Title Sheet of plans shall include a parking calculation describing the required and proposed bicycle parking for the project.
5. Final plans submitted for construction permits to complete this project shall be accompanied by written confirmation of solid waste service by the City's Franchise Waste Hauler (San Luis Garbage).
6. Final plans submitted for construction permits to complete this project shall depict the location of the proposed mail receptacles or mailbox unit (MBU) serving the project, to the satisfaction of the Postmaster and the City Engineer. MBU's shall not be located within

the public right-of-way or public sidewalk area, unless specifically approved by the City Engineer.

Fire

7. Final plans submitted for construction permits to complete this project shall depict fire sprinkler riser rooms with direct exterior access for each building with direct exterior access, to the satisfaction of the Fire Marshal.
8. Proposed structures of Construction type “VB” and Occupancy Type “R-2,” as depicted in final plans submitted for permits to complete this project, shall be provided with a full NFPA 13-standard fire sprinkler system.
9. Plans submitted for construction permits to complete this project shall demonstrate compliance with minimum fire separation distance standards (i.e., 10 feet from the exterior edge of stairways and landings to adjacent lot lines and to other buildings on the same lot) set out in applicable building and fire safety codes, to the satisfaction of the Fire Marshal.
10. Plans submitted for construction permits to complete this project shall depict fire department ladder access from driveways to bedroom windows and roofs, compliant with applicable building and fire safety codes. Distances from accessible ground up shall be indicated, and any obstruction by support beams clearly noted.
11. Plans submitted for construction permits to complete this project shall show exit travel distances from units to the public way from exterior exit stairs for the residential buildings.

Utilities

12. Final plans submitted for construction permits to complete this project shall include a site utility plan showing the size of existing and proposed sewer and water services. The construction plans for sewer and water services shall be in accordance with the engineering design standards in effect at the time the building permit is approved. The project’s commercial and residential uses shall be metered separately. All residential units are to be individually metered. The sewer lateral serving the property shall be made with HDPE material and shall be installed per the City’s engineering design standards.
13. Final plans submitted for construction permits to complete this project shall demonstrate compliance with fire flow and fire sprinkler requirements for all floors of the proposed project, to the satisfaction of the Utilities Director and Chief Building Official. Design plans shall be supported by engineering calculations, to be submitted with the building permit.
14. The project is located within a capacity constrained area and shall satisfy the wastewater flow offset requirements described in Municipal Code Section 13.08.396, prior to issuance of construction permits to complete the project.
15. The building permit submittal shall include a final landscape design plan and irrigation plan that includes all the criteria required in the City Engineering Standards Uniform Design Criteria for Landscaping and Irrigation.
16. The project’s estimated total water use (ETWU) to support new ornamental landscaping shall not exceed the project’s maximum applied water allowance (MAWA). Final plans submitted for construction permits to complete this project shall include calculation and information for review and approval by the Utilities Department prior to issuance of a

building permit to support required water demand of the project's proposed landscaping.

17. Where commercial uses in the project may include food preparation, final plans submitted for construction permits to complete this project shall depict provisions for grease interceptors and FOG (fats, oils, and grease) storage within solid waste enclosure(s). Such commercial facilities shall be subject to issuance of an Industrial Wastewater Discharge Survey and Permit Application prior to issuance of occupancy permit, and an area must be provided to wash floor mats, equipment, and trash cans that is located inside, and drained to the sanitary sewer.
18. Potable city water shall not be used for major construction activities, such as grading and dust control. Recycled water is available through the City's Construction Water Permit program.

Building

19. The design of the under-building parking garage depicted in final plans submitted for construction permits to complete this project must demonstrate compliance with building and fire codes applicable to parking garages, including, but not limited to California Building Code Sections 406 (Motor-Vehicle-Related Occupancies) and 705 (Fire and Smoke Protection Features), and where electric vehicle charging facilities are provided, California Fire Code Section 1207.

Housing

20. The project is subject to Inclusionary Housing Requirements described in Municipal Code Chapter 17.138. Final plans for construction permits must be accompanied by a statement describing the project's inclusionary housing plan, as described in Zoning Regulations Section 17.138.070(A).
21. The project is subject to the Commercial Linkage Fee described by Municipal Code Chapter 4.60. The fee must be paid in full prior to the issuance of the first building permit for the commercial development project.

Indemnification

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

My action is final unless appealed within 10 calendar days of the date of the decision. Anyone may appeal the action by submitting a letter to the Community Development Department within the time specified. The appropriate appeal fee must accompany the appeal documentation. Appeals will be scheduled for the first available Planning Commission meeting date. If an appeal is filed, you will be notified by mail of the date and time of the hearing.

The Community Development Director's approval of this project will automatically expire in one year, unless plans for a building permit have been submitted, or unless a different

expiration date or unlimited expiration is stipulated at the time of approval, per Municipal Code section 2.48.070. On request, the Community Development Director may grant a single, one-year extension, provided, that approval not exceed a maximum of two years from the date of original approval.

Included with this letter is an invoice for the Completion Fee associated with this planning application, which is now due. Completion Fees are to be paid within six months of the final action taken on planning services provided or prior to the acceptance of a building permit to construct the project. Please note that building permit applications will not be accepted prior to payment of the Completion Fee. Payment of this fee may be made in person, online, by mail or by phone.

In Person Payment: Please visit the Community Development Department at 919 Palm Street, Monday and Wednesday between 1:00 p.m. and 4:00 p.m., and Tuesday and Thursday between 9:00 a.m. and 12:00 p.m. In person payments can be made in cash, check, or credit/debit card.

Payment Online: The online payment portal has launched. Please visit the link: https://infoslo.slocity.org/EnerGov_Prod/selfservice#/home to pay the invoice online.

Payment by Mail: Mailed payments must be check, payable to City of San Luis Obispo, with the **application number** from the subject line of this letter included, and sent to:

CDD Planning Fees
City of San Luis Obispo
919 Palm Street
San Luis Obispo, CA 93401

Payment by Phone: Call our main line 805-781-7170, please press option #6 to speak with a staff member to process credit card payment.

If you have any questions, or if you need additional information, please contact Walter Oetzell, Assistant Planner at (805) 781-7593, or by email at: woetzell@slocity.org

Sincerely,



Tyler Corey
Deputy Director
Community Development

I believe my appeal should be considered based on the following:

My right to public comment was hindered by the clerk at the Cultural Heritage Committee. They refused to allow me to show my power point presentation (in pdf form). I was told that such presentations had to be submitted by noon the day of a meeting. Neither the city's website nor the language on the meeting agenda indicated this deadline. Failure to show the CHC images of buildings on Santa Barbara (to demonstrate spacing, coverage, setbacks etc.) as well as relevant language from relevant section of the Railroad District plan seriously impacted my ability to provide the committees information to make a sound recommendation.

The Cultural Heritage Committee's process to form their recommendation was inadequate and inappropriate, which in turn hampered the ability of the Director to make an informed decision. The CHC failed to consider key elements of the Railroad District Plan, did little to no deliberation regarding the pattern of development on the west side of Santa Barbara (including height, coverage, setbacks etc.) including references to such in the city's historical preservation guidelines. The applicant was absent from the CHC meeting and rather than continue the item so the applicant / their agent could answer questions, the CHC continued deliberations. These deliberations were further encouraged by the chairman's confidence in the project's architect (whom he has a 40+ year working relationship with which was not shared). The chairman confirmed the project's zoning, but not aspects of the historic preservation guidelines under the committee's purview. The chair mentioned a discussion with the applicant's architect which potentially should have been held publicly and in front of the CHC.

I understand from planning staff that the planning department has noted a north and south side of Santa Barbara Street with a delineation of Upham Street dividing this part of the Railroad District into two patterns of development. It was shared with me that each area is subject to different standards for height, coverage, setbacks and so on. I do not see this delineation referenced in the Railroad District Plan, however, if indeed this is the case I would note that on the west side of Santa Barbara between it's intersection with Broad and up to Upham – the predominant building type is commercial, the predominant height is single story and the pattern exhibited by massing and spacing is significantly different than the proposed project. In addition, commercial properties in this area which have developed with a residential component, the highest elevations are on the east side of the development adjacent to Santa Barbara and there are wide setbacks to the low density development to the west (on Chorro Street). Mimicking this type of development adjacent to Master List historical resources would be more appropriate and consistent with the area.

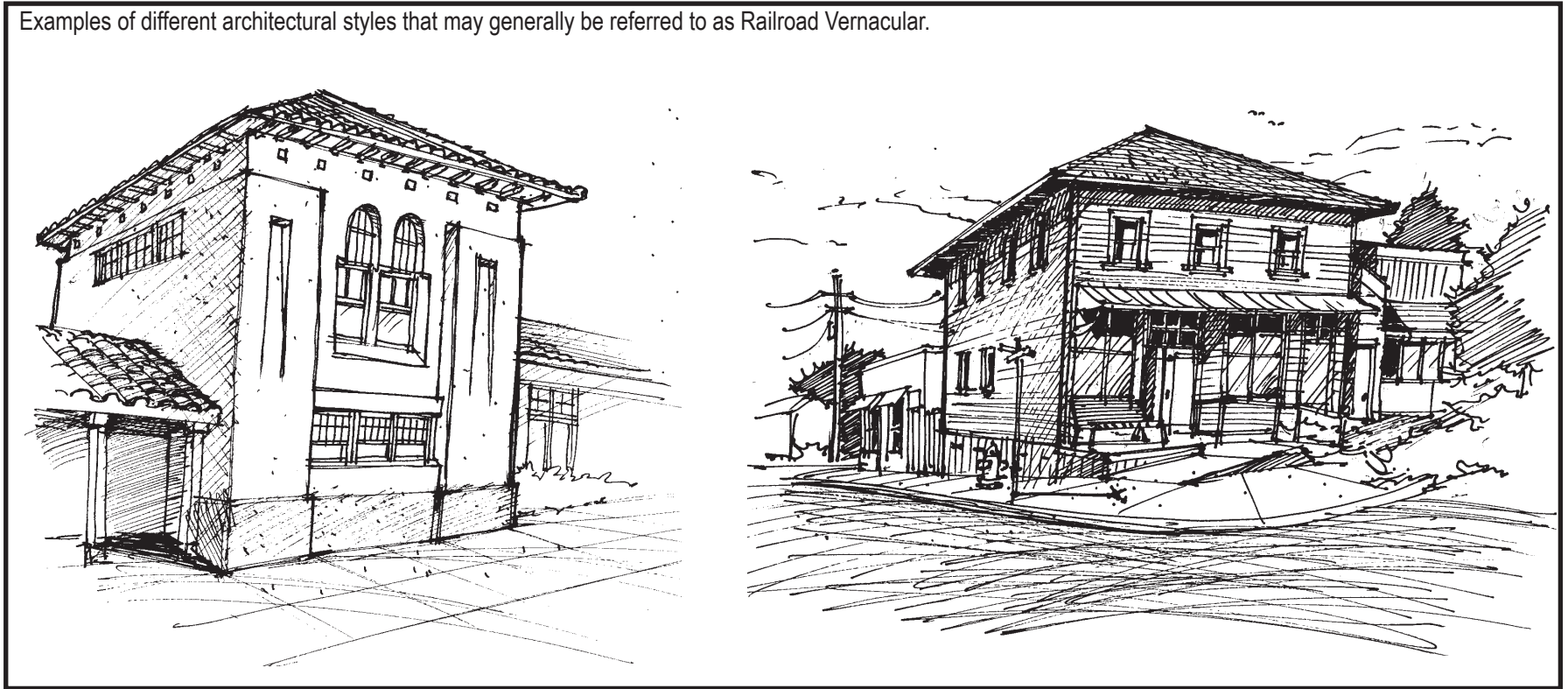
I believe that placing three story multifamily residential units (with a partially undergrounded 1st story) at the minimum setbacks from low density Master List Historical resources does in fact negatively impact these resources. According to the City's Context Statement, such resources are significant not only because of the building themselves but because of the story they tell and how they contribute to the community. The proposed development is neither consistent with the established pattern nor in accordance with the Historical Preservation ordinance and guidelines.

Architectural Guidelines for the Railroad District

San Luis Obispo has adopted citywide architectural guidelines which apply to new buildings, significant remodels, site improvements, and public area improvements. The Railroad District Architectural Guidelines are to supplement the citywide architectural guidelines and are to be applied in a similar manner, except that they apply only to the Railroad District as shown in Figure 4. Within this area, new development, remodels and additions, site improvements, and publicly-funded projects should follow these guidelines. Property owners, developers, designers, City staff and advisory bodies, such as the Cultural Heritage Committee, Architectural Review Commission and the Planning Commission will use these guidelines to review development projects, consistent with Municipal Code Chapter 2.48.

Many of the older buildings in the Railroad District are generally described as “Railroad Vernacular” buildings. A variety of architectural styles fall under this category. Some of the more common architectural elements exemplifying this architectural style are illustrated in this document. These examples provide a “menu” of architectural elements which can be incorporated into new development projects in the Railroad District. New buildings need not include all of these elements, nor be designed to be a replica of a historic building. The Cultural Heritage Committee and Architectural Review Commission interpret the guidelines and will consider contemporary architectural styles which are consistent with these guidelines and which complement the District’s historic character.

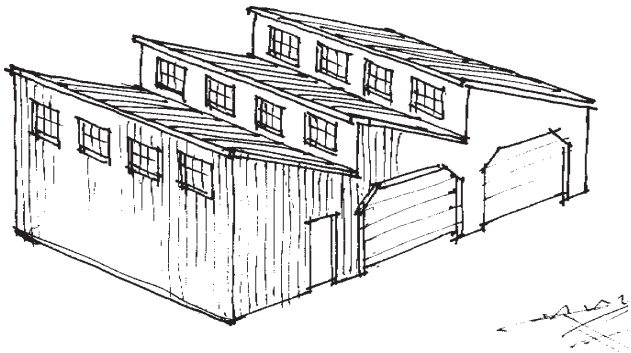
Examples of different architectural styles that may generally be referred to as Railroad Vernacular.



architectural guidelines

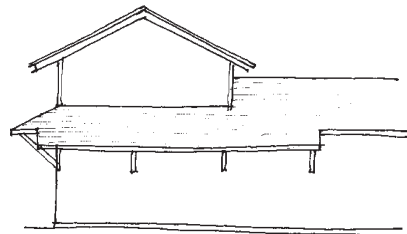
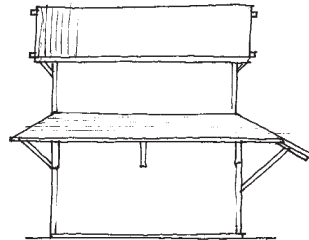
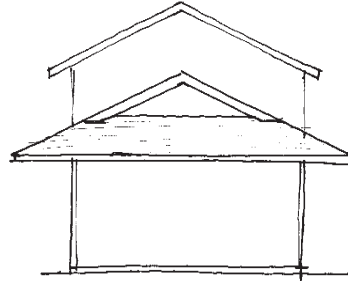
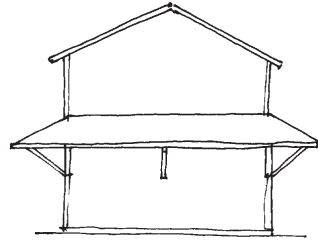
Building Form, Massing, and Roof Lines

1. Simple, rectilinear building forms should predominate.
2. Lower building level (ground floor) massing should be horizontal with equal or lesser volume on upper levels.
3. Use medium-sloping roofs, generally 4:12 - 8:12 pitch.
4. False-front buildings with shed roofs and parapets may be used.
5. Gable, hip, and shed roof forms are typical, with some combinations and minor variations.
6. Deep roof overhangs are common, particularly for commercial buildings, at ground floor level.
7. Roof overhangs are typically supported with exposed, diagonal support braces or decorative brackets.
8. Simple gable, hipped, or Dutch hipped dormers can be used for light or ventilation.

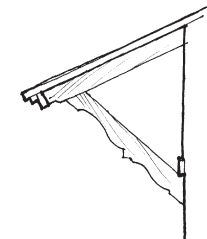
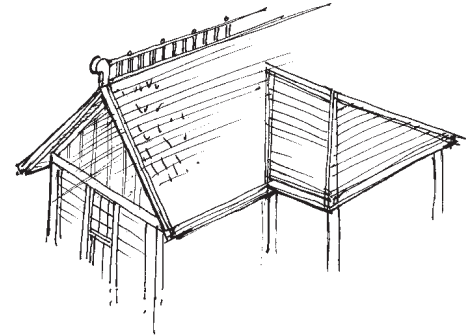
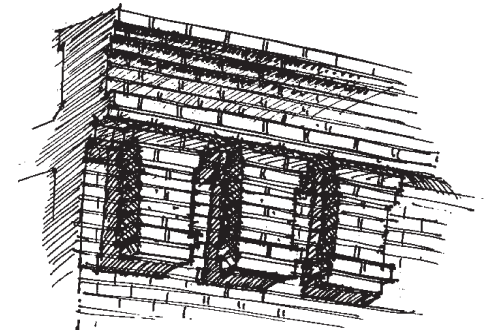
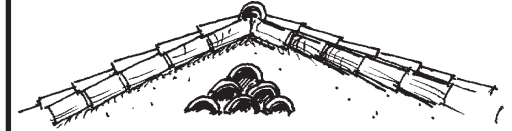


Shed roofed buildings help increase light and ventilation in industrial buildings and contribute to the character of the District.

Simple, rectilinear building forms.



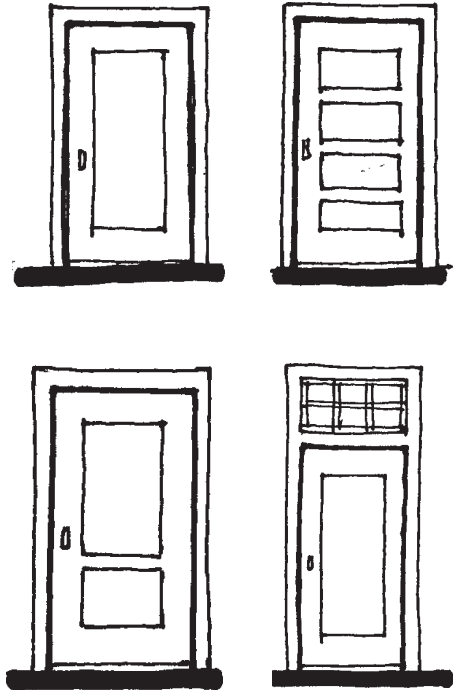
Roof lines and details.



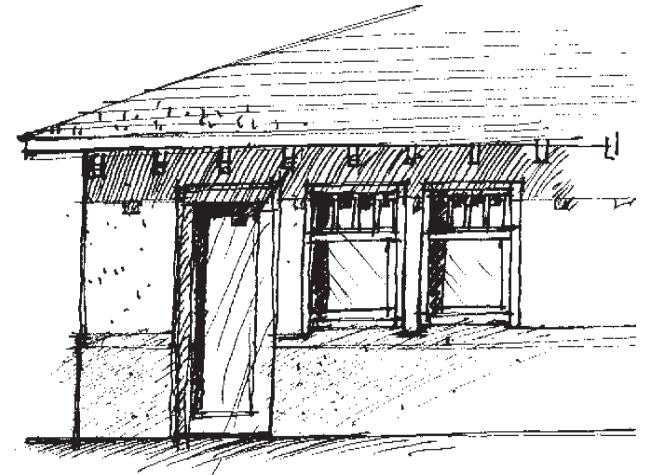
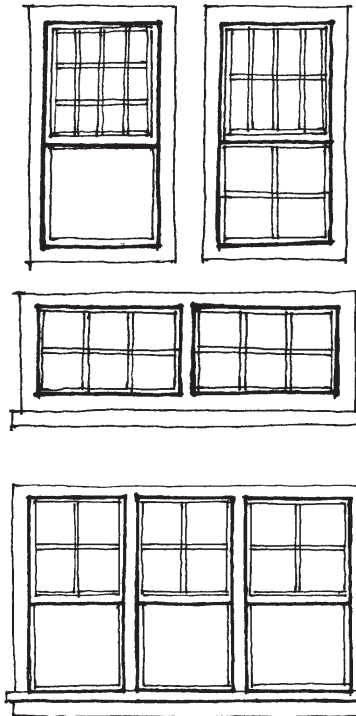
Doors and Windows

1. Doors and windows should emphasize symmetry and be vertically oriented.
2. Doors should typically be single or multi-panel, occasionally with glazing and transom windows above doors.
3. Windows are typically fixed, or double hung, often with divided lites.
4. Windows are often grouped in multiples of two or three, side by side.
5. Horizontal windows may be used with divided lites and may be grouped.
6. Doors and windows should generally have wood or plaster trim.
7. Windows in plaster buildings may be arched and recessed, sometimes with wood trim.

Single and multi-panel doors emphasizing symmetry.



Various windows, single and grouped, with divided lites.



This rendering shows many of the elements which contribute to the Railroad Vernacular style, including eaves with exposed rafters, a single panel door, and recessed windows with divided lites.

architectural guidelines

Surface Treatment and Colors

Wood Buildings

1. Horizontal and vertical shiplap, “V-rustic” siding, or board and batten siding are common.
2. Shingles are often used as infill siding for gable ends or above doors and windows, away from people contact areas.
3. Wood trim is commonly used to create decorative patterns.
4. Siding may change direction in the same plane to provide variety in surface pattern and texture.
5. Horizontal trim may be used to separate board patterns or to create a wainscot effect.
6. Emphasize lighter earthtones such as tan and ochre, with contrasting trim and roof colors. Accent colors are generally low chroma and relatively neutral colors.
7. Common roof materials include composition shingle, rolled asphalt roofing, built-up roofing, low profile corrugated metal, and barrel tile. Barrel tile is occasionally used to accent ridges on composition shingle roofs.
8. If chimneys are used, they are generally of brick with simple ornamentation at the cap.
9. Foundations are commonly emphasized with brick, stone, or plaster wainscot.

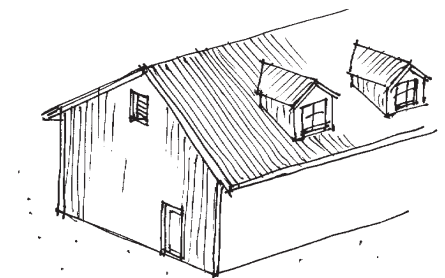
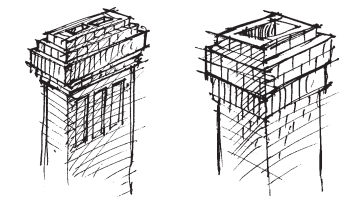
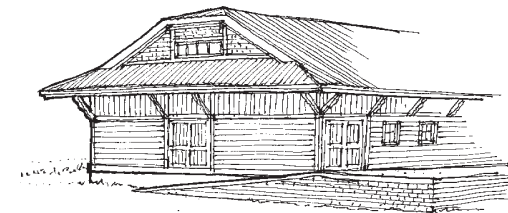
Plaster/Masonry Buildings

1. Brick is commonly used as an exterior building material.
2. Plaster should have a smooth, hand-finished appearance. Stucco or heavily-troweled finishes should be avoided.
3. Plaster buildings are usually white or off-white with accent plaster colors at wainscot or in accent areas. Accent colors should be pastel or low chroma.
4. Plaster building wainscots at lower walls may be flush and painted simply, or dimensional.
5. Roof material is generally barrel tile, or sometimes “diamond pattern” or similar decorative composition shingle roofing with accent tiles. Built-up roofing is also common.

Auxiliary Buildings

1. Auxiliary buildings may be sided with the same material as adjacent principle buildings on the same lot; or if solitary, wood or unpainted corrugated metal panel siding is common.
2. Roofs should generally consist of composition shingles or corrugated metal panels.

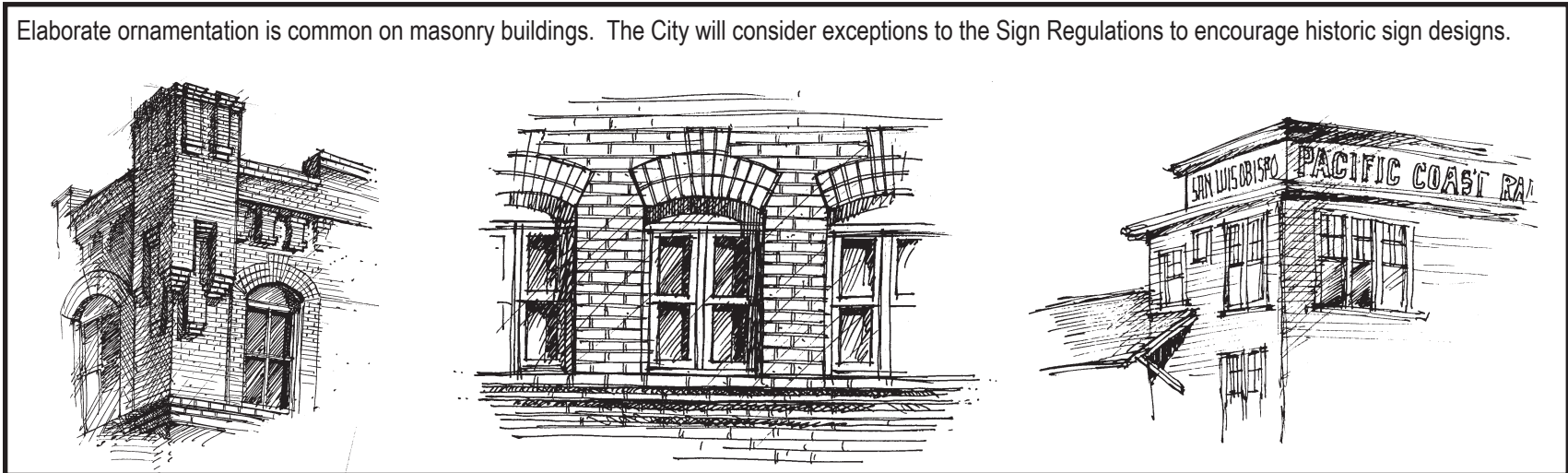
Wood or corrugated metal panel siding, or plaster are common surfaces. Stucco should be avoided.



Architectural Details

1. Commercial buildings generally have simple detailing with little decoration or ornamentation.
2. Some carved shapes are used for rafter tiles, brackets, roof eave bracing, and roof gutters.
3. More elaborate ornamentation is common on masonry buildings, including parapet details, towers or decorative cornices or quoins.
4. Finials and decorative wood work is sometimes used at roof ridges.
5. Plaster corners are typically rounded.
6. Connection details, particularly for large structures, are visually emphasized, sometimes with timber connectors, bolts, brackets or other similar hardware.
7. Linear raised decks or platforms common with structures with raised floors.
8. Exterior-mounted mechanical equipment, including HVAC units, fire suppression equipment, and antennas should be architecturally

Elaborate ornamentation is common on masonry buildings. The City will consider exceptions to the Sign Regulations to encourage historic sign designs.



screened.

Signs and Awnings

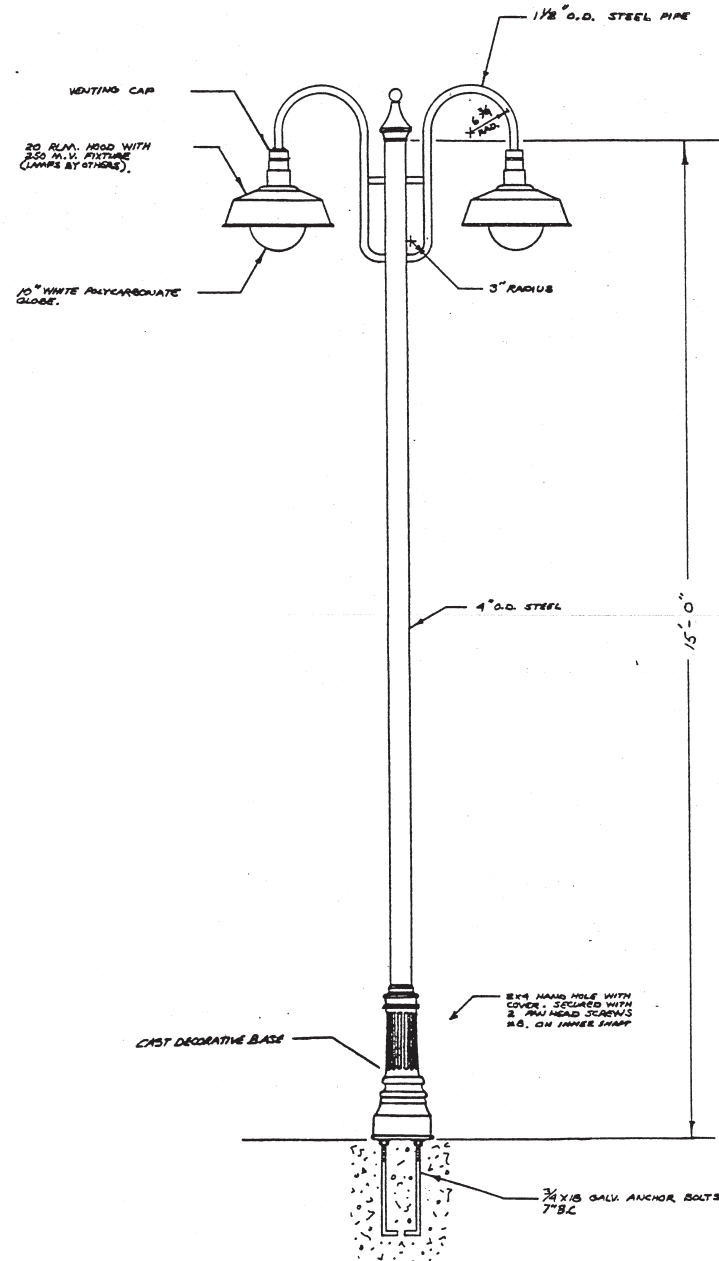
1. Signage should generally be non-illuminated. Spot lighting should be used where lighting is needed.
2. Signs should either be monument type, or painted or applied individual letters directly on building walls.
3. The City will consider exceptions to Sign Regulations to encourage historic sign designs and placement.
4. Signs within the Railroad right-of-way should be simple, clearly legible, and reflect historical railroad graphic standards and colors.

architectural guidelines

Site and Public Area Improvements

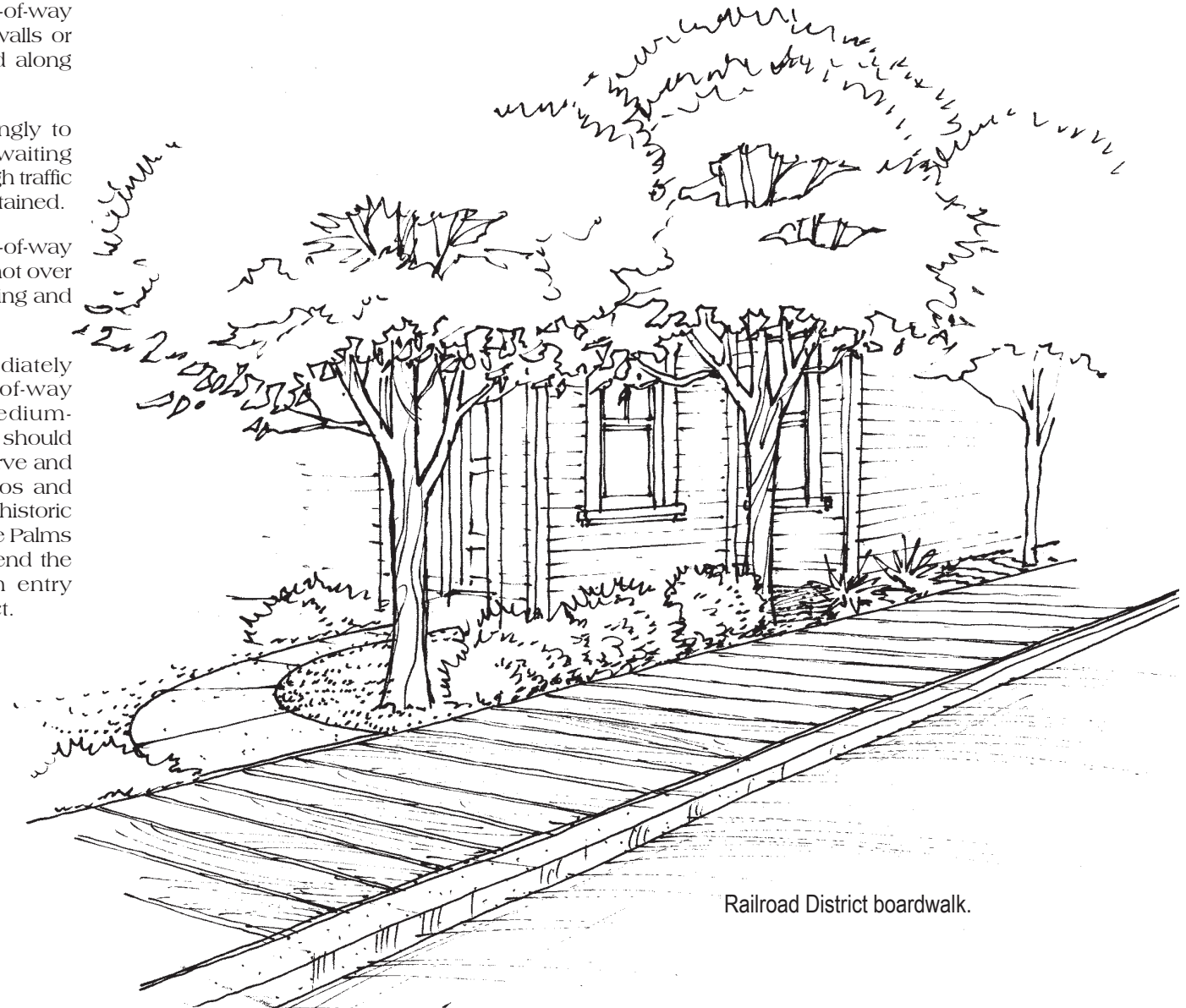
1. Site improvements, such as seating areas, bollards, stairs, ramps and walkways should be designed to complement the railroad architectural character. Public improvements such as, but not limited to, traffic controls, street lights, signs, benches and trash containers should be designed in a historic character similar to styles prevalent in the Railroad District before 1950, and they shall be approved by the Architectural Review Commission before the final design is completed.
2. Lighting in the depot area should closely resemble the design of the railroad era downlights used in the passenger platform area. All lighting should be shielded to prevent glare onto adjacent properties.
3. Pole lights, bollards, information signs, trees and other vertical landscape features should be used to create repetitive, linear, rhythmic elements along the railroad corridor to complement the District's historic character.
4. In the passenger depot and other high traffic areas, an open-style, decorative fencing and/or rails should be used. In non-traffic areas abutting the railroad right-of-way, storage areas, construction yards and similar uses should be visually screened from the railroad right-of-way. Appropriate fencing materials include vinyl-clad chainlink, steel picket, wrought iron and other similar, low-maintenance open fences which discourage graffiti. Combination wood and metal rails may also be appropriate. Solid, plain masonry and concrete, walls; and residential-style wood fencing should generally be avoided or accompanied by climbing vines to discourage graffiti.
5. Security fencing, such as barbed or concertina wire, should be minimized where visible from the railroad yard or a public way. The Architectural Review Commission may approve the use of security fencing when such materials are visually compatible with their surroundings and used sparingly.
6. Public sidewalks along portions of Osos, Santa Barbara, Church, Emily, High, and Roundhouse streets within the Railroad District should be a City-approved wood boardwalk design.
7. Decorative paving using patterns or integral color is encouraged in specific areas to define or clarify circulation or activity areas.
8. Pedestrian bridges, underpasses and other transportation- or rail-related structures should use historic materials and design elements. Possible elements include: metal and heavy timber structural supports with exposed connectors; local stone or brick foundations or bases; and use of spur track, railroad ties or other railroad equipment and materials.

Figure 26: Railroad District pedestrian lighting, typical



Landscape Design

1. Planting areas should be provided: 1) in or adjacent to outdoor public use areas; 2) along the railroad right-of-way to screen storage yards, solid walls or fences, or unsightly views; and along public street parkways.
2. Planting should be used sparingly to define pedestrian use areas, waiting areas, and other high visibility/high traffic areas that can be regularly maintained.
3. Planting within the railroad right-of-way should be low-profile, generally not over 12-15 feet tall, to provide screening and color.
4. Tree planting within or immediately adjacent to the railroad right-of-way should emphasize open, medium-height canopy trees; and trees should be selected and placed to preserve and frame scenic vistas of the Morros and surrounding hillsides. Within the historic Railroad Yard, Canary Island Date Palms or equal should be used to extend the Southern Pacific theme as an entry statement for the Railroad District.



Railroad District boardwalk.

architectural guidelines

Residential Buildings

1. New residential buildings should generally maintain the prevailing spacing, scale, setbacks and character of older houses and apartments along Osos, Santa Barbara, and Church streets.
2. New houses and apartments should generally reflect the District's predominant architectural styles, which include, but are not limited to California Bungalow, Spanish Revival, Italianate, and Victorian. New development should include architectural features common to the particular architectural style.
3. Raised foundations, covered front porches, and recessed front entries are common residential architectural features.
4. Architectural detailing at roof gable ends, roof eaves, windows, doors, railings, foundations, and chimneys should be emphasized, and be used consistently on all building elevations.
5. Site features such as exterior lighting, paving, walls, fences, railings and landscaping should be selected for ease of maintenance and for compatibility with traditional designs and materials.
6. Utility areas, trash enclosures, and uncovered parking spaces (except in driveways) should generally be screened with landscaping and/or low walls or fencing.

Remodels and Additions

1. Remodels and additions should be sensitive to the building's original character and to the character of adjacent buildings. Roof pitch, building form and materials, windows and doors, and architectural detailing should, where possible, match existing building features and be compatible with the scale, spacing, setbacks and massing of adjacent buildings within the Railroad Historic District.
2. Building colors and materials should complement the building's historic character. When remodeling designated historic structures, materials and details should be used honestly such as wood sash windows to replace existing wood windows. Simulated or veneer products should generally be avoided.
3. When remodeling or adding on to designated historic structures, property owners and designers are encouraged to follow the U.S. Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Figure 27: Residential Remodel and Addition



Above: This rendering shows the potential for remodelling and expanding residential structures while maintaining the architectural character of the Railroad District. Below: A photograph of the structure.



JULIE RODEWALD
San Luis Obispo County – Clerk/Recorder

SR
5/10/2002
11:42 AM

Recorded at the request of
Public

DOC#: **2002039415**



Titles: 1 Pages: 4

| | |
|--------|-------------|
| Fees | 0.00 |
| Taxes | 0.00 |
| Others | 0.00 |
| PAID | <u>0.00</u> |

RECORDING REQUESTED
AND WHEN RECORDED MAIL TO:

City Clerk's Office
CITY OF SAN LUIS OBISPO
990 Palm Street
San Luis Obispo, CA 93401

RESOLUTION NO. 9310 (2002 SERIES)

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN LUIS OBISPO
AMENDING THE MASTER LIST OF HISTORIC RESOURCES TO INCLUDE
PROPERTY LOCATED AT 1902 CHORRO STREET**

WHEREAS, in 1983 the City Council adopted Resolution No. 5197 establishing the "Master List of Historic Resources," along with procedures for adding properties to the listing; and

WHEREAS, on March 21, 2002 the Cultural Heritage Committee held an advertised public hearing to consider recommending to the City Council the addition of 1902 Chorro Street to the Master List of Historic Resources due to its historical and/or architectural significance to the community; and

WHEREAS, at said meeting, the Cultural Heritage Committee reviewed the historical documentation on the property and recommended that the City Council add the property to the Master List of Historic Resources; and;

WHEREAS, this City Council considered this recommendation during a public hearing on May 7, 2002 pursuant to historic preservation guidelines established by Council Resolution No. 6157 (1987 Series);

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of San Luis Obispo that based on the Cultural Heritage Committee's recommendation, documentation as described in the Historical Resource Inventory for the property, on file in the Community Development Department, public testimony, the staff report, and on the City's Historical Preservation Program Guidelines the following:

SECTION 1. Findings.

- A. The building located at 1902 Chorro Street meets the Historic Resource Criteria For Building Evaluation and Recommendations as listed in the Historic Preservation Program Guidelines, under the following categories:

R 9310

- I. Architectural Criteria
 - 1. Relative purity of a traditional style: Colonial Dutch Barn Style.
 - 2. Rarity of existence of the single-story, Gambrel Roof style structure.
 - 4. Degree to which the structure has maintained its architectural integrity.

 - II. Design
 - 2. Overall attractiveness because of craftsmanship and aesthetic value, though not necessarily unique.

 - IV. Architect/Builder
 - 1. The house was designed and built by John Chapek, a designer/builder who, in terms of craftsmanship, made significant contributions to San Luis Obispo.

 - VI. History- Person
 - 3. The house is associated with John Chapek, an early San Luis Obispo builder and Town Council member who made early, unique or outstanding contributions to important local affairs or institutions.
- B. Historic designation does not constitute a “project” as defined under Section 15378 of Title 14, Ch. 3 California Code of Regulations and therefore is not subject to review under the California Environmental Quality Act (CEQA).

SECTION 2. Addition to Master List of Historic Resources. The building located at 1902 Chorro Street (Exhibit A) is hereby added to the Master List of Historic Resources as the historic “Bittick Residence” with the numeric historic ranking as a Type #5 historic property (historically significant at a local level but not eligible for the National Register of Historic Places), as further described in the Documentation of Historical Significance and Historic Resources Inventory for the property, on file in the Community Development Department.

SECTION 3. Publish Revised Master List. The Community Development Director is hereby directed to amend the Master List of Historic Resources to include the property listed above, and to publish a revised Master List for public distribution.

SECTION 4. Recording of Historic Properties. The City Clerk is hereby directed to record the properties' historic designation with the County Recorder, pursuant to State Law.

On motion of Vice Mayor Marx, seconded by Council Member Mulholland and on the following roll call vote:

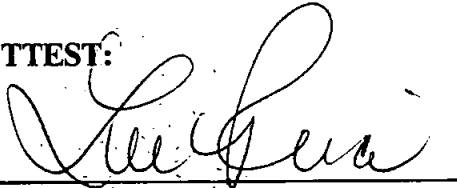
AYES: Council Members Ewan, Mulholland, Schwartz, Vice Mayor Marx and Mayor Settle
NOES: None
ABSENT: None

The foregoing Resolution was passed and adopted this 7th day of May 2002.



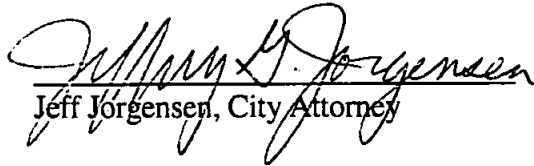
Mayor Allen K. Settle

ATTEST:



Lee Price, City Clerk

APPROVED AS TO FORM:



Jeff Jorgensen, City Attorney

EXHIBIT A
LEGAL DESCRIPTION OF LISTED HISTORIC PROPERTY

Following is the legal description of the property added to the City of San Luis Obispo's Master List of Historic Resources, by City Council Resolution No. 9310 (2002 Series):

1902 Chorro Street. (Historic Name: "Bittick Residence")

City of San Luis Obispo, Ingleside Homestead Tract, Block 186, Lot 3 (Assessor's Parcel Number (APN#) 003-647-002). Owners: Wayne and Leslie Terry.

PLANNING COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF A NEW MIXED-USE PROJECT THAT CONTAINS APPROXIMATELY 23,164 SQUARE FEET OF COMMERCIAL SPACE AND A ONE BEDROOM RESIDENTIAL UNIT, WITH ASSOCIATED SITE IMPROVEMENTS, A SIGN PROGRAM, AND A REQUEST TO REMOVE TWO TREES AND REPLANT 25 TREES

PROJECT ADDRESS: 10 Higuera Street

FILE NUMBER: ARCH-0358-2023

BY: Rachel Cohen, Senior Planner
 Phone Number: (805) 781-7574
 Email: rcohen@slocity.org

RECOMMENDATION

Adopt the Draft Resolution (Attachment A) approving the proposed new mixed-use project, associated site design and improvements, sign program, and the removal of two trees based on findings and subject to conditions of approval. This project is categorically exempt from environmental review under CEQA Guidelines section 15332 (Class 32, Infill Development Projects).

SITE DATA

| | |
|------------------------------------|---|
| Applicant | Keith Sweeny |
| Zone | Service Commercial with a special consideration overlay (C-S-S) & Tourist Commercial with a mixed-use overlay (C-T-MU) zone |
| General Plan Land Use | General Retail and Services & Manufacturing |
| Site Area | 2.96-acre parcel (128,938 square feet) |
| Environmental Determination | Categorically exempt from environmental review under CEQA Guidelines section 15332 (Class 32, Infill Development Projects) |

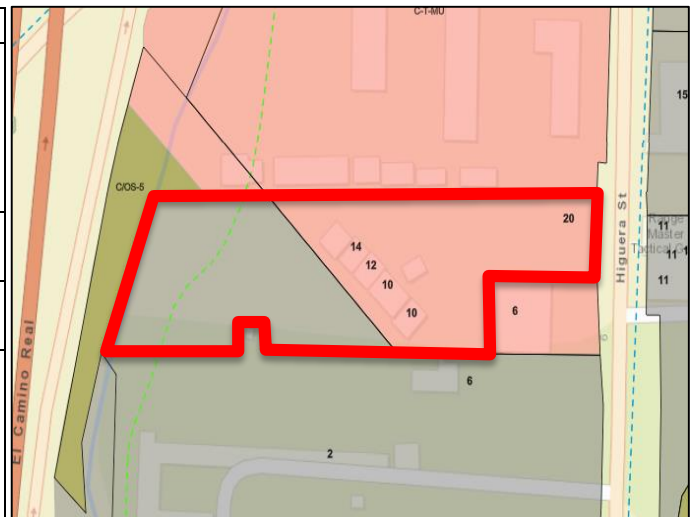


Figure 1: Subject Property Location

1.0 SUMMARY

Keith Sweeny (Applicant) has applied for a Major Development Review (ARCH-0358-2023) to allow for the construction of a new mixed-use project that contains approximately 23,164 square feet of commercial space [proposed to be occupied by a distillery, restaurant, tasting room, and associated spaces] and a one-bedroom residential unit with associated site improvements, a sign program, and a request to remove two trees on a 2.96 acre parcel zoned Service Commercial with a special consideration overlay (C-S-S) and Tourist Commercial with a mixed-use overlay (C-T-MU).

2.0 COMMISSION'S PURVIEW

The Planning Commission’s role is to review the project for consistency with the [General Plan](#), [Zoning Regulations](#), [Community Design Guidelines](#) (CDG), [Sign Regulations](#) and applicable City Standards. Per Zoning Regulations section [17.106.030\(D\)\(3\)](#) a nonresidential / mixed-use development with more than ten thousand gross square feet of new construction requires discretionary Planning Commission review.

3.0 PROJECT INFORMATION

3.1 Project Description

The applicant has applied for a new mixed-use project that contains approximately 23,164 square feet of commercial space [proposed future uses to be a distillery, restaurant, tasting room, and associated spaces] and a one-bedroom residential unit with associated site improvements, a sign program, and a request to remove two trees. The project is proposed on property located at 10 Higuera Street (Assessor Parcel Numbers [APN] 004-511-015 and 004-511-022) that is 2.96-acre parcel acres in size located in the Service Commercial with a special consideration overlay (C-S-S) and Tourist Commercial with a mixed-use overlay (C-T-MU) zones. The project would include on-site amenities including a trash enclosure, a parking lot, bicycle parking, and landscaping (including the planting of 25 trees) (see Attachment B, Project Plans).

3.2 Site Information

| | |
|---|---|
| Present Development and Uses | Partially developed site with a small distillery, some site improvements including access, some parking, and landscaping. |
| Topography | Relatively flat. San Luis Creek is located along the west property line and Exposition Creek is located along the south property line. |
| Access | Higuera Street |
| Surrounding Zoning Designations and Uses | East: Higuera Street, (C-S-MU) Retail Businesses West: San Luis Creek and Highway 101 North: (C-T-MU) Caltrans District 5 Offices South: (C-S-MU) Cemetery |

3.3 Project Design

Architecture: Contemporary

Design details: The building utilizes symmetrical and asymmetrical lines, large windows, and a mix of materials and colors to provide contemporary design.

Materials: Vertical box rib metal siding, vertical wood siding, concrete bulkheads, dark bronze aluminum storefront windows, and a standing seam metal roof.

Colors: Black, Gray, natural wood, and dark bronze colors are proposed.



Figure 3: Rendering of the proposed project as viewed from the loading area towards the front entrance.



Figure 3: Rendering of the proposed project looking west toward the public entrance to the building.

3.4 Sign Program

Municipal Code [Chapter 15.40](#) outlines the City’s Sign Regulations. Subsection 15.40.485 describes that sign programs are required for new mixed-use projects in order to establish ongoing sign requirements and to ensure the signage is complementary and compatible with the development and the surrounding neighborhood and commercial district. The applicant has proposed a sign program and staff has highlighted components of the sign program in Table 1. Details of the sign program and example signage are provided on Sheet A3.1 of the Project Plans (Attachment B).

Table 1. Proposed Sign Program Design Guidelines

| Proposed Signs | Maximum Size | Max Number | Design | Material | Illumination |
|---|--|--------------|---|---|--|
| Sign Zone 1 (wall sign) | 150 square feet | 1 | Three-dimensional lettering and / or logo balanced and in proportion with the building. | High Quality Materials and colors that complement and / or similar to the building materials. | Exterior or internal illumination permitted (consistent with SLOMC 15.40.430) |
| Sign Zone 2 (hanging, suspended, or awning if applicable) | <i>Hanging or Suspended signs</i> : max area of 8 square feet (consistent with SLOMC 15.40.470(E)(2)). | 1 | All signage shall be three-dimensional lettering and or logo balanced in proportion with the building. | High Quality Materials and colors that complement and / or similar to the building materials. | Exterior or internal illumination permitted (consistent with SLOMC 15.40.430) |
| Sign Zone 3 (window signs) | Signs shall be limited to a maximum of 24 square feet or 15 percent of the window area, whichever is less (SLOMC 15.40.470(B)(2)) | 1 per window | Signs shall be limited to small graphics and text that serve to frame a window or provide information. Signs are two-dimensional adhered to glass of windows. | High Quality Materials and colors that complement and / or similar to the building materials. | |
| Sign Zone 4 (wall sign) | 150 square feet | 1 | Three-dimensional lettering and / or logo balanced and in proportion with the building. | High Quality Materials and colors that complement and / or similar to the building materials. | Exterior or internal illumination permitted (consistent with SLOMC 15.40.430) |
| Sign Zone 5 (wall sign that faces the rear of the property) | 300 square feet | 1 | Three-dimensional lettering and / or logo balanced and in proportion with the building. | High Quality Materials and colors that complement and / or similar to the building materials. | Exterior or internal illumination permitted (consistent with SLOMC 15.40.430) |

3.5 Tree Removal Request

The applicant is requesting to remove two *Schinus molle* (Peruvian pepper) trees and replant 25 trees that include 12 strawberry trees, eight buckeye trees and five red oak trees.

3.6 Project Statistics

Staff has reviewed the project for consistency with relevant development standards of the Zoning Regulations and have summarized its compliance in Table 2 below. The project is not seeking any exceptions from development standards.

Table 2. Project Compliance with the Zoning Regulations Development Standards

| Site Details | Proposed | Allowed/Required* | |
|--------------------------------------|--|---|-------------|
| | | C-S-S Zone | C-T-MU Zone |
| Minimum Setbacks | | | |
| Front | > 15 feet | 15 feet | 10 feet |
| Interior Side | None | None | None |
| Rear | 20 feet (Creek setback) | 20 feet (Creek setback) | None |
| Maximum Building Height | 33 feet 5 inches to 40 feet | 35 feet | 45 Feet |
| Maximum Lot Coverage | 13% | 75% | 75% |
| Floor Area Ratio (FAR) | 0.14 to 0.29 | 1.5 | 2.5 |
| Affordable Housing | Pay in-lieu fee and commercial linkage fee | Provide units or pay in-lieu fee and commercial linkage fee | |
| Parking and Loading Standards | | | |
| Parking Spaces (Total) | 78 | 75 | |
| Commercial Space | 74 | 74 | |
| Residential | 1 | 1 | |
| EV Ready | 8 | 8 | |
| EV Capable | 20 | 20 | |
| Bicycle Spaces (Total) | 35 | 35 | |
| Short-term | 20 | 20 | |
| Long-term | 15 | 15 | |
| Motorcycle Parking | 4 | 4 | |
| Tree Removal | | | |
| Replacement Plantings | 2 trees removed; 25 trees to be replanted on-site | 1:1 replacement planting ratio | |

*2022 Zoning Regulations

ARCH-0358-2023
Planning Commission Report – June 26, 2024

4.0 PREVIOUS REVIEW

Both the Architectural Review Commission (ARC) and the Tree Committee have reviewed the proposed project. Details regarding their purview and review can be found in the associated staff reports linked below.

[May 6, 2024](#): The (ARC) reviewed the proposed mixed-use project and found the proposed project design consistent with the Community Design Guidelines, Sign Regulations, and applicable City Standards with specific direction regarding design changes and recommended the Planning Commission approve the design.

[May 20, 2024](#): The Tree Committee (TC) reviewed the removal of two Peruvian pepper (*Schinus molle*) trees and the replanting of 25 new trees as a part of the proposed new mixed-use project. The Tree Committee recommended the Planning Commission approve the Tree Removal Application with specific direction regarding trees species selection.

4.0 PROJECT ANALYSIS

4.1 Consistency with the General Plan

The [General Plan](#) does not provide specific design guidelines for new structures located within General Retail and Services & Manufacturing land use areas other than to discuss that new commercial buildings shall be accessed from arterial and collector streets and be designed and located to avoid increasing traffic on residential streets (Land Use Element Policy 3.1.2). As proposed, the project is accessed from Higuera Street, an arterial street (see Circulation Element Figure 1) and will not increase traffic on residential streets since the site is not located near residential areas.

The new mixed-use project would also support the City's land use designation's purpose and application for General Retail and Services and Manufacturing land uses (Land Use Element Table 1). The project would include restaurant and retail uses, as well as light manufacturing and residential uses located near the intersection of Madonna Road and Highway 101.

4.2 Consistency with the Zoning Regulations

As noted in Section 3.4 above, the proposed mixed-use project complies with the development standards for new structures located within the Service Commercial and Tourist Commercial zones.

4.3 Consistency with Design Guidelines

The proposed project is a mixed-use project and with the proposed uses, zoning, and location it supports a more industrial / commercial design rather than residential. As such, staff evaluated the project for consistency with relevant standards and guidelines of the [Community Design Guidelines](#) (CDG), including Chapter 3, Section 3.3 (Industrial Project Design Guidelines) and Chapter 6 (Site Planning and Other Design Details) as well as the City's [Active Transportation Plan \(ATC\)](#), [Appendix C](#) for bicycle parking design standards and [Sign Regulations](#).

ARCH-0358-2023
 Planning Commission Report – June 26, 2024

As proposed, the project would utilize a contemporary design that includes symmetrical and asymmetrical elements, large windows, and a mix of materials and colors. The exterior materials include vertical box rib metal siding, vertical wood siding, concrete bulkheads, dark bronze aluminum storefront windows, and a standing seam metal roof. Blacks, Grays, natural wood, and dark bronze colors are proposed. The overall site plan has robust landscaping, and designated areas for vehicle and bicycle parking.

On May 6, 2024, the ARC reviewed the proposed project and found it to be consistent with the CDG, ATC, and the sign regulations with two directional items and recommended the Planning Commission approve the project design. Provided below is a discussion on the two directional items:

1. *Provide a change in color, materials, and/or window fenestration to the north elevation to provide architectural interest.*

Per direction from the ARC, the applicant has revised the north elevation to include more architectural interest by adding window fenestration and wrapping the wood accent feature from the west elevation around to the north elevation. Attachment B, Project Plans, includes the revised north elevation as part of the plans. The Planning Commission should discuss if the proposed revisions provide sufficient articulation and architectural features to break up the large wall expanse on the north elevation.



Figure 5: Revised north elevation with additional window fenestration and wood detailing.

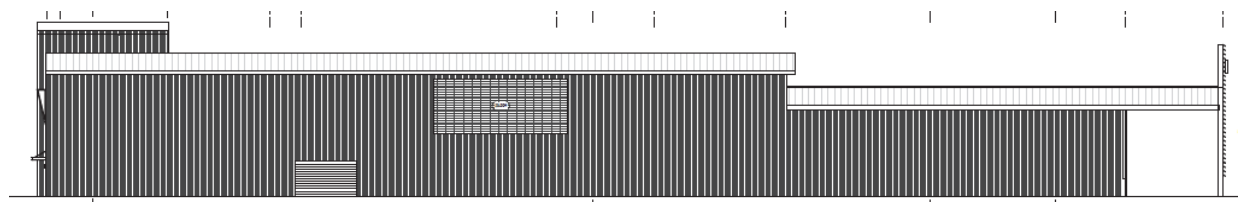


Figure 5: Original north elevation design.

2. *Provide screening around the bicycle lockers and/or paint them so that they better integrate into the site plan and overall architectural design.*

The applicant has indicated that they are willing to better integrate the long-term bicycle lockers into the site plan and design. As such, staff is recommending condition of approval #11 that states “Building plans submitted for the project shall show that the bicycle lockers are screened and/or painted so that they become integrated into the site and overall architectural design to the satisfaction of the Community Development Director.”

4.4 Consistency with Tree Regulations

The City’s Tree Ordinance (Municipal Code Chapter 12.24) was adopted in 2010 and recently updated in 2019 with the purpose of establishing a comprehensive program for installing, maintaining, and preserving trees within the City. This ordinance establishes policies, regulations, and specifications necessary to govern installation, maintenance, removal, and preservation of trees to beautify the city; to purify the air; to provide shade and wind protection; to add environmental and economic value; and to preserve trees with historic or unusual value.

On May 20, 2024, the Tree Committee reviewed the proposed project and found it to be consistent with tree regulations with one directional item and recommended the Planning Commission approve the tree removal request. Provided below is a discussion on the directional item.

- 1. The applicant should consider replacing the proposed twelve (12) Marina Strawberry trees (Arbutus) with an alternate species from the City's Master Tree List, with the goal of maximizing canopy potential.*

The Committee noted that Strawberry trees are not well suited for high traffic areas, as their leaf and fruit litter are messy and require constant cleanup / maintenance and, even at maturity, this species will not provide sufficient canopy coverage. Staff is recommending condition of approval #14(a) that states that “Arbutus x ‘marina’ shall not be planted as part of the landscape plan. The project shall select another species from the City’s Master Tree List to be planted instead, to the satisfaction of the City Arborist.”

5.0 ENVIRONMENTAL REVIEW

The project is categorically exempt from provisions of CEQA described in Section 15332 (Infill) of the CEQA Guidelines because it consists of infill development consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations, it is located within city limits on a project site of no more than 5 acres in size (only 2.96 acres) surrounded by urban uses (existing light manufacturing, distribution, storage, and office uses), the site has no value as habitat for endangered, rare, or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

6.0 OTHER DEPARTMENT COMMENTS

The project has been reviewed by the Engineering Division, Transportation Division, Building Division, Utilities Department, and Fire Department. Any conditions of approval or informational notes from these departments and divisions have been incorporated into the Draft Resolution (Attachment A) for project approval.

ARCH-0358-2023
Planning Commission Report – June 26, 2024

7.0 ALTERNATIVES

1. Continue project. An action to continue the item should include a detailed list of additional information or analysis required to make a decision.
2. Deny the project. An action denying the project should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Zoning Regulations, or other policy documents.

8.0 ATTACHMENTS

A - Draft Resolution for 10 Higuera (ARCH-0358-2023) approving a new, mixed-use project that contains approximately 23,164 square feet of commercial space and a one-bedroom residential unit with associated site improvements, a sign program, and a request to remove two trees.

B - Project Plans for 10 Higuera (ARCH-0358-2023)

RESOLUTION NO. PC-XXXX-24

A RESOLUTION OF THE CITY OF SAN LUIS OBISPO PLANNING COMMISSION APPROVING A NEW MIXED-USE PROJECT THAT CONTAINS APPROXIMATELY 23,164 SQUARE FEET OF COMMERCIAL SPACE AND A ONE BEDROOM RESIDENTIAL UNIT, WITH ASSOCIATED SITE IMPROVEMENTS, A SIGN PROGRAM, AND A REQUEST TO REMOVE TWO TREES AND REPLANT 25 TREES. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15332 (CLASS 32, INFILL DEVELOPMENT) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED JUNE 26, 2024 (10 HIGUERA STREET, ARCH-0358-2023)

WHEREAS, the Architectural Review Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on May 6, 2024, reviewed the new mixed-use project at 10 Higuera Street and recommended the Planning Commission find the project consistent with the Community Design Guidelines, Sign Regulations, and applicable City Standards with two design modifications, pursuant to a proceeding instituted under ARCH-0358-2023, Keith Sweeny, applicant; and

WHEREAS, the Tree Committee of the City of San Luis Obispo conducted a public hearing in the Council Hearing Room of City Hall, 990 Palm Street, San Luis Obispo, California, on May 20, 2024, and recommended that the Planning Commission find the project consistent with the Tree Regulations with one modification, pursuant to a proceeding instituted under ARCH-0358-2023, Keith Sweeny, applicant; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on June 26, 2024, to review a Major Development Project for new mixed-use project at 10 Higuera Street, pursuant to a proceeding instituted under ARCH-0358-2023, Keith Sweeny, applicant; and

WHEREAS, the Planning Commission of the City of San Luis Obispo has duly considered all evidence, including recommendations by staff, presented at said hearing; and

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Planning Commission hereby grants final approval for the project (ARCH-0358-2023), based on the following findings:

Development Review

1. The project is consistent with the Land Use Element of the General Plan, particularly Land Use Element Table 1 and Policy 3.1.2 because it supports the City's land use designation's purpose and application for General Retail and Services and Manufacturing land uses by providing restaurant and retail uses, as well as light manufacturing and residential uses located near the intersection of Madonna Road and Highway 101 and the new mixed-use building will be accessed from Higuera Street, an arterial street and will not increase traffic on residential streets since the site is not located near residential areas.
2. As conditioned, the project conforms to applicable property development standards, set forth in the Zoning Regulations, for the Service Commercial with a special consideration overlay (C-S-S) zone and Tourist Commercial with a mixed-use overlay (C-T-MU) zone. The project is an allowed use in the C-S-S and C-T-MU zones and would be compatible with established commercial uses on Higuera Street.
3. On May 6, 2024, the ARC reviewed the project and recommended the Planning Commission find it consistent with the CDG, ATC, and Sign Regulations subject to considerations of (1) providing a change in color, materials, and/or window fenestration to the north elevation to provide architectural interest and (2) providing screening around the bicycle lockers and/or painting them so that they better integrate into the site plan and overall architectural design. As conditioned, the project building, site, and sign designs would be complementary improvements to the existing neighborhood and incorporate a contemporary design that exhibit proper proportion, articulation, rhythm, and balance.
4. As conditioned, the project will not be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity because conditions have been included that place limits on the number of persons allowed on site, restrict activities, provide adequate parking, and limit potential disturbances to neighboring properties. The project will be compatible with the existing site constraints and the character of the neighborhood.

Sign Program

5. The sign program is consistent with the intent and purpose of Chapter 15.40 (Sign Regulations) and includes signs that comply with Section 15.40.480 (Design Principles) to provide sufficient visibility and identification without resulting in clutter or utilizing excessively sized signage. In addition, the ARC reviewed the sign program and found it to be consistent with the intent of the Sign Regulations and CDG.

Tree Removal

6. The proposed tree removal request is consistent with Municipal Code Section 12.24.090(G) because the two trees are located interior to the almost 3-acre project site and are non-native and therefore have a lower preservation priority. In addition, the Tree Committee reviewed the tree removal application and found the request to be consistent with the Tree Regulations.
7. As conditioned, the proposed tree removal request is consistent with Municipal Code Section 12.24.090(J) because the two tree removals will be compensated by planting 25 new trees on the same property.

SECTION 2. Environmental Review. The project is categorically exempt from provisions of CEQA described in Section 15332 (Infill) of the CEQA Guidelines because it consists of infill development consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations, it is located within city limits on a project site of no more than 5 acres in size (only 2.96 acres) surrounded by urban uses (existing light manufacturing, distribution, storage, and office uses), the site has no value as habitat for endangered, rare, or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

SECTION 3. Action. The Planning Commission hereby grants final approval to the project with incorporation of the following conditions:

Planning Division – Community Development Department

1. Final project design and construction drawings submitted for a building permit shall be in substantial compliance with the project description and plans represented in the Staff Report dated June 26, 2024. A separate, full-sized sheet shall be included in the working drawings submitted for a building permit that lists all conditions of approval and applicable code requirements as Sheet No. 2. Reference shall be made in the margin of listed items as to where these requirements are addressed in the plans. Any change to the approved design, colors, materials, landscaping, or other conditions of approval must be approved by the Community Development Director and may be subject to review by the Architectural Review Commission, as deemed appropriate.
2. Plans submitted for a building permit shall call out the colors and materials of all proposed building surfaces and other improvements. Colors and materials shall be consistent with the colors and materials board submitted with the Development Review application.

3. Plans shall indicate the type of materials for the window frames and mullions, their dimensions, and colors. Plans shall include the materials and dimensions of all lintels, sills, surrounds recesses and other related window features.
4. Plans submitted for a building permit shall include the locations of all lighting such as bollard style landscaping or path lighting. All wall-mounted lighting fixtures shall be clearly labeled on building elevations and complement the building architecture. The lighting schedule for the building shall include a graphic representation of the proposed lighting fixtures and cut sheets in the submitted plans. The selected fixture(s) shall be shielded to ensure that light is directed downward consistent with standards outlined in Section 17.70.100 (Lighting and Night Sky Preservation).
5. Mechanical and electrical equipment shall be located internally to the building to the greatest extent possible. Plans submitted for a building permit shall include sectional views of the building, which clearly show the sizes of any proposed condensers and other mechanical equipment. If any condenser, or other mechanical equipment, is to be placed on the roof, plans submitted for a building permit shall confirm that parapets and other roof features will adequately screen them. A line-of-sight diagram may be required to confirm the proposed screening will be adequate. Please note this requirement applies to the initial construction of the building and any subsequent improvements.
6. Plans submitted for a building permit shall include landscape and irrigation plans. The legend for the landscaping plan shall include the sizes and species of all groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans. Details on the proposed surfaces and finishes of hardscapes shall also be included in the landscaping plan.
7. Plans submitted for a building permit shall include elevations and detail drawings of all proposed fences and/or walls. Any proposed fences, walls, and hedges shall comply with standards outlined in Section 17.70.070 (Fences, Walls, and Hedges).
8. The location of any required backflow preventer and double-check assembly shall be shown on all site plans submitted for a building permit, including the landscaping plan. Construction plans shall also include a scaled diagram of the equipment proposed. Where possible, as determined by the Utilities Director, equipment shall be located inside the building within 20 feet of the front property line. Where this is not possible, as determined by the Utilities Director, the backflow preventer and double-check assembly shall be located in the street yard and screened using a combination of paint color, landscaping and, if deemed appropriate by the Community Development Director, a low wall. The size and configuration of such equipment shall be subject to review and approval by the Utilities and Community Development Directors.

9. Plans submitted for a sign permit shall be in substantial conformance with the approved Sign Program. Modifications to the Sign Program or a request for additional signage may require review by the Architectural Review Commission or Community Development Director, as deemed appropriate.
10. Plans submitted for a building permit shall clearly depict the location of all required short and long-term bicycle parking for all intended uses. Plans shall show all areas designated for long-term bicycle parking such as bicycle lockers, interior spaces, or storage rooms. Short-term bicycle racks shall be consistent with the City Active Transportation Plan Design Guidelines and feature “hi-low style” campus racks (such as “Peak Racks”) or an inverted “U” rack design and shall be installed in close proximity to, and visible from, the main entries into the building. Sufficient detail shall be provided about the placement and design of bike racks, lockers, and interior spaces to demonstrate compliance with relevant Engineering Standards and Community Design Guidelines, to the satisfaction of the Public Works and Community Development Directors.
11. Building plans submitted for the project shall show that the bicycle lockers are screened and/or painted so that they become integrated into the site and overall architectural design to the satisfaction of the Community Development Director.”

Housing – Community Development Department

12. The applicant shall pay an inclusionary housing in-lieu fee and commercial linkage fee consistent with Municipal Code Chapters 17.138 and 4.60 prior to building permit approval.

City Arborist – Community Development Department

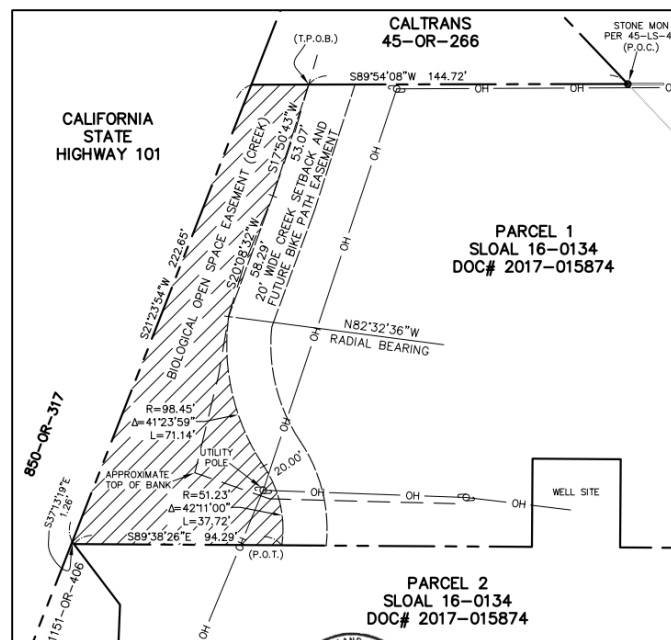
13. The tree removals for the site shall include the two (2) *Schinus molle* (Peruvian Pepper) tree removals requested by the applicant in the project proposal.
14. The project shall replant, at a minimum, twenty-five (25) trees. All trees replanted shall be 15-gallon or 24-inch box trees. Trees shall be planted according to the landscaping plan with the following exception:
 - a. *Arbutus x ‘marina’* shall not be planted as part of the landscape plan. The project shall select another species from the City’s Master Tree List to be planted instead, to the satisfaction of the City Arborist.
15. All trees shall be planted per the City’s Engineering Standards for tree planting prior to final building inspection. All trees planted as part of a compensatory plan shall survive and any trees that do not survive shall be replanted.

16. The building plan submittal shall show all existing trees to be removed and trees to be retained. The plan shall show any neighboring trees with canopies/root zones within the area of construction disturbance. Tree preservation measures shall be shown and noted on the building plans to the satisfaction of the City Arborist.

17. California Fish and Game Code Section 3503.5 and the Migratory Bird Treaty Act of 1972 prevents the removal of trees with active nests. To account for most nesting birds, removal of trees should be scheduled to occur in the fall and winter (between September 1st and January 31st) and after the young have fledged. If removing trees during the nesting season (February 1st to August 31st), a qualified biologist shall inspect any trees marked for removal that contain nests to determine if the nests are active. If there are active nests, trees shall not be removed and may only be removed once a qualified biologist provides a confirmation memo that breeding / nesting is completed, and young have fledged the nest prior to removal of the tree to the satisfaction of the Community Development Director or City Biologist.

Engineering Division – Community Development / Public Works Departments

18. Improvement plan submittal shall show the existing Biological Open Space Creek Easement limits, and the 20-foot-wide creek setback and future bike path easement.



19. The project shall show and document compliance with the Post Construction Stormwater Regulations as promulgated by the Regional Water Quality Control Board. The building permit application shall include the required PCR checklist to show compliance with any pertinent standards.

20. A Private Stormwater Conveyance System Management and Maintenance Agreement (Operations and Maintenance Agreement) shall be provided, City will provide template. The agreement shall be recorded and shall reference a separate maintenance program for the stormwater items and the approved building plans.
21. Parking lots with parking spaces and drive aisles, including bay widths and turnaround areas will be subject to the latest City Engineering Standards.
22. Plan shall denote the finish floor elevations, elevations of finish grades adjacent to building, established parking lot grades, drainage patterns and locations and gradients of cut or fill slopes.
23. Drainage report shall provide a summary of the pre vs. post drainage analysis for the 2 through 100-year storm. Improved or diverted drainage shall not be directed across the side or rear property lines unless conveyed in an existing waterway, or a drainage easement.
24. New roof downspouts outlets shall show non-erosive discharge (such as splash blocks) to landscaped areas or approved outlet, or to required stormwater storage chambers per engineered plans.
25. As an option, the improved drainage may be retained/detained on site with a controlled outlet to mimic the pre-construction historic run-off (no increase of run-off volume, recreate sheet flow, and/or direct runoff to an existing concentrated outlet location).
26. The water service piping and water meter shall be sized in accordance with the approved fire sprinkler plans.
27. Provide walking surfaces that are part of an accessible route of travel between public way and accessible entrance.
28. Cleanouts for new sewer lateral on site shall be located at 100 feet minimum intervals.
29. Water meter and water service lateral to city main water line must be sized in accordance with approved fire sprinkler plans. If upsized meter required, the water service lateral, shall also be upsized.
30. The location of any required backflow prevention devices shall be shown on all site plans, including the landscaping plan.
31. Work adjacent to or within a channel or creek may require the approvals of Fish and Game, Army Corp of Engineers, and/or the Regional Water Quality Control Board. Provide copies of any required permits or a written waiver or exemption for the same.

32. Provide documentation that the adjoining property owner has been notified of the impending excavation and other future construction activity.
33. A CAL-OSHA permit is required for excavations or trenching greater than 5 feet in depth. A copy of the annual, provisional, or temporary permit shall be provided to the Building Division prior to building, utility, and/or grading permit issuance if applicable. CA Health and Safety Code Section 17922.5
34. All parking spaces shall be able to be entered in one movement. All spaces, drive aisles, etc. shall be designed so that all vehicles can exit to the adjoining street in a forward motion in not more than two maneuvers. For purposes of maneuverability, all required and proposed covered and uncovered spaces shall be assumed to be occupied by a standard size vehicle.
35. Include complete parking statistics on the cover sheet of the plans in accordance with the zoning regulations. Include the number of required and proposed vehicle spaces, motorcycle spaces, and bicycle parking spaces. The project summary shall include all required and proposed short-term and long-term bicycle parking spaces. Commercial centers shall include the number and location of the required 12' x 25' commercial loading zones.
36. Clearly show the location and extent of the A and B flood zones on the site plan.
37. Unless on-site fire hydrants are required or proposed the fire service backflow preventer shall be a double-check assembly. An interior double-check may be approved when the fire riser assembly is located not more than 25' from the property line.
38. Double check assemblies shall comply with city Engineering Standard #6420.
39. Show the location of any existing private water well and private waste disposal system for reference if applicable. Show or note the disposition of any well, septic tank, or leach field. Abandonment of a water well or private waste disposal system shall be in accordance with local ordinance, plumbing code requirements, and state requirements.
40. Provide a Water Pollution Control Plan (WPCP) in the format provided by the Building Division for minor projects less than 1 acre of disturbance.
41. Erosion control measures are required in accordance with the grading ordinance and Waterway Management Plan Drainage Design Manual. Provide an erosion control plan and/or erosion control notes on the plans to the satisfaction of the Building Official and Public Works Director. Erosion control measures shall be implemented and maintained during all construction and ground disturbing activities. A detailed erosion control plan is required in accordance with Waterway Management Plan Section 3.7 and Section 10.0.

42. Notes shall be added to the plans whether floodproofing or partial floodproofing will be completed with this permit or not.
43. Regardless of the valuation of building improvements, all new building service equipment shall be elevated to 1' above the BFE or otherwise protected in accordance with the CBC as amended locally for buildings located in the flood zone.
44. This project shall comply with the Floodplain Management Regulations. Analysis shall be provided to show that this development project is reasonably safe from flooding and that that the project will not adversely affect adjoining properties.
45. All utilities, including but not limited to gas, electrical panels, telephone panels, sewer laterals, water service, fire service, and utility conduits entering the structure must be sealed to preclude infiltration of floodwater.
46. Only one sewer connection is allowed per property. If connecting to the existing sewer lateral, provide the required video inspection. Include the invert elevations for the new sewer lateral.

Transportation Division - Public Works Department

47. Applicable Citywide Transportation Impact Fees must be paid prior to building permit issuance.
48. Unless otherwise approved by the Public Works Director, removal/relocation of any trees, landscaping, fencing, irrigation, or other elements that are constructed by the Project within the existing 20-foot Bike Path Easement (recorded July 21, 2020) shall be completed by the property owner at no expense to the City within 90 days of the City providing notice to the property owner of intent to begin construction of Bike Path.

Utilities Department

49. The construction plans for sewer and water services shall be in accordance with the engineering design standards in effect at the time the building permit is approved. Building permit submittal shall identify the size of existing and proposed water services, water meters, sewer lateral, and sewer services for the project, and shall include a licensed engineer's design narrative and supportive engineering calculations. The project's commercial and residential uses shall be metered separately. The project shall provide a separate city-owned water meter and service line, due to the landscaped area exceeding 1,000 square feet.
50. Plans submitted for a building permit shall show a private water sub-meter for the proposed new building, to the satisfaction of the Utilities Director.

51. Commercial uses in the project include food preparation; therefore, provisions for grease interceptors and FOG (fats, oils, and grease) storage within solid waste enclosure(s) shall be provided with the plans submitted for a building permit. These commercial facilities shall also provide an area to wash floor mats, equipment, and trash cans. The wash area shall be inside, drained to the sanitary sewer, and an Industrial Wastewater Discharge Survey and Permit Application shall be submitted, and permit obtained prior to issuance of occupancy permit.
52. The building permit submittal shall include a final landscape design plan and irrigation plan that includes all the criteria required in the City Engineering Standards Uniform Design Criteria for Landscaping and Irrigation. The building permit submittal shall include a completed Maximum Applied Water Allowance (MAWA) form based on the final landscape design plan and a hydrozone table with a summary of Estimated Total Water Use (ETWU) and the corresponding irrigation window.
53. The proposed project shall comply with the City's Development Standards for Solid Waste Services. Show the location and size of the bin enclosure(s) that can store the required containers for waste, recycling, and organics. Building permit submittal shall include a letter of service from San Luis Garbage Company pasted on the plans.

Code Requirements

Building Division – Community Development Department

54. Please be aware of H-2 requirements for the “Still Tower” regarding fire protection requirements If over the maximum amount allowed by table (307.1 CBC). Please be especially aware of section 415.6 CBC/CFC due to 25% of the H occupancy will have to be located on the exterior wall. Please be aware of maximum quantities of anticipated amounts for the H-2 / H-3 occupancy as building setback would have to be changed as only 10' is shown. (415.6.3 CBC)
55. Parapets may be required, but this will be determined during building review. (705.11 CBC)

Utilities Department

56. Plans submitted for a building permit shall show a backflow preventor, consistent with City Engineering Standards Uniform Design Criteria 6.1.3 Cross Connections (required for restaurants and private fire-protection lines, including fire sprinkler systems), to the satisfaction of the Utilities Director and Fire Department.
57. Plans submitted for a building permit shall show clearance between the private water service line and private sewer lateral in compliance with the Plumbing Code, to be demonstrated upon building permit issuance.

58. The proposed sewer lateral serving the property shall be made with HDPE material and shall be installed per the City's engineering design standards. Existing lateral(s) that are not proposed to be reused shall be abandoned at the City main consistent with City standards.

59. Potable city water shall not be used for major construction activities, such as grading and dust control. Recycled water is available through the City's Construction Water Permit program.

Indemnification

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

On motion by _____, seconded by _____, and on the following roll call vote:

AYES:
NOES:
RECUSED:
ABSENT:

The foregoing resolution was passed and adopted this 26th day of June 2024.

Rachel Cohen, Secretary
Planning Commission

10 HIGUERA

10 HIGUERA ST., SAN LUIS OBISPO, CA 93401



SUMMARY OF CONTEXT

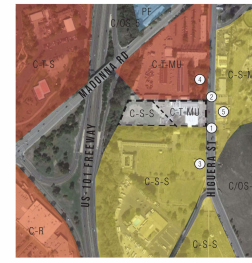
Our site is primarily surrounded by C-S AND C-T zones. The site is situated between 101 and Higuera street. Directly to the south is a cemetery and southeast of the property is the South Hills Open Space conservation. To the east of the site there are 1-story retail buildings and to the north there are 1-story commercial buildings.



1 EXISTING BREWERY FROM HIGUERA



2 EXISTING BREWERY AND DISTILLERY FROM HIGUERA



CONTEXTUAL SITE PLAN
SCALE: 1/8"=1'-0"

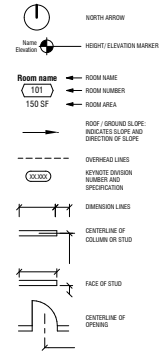


3 1-STORY BUSINESS NORTH OF THE SITE



4 1-STORY RETAIL STORE EAST OF THE SITE

DRAWING SYMBOLS



PARKING CALCULATIONS

| PARKING REQUIRED | AREA SF | PARKING FACTOR | SPACES REQUIRED |
|-----------------------|---------|----------------|-----------------|
| WAREHOUSE | 7570 SF | 1 / 1500 SF | 5 |
| DISTILLERY | 8038 SF | 1 / 1500 SF | 6 |
| STILLS | 514 SF | 1 / 1500 SF | 1 |
| RESTAURANT | 3004 SF | 1 / 100 SF | 34 |
| RESIDENTIAL UNIT | 864 SF | 35-1 BBI | 1 |
| TACTING ROOM | 2438 SF | 1 / 150 SF | 28 |
| TOTAL REQUIRED | | | 79 |

| TOTAL NEW SPACES PROVIDED FOR PROJECT | FOR EXISTING BREWERY & DISTILLERY |
|---------------------------------------|---|
| | 38 |
| TOTAL FUTURE SPACES ON PROPERTY | FOR ALL EXISTING AND PROPOSED BUILDINGS |
| | 113 |

| ADA SPACES | USE | # OF SPACES | ADA FACTOR | ADA REQUIRED |
|------------|----------------|-------------|-------------------|---------------|
| | COMMERCIAL | 78 | 4 @ 10/100 SPACES | 4 |
| | PROVIDED TOTAL | | | 1 WALK, 3 STD |

| EV REQUIRED | USE | # OF RECS SPACES | EV FACTOR | EV REQUIRED |
|-------------|----------------|------------------|--------------|-----------------------|
| | COMMERCIAL | 78 | 1% OF SPACES | 8 |
| | COMMERCIAL | 75 | 2% OF SPACES | 18 |
| | PROVIDED TOTAL | | EV READY | 18 STD, 1 WALK, 7 STD |
| | | | EV CAPABLE | 18 STD |

| MOTORCYCLE | USE | # OF SPACES | PARKING FACTOR | MOTORCYCLE REQUIRED |
|------------|----------------|-------------|---------------------|---------------------|
| | COMMERCIAL | 78 | 1.75 @ 10-15 SPACES | 4 |
| | PROVIDED TOTAL | | | 4 |

BICYCLE PARKING CALCULATIONS

| BICYCLE PARKING REQUIRED | DISTY COUNT (OR SF) | TOTAL BICYCLE | SHORT TERM | LONG TERM | |
|--------------------------|---------------------|---------------|------------|-----------|-----------|
| WAREHOUSE | 7570 SF | 1 / 2000 SF | 4 | 25% | 1 |
| DISTILLERY | 8038 SF | 1 / 2000 SF | 4 | 25% | 1 |
| STILLS | 514 SF | 1 / 2000 SF | 1 | 25% | 0 |
| RESTAURANT | 3004 SF | 1 / 1500 SF | 8 | 75% | 6 |
| RESIDENTIAL UNIT | 1 UNIT | 3 / UNIT | 0 | GUEST | 2 |
| TACTING ROOM | 2438 SF | 1 / 1500 SF | 16 | 75% | 12 |
| REQUIRED TOTAL | | | 22 | | 15 |
| PROVIDED TOTAL | | | 22 | | 15 |

BUILDING INFO

| | |
|---|------------------------------|
| DISTILLERY, WAREHOUSE & RESTAURANT | A-2, A-3, F-1, H-3, R-3, S-1 |
| OCCUPANCY | VB |
| CONSTRUCTION TYPE | VB |
| STORIES PROPOSED | 2 STORIES |
| HEIGHT PROPOSED | 47' |
| BUILDING AREA SF | 21,700 SF |

ALLOWABLE BUILDING HEIGHT, STORIES & AREAS

| HEIGHT | STORIES | AREA FACTOR (APPROXIMATE SMI) |
|--------|---------|-------------------------------|
| A-2 | 2 | 18,000 |
| A-3 | 2 | 18,000 |
| F-1 | 2 | 25,500 |
| H-3 | 1 | 5,000 |
| R-3 | 4 | UNLIMITED |
| S-1 | 2 | 27,000 |

| SEPARATED OCCUPANCIES (OPTIMIZED) | ALLOWABLE AREA | RATIO | | |
|-----------------------------------|----------------|-------|-----------|-------------|
| FIRST FLOOR | A-2 | 3,540 | 16,000 | 0.22 |
| | F-1 | 6,888 | 28,500 | 0.26 |
| | H-3 | 514 | 5,000 | 0.10 |
| | R-3 | 156 | UNLIMITED | 0.00 |
| | S-1 | 2,570 | 27,000 | 0.28 |
| TOTAL | | | | 0.92 |
| SECOND FLOOR | A-3 | 5,574 | 18,000 | 0.30 |
| | H-3 | 208 | UNLIMITED | 0.00 |
| TOTAL | | | | 0.30 |
| RESTAURANT | | 4244 | UNLIMITED | 0.95 |

| SEPARATED OCCUPANCIES - ALLOWABLE HEIGHT | HEIGHT | STORIES | HEIGHT PROVIDED | # OF STORIES |
|--|--------|---------|-----------------|--------------|
| A-2 | 60'-2" | 33'-0" | 1 | 1 |
| A-3 | 60'-2" | 33'-0" | 1 | 1 |
| F-1 | 60'-2" | 33'-0" | 1 | 1 |
| H-3 | 60'-3" | 40'-0" | 1 | 1 |
| R-3 | 60'-4" | 29'-0" | 2 | 2 |
| S-1 | 60'-2" | 29'-0" | 1 | 1 |

PROJECT DESCRIPTION

THE PROPOSED PROJECT INVOLVES THE SITE DEVELOPMENT OF AN EXISTING 2.86 ACRE LOT IN TWO SEPARATE PHASES WITHIN THE COMMERCIAL, TOURISM AND CONSUMER SERVICES ZONE. THE PRIMARY GOAL OF THE PROJECT IS TO CREATE A DESTINATION THAT ALLOWS LOCAL, GUESTS AND VISITORS TO HAVE AN IMMERSIVE EDUCATIONAL EXPERIENCE WHILE PROMOTING THE LOCAL BUSINESS ON SITE.

PHASE ONE INCLUDES OVERALL SITE IMPROVEMENTS, GRADING AND DRAINAGE, UTILITY UPDATES, VEHICULAR AND PEDESTRIAN ACCESS AND ACCESS, SITE PARKING, LANDSCAPING, A TRUCK ENCLOSURE, AND A NEW TWO STORY 21,600 SF PRE-ENGINEERED METAL SHELL BUILDING WITH RESIDENTIAL USE PROVIDED PER MIXED USE ZONING OVERLAY.

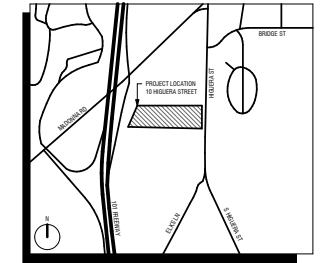
PHASE TWO (UNDER SEPARATE PERMIT) WILL INCLUDE THE TENANT IMPROVEMENTS WITHIN THE NEW 21,600 SF SHELL BUILDING TO BE A NEW RESTAURANT, BAR, DISTILLERY, AND DISTILLERY WAREHOUSE.

THE PROPOSED USES ARE ALLOWABLE ON SITE PER THE CITY OF SAN LUIS OBISPO MUNICIPAL CODE, SECTION 17.10.000, TABLE 2.1. COMMERCIAL LINKAGE FEE (PER SLO MUNI CODE CHAPTER 4-60) WILL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.

LAND USE REQUIREMENTS

| | |
|---|--|
| ADDRESS | 10 HIGUERA ST. SAN LUIS OBISPO, CA |
| APN | 004-511-015 & 004-511-022 |
| ZONING | C-C, C-T |
| CREAKY ZONES | S, M, U |
| CURRENT USE | VACANT, DISTILLERY, BREWERY |
| PROPOSED USE | RESTAURANT, DISTILLERY, WAREHOUSE |
| ALLOWED USE IN ZONE | RESTAURANT, YES, BAR, PUB, WAREHOUSE, YES |
| ENTITLEMENTS/USE PERMIT REQUIRED | Y |
| LOT SIZE | 128,068 SF |
| C-1 TOURIST COMMERCIAL | 2.86 ACRES |
| MAX SITE COVERAGE | ALLOWABLE 75% PROPOSED 20% |
| FAR | ALLOWABLE 2.5 PROPOSED 0.30 |
| HEIGHT LIMIT | ALLOWABLE 49'-0" PROPOSED 47'-0" |
| C-8 SERVICE COMMERCIAL | PROPOSED 10% |
| MAX SITE COVERAGE | ALLOWABLE 75% PROPOSED 10% |
| FAR | ALLOWABLE 1.5 PROPOSED 0.14 |
| HEIGHT LIMIT | ALLOWABLE 39'-0" PROPOSED 33'-0" |
| ADJACENT ZONES | NORTH C-T, M, U EAST C-S, M, U SOUTH C-S, S WEST C-8, S |
| SETBACKS | FRONT 10' M, U SIDE-NORTH NONE SIDE-NORTH 10' M, U, C-S, U SIDE-SOUTH NONE SIDE-EAST NONE REAR N/A REAR EAST 10' M, U, C-S, U |
| CREEK SETBACKS | SLO CREEK 20' M, U, L EXPOSITION CREEK 20' M, U, L |
| DRIVE ASHLE MIN. WIDTH | 23.3 |

VICINITY MAP



SHEET INDEX (ARC)

| GENERAL | TITLE SHEET |
|---------|---------------------------|
| C-1 | EXISTING CONDITIONS |
| C-2 | SITE DEMOLITION PLAN |
| C-3 | BASE PLAN |
| C-4 | GRAZING AND DRAINAGE PLAN |
| C-5 | USE SECTION |
| C-6 | UTILITY PLAN |
| C-7 | STORMWATER CONTROL PLAN |
| C-8 | CONSTRUCTION DETAILS |
| C-9 | LANDSCAPE PLAN |
| C-10 | LANDSCAPE PLAN |
| C-11 | LANDSCAPE CUT SHEET |
| C-12 | SITE PLAN |
| C-13 | FIRST FLOOR PLAN |
| C-14 | SECOND FLOOR PLAN |
| C-15 | EXTERIOR ELEVATIONS |
| C-16 | SCREENING PROGRAM |
| C-17 | PROSPECTIVE IMAGES |

PROJECT DIRECTORY

| | |
|---|---|
| OWNER KEITH SWANEY 275 BARNWOOD LANE SLO, CA 93401 | CONTACT: PHONE: 415.746.8884 EMAIL: keith@tenoverstudio.com |
| ARCHITECT TEN OVER STUDIO 339 MARSH ST SLO, CA 93401 | CONTACT: PHONE: 805.541.1010 EMAIL: jules@tenoverstudio.com |
| CIVIL ENGINEER RFP ENGINEERING 200 17th STREET, SUITE 300 SAN LUIS OBISPO, CA 93401 | CONTACT: PHONE: 805.461.5400 EMAIL: jrm@rfe.com |
| LANDSCAPE ARCHITECT TEN OVER STUDIO 339 MARSH ST SLO, CA 93401 | CONTACT: PHONE: 805.541.1010 EMAIL: julian@tenoverstudio.com |

AGENCIES & UTILITIES

| | |
|---|--------------------|
| CITY OF SAN LUIS OBISPO - COMMUNITY DEVELOPMENT DEPARTMENT 919 PALM STREET SAN LUIS OBISPO, CA 93401 | PH: 805.781.7100 |
| CITY OF SAN LUIS OBISPO - BUILDING DEPARTMENT 919 PALM STREET SAN LUIS OBISPO, CA 93401 | PH: 805.781.7100 |
| CITY OF SAN LUIS OBISPO - PLANNING DEPARTMENT 919 PALM STREET SAN LUIS OBISPO, CA 93401 | PH: 805.781.7170 |
| CITY OF SAN LUIS OBISPO - PUBLIC WORKS DEPARTMENT 919 PALM STREET SAN LUIS OBISPO, CA 93401 | PH: 805.781.7200 |
| CITY OF SAN LUIS OBISPO - FIRE DEPARTMENT 2160 SANTA BARBARA AVENUE SAN LUIS OBISPO, CA 93401 | PH: 805.781.7380 |
| P.U.E 408 HIGUERA STREET SAN LUIS OBISPO, CA 93401 | PH: 807.43.5000 |
| SOUTHERN CALIFORNIA GAS COMPANY 1514 BRIDGE STREET SAN LUIS OBISPO, CA 93401 | PH: 1.800.427.2200 |

CALIFORNIA CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

- 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA EXISTING BUILDING STANDARDS CODE
- 2022 CALIFORNIA RETROFIT STANDARDS CODE
- CITY OF SAN LUIS OBISPO MUNICIPAL CODE, TITLE 18 BUILDINGS AND CONSTRUCTION
- CITY OF SAN LUIS OBISPO TITLE 17 ZONING REGULATIONS

10
TEN OVER
STUDIO, INC
339 Marsh Street
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com



JULES SWANEY
NOT FOR
CONSTRUCTION
CHECKS
2.18.2023
GENERAL

THIS PROJECT SHALL COMPLY WITH CURRENT APPLICABLE CODES & ORDINANCES

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE

2022 CALIFORNIA BUILDING CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA PLUMBING CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA HISTORICAL BUILDING CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA EXISTING BUILDING STANDARDS CODE

2022 CALIFORNIA RETROFIT STANDARDS CODE

CITY OF SAN LUIS OBISPO MUNICIPAL CODE, TITLE 18 BUILDINGS AND CONSTRUCTION

CITY OF SAN LUIS OBISPO TITLE 17 ZONING REGULATIONS

PH: 805.781.7100

PH: 805.781.7100

PH: 805.781.7170

PH: 805.781.7200

PH: 805.781.7380

PH: 807.43.5000

PH: 1.800.427.2200

10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

PH: 805.781.7100
PH: 805.781.7100
PH: 805.781.7170
PH: 805.781.7200
PH: 805.781.7380
PH: 807.43.5000
PH: 1.800.427.2200

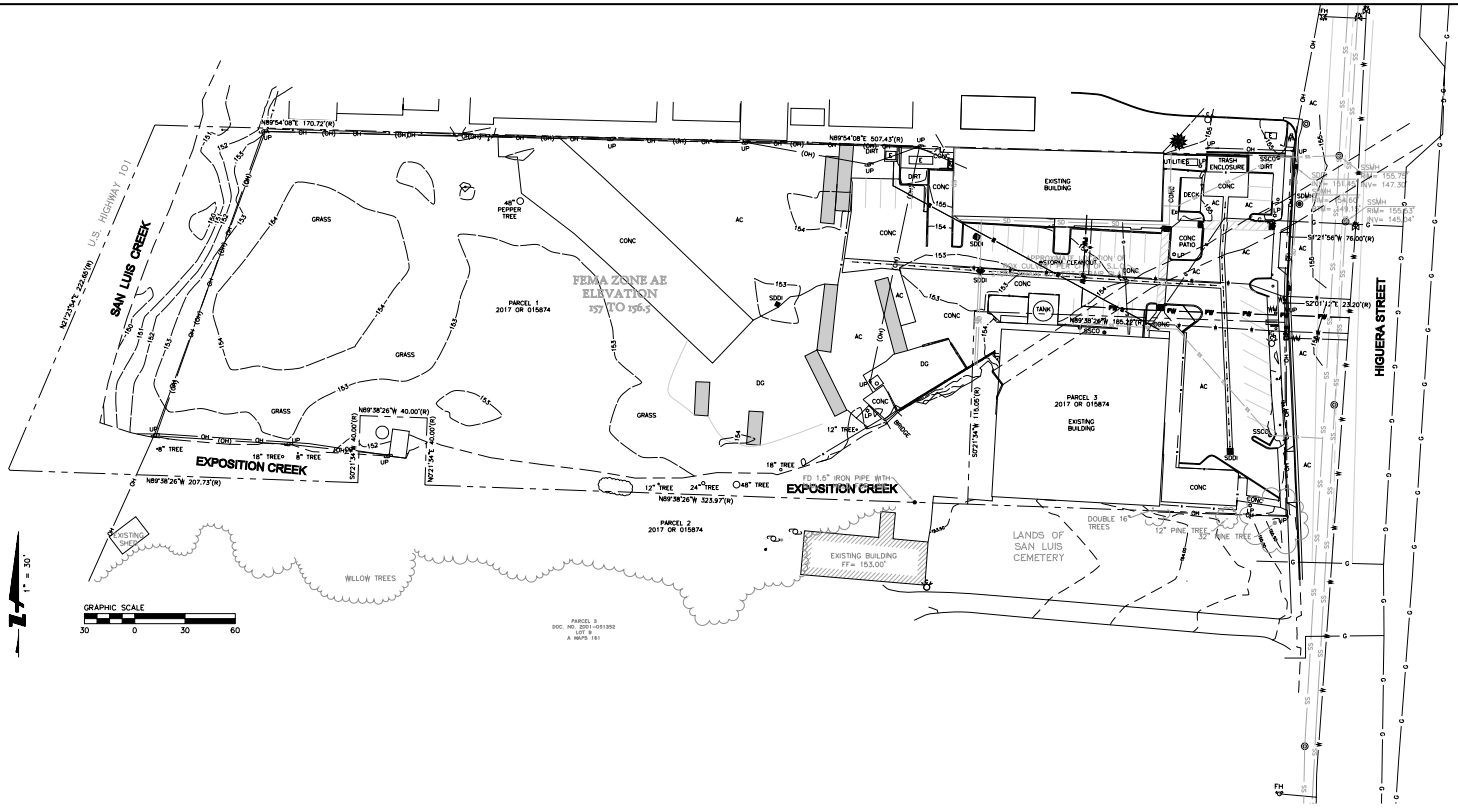
NO. DATE SUBMITTAL
1 2/23/24 ARC 10 HIGUERA SUBMITTAL 1
2 2/23/24 ARC 10 HIGUERA SUBMITTAL 1
3 2/23/24 ARC 10 HIGUERA SUBMITTAL 1
4 2/23/24 ARC 10 HIGUERA SUBMITTAL 1

NO. DATE SUBMITTAL
1 2/23/24 ARC 10 HIGUERA SUBMITTAL 1
2 2/23/24 ARC 10 HIGUERA SUBMITTAL 1
3 2/23/24 ARC 10 HIGUERA SUBMITTAL 1
4 2/23/24 ARC 10 HIGUERA SUBMITTAL 1

TITLE SHEET

T1.0

NOT FOR CONSTRUCTION

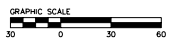
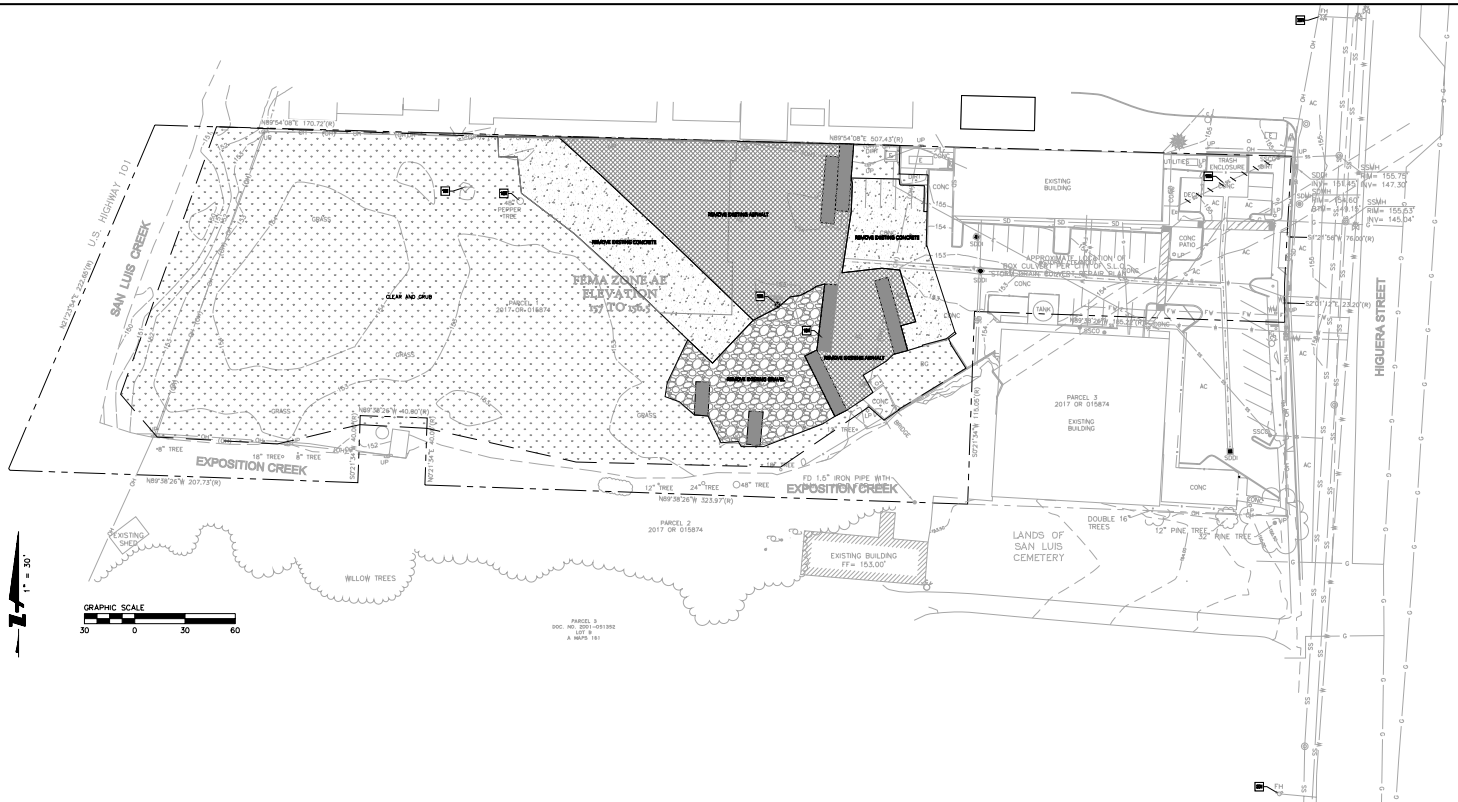


10 HIGUERA STREET
 EXISTING CONDITIONS
 CITY OF SAN LUIS OBISPO SAN LUIS OBISPO COUNTY CALIFORNIA

| Revision | No. | Date |
|----------|-----|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Drawing Number:
C10
 of **8**

DRAWING NAME: K:\2023\230223-10-HI\Drawings\10-HI\10-HI-Demolition\10-HI-Demolition.dwg
DATE: 03-15-24
ACR:JSD:DF: BKH



LEGEND

| | |
|----------|------------------------------|
| [Symbol] | LIMIT OF WORK |
| [Symbol] | REMOVE EXISTING UTILITY LINE |
| [Symbol] | REMOVE EXISTING CONCRETE |
| [Symbol] | REMOVE EXISTING GRAVEL |
| [Symbol] | CLEAR AND GRUB |
| [Symbol] | REMOVE EXISTING ASPHALT |

DEMOLITION KEYNOTES

| | |
|----------|---------------------------------------|
| [Symbol] | REMOVE |
| [Symbol] | EXISTING WALL PER LOCATE REQUIREMENTS |
| [Symbol] | EXISTING TREE |
| [Symbol] | EXISTING STORM DRAIN STRUCTURE |
| [Symbol] | EXISTING STORAGE UNITS (TYPICAL) |
| [Symbol] | REMOVE EXISTING SEWER LATERAL |

PROJECT

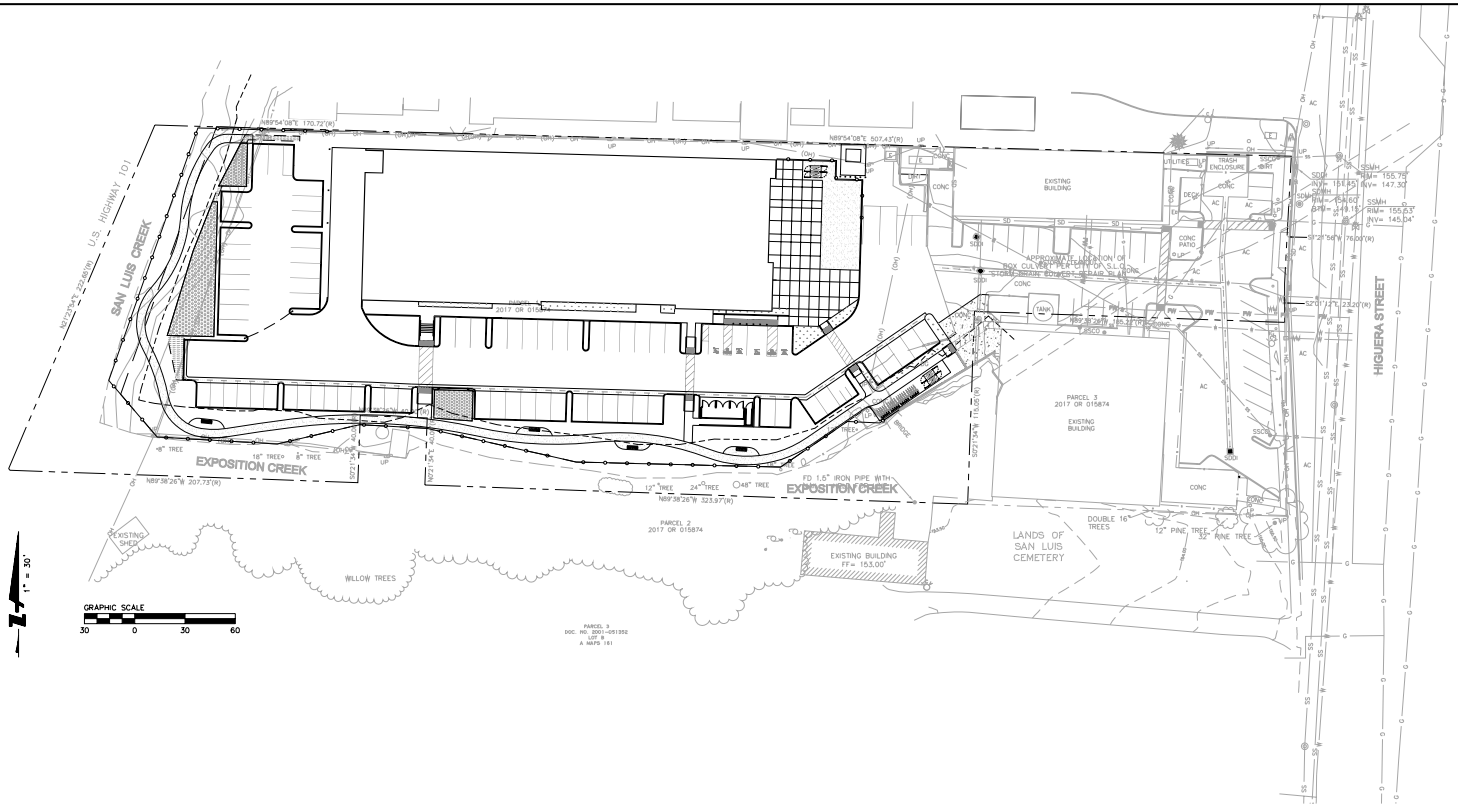
| | |
|----------|-----------------------|
| [Symbol] | EXISTING FIRE HYDRANT |
|----------|-----------------------|

- NOTES**
- ITEMS SHOWN TO BE REMOVED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. IT IS THE INTENTION OF THESE PLANS TO REMOVE ALL EXISTING UTILITIES AND IMPROVEMENTS, UNLESS OTHERWISE NOTED. TO ALLOW CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, WHETHER INDICATED ON THE PLAN OR NOT, AND TO ALLOW FUTURE GRADING AND CONSTRUCTION OF IMPROVEMENTS TO OCCUR, CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND THE PROPOSED IMPROVEMENT PLANS PRIOR TO BID.
 - ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE NOTED ON THE PLAN.
 - PROTECT ALL EXISTING UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED ON THE PLAN.
 - SUBCONTRACTOR IS RESPONSIBLE TO LEGALLY DISPOSE OF ALL NON HAZARDOUS REMOVED MATERIAL AT THE SUBCONTRACTOR'S EXPENSE.
 - THE SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL THE WORK PERFORMED BY HIS SUBCONTRACTORS WITHOUT EXCEPTION.
 - EXERCISE CAUTION DURING CONSTRUCTION TO PROTECT EXISTING UTILITIES, UTILITY BOXES, STRUCTURAL LANDSCAPING, FENCES, EQUIPMENT, CONCRETE FOUNDATION, CONCRETE CURBS AND GUTTERS, AND ASPHALT/CONCRETE PAVING TO REMAIN. REPAIR ANY DAMAGE RESULTING FROM SUBCONTRACTOR OPERATIONS AS DIRECTED BY OWNER.
 - SHALLOW UTILITIES MAY BE PRESENT. IDENTIFY AND LOCATE ALL UTILITIES IN PROJECT AREA PRIOR TO CONSTRUCTION.
 - ADJUST ALL EXISTING UTILITIES, BOXES, STRUCTURES, MANHOLES, AND VALVES WITHIN LIMIT OF WORK TO FINAL GRADE UNLESS OTHERWISE NOTED ON THE PLAN.
 - PROTECT ALL EXISTING UTILITY LINES, STRUCTURES, VAULTS AND BRACKETS, UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT: " " BY: [DATE].
 - COORDINATE WITH ALL SITE WORK WITH ALL DISCIPLINES, CIVIL DRAWINGS, ELECTRICAL, MECHANICAL, ETC.
 - SUBCONTRACTOR TO COORDINATE ALL TRENCHING AND ASSOCIATED PAVEMENT RESTORATION WITH UTILITY PLAN.
 - REFER TO UTILITY PLAN FOR PROPOSED PIPE LOCATIONS AND ALIGNMENT. TRENCHING MUST BE PROVIDED FOR INSTALLATION, IN ACCORDANCE WITH ALL APPLICABLE CONSTRUCTION SAFETY REQUIREMENTS NOT REFLECTED ON THIS PLAN.
 - CONTRACTOR TO NOTIFY BY PER AND SUBMIT IRI IF DEPTH BELOW PROPOSED SUBGRADE DOES NOT MEET THE REQUIREMENTS IN THE FINAL DESIGN DRAWINGS AND REQUIREMENTS.
 - VOIDS CREATED BY THE REMOVAL OF MATERIALS OR UTILITIES DESCRIBED ABOVE SHOULD BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER. HD RILL SHOULD BE PLACED UNLESS THE UNDISBURBED SOIL HAS BEEN OBSERVED BY THE GEOTECHNICAL ENGINEER.
 - CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY FOR WORK IN RIGHT OF WAY.



**10 HIGUERA STREET
DEMOLITION PLAN**
SAN LUIS OBISPO
CALIFORNIA

| | |
|----------------|-----------|
| Revision | |
| No. | |
| Date | 03-15-24 |
| Scale | 1" = 30' |
| Design | MB |
| Drawn | MB |
| Approved | JF |
| Job | 182022023 |
| Drawing Number | 2 of 8 |



CALIFORNIA

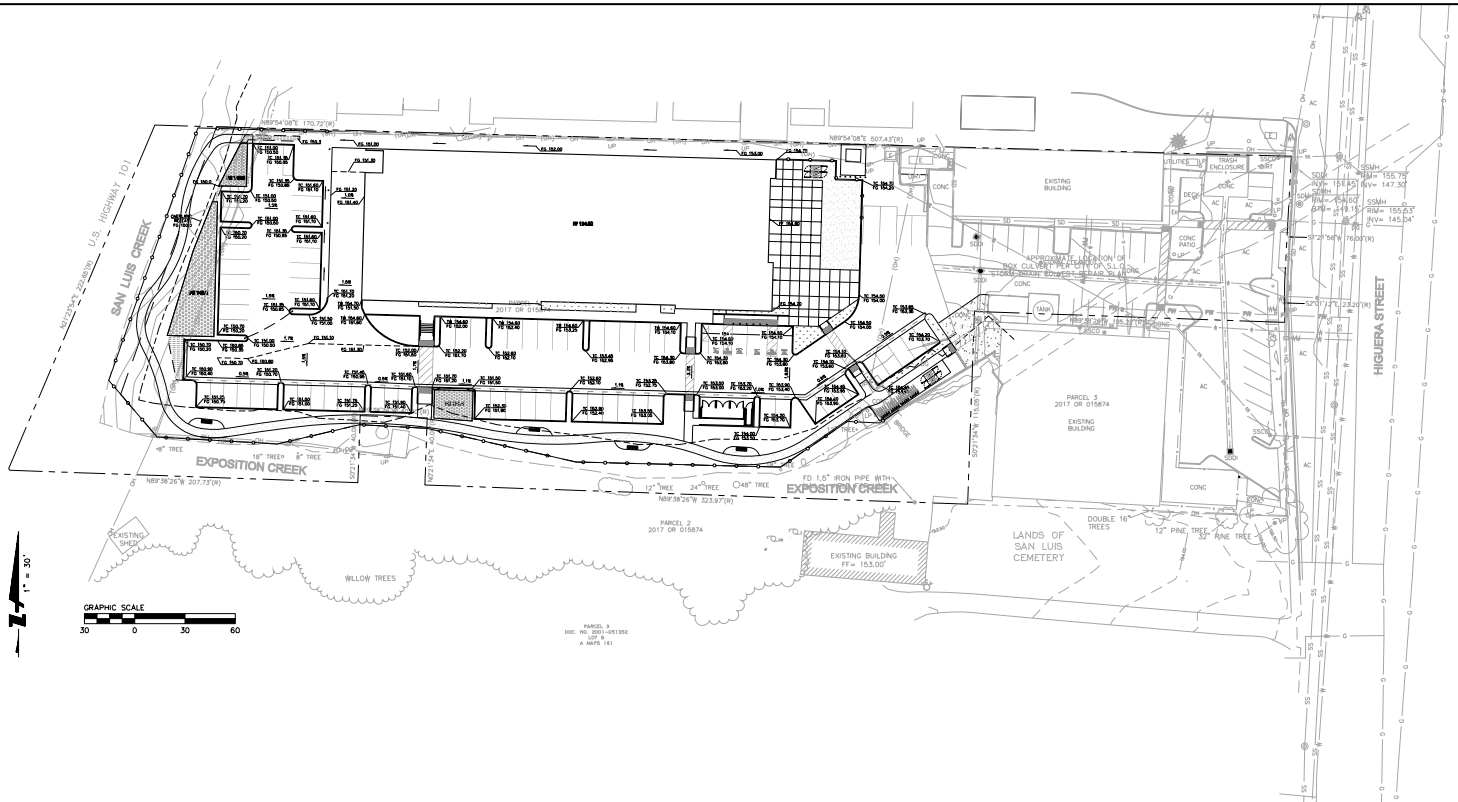
**10 HIGUERA STREET
 SITE PLAN**
 SAN LUIS OBISPO

SAN LUIS OBISPO

| Revision | No. | Date |
|----------|-----|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Drawing Number:
C3.0
 of **8**

Scale: 1" = 30'
 Design: MB
 Drawn: MB
 Approved: JF
 Job: 1820220232



CALIFORNIA

**10 HIGUERA STREET
GRADING AND DRAINAGE PLAN**

SAN LUIS OBISPO
SAN LUIS OBISPO

| Revision | No. | Date | By | Check |
|----------|-----|------|----|-------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Drawing Number:
C4.1
4 of 8

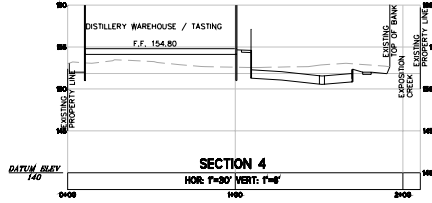
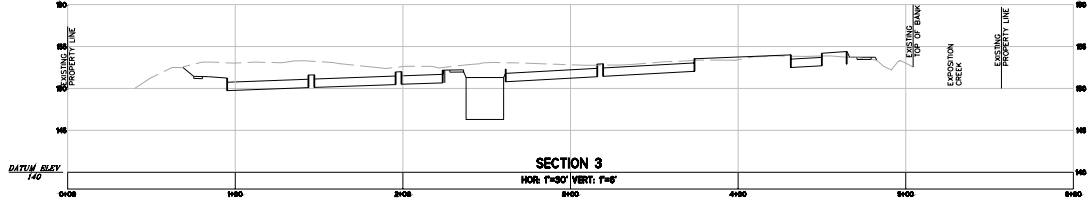
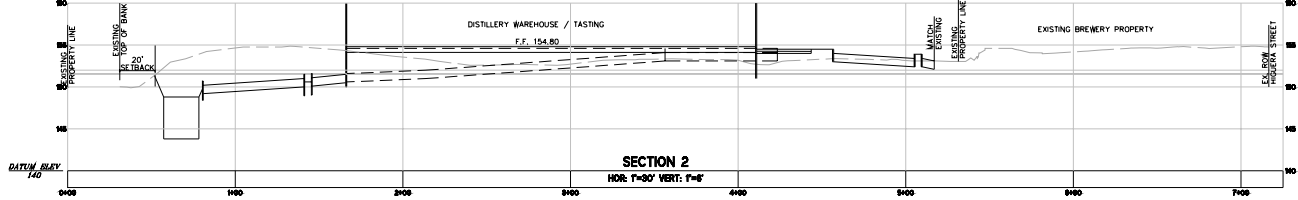
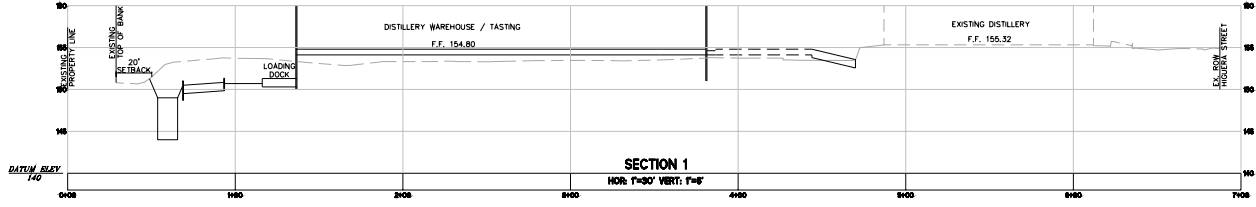
DRAWING NAME: K:\2023\230223-10_HIGUERA ST\DWG\ENR\Grading\Boreas_T1.dwg
PLOT DATE: 03-15-24
PLOT BY: BKH

- LEGEND**
- GRADE BREAK LINE
 - X-X- SURFACE SLOPE
 - SPOT ELEVATION
- ABBREVIATIONS**
- BS BOTTOM OF STAIRS
 - BW BACK OF WALK
 - EG EXISTING GRADE
 - FF FINISH FLOOR
 - FG FINISH GRADE
 - RL ROWLINE
 - MA MATCH
 - TC TOP OF CURB
 - TS TOP OF STAIR
 - TT TOP OF TREATMENT SOIL

EARTHWORK SUMMARY

TOTAL CUT = 460 CUBIC YARDS
TOTAL FILL = 80 CUBIC YARDS
TOTAL EXPORT = 3,800 CUBIC YARDS
EXPORT ENSURES ZERO-NET FILL GRADING PLAN

- NOTES**
- ALL GRADING EARTHWORK AND SITE PREPARATION OPERATIONS ARE TO CONFORM WITH GUIDELINES AND REQUIREMENTS FOR THE GEOTECHNICAL REPORT.
 - PROVIDE ACCESSIBLE LANDING AT ALL DOORS AS FOLLOWS:
 - 2.1. WIDTH = 8'-0" MIN.
 - 2.2. DEPTH = 8'-0" MIN.
 - 2.3. CROSS SLOPE = 0.2% MIN, 2.0% MAX
 - ALL ACCESSIBLE PARKING STALLS AND ADJACENT LOADING ZONES SHALL HAVE A CROSS SLOPE AT A MINIMUM OF 1.0% AND MAXIMUM 2.0% IN ALL DIRECTIONS.
 - MAXIMUM SLOPE IN DEFINED DIRECTION OF TRAVEL SHALL NOT EXCEED 4.0% FOR ACCESSIBLE PATHS OF TRAVEL. THE MAXIMUM 4.0% SLOPE IS NOT AN AVERAGE, BUT RATHER A MAXIMUM FOR THE ENTIRE LENGTH OF TRAVEL.
 - ALL HANDRAILS, GRATES, CLEANOUTS, AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - FOR DRAINAGE LAYOUT AND DESIGN WITHIN BUILDING LIMITS, SEE PLUMBING PLANS.
 - THE SITE SHALL BE GRADED SO THAT NO ADDITIONAL RUNOFF IS DIRECTED TO AND SO AS NOT TO IMPROVE RUNOFF FROM ADJACENT PROPERTIES.
 - ALL BUILDING SITES SHALL BE GRADED TO SLOPE AWAY FROM THE BUILDING AND BUILDING FOUNDATIONS WITH A MAXIMUM SLOPE OF 2% FOR 5 FEET MINIMUM IN LANDSCAPED AREAS AND A MINIMUM SLOPE OF 0% FOR 10 FEET MINIMUM IN LANDSCAPED AREAS, OR AS REQUIRED BY THE SOILS ENGINEER.
 - IF DURING CONSTRUCTION, ARCHAEOLOGICAL OR NATIVE REMAINS OR ARTIFACTS ARE ENCOUNTERED, THE CONTRACTOR SHALL HALT CONSTRUCTION IN THE VICINITY AND SHALL NOTIFY THE CITY OF SAN LUIS OBISPO.
 - SEE UTILITY PLAN FOR UTILITY GRATES, RIMS, AND LIDS. ALL GRATES, RIMS, AND LIDS SHALL BE ADA AND HIEL PROOF RATED, AS WELL AS NON-SLIP.



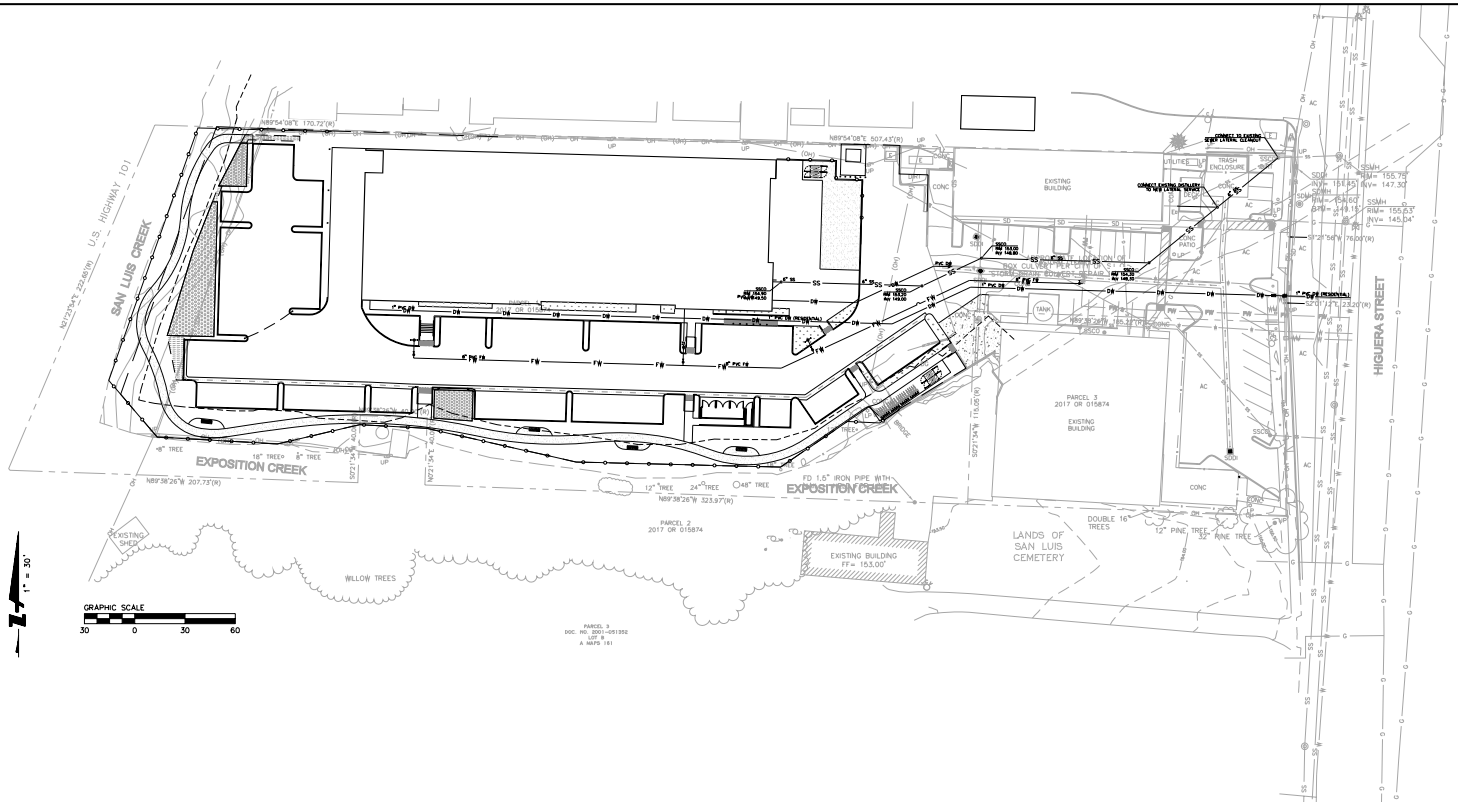
**10 HIGUERA STREET
 SITE SECTIONS**

CALIFORNIA

SAN LUIS OBISPO

SAN LUIS OBISPO

| | | | |
|-----------------|-----|-----------------|----|
| Revision | No. | Date | By |
| | | 03-16-24 | BT |
| | | Scale: AS SHOWN | |
| | | Design: MB | |
| | | Drawn: MB | |
| | | Approved: JF | |
| | | Job: 180224232 | |
| Drawing Number: | | | |
| C4.2 | | | |
| 5 of 8 | | | |



**10 HIGUERA STREET
UTILITY PLAN**
SAN LUIS OBISPO
CALIFORNIA

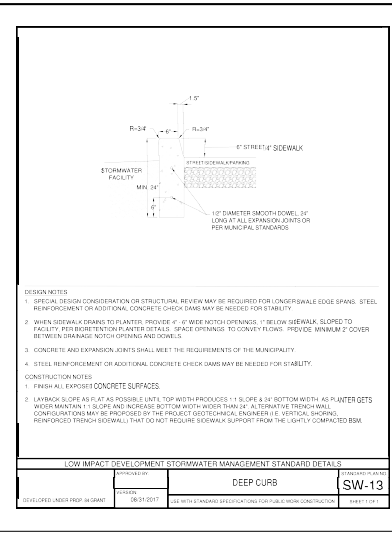
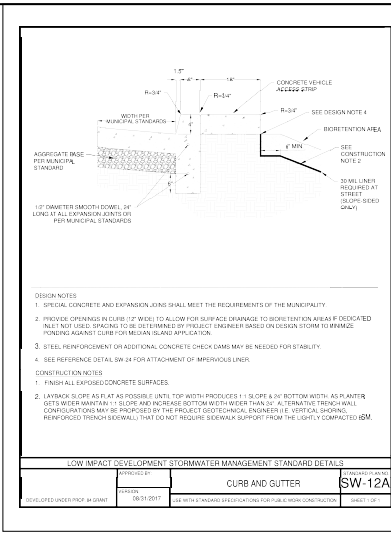
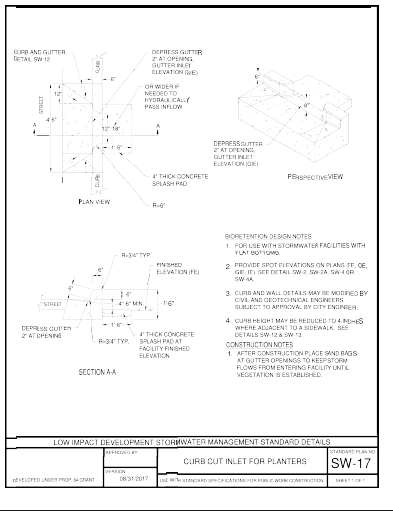
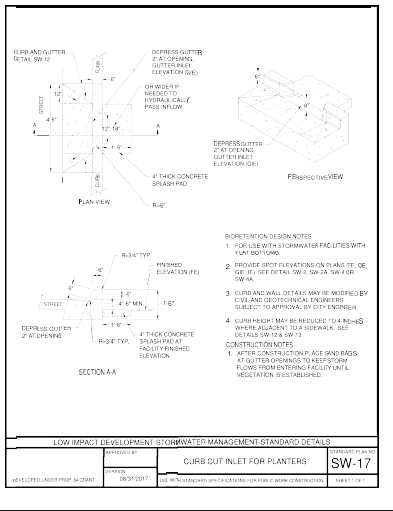
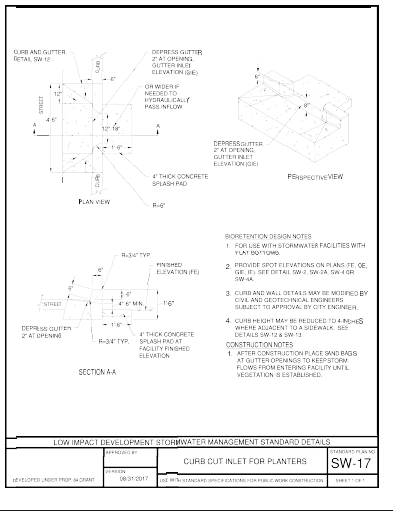
| ABBREVIATIONS: | | LEGEND: | |
|----------------|----------------------------|---------|---|
| DW | DOMESTIC WATER | — | DOMESTIC WATER LINE (PVC C90) |
| EX | EXISTING | — | DOMESTIC WATER LINE (PVC C90/C90) |
| E | ELECTRIC | — | FIRE WATER LINE (PVC C90/C90) |
| FC | FIRE DEPARTMENT CONNECTION | — | STORM DRAIN LINE (PVC SDR 35) |
| FL | FLOWLINE | — | STORM DRAIN PERFORATED PIPE (PVC SDR 35) |
| FW | FIRE WATER | — | STORM DRAIN INLET WITH FLO-GARD™ PLUS STANDARD CATCH BASIN INSET FILTER |
| HW | HVAC | □ | STORM DRAIN CLEANOUT |
| GR | GRATE | • | STORM DRAIN AREA DRAIN |
| PI | PERSONATED PIPE | — | SANITARY SEWER LINE (PVC SDR 26) |
| PV | POST INDICATOR VALVE | • | SANITARY SEWER CLEANOUT |
| PC | POINT OF CONNECTION | — | SANITARY SEWER MANHOLE |
| PVC | POLYVINYL CHLORIDE | ⊕ | SANITARY SEWER MANHOLE |
| RP | REDUCED PRESSURE BACKFLOW | — | GATE VALVE |
| SD | STORM DRAIN | — | JOINT TRENCH, SEE PIPE DRAWINGS |
| SDAD | STORM DRAIN AREA DRAIN | | |
| SDCB | STORM DRAIN CATCH BASIN | | |
| SDCI | STORM DRAIN DROP INLET | | |
| SDIM | STORM DRAIN MANHOLE | | |
| SDI | SIDE DRIVING | | |
| SS | SANITARY SEWER | | |
| SSCD | SANITARY SEWER CLEAN OUT | | |
| WM | WATER METER | | |

DRAWING NAME: K:\2023\202325_10_Higuer_a_10_Utility_Plan.dwg
 PLOT DATE: 03-16-24
 PLOT BY: ACOSTA DT, BKH

| Rev. | Description |
|------|-------------|
| | |
| | |
| | |
| | |

| | |
|----------|------------|
| Date | 03-16-24 |
| Scale | 1" = 30' |
| Design | MB |
| Drawn | MB |
| Approved | JL |
| Job | 1820220232 |

Drawing Number:
C5.1
 6 of 8



CALIFORNIA

**10 HIGUERA STREET
 CONSTRUCTION DETAILS**

SAN LUIS OBISPO
 SAN LUIS OBISPO

| Revision | No. | Date | By | Check | Appr. |
|----------|-----|------|----|-------|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Scale: 1/4" = 1'-0" (AS SHOWN)
 Date: 03-15-24
 Design: JWB
 Drawn: JWB
 Approved: JWB
 Job: 230232323

Drawing Number:
C7.1
 8 of 8



1 LANDSCAPE PLAN



MWEO IRRIGATION CALCULATION

| Maximum Applied Water Allowance Calculations | |
|---|--|
| Enter Values in Blue Cells | |
| Fast Cells Show Results | |
| San Luis Obispo | |
| Type of Project (ETAP) and Water Source | Non-Residential Potable Water |
| ET _{max} of Crop from MWEO Calc | 45.60 (ET _{max} crop) |
| Overhead Landscape Area (ft ²) | 14382 (Site Landscape Area (ft ²)) |
| Total Landscape Area (ft ²) | 14382 (ft ²) |
| Residential projects will have an ETAP of 0.55. Non-residential projects will have an ETAP of 0.45. | |
| Results: | ET _{max} = (E _{max} × (ETAP × LA) + (1.0 - ETAP) × SLA) / (1.0 - ETAP) |
| | 179,562.2 (Gallons per year) |
| | 288.97 (Average GPD/Foot) per year |
| | 0.833 (Acres-foot per year) |

| Estimated Total Water Use | |
|--|--|
| Enter Values in Blue Cells | |
| Use Cells Show Results | |
| San Luis Obispo | |
| Type of Project (ETAP) and Water Source | Non-Residential Potable Water |
| ET _{max} of Crop from MWEO Calc | 45.60 (ET _{max} crop) |
| Overhead Landscape Area (ft ²) | 14382 (Site Landscape Area (ft ²)) |
| Total Landscape Area (ft ²) | 14382 (ft ²) |
| Results: | ET _{max} = (E _{max} × (ETAP × LA) + (1.0 - ETAP) × SLA) / (1.0 - ETAP) |
| | 179,562.2 (Gallons per year) |
| | 288.97 (Average GPD/Foot) per year |
| | 0.833 (Acres-foot per year) |

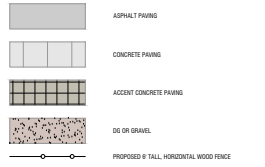
PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE |
|--------------|-----|---|--------|
| TREES | | | |
| | 8 | Aesculus californica / California Buckeye | 15 gal |
| | 12 | Arbutus x 'Marina' / Marina Strawberry Tree | 24"box |
| | 5 | Quercus rubra / Red Oak | 24"box |

PLANT SCHEDULE

- BIORETENTION SHRUBS**
 Carex praegracilis / California Field Sedge
 Chondropetalum tectorum 'El Campo' / El Campo Cape Rush
 Juncus effusus 'Carmar's Japanese' / Carmar's Japanese Soft Rush
 Juncus patens / California Gray Rush
- ORNAMENTAL GRASSES**
 Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush
 Pennisetum spathiolatum / Slender Veldt Grass
 Seselia autumnalis 'Campo Verde' / Campo Verde Autumn Moor Grass
- GROUNDCOVER PLANTING**
 Ceanothus griseus horizontalis / Diamond Heights / Diamond Heights Variegated Carmel Creeper
 Verbena illicina 'De la Mina' / De la Mina Lilac Verbena
- NATIVE SHRUBS**
 Erigeron pinnatifidus / St. Catherine's Lace
 Frangula californica / California Coffeeberry
 Rhus integrifolia / Lemonade Berry
- FLOWERING SHRUBS**
 Epilobium canum 'Catalina' / Catalina California Fuchsia
 Kniphofia x 'Gladness' / Gladness Red Hot Poker
- FOUNDATION SHRUBS**
 Pennisetum spathiolatum / Slender Veldt Grass
- NATIVE GRASSES**
 Calamagrostis foliosa / Reed Grass
 Festuca idahoensis / Idaho Fescue
 Muhlenbergia rigens / Deer Grass
- SHRUB AREAS**
 See above.
- STORMWATER TREATMENT PLANTERS**
 Carex divisa / European Grey Sedge
 Chondropetalum tectorum 'El Campo' / El Campo Cape Rush
 Juncus effusus 'Carmar's Japanese' / Carmar's Japanese Soft Rush
 Juncus patens / California Gray Rush

LANDSCAPE PLAN LEGEND



KEYNOTES

- REFER TO CIVIL PLANS FOR MORE INFORMATION REGARDING STORMWATER TREATMENT & DRAINAGE.
- ENTRY PLAZA
- BENCH REFER TO 6' / 13.0
- MECHANICAL / CHILLER PAD
- (E) LOADING / DELIVERY BAY FOR CENTRAL COAST BREWING
- (E) PUMP HOUSE (NOT A PART)
- TOP OF BANK
- 3D SETBACK FROM TOP OF CREEK BANK
- DG PATH
- TRASH ENCLOSURE
- ACCESSIBLE PEDESTRIAN RAMP
- CROSSWALK
- BIKE RACK - PEAK RACKS, SINGLE SEED RACK - REFER TO 5' / 13.0

LANDSCAPE NOTES

- THIS PLAN IS SUBMITTED IN NATURAL AND INTENDED TO SHOW COMPLIANCE WITH LOCAL ZONING AND DEVELOPMENT CODES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGNED TO ADEQUATELY AND EFFICIENTLY WATER ALL SHRUB AREAS AND TREES.
- IRRIGATION CONTROLLER SHALL BE PROGRAMMABLE AND WISE WEATHER-BASED CAPABILITIES.
- SOIL SHALL BE AMENDED PRIOR TO PLANTING FOR OPTIMAL HEALTH OF ALL PLANT MATERIAL. SOIL AMENDMENT SPECIFICATIONS SHALL BE DETERMINED BASED ON A SOIL TEST ANALYSIS.

NOT FOR CONSTRUCTION

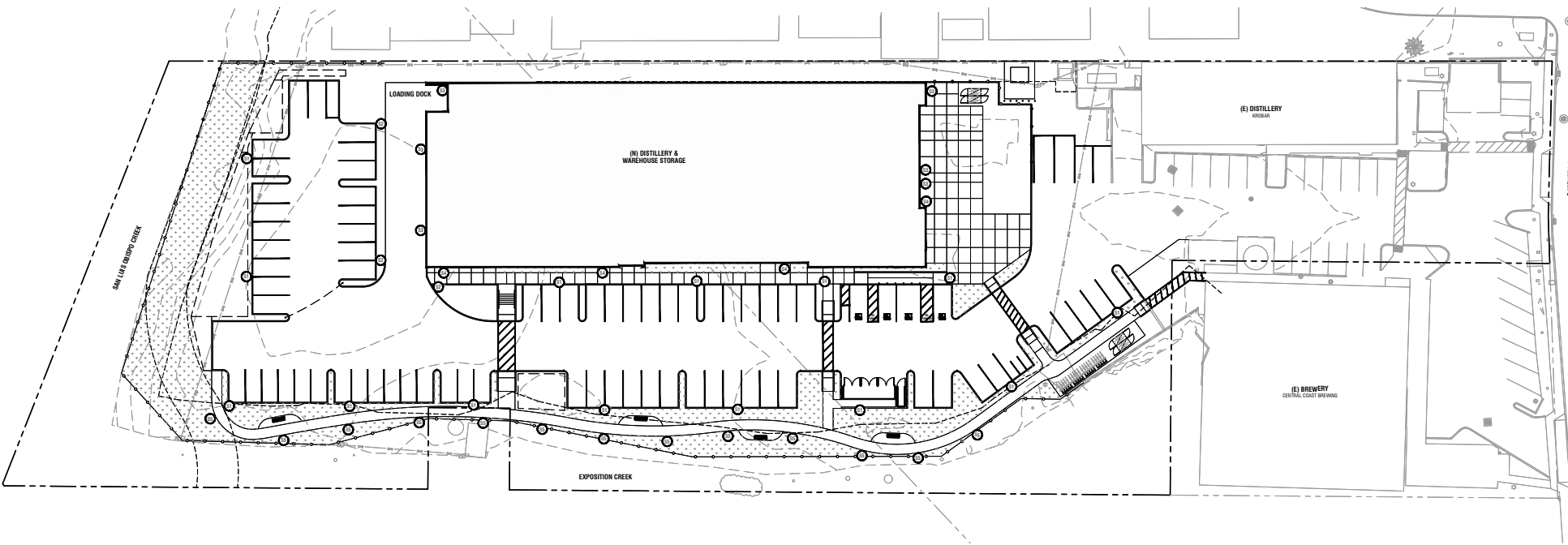
10 HIGUERA
 10 HIGUERA ST.
 SAN LUIS OBISPO, CA

PROJ # 2023-020
 DRAWN BY: JZ
 CHECKED BY: MM

| NO. | DATE | SUBMITTAL |
|-----|----------|------------------------|
| 1 | 03/27/23 | ARC REVIEW SUBMITTAL 1 |
| 2 | 04/12/23 | ARC REVIEW SUBMITTAL 2 |
| 3 | 04/26/23 | ARC REVIEW SUBMITTAL 3 |
| 4 | 04/26/23 | PLANNING HEARING |

LANDSCAPE PLAN

L1.0



1 LIGHTING PLAN



LIGHTING SCHEDULE

| SYMBOL | QTY. | DESCRIPTION | MODEL |
|--------|------|-------------------|--|
| ⊙14 | | LITHONIA LIGHTING | D-SERIES SIZE 0 AREA LUMINAIRE P3 PERFORMANCE PACKAGE TYPE 1 EXTREME BOLLARD CONTROL |
| ⊙3 | | LITHONIA LIGHTING | D-SERIES SIZE 0 AREA LUMINAIRE P3 PERFORMANCE PACKAGE 4000K CCT 90 ON TYPE 3 MEDIUM |
| ⊙6 | | LITHONIA LIGHTING | WIDE2 LED WITH P35W - PERFORMANCE PACKAGE, 4000K, BUCK, VISUAL COMFORT FORWARD OPTIC |
| ⊙4 | | BEGA | SURFACE MOUNTED CYLINDER |
| ⊙13 | | BEGA | LOW LEVEL BOLLARD |

LIGHTING PLAN GENERAL NOTES

1. REFER TO SHEET L2.0 FOR LIGHTING PRODUCT CUT SHEETS.
2. REFER TO PHOTO-METRIC LIGHTING PLAN PROVIDED BY MVS FOR MORE INFORMATION REGARDING PHOTO-METRIC VALUES AND PRODUCT INFORMATION.

NOT FOR CONSTRUCTION

10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

PROJ # 2023-030
DRAWN BY JJ
CHECKED BY ML

| NO. | DATE | SUBMITTAL |
|-----|----------|------------------------|
| 1 | 03/27/24 | ARC REVIEW SUBMITTAL |
| 2 | 04/22/24 | ARC REVIEW SUBMITTAL 1 |
| 3 | 05/02/24 | ARC REVIEW SUBMITTAL 2 |
| 4 | 05/15/24 | PLANNING HEARING |

LIGHTING PLAN

L2.0

Shielded bollard - asymmetric wide beam

Application
The shielded design of this bollard provides uniform white lighting in most situations. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

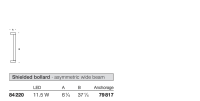
Materials
Luminaire housing constructed of die-cast marine grade, copper free 6061-T6 aluminum extrusion. Powder coated aluminum alloy. Color: silver finish.
Housing made of pure anodized aluminum.
Shower resistant internally to corrode, thermal treated for increased adhesion.
NEMA tested to North American Standards, suitable for wet locations.
Height: 15.83ft

Electrical
Operating voltage: 100-277VAC
Maximum ambient temperature: 50°C/122°F
LED module voltage: 12V
System voltage: 12V
Connectability: 0-10V, Triac, and 0-10V dimmable
Color rendering index: Ra > 90
LED driver: DALI
LED lifetime: 100,000 hours

LED color temperature
4000K - Product number: **4K**
3000K - Product number: **3K**
2700K - Product number: **2K**
2200K - Product number: **22K**
BESGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BESGA standard finishes are matte, textured powder coat with minimum 0.1 mil thickness. BESGA's exclusive True-Fluor™ fluoropolymer technology provides superior fade protection in Black, Bronze, and Silver. BESGA standard finishes, as well as colorfully available RAL and custom colors, are a powder powder.

Available options
Black (BLK) White (WHT) RAL
Bronze (BRZ) Silver (SLV) CUS



Shielded bollard - asymmetric wide beam

BESGA 1000 BESGA Way, Carpinteria, CA 93010 | 805.694.0333 | info@besga.com

4 S5 BOLLARD
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

BESGA LED ceiling mounted downlight - wide beam

Application
This compact LED ceiling mounted downlight is designed for down lighting in most situations. Available with clear or frosted and dimmable or non-dimmable luminaire to be adjusted independent of anchor bolt orientation.

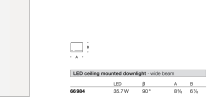
Materials
Luminaire housing constructed of die-cast marine grade, copper free 6061-T6 aluminum extrusion. Powder coated aluminum alloy. Color: silver finish.
Housing made of pure anodized aluminum.
High temperature silicone gasket.
NEMA tested to North American Standards, suitable for wet locations.
Height: 6.61ft

Electrical
Operating voltage: 100-277VAC
Maximum ambient temperature: 50°C/122°F
LED module voltage: 12V
System voltage: 12V
Connectability: 0-10V, Triac, and 0-10V dimmable
Color rendering index: Ra > 90
LED driver: DALI
LED lifetime: 100,000 hours

LED color temperature
4000K - Product number: **4K (EXPRESS)**
3000K - Product number: **3K**
2700K - Product number: **2K (EXPRESS)**
2200K - Product number: **22K**
BESGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BESGA standard finishes are matte, textured powder coat with minimum 0.1 mil thickness.

Available options
Black (BLK) White (WHT) RAL
Bronze (BRZ) Silver (SLV) CUS



LED ceiling mounted downlight - wide beam

BESGA 1000 BESGA Way, Carpinteria, CA 93010 | 805.694.0333 | info@besga.com

3 S4 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

BESGA WDG4E LED Architectural Wall Sconce

Application
This compact LED architectural wall sconce is designed for down lighting in most situations. Available with clear or frosted and dimmable or non-dimmable luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing constructed of die-cast marine grade, copper free 6061-T6 aluminum extrusion. Powder coated aluminum alloy. Color: silver finish.
Housing made of pure anodized aluminum.
High temperature silicone gasket.
NEMA tested to North American Standards, suitable for wet locations.
Height: 6.61ft

Electrical
Operating voltage: 100-277VAC
Maximum ambient temperature: 50°C/122°F
LED module voltage: 12V
System voltage: 12V
Connectability: 0-10V, Triac, and 0-10V dimmable
Color rendering index: Ra > 90
LED driver: DALI
LED lifetime: 100,000 hours

LED color temperature
4000K - Product number: **4K (EXPRESS)**
3000K - Product number: **3K**
2700K - Product number: **2K (EXPRESS)**
2200K - Product number: **22K**
BESGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BESGA standard finishes are matte, textured powder coat with minimum 0.1 mil thickness.

Available Options
FRO: Frosted glass lens
HOF: Hot off knob
FRO: Frosted lens
RAL: RAL color finish
PRG: Factory Programmed Reduced Output



WDG4E LED Family Overview

BESGA 1000 BESGA Way, Carpinteria, CA 93010 | 805.694.0333 | info@besga.com

2 S3 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

D-Series Size 0 LED Area Luminaire

Application
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest LED technology into a high performance, high efficiency, long life luminaire.

Materials
The aluminum performance results in sizes with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry adds in reducing the number of poles required in area lighting applications, with typical energy savings of 30% and expected service life of over 100,000 hours.

Electrical
Operating voltage: 100-277VAC
Maximum ambient temperature: 50°C/122°F
LED module voltage: 12V
System voltage: 12V
Connectability: 0-10V, Triac, and 0-10V dimmable
Color rendering index: Ra > 90
LED driver: DALI
LED lifetime: 100,000 hours

LED color temperature
4000K - Product number: **4K**
3000K - Product number: **3K**
2700K - Product number: **2K**
2200K - Product number: **22K**
BESGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BESGA standard finishes are matte, textured powder coat with minimum 0.1 mil thickness.

Available Options
FRO: Frosted glass lens
HOF: Hot off knob
FRO: Frosted lens
RAL: RAL color finish
PRG: Factory Programmed Reduced Output



Ordering information

BESGA 1000 BESGA Way, Carpinteria, CA 93010 | 805.694.0333 | info@besga.com

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

WDG4E LED Architectural Wall Sconce

Application
This compact LED architectural wall sconce is designed for down lighting in most situations. Available with clear or frosted and dimmable or non-dimmable luminaire to be adjusted independent of anchor bolt orientation.

Materials
Luminaire housing constructed of die-cast marine grade, copper free 6061-T6 aluminum extrusion. Powder coated aluminum alloy. Color: silver finish.
Housing made of pure anodized aluminum.
High temperature silicone gasket.
NEMA tested to North American Standards, suitable for wet locations.
Height: 6.61ft

Electrical
Operating voltage: 100-277VAC
Maximum ambient temperature: 50°C/122°F
LED module voltage: 12V
System voltage: 12V
Connectability: 0-10V, Triac, and 0-10V dimmable
Color rendering index: Ra > 90
LED driver: DALI
LED lifetime: 100,000 hours

LED color temperature
4000K - Product number: **4K (EXPRESS)**
3000K - Product number: **3K**
2700K - Product number: **2K (EXPRESS)**
2200K - Product number: **22K**
BESGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BESGA standard finishes are matte, textured powder coat with minimum 0.1 mil thickness.

Available Options
FRO: Frosted glass lens
HOF: Hot off knob
FRO: Frosted lens
RAL: RAL color finish
PRG: Factory Programmed Reduced Output



Ordering information

BESGA 1000 BESGA Way, Carpinteria, CA 93010 | 805.694.0333 | info@besga.com

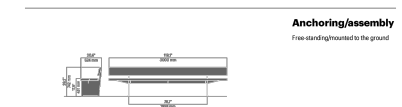
1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

Product sheet

BRISKEY seat

Designed by
Andreas Engesvik

Briskey seat is at three metres, the longest single bench in our collection. Briskey seat is brilliantly easy to assemble and suitable meeting place with room for many. The bench has a timeless Scandinavian look with expensive steel and wooden surfaces and is elegant and comfortable. We are now introducing armrests for improved accessibility and comfort, along with a version without a backrest. The armrests are positioned so that there is no rest either side. The bench is also available in a shorter version for greater versatility. Seating of finished or treated Nordic pine is standard. The seating surfaces in Accoya can be painted the same colour as the hot-dip galvanized steel. Choose between almost 200 RAL colours.



Primary material

Hot-dip galvanized steel
All steel components are hot-dip galvanized, which provides a rust proof surface after 5 years. We offer a lifetime anti-rust warranty.

| Sustainability | Certifications | Warranty |
|---|--|--|
| <ul style="list-style-type: none"> 100% Recycled 100% Recycled 100% Recycled | <ul style="list-style-type: none"> ISO 9001 ISO 14001 ISO 45001 | <ul style="list-style-type: none"> 10-year warranty against rust 10-year warranty on powder coating 10-year warranty on steel 10-year warranty on wood 10-year warranty on Accoya |

Visit www.besga.com for more information. Specifications are subject to change without notice.

BESGA 1000 BESGA Way, Carpinteria, CA 93010 | 805.694.0333 | info@besga.com

LANDSCAPE CUT SHEETS

6 BENCH

Product sheet

BRISKEY seat

Designed by
Andreas Engesvik

Briskey seat is at three metres, the longest single bench in our collection. Briskey seat is brilliantly easy to assemble and suitable meeting place with room for many. The bench has a timeless Scandinavian look with expensive steel and wooden surfaces and is elegant and comfortable. We are now introducing armrests for improved accessibility and comfort, along with a version without a backrest. The armrests are positioned so that there is no rest either side. The bench is also available in a shorter version for greater versatility. Seating of finished or treated Nordic pine is standard. The seating surfaces in Accoya can be painted the same colour as the hot-dip galvanized steel. Choose between almost 200 RAL colours.



Primary material

Hot-dip galvanized steel
All steel components are hot-dip galvanized, which provides a rust proof surface after 5 years. We offer a lifetime anti-rust warranty.

| Sustainability | Certifications | Warranty |
|---|--|--|
| <ul style="list-style-type: none"> 100% Recycled 100% Recycled 100% Recycled | <ul style="list-style-type: none"> ISO 9001 ISO 14001 ISO 45001 | <ul style="list-style-type: none"> 10-year warranty against rust 10-year warranty on powder coating 10-year warranty on steel 10-year warranty on wood 10-year warranty on Accoya |

Visit www.besga.com for more information. Specifications are subject to change without notice.

BESGA 1000 BESGA Way, Carpinteria, CA 93010 | 805.694.0333 | info@besga.com

LANDSCAPE CUT SHEETS

5 BENCH

10 TEN OVER STUDIO, INC
539 Main Street
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

LEARNED ARCHITECT
NOT FOR CONSTRUCTION
JOB # 2023-030
DATE 23.02.2025
REVISION

THIS DOCUMENT, INCLUDING ALL CONTENT, IS THE PROPERTY OF TEN OVER STUDIO, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OR REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED. CONTACT US AT 805.541.1010 FOR MORE INFORMATION.

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

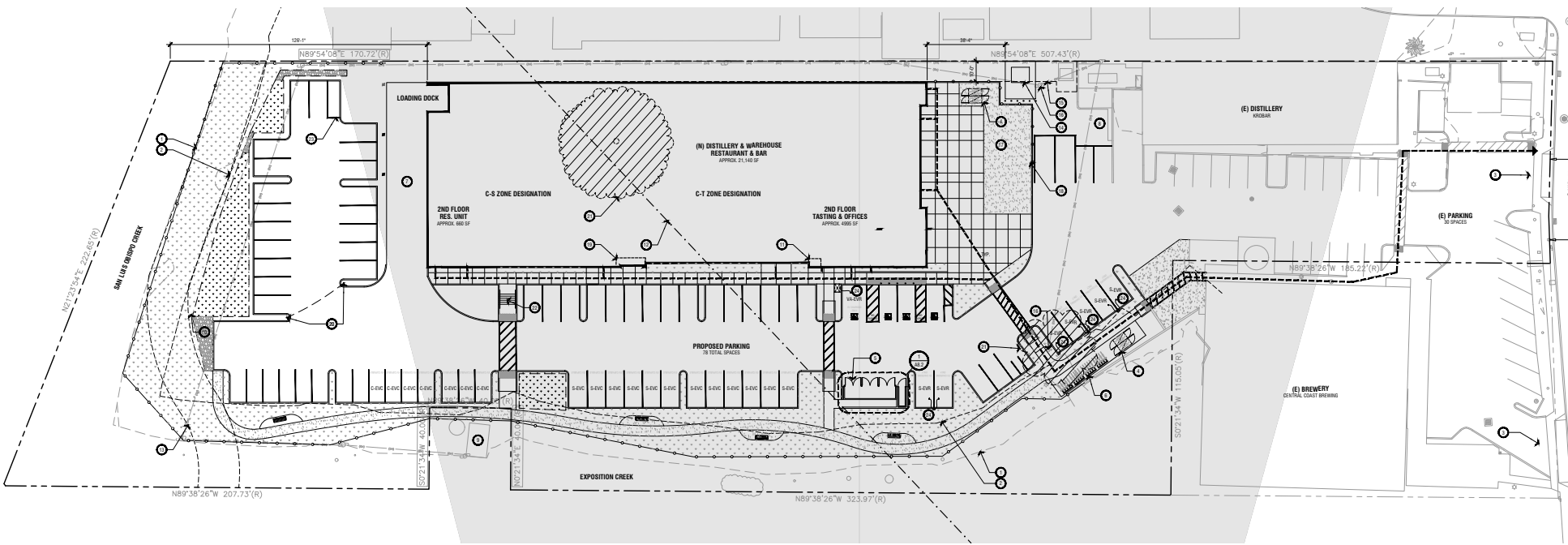
1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN

1 S1 & S2 LIGHT FIXTURE
REFER TO SHEET L2.0 FOR LIGHTING SCHEDULE & PLAN



1 SITE PLAN



KEYNOTES

- TOP OF CREEK BANK LINE
- 20' SETBACK LINE FROM TOP OF CREEK BANK
- (E) DRIVEWAY, NOT A PART OF THIS PROJECT
- LONG TERM BIKE PARKING (8 TOTAL), 2 EA
- TRASH ENCLOSURE TO COMPLY WITH CITY OF SAN LUIS OBISPO CITY ENGINEERING STANDARDS BY PROVIDING ADEQUATE ROOM TO STORE REQUIRED CONTAINERS FOR WASTE, RECYCLING, ORGANICS, AND FOL, PER CITY BIN ENCLOSURE DRAWINGS AND SLO MUNICIPAL CODE 17.73.00 TRASH ENCLOSURE STANDARDS.
- SHORT TERM BIKE PARKING, PEAK BACK OR SIMILAR "U" STYLE BACK, (20), 5 EA
- BACK-IN RAMP TO LOADING DOCK
- MECHANICAL PAD, UNDER FUTURE TENANT IMPROVEMENT PERMIT
- (E) PUMP HOUSE TO REMAIN, NOT IN SCOPE
- FLAG POLE
- FIRE RISER PRELIMINARY LOCATION: FINAL ROOM LOCATION AND RISER SHALL BE LOCATED FOR BUILDING PERMIT APPLICATION SUBMITTAL.
- (E) ZONE BOUNDARY, REFER TO ATTACHED LOT LINE ADJUSTMENT DOCUMENT
- EXTENT OF FUTURE BOB JONES TRAIL EASEMENT THROUGH SITE
- (N) TRANSFORMER
- PDS# EASEMENT
- UTILITY POLE TO REMAIN, PROTECT IN PLACE
- DECOMPOSED GRANITE
- 6' FOOT TALL DECORATIVE LANDSCAPE FENCING AT OUT DOOR AREA
- SWITCHGEAR LOCATION
- BOLLARD AND CHAIN LOCATION AT OVERFLOW PARKING: OVERFLOW PARKING SHALL REMAIN CLOSED WITH CHAIN BARRIERS DURING STORM EVENTS.
- (E) PERMANENT PEPPER TREE TO BE REMOVED, PLEASE SEE ARBORIST REPORT FOR TREE REMOVAL AND TREE PROTECTION INFORMATION.
- CONCRETE STAIRS WITH HANDRAIL
- ACCESS TO PDS# EASEMENT ON NORTHERN PROPERTY LINE
- (N) LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGING STATION (EVCS)

ARCHITECTURAL SITE PLAN LEGEND

- FLOOD SHADOW
- LANDSCAPE AREA
- STORMWATER TREATMENT LANDSCAPE AREA
- CONCRETE AT ENTRY PLAZA
- (E) PROPERTY LINE, REFER TO ATTACHED LOT LINE ADJUSTMENT DOCUMENTS
- (E) ZONE BOUNDARY, REFER TO ATTACHED LOT LINE ADJUSTMENT DOCUMENT
- (E) CREEK / BUILDING SETBACK LINE
- (N) FENCE - 6' TALL, COATED CHAIN LINK, COLOR: BLACK
- SITE ARRIVAL POINT PATH OF TRAVEL FROM SIDEWALK AND DIRT DISCHARGE ROUTE PATH OF TRAVEL

ARCHITECTURAL SITE PLAN GENERAL NOTES

1. REFER TO SHEET 11.0 FOR FENCING REQUIREMENTS AND INSTALLATION.
2. REFER TO CIVIL ENGINEERING PLANS FOR FOOTING, CONCRETE AND OVERFLOW PLAZAS.
3. REFER TO LANDSCAPE PLANS FOR BIKE PROTECTION REQUIREMENTS, PLANTING, SITE LIGHTING, AND HARDSCAPE.

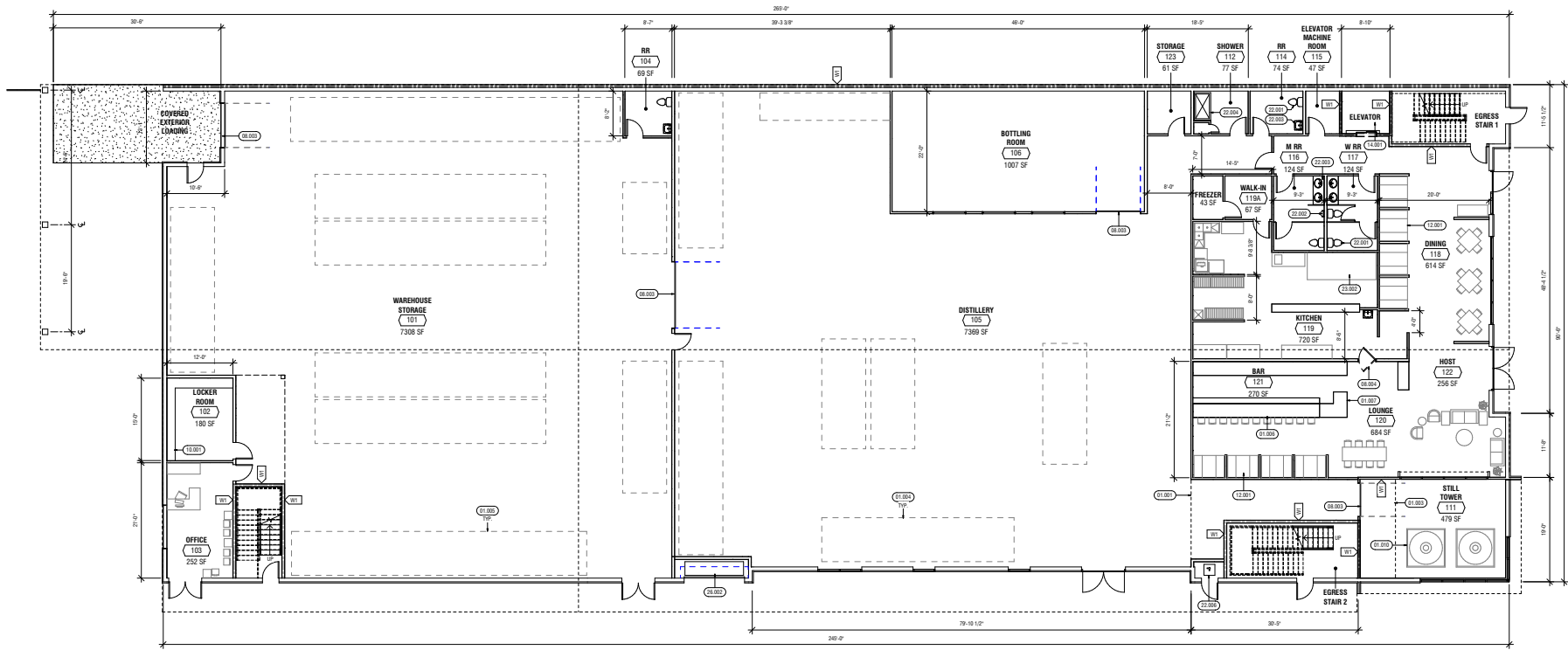
NOT FOR CONSTRUCTION

10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

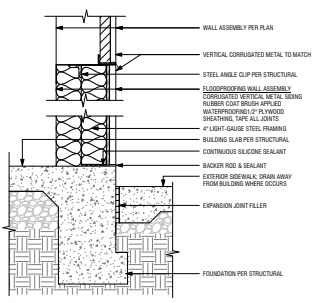
| | | |
|------------|----------|------------------------|
| PROJ # | 2023-020 | |
| DRAWN BY | JL | |
| CHECKED BY | ML | |
| NO. | DATE | SUBMITTED |
| 1 | 23.07.24 | ARC REVIEW SUBMITTAL |
| 2 | 24.02.20 | ARC REVIEW SUBMITTAL 1 |
| 3 | 25.02.20 | ARC REVIEW SUBMITTAL 2 |
| 4 | 24.01.18 | PLANNING HEARING |

SITE PLAN

A1.0



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



2 FLOODPROOFING @ EXTERIOR WALL
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- TOILET ROOMS SHALL HAVE EXHAUST RATE OF 50 CFM MINIMUM.
- ELECTRICAL OUTLETS TO BE PLACED AT 18" TO CENTERLINE ABOVE FINISH FLOOR U.N.O.
- ELECTRICAL SWITCHES TO BE PLACED AT 48" TO CENTERLINE FROM FINISH FLOOR U.N.O.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAXIMUM 48" A.F.F.
- ALL EXTERIOR WALL SHALL BE 2X FRAMING WITH R-13 MINIMUM INSULATION OR PER TITLE 24, U.N.O. REFER TO WALL LEGEND.
- ALL INTERIOR WALLS SHALL BE 2X4 FRAMING, TYPICAL U.N.O. REFER TO WALL LEGEND.
- ALL PLUMBING WALLS SHALL BE 2X4 MINIMUM FRAMING. REFER TO WALL LEGEND.
- ALL PLUMBING WALLS SHALL BE 2X4 MINIMUM FRAMING. REFER TO WALL LEGEND.
- ALL PLUMBING WALLS SHALL BE 2X4 MINIMUM FRAMING. REFER TO WALL LEGEND.
- PROVIDE 1" MINIMUM AIR SPACE BETWEEN WOOD STRUCTURES AND RETAINING WALLS.
- PROVIDE 1" MINIMUM AIR SPACE BETWEEN WOOD STRUCTURES AND RETAINING WALLS.
- THRESHOLD AT EXTERIOR DOORS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLAB DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORS SHALL BE BLENDED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TEN UNITS HORIZONTAL (SLOPE). THE THRESHOLD HEIGHT SHALL BE LIMITED TO 1/4" AND THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS, THE DOOR DOES NOT SWING OVER THE LANDING OR STAIR, AND THE DOORWAY IS NOT IN AN ACCESSIBLE ROUTE AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. **REFER TO CODE TABLE.**

- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVICE. EVERY LANDING SHALL HAVE A MINIMUM OVERHEAD OF 8'0" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2% EXCEPT BALCONIES LESS THAN 60 S.F. AND ONLY ACCESSIBLE FROM A DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36" DEEP. **REFER TO CODE TABLE.**
- LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 1/4" BELOW THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHEN EXTERIOR LANDINGS OR FLOORS SERVING THE PROPOSED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION 901.1.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION 901.1.1.
- DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8" BELOW THE TOP OF THE THRESHOLD. A LANDING IS NOT REQUIRED WHERE A STAIRWAY OR TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
- STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ARCHITECT / DESIGNER PRIOR TO PROCEEDING WITH ANY WORK.

KEYNOTES

- | | |
|--------|--|
| 01.001 | DASHED OVERHEAD LINE INDICATES EXTENT OF SECOND FLOOR |
| 01.003 | DASHED LINE INDICATES GATEWAY OVERLOOKING THE STILL TOWER |
| 01.004 | DASHED LINE INDICATES PALETTE STORAGE, SPIRIT HOLDING TANKS AND FERMENTING TANKS |
| 01.005 | DASHED LINE INDICATES PALETTE STORAGE |
| 01.006 | BAR AND BAR HEATING |
| 01.007 | ADD BAR. MAXIMUM HEIGHT OF 34" |
| 01.010 | LOUVER STILL |
| 08.003 | OVERHEAD ROLL-UP DOOR |
| 08.004 | DOUBLE SWINGING DOOR |
| 10.001 | METAL LOCKERS, TYPE AND MANUFACTURER TBD |
| 12.000 | BUILT-IN BOOTH READING |
| 14.001 | ELEVATOR, TYPE AND MANUFACTURER TBD |
| 22.001 | ACCESSIBLE FLOOR-MOUNTED TOILET WITH CHAIR BARS |
| 22.002 | WALL-MOUNTED URINAL |
| 22.003 | COUNTER-MOUNTED LAVATORY WITH REQUIRED KNEE AND LEG CLEARANCES PROVIDED |
| 22.004 | ACCESSIBLE FLOOR-IN SHOWER WITH FOLDING SEAT AND TRANSFER AND CLEAR SPACE |
| 22.006 | PROVIDED |
| 22.006 | PRE-RISER PRELIMINARY LOCATION; FINAL ROOM LOCATION AND RISER SHALL BE LOCATED FOR BUILDING PERMIT APPLICATION SUBMITTAL |
| 23.002 | TYPE 1, HOOD OVERHEAD |
| 26.002 | ELECTRICAL SWITCHGEAR. SEE ELECTRICAL DRAWINGS |

EXTERIOR WALL ASSEMBLY SCHEDULE

| TYPE | DESCRIPTION |
|------|-----------------|
| 1W1 | FINE BATED WALL |

NOT FOR CONSTRUCTION

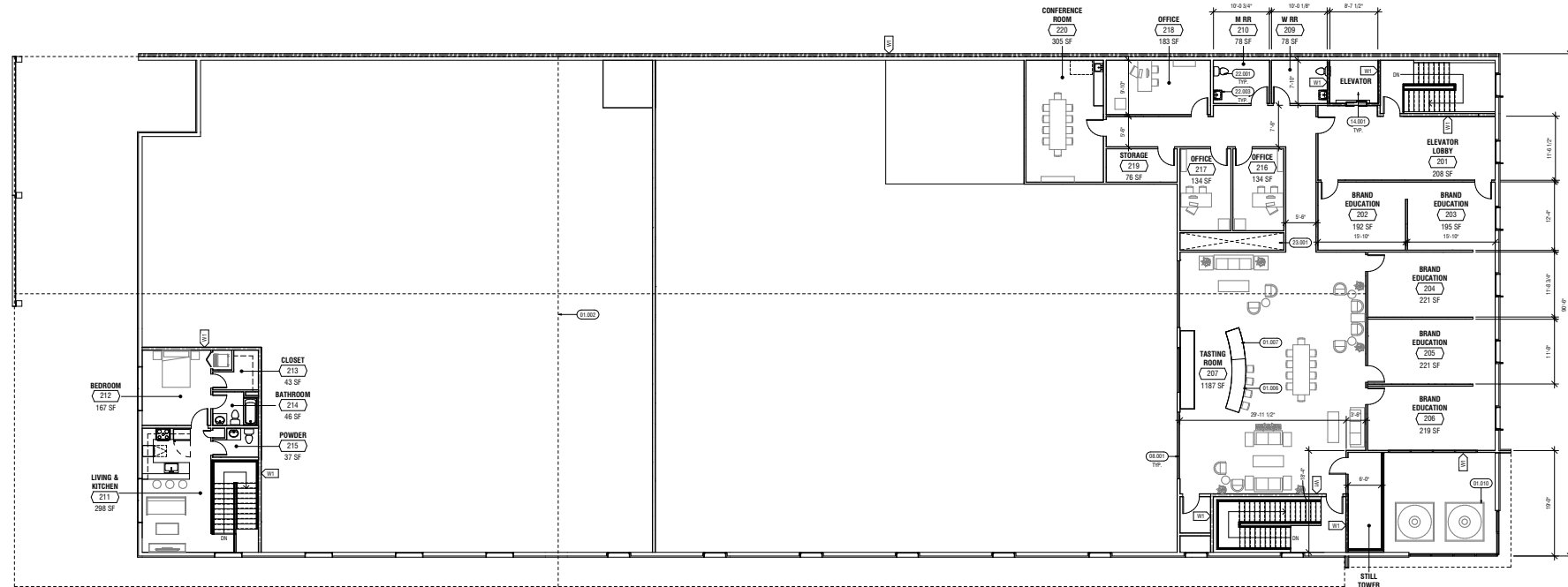
10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

PROJ # : 2023-020
SHEET # : 48
CADD BY : NMA

| NO. | DATE | SUBMITTAL |
|-----|---------|---------------------|
| 1 | 2.18.23 | 10. ARCH. SUBMITTAL |
| 2 | 3.12.23 | ARCH. SUBMITTAL 1 |
| 3 | 4.18.23 | ARCH. SUBMITTAL 2 |
| 4 | 5.11.23 | PLANNING & DESIGN |

FIRST FLOOR PLAN

A2.0



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

FLOOR PLAN GENERAL NOTES

- TOILET ROOMS SHALL HAVE EXHAUST RATE OF 50 CFM MINIMUM.
- ELECTRICAL OUTLETS TO BE PLACED AT 18" TO CENTERLINE ABOVE FINISH FLOOR U.O.
- ELECTRICAL SWITCHES TO BE PLACED AT 48" TO CENTERLINE FROM FINISH FLOOR U.O.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MINIMUM 34" AND A MAXIMUM 48" A.F.F.
- ALL EXTERIOR WALLS SHALL BE 2X FRAMING WITH R-13 MINIMUM INSULATION OR PER TITLE 24, U.O. REFER TO WALL LEGEND.
- ALL INTERIOR WALLS SHALL BE 2X FRAMING, TYPICAL U.O. REFER TO WALL LEGEND.
- ALL PLUMBING WALLS SHALL BE 2X4 FRAMING, TYPICAL U.O. REFER TO WALL LEGEND.
- PROVIDE R-13 MINIMUM INSULATION AT PLUMBING WALLS AND WALLS OF LAUNDRY ROOM.
- PROVIDE 1" MINIMUM AIR SPACE BETWEEN WOOD STRUCTURES AND RETAINING WALLS.
- PROVIDE 1 MIRROR, 1 TOILET PAPER HOLDER, 1 HAND TOWEL BAR, AND 2 BATH TOWEL BARS FOR BATHROOM.
- THRESHOLD AND LANDINGS
A. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVELS, CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELLED WITH A 1/8" R. NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (2% SLOPE). THE THRESHOLD HEIGHT SHALL BE LIMITED TO 1/4" AND THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS, THE DOOR DOES NOT SWING OVER THE LANDINGS OR STAIR, AND THE DOORWAY IS NOT ON AN ACCESSIBLE ROUTE SHALL BE NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT. REFER TO CODE TABLE 2.

- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SWEPT. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 54" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR BALCONIES SHALL BE PERMITTED TO BE A MINIMUM 36" WIDE. EXTERIOR BALCONIES LESS THAN 6' L.F. AND ONLY ACCESSIBLE FROM A DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36" DEEP. REFER TO CODE TABLE 2.
- LANDINGS ON FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1'-0" LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7'-0" BELOW THE TOP OF THE THRESHOLD. PROVIDE THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. WHEN EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH SECTION R011.8 OR A STAIRWAY IN ACCORDANCE WITH SECTION R011.7.
- DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 3/4" BELOW OR THE TOP OF THE THRESHOLD. LANDINGS ARE NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.
- STORM AND SCREEN DOORS SHALL BE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE ROUND AND TO FACE OF STUD. (P.D.S.).
- ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT / DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ARCHITECT / DESIGNER PRIOR TO PROCEEDING WITH THE WORK.

KEYNOTES

| | |
|--------|--|
| 01.002 | DASHED OVERHEAD LINE INDICATES ROOF LINE ABOVE |
| 01.004 | BAR AND BAR SEATING |
| 01.007 | JADA BAR, MAXIMUM HEIGHT OF 34" |
| 01.010 | LAGOR FILL |
| 08.001 | ALUMINUM ESTERIFIED SYSTEM |
| 14.001 | ELEVATOR, TYPE AND MANUFACTURER TBD |
| 22.001 | ACCESSIBLE DOOR-ADJUSTED TOILET WITH GRAB BARS |
| 22.003 | COUNTER-ADJUSTED LAVATORY WITH REQUIRED KNEE AND TOE CLEARANCES PROVIDED |
| 23.001 | CHASE PROVIDED FOR VENTING AND HVAC |

EXTERIOR WALL ASSEMBLY SCHEDULE

| TYPE | DESCRIPTION |
|------|---------------|
| 1W | FINISHED WALL |



NOT FOR CONSTRUCTION

10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

PROJ. #: 2023-020
SHEET #: 08
CADD BY: NMA

| NO. | DATE | SUBMITTAL |
|-----|---------|-------------------|
| 1 | 2/18/23 | ARC SUBMITTAL 1 |
| 2 | 2/18/23 | ARC SUBMITTAL 1 |
| 3 | 2/18/23 | ARC SUBMITTAL 2 |
| 4 | 2/18/23 | PLANNING & DESIGN |

SECOND FLOOR PLAN

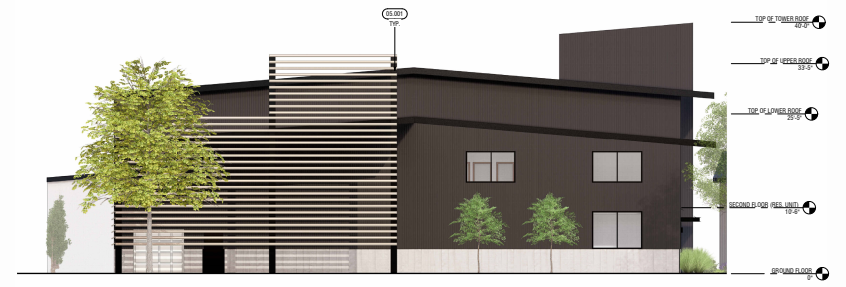
A2.1



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- EXTERIOR FINISHES AND COLORS SHALL BE VERIFIED WITH THE OWNER PRIOR TO APPLICATION, WHETHER SPECIFIED ON THE PLANS OR NOT.
- PROVIDE FLASHING AND COUNTERFLASHING PER CBC 1707 AT CHIMNEYS, PARAPETS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, ROOF TO WALL INTERSECTIONS, AND ANY OTHER VERTICAL TO HORIZONTAL INTERSECTIONS TO MAINTAIN A WEATHER AND WATER TIGHT ENVELOPE. FLASHING AND COUNTERFLASHING SHALL BE MIN. 26 GA. GALV. METAL. PAINT ALL GALV. METAL MATERIAL TO MATCH ADJACENT MATERIAL.
- GUTTER AND DOWNSPOUTS SHALL BE INSTALLED ON ALL ROOF AREAS UNDO. ALL GUTTERS SHALL BE GALVANIZED METAL OR ALUMINUM PAINTED TO MATCH FACED. DOWNPOUTS SHALL BE PAINTED TO MATCH ADJACENT WALL FINISH UNDO AND RED INTO UNDERGROUND DRAINAGE. REFER TO DRINKING WATER PLAN IF PROVIDED FOR ADDITIONAL INFORMATION.
- GUTTERS SHALL INCLUDE AN INTEGRAL MEANS OF PREVENTING ACCUMULATION OF LEAVES AND DEBRIS.

EXTERIOR ELEVATION LEGEND

- VERTICAL BOX RISER METAL SIDING: KEP SPAN, COOL DURA TECH 5000 MATTE BLACK.
- VERTICAL WOOD SIDING: NATURAL STAIN.
- ALUMINUM STOREFRONT WINDOW FRAMES, MULLIONS AND DOOR FRAMES: ANODIZED DARK BRONZE.
- STANDING SEAM METAL ROOFING: KEP SPANSEAM, COOL DURA TECH 5000 SLATE GRAY.
- CONCRETE BASE: BOARD FINISHED.
- EXTERIOR DOWNLIFT WALL SCIENCE IN COMPLIANCE WITH DARK SKY REQUIREMENTS: DARK BRONZE.

KEYNOTES

- 08.001 EXTERIOR STEEL COLUMN, PAINTED BLACK
- 08.002 EXTERIOR STEEL SHAWING
- 08.003 EXTERIOR STEEL SCREENING
- 08.004 ALUMINUM STOREFRONT ENTRANCE DOORS
- 08.005 OVERHEAD ROLL-UP DOOR

10
TEN OVER
STUDIO, INC
539 Marsh Street
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com

REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

THIS DRAWING IS A REPRESENTATION OF CONCEPTS AND IS NOT A CONTRACT DOCUMENT. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.

10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

NOT FOR CONSTRUCTION

PROJ # 2023-020
DRAWN BY: MF
CHECKED BY: SM

| NO. | DATE | SUBMITTAL |
|-----|----------|---------------------------|
| 1 | 23.07.24 | ARCHITECTURAL SUBMITTAL 1 |
| 2 | 24.02.26 | ARCHITECTURAL SUBMITTAL 2 |
| 3 | 24.02.26 | ARCHITECTURAL SUBMITTAL 3 |
| 4 | 24.01.18 | PLANNING HEARING |

EXTERIOR ELEVATIONS

A3.0



1 SOUTH ELEVATION
1/8" = 1'-0"

SIGN ZONE 4

TYPES PERMITTED: WALL MOUNTED SIGNS
NUMBER: 1 SIGN MAXIMUM
MAXIMUM SIZE: 150 SF TOTAL
DESIGN: THREE DIMENSIONAL LETTERING AND/OR LOGO BALANCED AND IN PROPORTION TO SCALE WITH BUILDING ELEVATION WITH COMPOSITION THAT DOES NOT OVERWHELM OR OBSCURE DESIGN.
MATERIAL: HIGH QUALITY AND DURABLE MATERIALS THAT ARE COMPLEMENTARY AND/OR SIMILAR TO BUILDING MATERIALS AND DO NOT DISTRACT FROM OR OVERWHELM DESIGN OR OVERALL BUILDING FORM. SIGN MATERIALS SHALL CONVEY A SENSE OF PERMANENCE AND DURABILITY. ALL COLORS SHOULD BE COMPLEMENTARY TO BUILDING MATERIALS AND COLOR.
ILLUMINATION: EXTERNAL OR INTERNAL PERMITTED CONSISTENT WITH ILM CODE SECTION 15.40.400
INSTALLATION: HIGH QUALITY INSTALLATION USING A DIRECT OR FLUSH MOUNT WITHOUT EXPOSED WIRING, RACEWAYS, OR OTHER STABILIZING DEVICES INCLUDING BRACKET MOUNTS. ATTACHMENTS SHALL BE HIDDEN FROM VIEW IN LEAST DESTRUCTIVE MANNER POSSIBLE.

SIGN ZONE 1

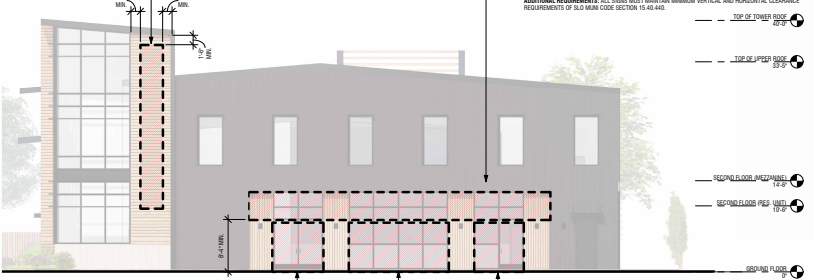
TYPES PERMITTED: WALL MOUNTED SIGNS
NUMBER: 1 SIGN MAXIMUM
MAXIMUM SIZE: 150 SF TOTAL
DESIGN: THREE DIMENSIONAL LETTERING AND/OR LOGO BALANCED AND IN PROPORTION TO SCALE WITH BUILDING ELEVATION WITH COMPOSITION THAT DOES NOT OVERWHELM OR OBSCURE DESIGN.
MATERIAL: HIGH QUALITY AND DURABLE MATERIALS THAT ARE COMPLEMENTARY AND/OR SIMILAR TO BUILDING MATERIALS AND DO NOT DISTRACT FROM OR OVERWHELM DESIGN OR OVERALL BUILDING FORM. SIGN MATERIALS SHALL CONVEY A SENSE OF PERMANENCE AND DURABILITY, AND NOT CONSIST OF FOAM, POSTER BOARD, FLAT PLASTIC, OR ANY OTHER MATERIALS INDICATING TEMPORARY SIGNAGE.
COLOR: ALL COLORS SHOULD BE COMPLEMENTARY TO BUILDING MATERIALS AND COLOR.
ILLUMINATION: EXTERNAL OR INTERNAL PERMITTED CONSISTENT WITH ILM CODE SECTION 15.40.400
INSTALLATION: HIGH QUALITY INSTALLATION USING A DIRECT OR FLUSH MOUNT WITHOUT EXPOSED WIRING, RACEWAYS, OR OTHER STABILIZING DEVICES INCLUDING BRACKET MOUNTS. ATTACHMENTS SHALL BE HIDDEN FROM VIEW IN LEAST DESTRUCTIVE MANNER POSSIBLE.

SIGN ZONE 2

TYPES PERMITTED: HANGING & SUSPENDED, OR AWNING IF APPLICABLE
NUMBER: 1 SIGN MAXIMUM
MAXIMUM SIZE: SIZE OF SIGNS SHALL BE PEDESTRIAN SCALE, IN PROPORTION WITH BUILDING, AND NOT NEGATIVELY OBSCURE VIEW TO INTERIOR AT GLASS FACADE ELEMENTS. REFER TO SLO MAN CODE SECTION 15.40.410 FOR GENERAL USE PARAMETERS.
DESIGN: HANGING & SUSPENDED DESIGNED IN A COHERENT MANNER. ALL SIGNAGE SHALL BE THREE DIMENSIONAL NOT STICKER, FLAT OR SIMPLY PRINTED, IN PROPORTION TO SCALE WITH BUILDING ELEVATION WITH COMPOSITION THAT DOES NOT OVERWHELM OR OBSCURE DESIGN. ANY ADDITIONAL ELEMENTS ADDED FOR SIGNAGE (AWNING, STRUCTURE, ETC.) MUST BE COHESIVELY INCORPORATED INTO BUILDING DESIGN IN TERMS OF FORM, SIZE, AND MATERIAL.
MATERIAL: HIGH QUALITY AND DURABLE MATERIALS THAT ARE COMPLEMENTARY AND/OR SIMILAR TO BUILDING MATERIALS AND DO NOT DISTRACT FROM OR OVERWHELM DESIGN OR OVERALL BUILDING FORM. SIGN MATERIALS SHALL CONVEY A SENSE OF PERMANENCE AND DURABILITY, AND NOT CONSIST OF FOAM, POSTER BOARD, FLAT PLASTIC, OR ANY OTHER MATERIALS INDICATING TEMPORARY SIGNAGE.
COLOR: ALL COLORS SHOULD BE COMPLEMENTARY TO BUILDING MATERIALS AND COLOR.
ILLUMINATION: EXTERNAL OR INTERNAL PERMITTED CONSISTENT WITH ILM CODE SECTION 15.40.400
INSTALLATION: HIGH QUALITY INSTALLATION WITHOUT EXPOSED WIRING, RACEWAYS, OR OTHER STABILIZING DEVICES INCLUDING BRACKET MOUNTS. ATTACHMENTS SHALL BE HIDDEN FROM VIEW IN LEAST DESTRUCTIVE MANNER POSSIBLE.
ADDITIONAL REQUIREMENTS: ALL SIGNS MUST MAINTAIN MINIMUM VERTICAL AND HORIZONTAL CLEARANCE REQUIREMENTS OF SLO MAN CODE SECTION 15.40.410.

WALL SIGN ZONE 5

TYPES PERMITTED: WALL MOUNTED SIGNS
NUMBER: 1 SIGN MAXIMUM
MAXIMUM SIZE: 100 SF TOTAL
DESIGN: THREE DIMENSIONAL LETTERING AND/OR LOGO BALANCED AND IN PROPORTION TO SCALE WITH BUILDING ELEVATION WITH COMPOSITION THAT DOES NOT OVERWHELM OR OBSCURE DESIGN.
MATERIAL: HIGH QUALITY AND DURABLE MATERIALS THAT ARE COMPLEMENTARY AND/OR SIMILAR TO BUILDING MATERIALS AND DO NOT DISTRACT FROM OR OVERWHELM DESIGN OR OVERALL BUILDING FORM. SIGN MATERIALS SHALL CONVEY A SENSE OF PERMANENCE AND DURABILITY, AND NOT CONSIST OF FOAM, POSTER BOARD, FLAT PLASTIC, OR ANY OTHER MATERIALS INDICATING TEMPORARY SIGNAGE.
COLOR: ALL COLORS SHOULD BE COMPLEMENTARY TO BUILDING MATERIALS AND COLOR.
ILLUMINATION: EXTERNAL OR INTERNAL PERMITTED CONSISTENT WITH ILM CODE SECTION 15.40.400
INSTALLATION: HIGH QUALITY INSTALLATION USING A DIRECT OR FLUSH MOUNT WITHOUT EXPOSED WIRING, RACEWAYS, OR OTHER STABILIZING DEVICES INCLUDING BRACKET MOUNTS. ATTACHMENTS SHALL BE HIDDEN FROM VIEW IN LEAST DESTRUCTIVE MANNER POSSIBLE.

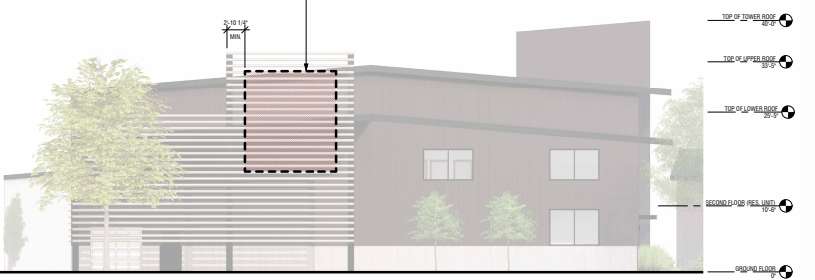


2 EAST ELEVATION
1/8" = 1'-0"

SIGN ZONE 3

TYPES PERMITTED: WINDOW SIGNS
NUMBER: 1 SIGN PER WINDOW
MAXIMUM SIZE: SIZE OF SIGNS SHALL BE PEDESTRIAN SCALE, IN PROPORTION WITH BUILDING, AND NOT NEGATIVELY OBSCURE VIEW TO INTERIOR AT GLASS FACADE REFER TO SLO MAN CODE SECTION 15.40.410 FOR GENERAL USE PARAMETERS.
DESIGN: SIGNS SHALL BE LIMITED TO SMALL GRAPHICS AND TEXT THAT DEFINE TO FRAME A WINDOW OR PROVIDE INFORMATION. WINDOW SIGNS ARE LOCATED WITHIN 36 INCHES OF A WINDOW. SIGNS SHOULD CLEARLY RELATE TO THEIR TENANT SPACE. TYPICAL WINDOW SIGNS ARE TWO DIMENSIONAL SIGNS ADHERED TO GLASS OR WINDOW OR COVER.
MATERIAL: HIGH QUALITY AND DURABLE MATERIALS THAT ARE COMPLEMENTARY AND/OR SIMILAR TO BUILDING MATERIALS AND DO NOT DISTRACT FROM OR OVERWHELM DESIGN OR OVERALL BUILDING FORM. SIGN MATERIALS SHALL CONVEY A SENSE OF PERMANENCE AND DURABILITY, AND NOT CONSIST OF FOAM, POSTER BOARD, FLAT PLASTIC, OR ANY OTHER MATERIALS INDICATING TEMPORARY SIGNAGE.
COLOR: ALL COLORS SHOULD BE COMPLEMENTARY TO BUILDING MATERIALS AND COLOR.
ILLUMINATION: EXTERNAL OR INTERNAL PERMITTED CONSISTENT WITH ILM CODE SECTION 15.40.400
INSTALLATION: HIGH QUALITY INSTALLATION WITHOUT EXPOSED WIRING, RACEWAYS, OR OTHER STABILIZING DEVICES INCLUDING BRACKET MOUNTS. ATTACHMENTS SHALL BE HIDDEN FROM VIEW IN LEAST DESTRUCTIVE MANNER POSSIBLE.
ADDITIONAL REQUIREMENTS: SIGNS IN THIS ZONE MAY BE ATTACHED TO WINDOWS AND/OR DOORS.

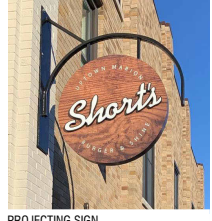
3 WEST ELEVATION
1/8" = 1'-0"



WALL MOUNTED SIGN



AWNING SIGN



PROJECTING SIGN



HANGING & SUSPENDED SIGN



WINDOW SIGN

NOTE: THE SIGNS ABOVE ARE EXAMPLES OF SIGNAGE THAT GENERALLY COMPLY WITH THE DESIGN STANDARDS OF THIS SIGNAGE PROGRAM. SEE EACH ZONE FOR SPECIFIC REQUIREMENTS.

4 SIGNAGE TYPE EXAMPLES
1/8" = 1'-0"

SIGNAGE PROGRAM GENERAL NOTES

- SIGNAGE IS ONLY PERMITTED IN ZONES INDICATED IN ELEVATION DRAWINGS ABOVE.
- ALL SIGNAGE SHALL FOLLOW GUIDELINES LISTED IN EACH RESPECTIVE ZONE'S NOTES ON THOSE ELEVATIONS INCLUDING SIGNAGE TYPES, NUMBER, RESON, SIZE, MATERIALS, COLOR, ILLUMINATION, AND INSTALLATION.
- ALL SIGNAGE TYPES, DIMENSIONS, AND SPECIFICATIONS ARE BASED ON CHAPTER 15.40-15000 REGULATORY CODE SECTION 15.40.400 AND ILM CODE SECTION 15.40.400.
- ALL SIGNS WILL COMPLY WITH ILLUMINATION REGULATIONS IN SAN LUIS OBISPO MUNICIPAL CODE SECTION 15.40.400.
- ALL SIGNS WILL COMPLY WITH DESIGN PRINCIPLES IN SAN LUIS OBISPO MUNICIPAL CODE SECTION 15.40.410.

| NO. | DATE | REVISION |
|-----|---------|-----------------------|
| 1 | 2/15/24 | ADD APPROX. SUBMITTAL |
| 2 | 2/14/25 | ADD PERMISSIBILITY |
| 3 | 2/14/25 | ADD PERMISSIBILITY |
| 4 | 2/15/24 | PLANNING HEARING |

SIGNAGE PROGRAM

10
TEN OVER STUDIO, INC
 539 Marsh Street
 San Luis Obispo, CA
 805.541.1010
 info@tenoverstudio.com
 www.tenoverstudio.com

REGISTERED ARCHITECT
 STATE OF CALIFORNIA

ASL & SVS
 NOT FOR CONSTRUCTION
 2-2024
 REVISION

THIS DOCUMENT IS THE PROPERTY OF TEN OVER STUDIO, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TEN OVER STUDIO, INC.

10 HIGUERA
 10 HIGUERA ST.
 SAN LUIS OBISPO, CA

NOT FOR CONSTRUCTION

PH: P
 2/23/2024
 DRAWN BY: MF
 CHECKED BY: MM



01 - VIEW FROM ENTRY



02 - VIEW FROM PLAZA



03 - VIEW FROM PARKING AREA



04 - VIEW FROM LOADING AREA

10

TEN OVER
STUDIO, INC

539 Marsh Street
San Luis Obispo, CA
805.541.1010
info@tenoverstudio.com
www.tenoverstudio.com



THIS ARCHITECTURAL RENDERING IS A VISUAL REPRESENTATION OF THE PROPOSED PROJECT AND DOES NOT REPRESENT THE FINAL DESIGN. THE CLIENT AND ARCHITECT ASSUME ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. ARCHITECT: JOEL S. SOPER, ARCHITECT, STATE OF CALIFORNIA, LICENSE NO. 10000. DATE: 2.28.2023. REVISION: 01.

10 HIGUERA
10 HIGUERA ST.
SAN LUIS OBISPO, CA

PROJ #: 2023-020
OWNER: IMI
CM/CD BY: IMI

| NO. | DATE | SUBMITTAL |
|-----|----------|---------------------------|
| 1 | 02.27.23 | ARCHITECTURAL SUBMITTAL 1 |
| 2 | 03.01.23 | ARCHITECTURAL SUBMITTAL 1 |
| 3 | 03.01.23 | ARCHITECTURAL SUBMITTAL 1 |
| 4 | 03.01.23 | PLANNING HEARING |

PERSPECTIVE
IMAGES

A4.0

NOT FOR CONSTRUCTION