



Cultural Heritage Committee  
AGENDA

Monday, September 27, 2021, 5:30 p.m.

Teleconference - Broadcast via Webinar

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

Using the most rapid means of communication available at this time, members of the public are encouraged to participate in Cultural Heritage Committee meetings in the following ways:

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

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

URL: <https://slocity->

[org.zoom.us/j/86489916521?pwd=VmVZMmpoSW9yWVRHQmtVdDFMVzAvUT09](https://slocity-)

Telephone Attendee: +1 (669) 900-6833

Webinar ID: 864 8991 6521; Passcode: 506241

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

**Public Comment** - The Cultural Heritage Committee will still be accepting public comment. Public comment can be submitted in the following ways:

**Mail or Email Public Comment**

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



## Verbal Public Comment

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

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

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Pages

### 1. CALL TO ORDER

Chair Larrabee will call the Regular Meeting of the Cultural Heritage Committee to order.

### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

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

### 3. CONSENT

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Cultural Heritage Committee 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.

Recommendation:

To approve Consent Item 3a.



**3.a. CONSIDERATION OF MINUTES - JULY 26, 2021 CULTURAL HERITAGE COMMITTEE MINUTES**

5

Consideration of the Culture Heritage Committee Minutes of July 26, 2021.

**4. PUBLIC HEARINGS**

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

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

9

Recommendation:

Provide a recommendation to the Planning Commission regarding the consistency of the proposed work with the City's Historical Preservation Ordinance and SOI Standards, and San Luis Ranch Specific Plan including any necessary conditions of approval to ensure such consistency.

**4.b. 1700 OSOS (ARCH-0145-2021) REVIEW OF THE REPAIR AND RENOVATION OF THE ALLEN HOUSE (MASTER LIST HISTORIC RESOURCE)**

93

Recommendation:

Recommend that the Community Development Director find the proposed work to be consistent with the City's Historical Preservation Ordinance, with incorporation of suggested conditions of approval and any other conditions of approval necessary to ensure such consistency.

**5. COMMENT AND DISCUSSION**

**5.a. STAFF UPDATES AND AGENDA FORECAST**

Receive a brief update from Senior Planner Brian Leveille.



## 6. ADJOURNMENT

The next Regular Meeting of the Cultural Heritage Committee meeting is scheduled for October 25, 2021 at 5:30 p.m. via teleconference.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

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

Agenda related writings or documents provided to the Cultural Heritage Committee are available for public inspection on the City's website:

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

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





# CULTURAL HERITAGE COMMITTEE

## Minutes

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**Monday, July 26, 2021**  
**Regular Meeting of the Cultural Heritage Committee**

### **CALL TO ORDER**

A Regular Meeting of the San Luis Obispo Cultural Heritage Committee was called to order on Monday, July 26, 2021, at 5:30 p.m. in the Council Hearing Room at City Hall, 990 Palm Street, San Luis Obispo, by Chair Shannon Larrabee.

### **ROLL CALL**

**Present:** Committee Members John Ashbaugh, Charles Crotser, Karen Edwards, Vice Chair Eva Ulz, and Chair Shannon Larrabee (*two vacant seats*)

**Absent:** None

**Staff:** Senior Planner Brian Leveille, Assistant Planner Walter Oetzell, and Deputy City Clerk Kevin Christian

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

None

*--End of Public Comment--*

### **CONSIDERATION OF MINUTES**

#### **1. Approve the minutes of the June 28, 2021, Cultural Heritage Committee meeting.**

**ACTION:** UPON MOTION BY COMMITTEE MEMBER ASHBAUGH, SECONDED BY VICE CHAIR ULZ, CARRIED 5-0-0, to approve the minutes of the June 28, 2021, Cultural Heritage Committee meeting, with spelling corrections.



## **PUBLIC HEARING ITEMS**

*Vice Chair Ulz recused herself due to a conflict of interest and left the meeting prior to the staff presentation.*

2. Review of a request to designate four properties as Master List Resources and to include the properties in the City's Inventory of Historic Resources (categorically exempt from CEQA environmental review). (*Walter Oetzell*)

- “The Pimentel-Orth House”; **Project Address: 198 Paso Robles; Zone: R-1; Case #: HIST-0083-2021; Pamela Orth, applicant.**
- “The Kenneth and Martha Schwartz House”; **Project Address: 201 Buena Vista; Zone: R-1; Case #: HIST-0084-2021; Lorraine Schwartz, applicant.**
- “The Page-Selkirk House”; **Project Address: 2424 Sunset; Zone: R-1; Case #: HIST-0085-2021; Shirley Selkirk, applicant.**
- “The Peter and Carol Andre House”; **Project Address: 1801 Woodland Dr.; Zone: R-1; Case #: HIST-0475-2021** - *This property has been withdrawn from consideration on this agenda, to allow time for compilation of associated application materials.*

Assistant Planner Walter Oetzell presented the staff report and responded to Committee inquiries.

Applicant representative, James Papp, provided a PowerPoint presentation detailing the history and influences of the listed single-family dwellings designed by Kenneth Schwartz, and responded to Committee inquiries.

### **Public Comment**

None

*--End of Public Comment--*

**ACTION:** UPON MOTION BY COMMITTEE MEMBER ASHBAUGH, SECONDED BY COMMITTEE MEMBER CROTSEY, CARRIED 4-0-1 (Vice Chair Ulz recused) to designate the following three properties as Master List Resources and to include the properties in the City's Inventory of Historic Resources:

- “The Pimentel-Orth House”; 198 Paso Robles Drive; Case #: HIST-0083-2021
- “The Kenneth and Martha Schwartz House”; 201 Buena Vista Drive; Case #: HIST-0084-2021
- “The Page-Selkirk House”; 2424 Sunset Drive; Case #: HIST-0085-2021



## **COMMENT AND DISCUSSION**

Senior Planner Leveille provided an agenda forecast.

## **ADJOURNMENT**

The meeting was adjourned at 6:19 p.m. The next Regular Meeting of the Cultural Heritage Committee is scheduled for Monday, August 23, 2021 at 5:30 p.m. in the Council Chambers, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE CULTURAL HERITAGE COMMITTEE: XX/XX/2021







## **CULTURAL HERITAGE COMMITTEE AGENDA REPORT**

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

**PROJECT ADDRESS:** 1035 Madonna Road    **BY:** John Rickenbach, Contract Planner  
Phone Number: 805-610-1109  
Email: [jfrickenbach@aol.com](mailto:jfrickenbach@aol.com)

**FILE NUMBER:** ARCH-0253-2021    **FROM:** Brian Leveille, Senior Planner

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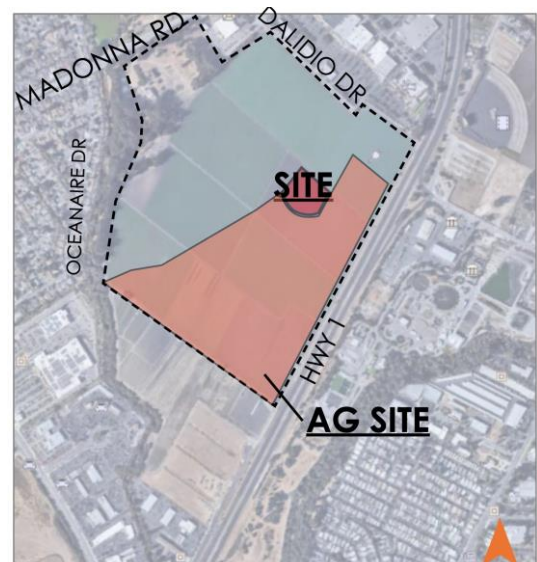
### **1.0 RECOMMENDATION**

Provide a recommendation to the Planning Commission regarding the consistency of the proposed work with the City's Historical Preservation Ordinance and SOI Standards, and San Luis Ranch Specific Plan including any necessary conditions of approval to ensure such consistency.

### **2.0 BACKGROUND**

The project is the "Agricultural Heritage and Learning Center" as envisioned in the San Luis Ranch Specific Plan, which was adopted in 2017. The applicant calls the proposed development the San Luis Farms and Marketplace, but it is often more commonly referred to as the "Ag Heritage Center".

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



**Figure 1: Subject Property**



ARCH-0253-2021

Cultural Heritage Committee Report – September 27, 2021

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

For more background on the Cultural Resources assessment in the San Luis Ranch Specific Plan EIR, please see the following link for the January 23, 2017, CHC Agenda Packet:

<https://opengov.slocity.org/WebLink/DocView.aspx?id=63020&dbid=0&repo=CityClerk>

For more background information on the Cultural Resources component of the Specific plan and the approach to treatment of the historic resources on the site, please see the following link for the May 15, 2017, CHC Agenda Packet:

<https://opengov.slocity.org/WebLink/DocView.aspx?id=64731&dbid=0&repo=CityClerk>

## 2.0 SITE AND PROJECT CONTEXT

### 2.1 Ag Heritage Center Project Location and Concept

The subject site is the AG-zoned portion of the San Luis Ranch Specific Plan, which encompasses 53.5 acres within the southern half of the 131-acre Specific Plan area. The Specific Plan calls for an Agricultural Heritage and Learning Center within a small portion of the AG zone, which is the focus of this application. Figure 2 (below) shows the location of proposed development in the context of surrounding development, both existing and planned within San Luis Ranch.



Figure 2: Ag Heritage Center in Surrounding Context



[illegible]

**Figure 3: Ag Heritage Center Proposed Layout**

## 2.2 Dalidio Ranch – Historic Ranch Complex

Dating back to the turn of the 20th century, the Dalidio Ranch (now known as “San Luis Ranch”) included a collection of structures: the Wood Residence (Dalidio home), Laguna Racetrack viewing stand, barn, water tower, and other buildings supporting the farming of the ranch. Some buildings within the complex, most notably the Wood Residence, Hay Barn and the Laguna Racetrack viewing stand, were found historically significant based on State and local criteria in the FEIR prepared for the San Luis Ranch Specific Plan.



ARCH-0253-2021

Cultural Heritage Committee Report – September 27, 2021

The February 2019 fire at San Luis Ranch severely damaged the former 16th District Agricultural Association's racetrack grandstand which had been planned for relocation to the Ag Heritage Center along with the Main Barn, and Wood Residence (Dalidio home). The racetrack grandstand was a rare architectural type and a significant historical resource both locally and statewide. As planning for the Agricultural Heritage Center continues in the aftermath of the fire, the applicant team developed a post-fire approach to meeting the mitigation measures specified in the certified Final EIR for the San Luis Ranch project, the results of which are summarized in the memoranda dated March 11 and July 22, 2021 (Attachments B & C).



**Figure 4: Historic Residence showing rehabilitation concept**



**Figure 5: Historic Barn showing rehabilitation concept**





**Figure 6: Fire-damaged Racetrack Grandstand Wall**

### **3.0 FOCUS OF REVIEW**

New construction, additions, or alterations on historically listed properties are subject to review by the Cultural Heritage Committee,<sup>1</sup> who will make a recommendation to the decision-making body for the project (Planning Commission) as to the consistency of the proposed work with applicable historical preservation policies and standards and may recommend related conditions of project approval. This evaluation is focused on the proposal for rehabilitation and adaptive reuse of the remaining historically significant structures and preservation of the remaining viewing stand remnants in the context of the approved Specific Plan and certified FEIR.

### **4.0 PREVIOUS CHC REVIEW**

The CHC previously reviewed the project on two occasions in 2017 to consider the conceptual plan for what is now under consideration. In May 2017, CHC formally provided recommendations to the Planning Commission for the project that were considered in the approval of the Specific Plan in July 2017. Consequently, the approved Specific Plan includes policy guidance that had the benefit of previous CHC review.

### **5.0 PROPOSED WORK**

The Agricultural Heritage and Learning Center is intended to be a destination for residents and tourists alike and will provide the community with local food, education, and a connection to agriculture. The relocation and rehabilitation of historic structures integrated into this site is a crucial part of the development concept.

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<sup>1</sup> Historic Preservation Ordinance § 14.01.030 (C)



Three historically significant buildings in the area, the Dalidio Home (or Wood Residence), the Hay Barn, and the Laguna Racetrack Viewing Stand remnants have already been relocated from their previous location closer to Madonna Road to a temporary location on the Ag Heritage Center site, where they will be repositioned and permanently preserved as part of development of the site. The preservation and rehabilitation concept for each structure in the context of future development is described below.

*Wood Residence.* The first floor of the Wood Residence (or “Main Residence” as described in the Final EIR; also known as the “Dalidio Home”), with its wrap-around porch, craftsman cabinetry, leaded glass, and other historic features, will be used in the Agricultural Heritage Center as an education hub and display area, with interpretive signage and historic artifacts from the site. The second floor will be used as farm offices. The structure will be available for educational events featuring everything from sustainable farming practices to traditional crafts such as quilting.

*Hay Barn.* The Hay Barn (or “Main Barn” as described in the Final EIR), with its corrugated metal roof, original lichen-stained wood siding, hay-fork and other features, will be incorporated into the Ag Heritage Center as retail space, adorned with historic signage and adjoined by a glass atrium exhibition corridor filled with exhibits and photos from the 16<sup>th</sup> District Agricultural Association horse races and fairs.

*Laguna Racetrack Viewing Grandstand Wall.* The fire-damaged Grandstand Wall (part of the “Spectator’s Barn/Viewing Stand” as described in the Final EIR), the only surviving portion of that structure, will be positioned as it was at the turn of the 19<sup>th</sup> century, overlooking the agricultural field as once did the racetrack. Its redwood timbers and hand-wrought iron nails will become a focal point of the entire Ag Heritage Center, with interpretive signage, mounted on the adjacent patio wall. All signage, displays and exhibit are being developed in conjunction with a qualified architectural historian (Paula Carr of SWCA). The proposed layout, exhibits and uses are intended to meet all applicable Specific Plan standards and required mitigation measures.

Figure 7 illustrates the development concept showing these three structures in the overall project context.





**Figure 7: Development rendering showing historic structures. View is south.**

All historic rehabilitation is intended to comply with the Secretary of Interior's Guidelines for Treatment of Historic Structures, and with cultural resource mitigation measures CR-1(a) and CR-1(c) of the Final EIR. For additional details regarding mitigation compliance, please refer to the attached memorandum dated July 22, 2021 (Attachment C).

## **6.0 DISCUSSION ITEMS**

Relevant guidance is provided mainly in the approved Specific Plan, which was informed to some extent by the previous CHC review in May 2017. Additional guidance is provided in the Secretary of the Interior's Standards for the Treatment of Historic Properties.<sup>2</sup> Selected applicable guidelines, standards, and recommendations from these documents are outlined below.

### **6.1 San Luis Ranch Specific Plan**

The approved Specific Plan includes guidance for the relocation and reuse of historic structures that will become part of the project. It also includes related narratives to clarify intent of the relevant policies and programs, which include the following:

<sup>2</sup> Kay D. Weeks and Anne E. Grimmer. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Washington, D.C.: U.S. Department of the Interior National Park Service; Technical Preservation Services, 2017



<b>San Luis Ranch Specific Plan Policy Framework</b>	
3.7.3. Agricultural Heritage Facilities and Learning Center Design Guidelines	<i>Agricultural Heritage Facilities and Learning Center Concept. Historic structures identified on-site will be integrated into the site plan design as part of the Agricultural Heritage Facilities and Learning Center, as directed by a qualified Historic Architect, then through a Historical Structure Relocation Plan, as specified in Mitigation Measure CR-1. Archival documentation of the historic structures on-site and informational displays of historic resources will also be completed and included in the site plan when appropriate.</i>
<b>8.1.2 Goals, Policies, and Programs</b>	
Policy 2.5	<i>Protect associated structures such as the Dalidio Home, Laguna Race Track viewing stand, barn, and water tower.</i>
Program 2.5.1	<i>Evaluate historic structures on the site for purposes of preservation and protective reuse.</i>
Policy. 7.1	<i>Ensure that buildings are designed in a manner consistent with the character of the Plan Area.</i>
Program 7.1.1	<i>Establish guidelines for: building facades, orientation and form, and materials that reflect and convey human scale and the historic traditions of the Plan Area.</i>

**Discussion:** The relocation and repurposing of the historic structures in question will comply with the requirements of the San Luis Ranch Specific Plan. Treatment of the structures to be integrated into new development will follow required mitigation measures from the Final EIR and be designed in a manner to promote and celebrate their historic context, while providing educational opportunities regarding the City's agricultural heritage. See additional discussion in Section 6.2, which describes how all reconstruction and rehabilitation efforts will comply with the Secretary of the Interior's Standards.



**6.2 Secretary of the Interior's Standards (Rehabilitation)**

<b>Standards for Rehabilitation</b>
1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. <i>[not applicable to this project]</i>
9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



**Discussion:** The Secretary of Interior's Standards provide guidance on rehabilitation<sup>3</sup> of historic buildings, including approaches to work treatments and techniques that are either consistent ("Recommended") or inconsistent ("Not Recommended") with the Standards, specific to various features of historic buildings and sites.

The July 22, 2021 memorandum (Attachment C) describes in detail how the project addresses the SOI standards, outlining the compliance approach associated with each of the three structures included in the project. Please refer to that memo for this detailed discussion. Based on City staff's review of the analysis included in the memorandum, the project appears to comply with all applicable SOI standards. Key aspects related to this determination are discussed below.

The existing structures are unsafe in their current condition and not habitable. Existing materials will be preserved and incorporated into the rehabilitated structures where feasible consistent with SOI standards and under the direction of a qualified historic consultant and will maintain the original exterior visual appearance of the residence and barn, while restoring the interior in the context of appropriate building code requirements. In the case of the Hay Barn, it will be repurposed as retail space, adorned with historic signage and adjoined by a glass atrium exhibition corridor filled with memorabilia from the 16<sup>th</sup> District Agricultural Association horse races and fairs. The residence will be used as an education hub and display area, with interpretive signage and historic artifacts from the site. In both cases, the intent is to increase public awareness of the history of the ranch and the City's agricultural heritage.

The fire-damaged Grandstand Wall will not be a habitable structure but will be positioned as it was at the turn of the 19<sup>th</sup> century, overlooking the agricultural field as once did the racetrack. It will become a focal point of the entire Ag Heritage Center, with interpretive signage, mounted on a low, protective perimeter wall, that describes the historic activities linked to this important site.

### **6.3 California Environmental Quality Act (CEQA) Compliance**

On July 18, 2017, the City of San Luis Obispo (City) adopted a Final Environmental Impact Report (FEIR; SCH #2015101083) for the proposed San Luis Ranch Specific Plan (San Luis Ranch Project) and approved the requested project entitlements, including a proposed Specific Plan, General Plan Amendment/Pre-zoning, Development Plan/Vesting Tentative Tract Map, and application for annexation of the site into the city of San Luis Obispo. The FEIR addressed proposed development of the entire site and contemplated the relocation and rehabilitation of historic structures into the Ag Heritage Center portion of the Specific Plan. The document included mitigation measures to ensure that this aspect of the project was mitigated to the extent feasible, as the impact was not considered fully mitigable to a less than significant level.

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<sup>3</sup> Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. (SOI Standards, pg. 3)



Subsequent to certification of the FEIR, additional information regarding the 16<sup>th</sup> District Agricultural Association racetrack grandstand (also referred to as the spectator's barn/viewing stand) was identified that altered the previous eligibility findings of the resource as described in the adopted FEIR. Consequently, an Addendum to the certified FEIR was prepared to address this updated information, specifically to document the revised status of the grandstand and associated racetrack, and to confirm the change of mitigation strategy for the grandstand would not result in any new or more severe significant environmental effects not previously analyzed in the FEIR.

The Addendum containing the updated information and analysis is included as Attachment D. It concludes that no new significant impacts are identified, and no changes to existing mitigation measures are required. Consistent with CEQA requirements, the Addendum does not require circulation because it does not provide significant new information that changes the adopted FEIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. The City will consider the Addendum with the adopted FEIR as part of the basis for potential approval of the Agricultural Heritage Center portion of the San Luis Ranch Project.

## **7.0 SUMMARY**

The proposed Agricultural Heritage Center is intended to function as a focal point for not only the new San Luis Ranch community, but act as a significant resource for residents throughout the City. Consistent with the San Luis Ranch Specific Plan, its purpose is to celebrate the agricultural heritage of the area in a variety of ways—not only through retail sales of locally grown products, but through fun and interactive educational opportunities. A key aspect of the educational goal is the integration of three historic structures into the development, which in the case of the historic residence and barn, be functional structures that facilitate agricultural sales, farm offices, and public education opportunities. The integration of these historic features into the project will increase public awareness of the City's rich agricultural history, and in that way, promote public stewardship of other agricultural and historical resources within the region.

## **8.0 ALTERNATIVES**

1. Provide a recommendation to the Planning Commission regarding the consistency of the proposed work with the City's Historical Preservation Ordinance and SOI Standards, and San Luis Ranch Specific Plan including any necessary conditions of approval to ensure such consistency.
2. Continue review to another date with direction to staff and applicant.

## **9.0 ATTACHMENTS**

A – Project Plans

B – Memorandum of March 11, 2021 (prepared by SWCA)

C – Memorandum of July 22, 2021 (prepared by SWCA)

D – Addendum to the Final EIR







ZONING MAP



VICINITY MAP



SLO RANCH FARMS AND MARKETPLACE

PROJECT DESCRIPTION

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

NO VARIANCES OR EXCEPTIONS ARE REQUESTED.

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

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



PROPERTY	PROJECT STATISTICS			PARKING			SHEET INDEX														
COMMUNITY BUILDERS, INC. 330 JAMES WAY, SUITE 270 PISMO BEACH, CA 93448 CONTACT: JACOB GROSSMAN EMAIL: JACOB@CCB1.NET PHONE: (805)556-3060 x 109	ZONING	AG PER SPECIFIC PLAN TABLE 3-9		ALLOWED	3,000 SF	PROPOSED	AUTO PARKING	CALCULATION	SPACE COUNT	1	TITLE SHEET										
	PARCEL SIZE:	52.53 ACRES		LEARNING CENTER:	WOOD HOUSE	1,898 SF	PARKING REQUIRED	1/500SF PER SPECIFIC PLAN	61	2	CONFORMANCE MATRIX										
	BUILDING GROSS AREA	31,236 SF	TOTAL PROPOSED:	600 SF	2,498 SF	PARKING PROVIDED						OVERALL SITE PLAN									
													MARKET BUILDING	4,529 SF TOTAL	MARKET BUILDING:	3,000 SF	2,591 SF	# OF TOTAL SPACES (76-100)	78	4	BIRDSEYE VIEW
	RRM DESIGN GROUP 3765 S. HICUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 CONTACT: RANDY RUSSOM PHONE: (805)543-1794 EMAIL: RWRUSSOM@RRMDISIGN.COM	RETAIL/HARD PRODUCE	1,938 SF	MARKET BUILDING:	3,000 SF	2,591 SF	EV REQUIRED	PER CALGREEN 5.106.5.3.3	5	8	WALL VIEW										
		RESTAURANT BUILDING	4,695 SF	FOOD SERVICES:	5,000 SF	4,695 SF	EV PROVIDED		9	ARCHITECTURAL SITE PLAN											
											CONDITIONED SPACE	3,317 SF	RESTAURANT BUILDING:	10,000 SF	9,841 SF	MOTORCYCLE PARKING	CALCULATION	SPACE COUNT	10	SITE SECTION	
		COVERED OUTDOOR	1,378 SF	AG PROCESSING BUILDING:	10,000 SF	9,841 SF	PARKING REQUIRED:	PER MUNICIPAL CODE:	1/20 AUTO PARKING REQUIRED	4	12	MARKET - COLOR & MATERIALS									
		AG PROCESSING BUILDING	9,841 SF	AG ACCESSORY BUILDINGS:	10,000 SF	10,000 SF	PARKING PROVIDED:	PER MUNICIPAL CODE:					14	RESTAURANT - BUILDING ELEVATIONS							
RETAIL/HISTORIC BARN		9,469 SF TOTAL	GENERAL RETAIL:	15,000 SF	1,938 SF	BICYCLE PARKING	PER MUNICIPAL CODE: 17.72.070 B TABLE 3.6	15	20	RETAIL AND HISTORIC BARN - BUILDING ELEVATIONS											
NEW RETAIL BUILDING		6,531 SF	MARKET BUILDING:	600 SF	1,344 SF						AG PROCESSING - COLOR AND MATERIALS										
												GLASS ATRIUM	1,344 SF	WOOD BARN	1,938 SF	AG PROCESSING - FLOOR PLANS					
REHABILITATED HISTORIC BARN		2,338 SF	RETAIL BUILDING	7,113 SF	10,395 SF						AG PROCESSING - FLOOR PLANS	19	RETAIL AND HISTORIC BARN - BUILDING ELEVATIONS								
H ROAD		HISTORIC WOOD HOUSE	2,608 SF	TOTAL PROPOSED:	10,395 SF	10,395 SF	PARKING REQUIRED:	PER MUNICIPAL CODE: 17.72.070 B TABLE 3.6	21	RETAIL AND HISTORIC BARN - COLOR AND MATERIALS											
	PLAZA AREA	38,987 SF	FIRST FLOOR	1,898 SF	SECOND FLOOR	710 SF	SHOPPING CENTER USE 20% OF REQUIRED VEHICLE PARKING	61 SPACES X 20%=	12	24	CULTURAL HERITAGE LEARNING CENTER										
												PERMEABLE	10,777 SF	SHORT TERM PROVIDED:	75% PER MUNICIPAL CODE:	12	25	HISTORIC HOUSE - COLOR AND MATERIALS			
	IMPERMEABLE	28,210 SF	LONG TERM PROVIDED:	25% PER MUNICIPAL CODE:	15	26	HOMAGE TO HISTORIC VIEWING BARN														
	LANDSCAPE AREA	38,089 SF	TOTAL PROVIDED:					27	AGRICULTURE CONSERVATION												
	IMPERVIOUS SURFACE:	74,484 SF						28	ACCESSORY AGRICULTURE STRUCTURES												
	MAX. ALLOWED HEIGHT:	35 FT.						29	LANDSCAPE INSPIRATION IMAGES												
	MAX. PROPOSED HEIGHT:	35 FT.						30	LANDSCAPE INSPIRATION IMAGES												
	YARD SETBACKS	REQUIRED	PROPOSED						31	LANDSCAPE SITE PLAN											
		FRONT	20'	>20'					32	CONCEPTUAL PLANT SCHEDULE											
SIDE		10'	10'					33	SITE FURNISHINGS INSPIRATION BOARD												
REAR		20'	20'					34	TRASH ENCLOSURE AND WATER CALCULATIONS												
								35	SIGNAGE SITE PLAN												
								36	BUILDING SIGNAGE ELEVATIONS												
								37	BUILDING SIGNAGE ELEVATIONS												
								38	HISTORIC HOUSE SIGNAGE												
								39	SITE SIGNAGE												
								40	BUILDING SIGNAGE												
CONSTRUCTION TYPE:	VB							41	GRADING AND DRAINAGE												
								42	SITE IMPROVEMENTS AND UTILITIES												
								43	STORM WATER CONTROL PLAN												

SLO RANCH FARMS AND MARKETPLACE  
TITLE SHEET

1046-18-RS20  
10 JUNE 2021



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

NOTE: SUPPLEMENTAL CONDITIONS MATRIX PROVIDED

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

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





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

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

AG ACCESSORY BUILDINGS  
REFERENCE SHEET 28

PROJECT SITE  
SEE AG HERITAGE SITE PLAN  
SHEET 9

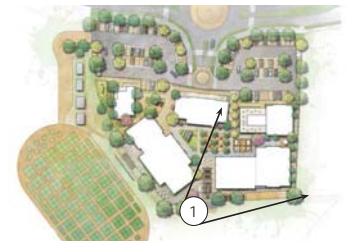












SITE PLAN  
NTS





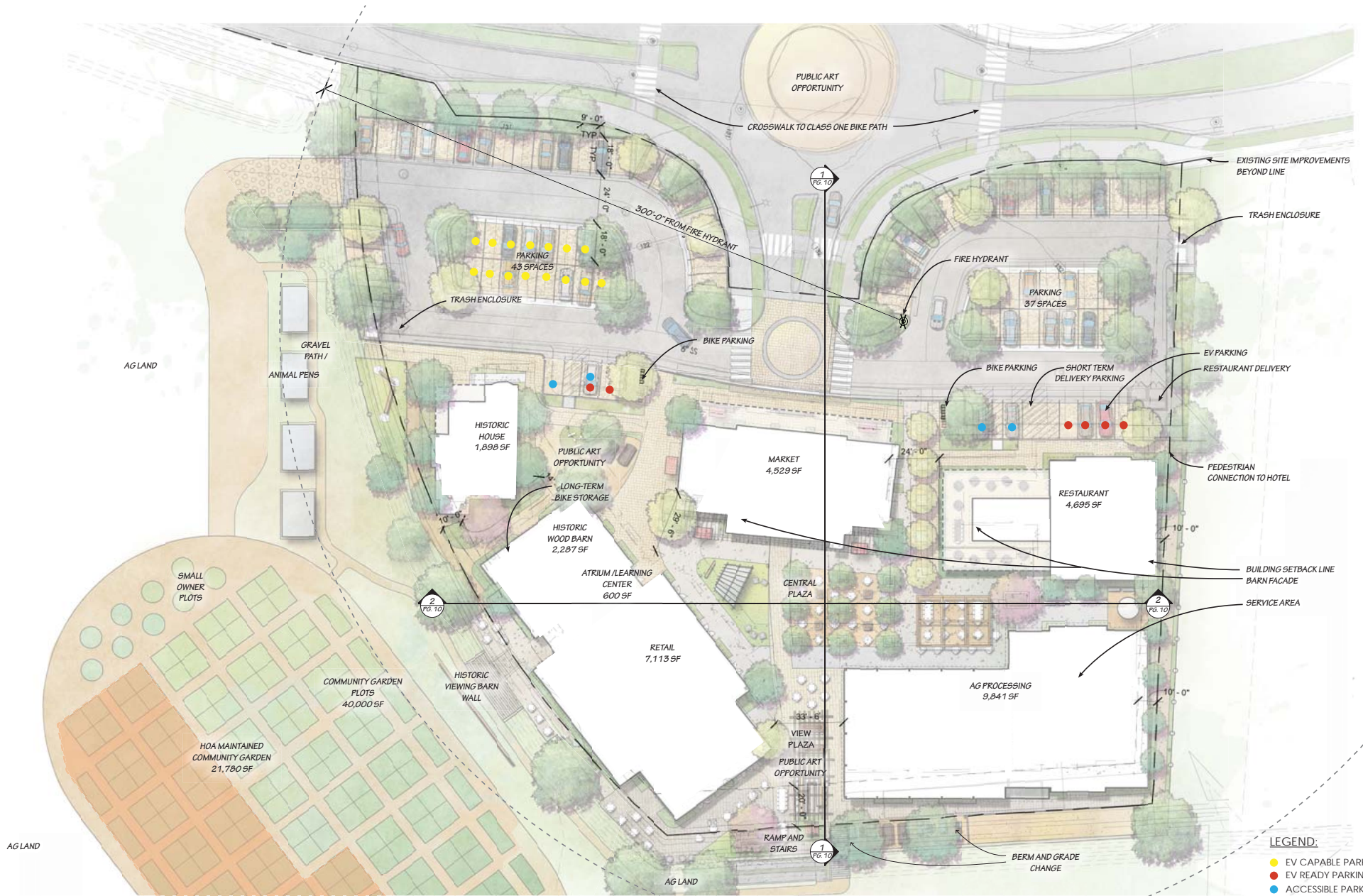
SITE PLAN  
NTS





SITE PLAN  
NTS













FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/SOUTH ELEVATION

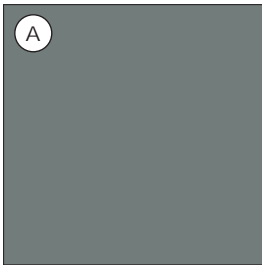


SIDE/EAST ELEVATION

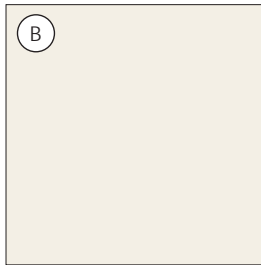




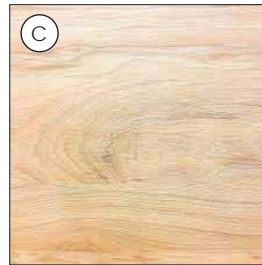
**NOTE:**  
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



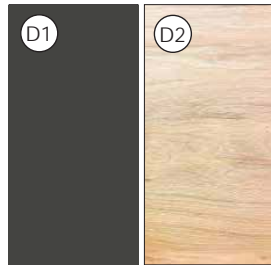
**ROOF**  
OLD TOWN GRAY  
AEP STANDING SEAM



**FIBER CEMENT SIDING**  
SHERWIN WILLIAMS  
SW 7102 WHITE FLOUR



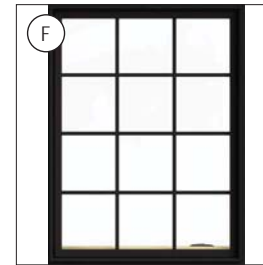
**TRIM**  
CLEAR COAT WOOD-LOOK



**SIGNAGE**  
SW 7069 IRON ORE    **SIGNAGE**  
SW 3503 WHITE BIRCH



**LIGHTING**  
BLACK GOOSENECK  
BARNLIGHT ELECTRIC  
DARK SKY COMPLIANT

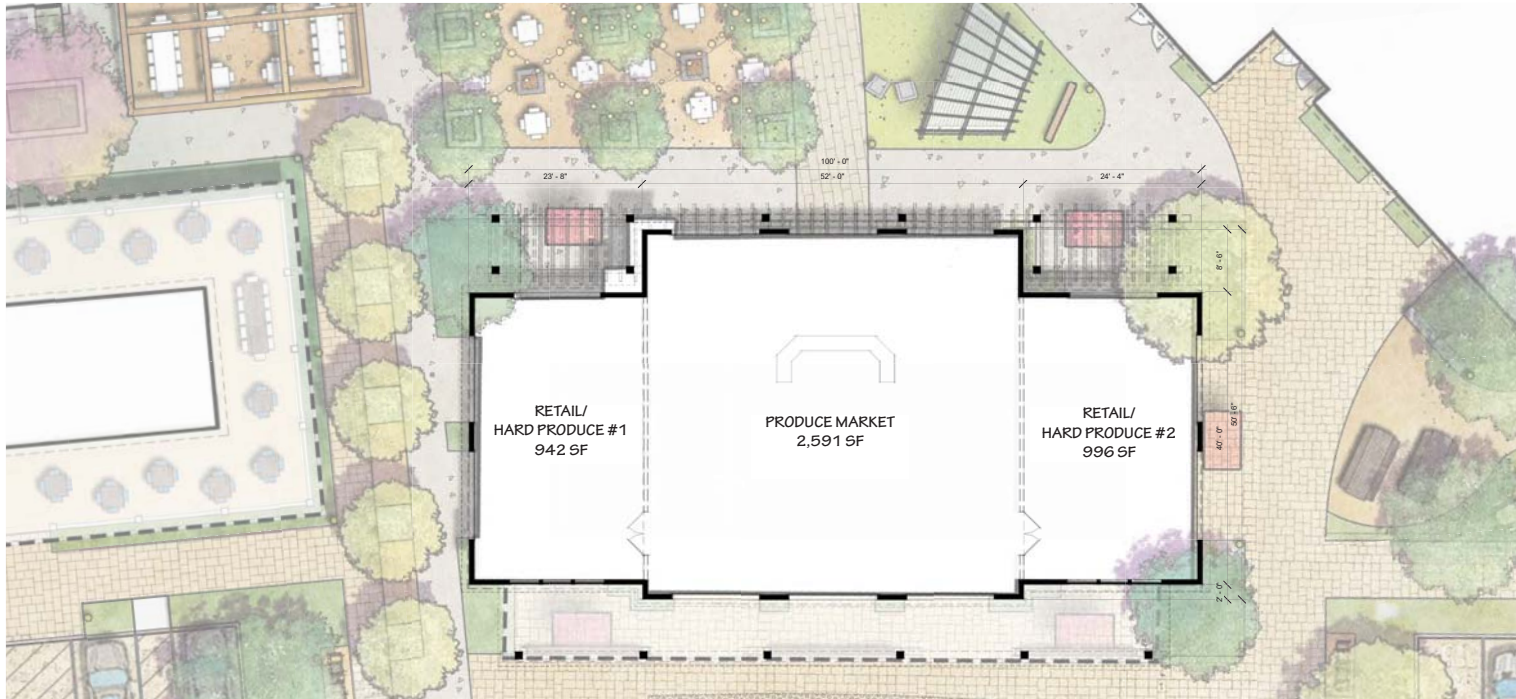


**WINDOW**  
BLACK STEEL-LOOK



**DOORS**  
BLACK OVERHEAD DOORS





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





FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/ SOUTH ELEVATION

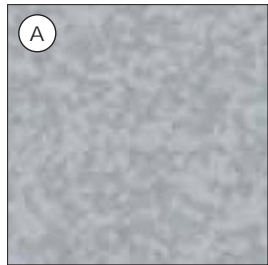


SIDE/ EAST ELEVATION

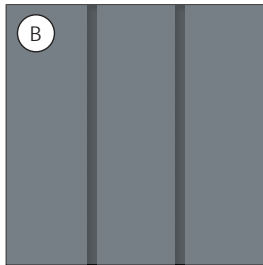




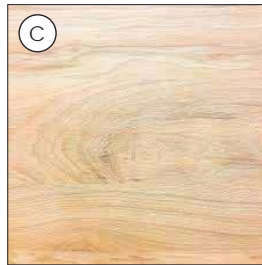
**NOTE:**  
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



**ROOF**  
ZINCALUME  
AEP STANDING SEAM



**VERTICAL FIBER CEMENT SIDING**  
SHERWIN WILLIAMS  
SW 2819 DOWNING SLATE



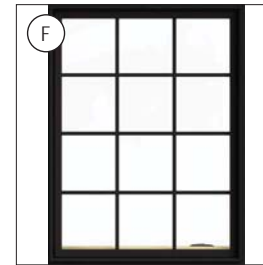
**TRIM**  
CLEAR COAT WOOD-LOOK



**SIGNAGE**  
SW 7069 IRON ORE



**LIGHTING**  
BLACK GOOSENECK  
BARNLIGHT ELECTRIC  
DARK SKY COMPLIANT



**WINDOW**  
BLACK STEEL-LOOK



**DOORS**  
BLACK OVERHEAD DOORS









FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/SOUTH ELEVATION

POTENTIAL FOR BACK ROLL-UP DOORS TO  
BECOME WINDOWS

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

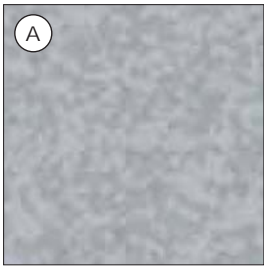


SIDE/EAST ELEVATION

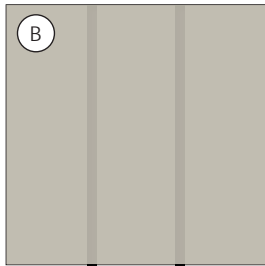




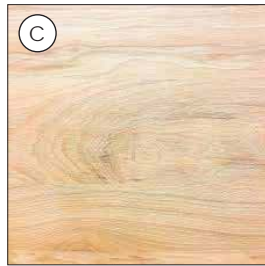
**NOTE:**  
EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC CHAPTER 7A.



**ROOF**  
ZINCALUME  
AEP STANDING SEAM



**VERTICAL FIBER CEMENT SIDING**  
SHERWIN WILLIAMS  
SW 2844 ROYCROFT MIST GRAY



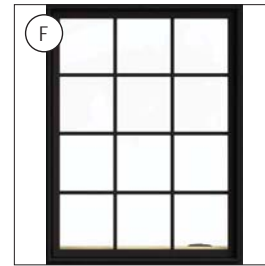
**TRIM**  
CLEAR COAT WOOD-LOOK



**SIDING**  
RECLAIMED WOOD-LOOK



**LIGHTING**  
BLACK GOOSENECK  
BARNLIGHT ELECTRIC  
DARK SKY COMPLIANT



**WINDOW**  
BLACK STEEL-LOOK



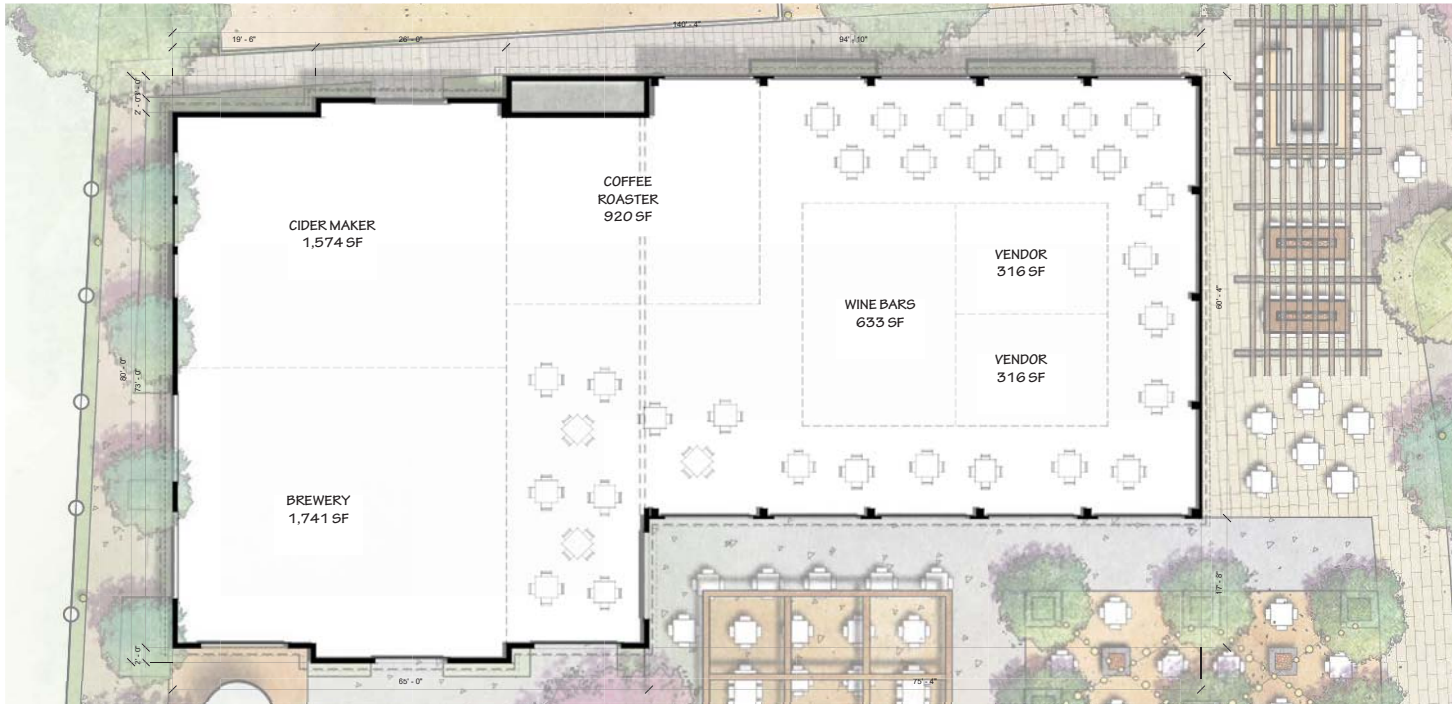
**DOORS**  
BLACK OVERHEAD DOORS



## SLO RANCH FARMS AND MARKETPLACE AG PROCESSING - COLOR AND MATERIALS

1046-18-RS20  
10 JUNE 2021





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





FRONT/ NORTH ELEVATION



SIDE/ WEST ELEVATION



BACK/SOUTH ELEVATION

HISTORIC VIEWING BARN WALL

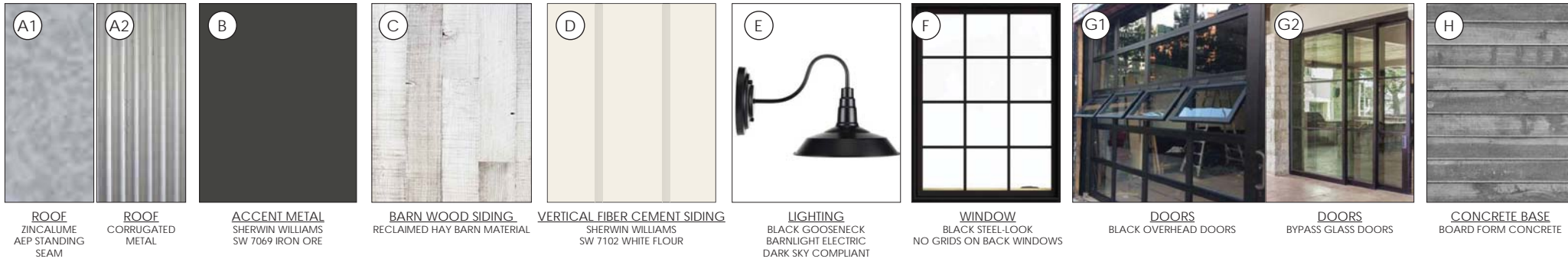


SIDE/EAST ELEVATION

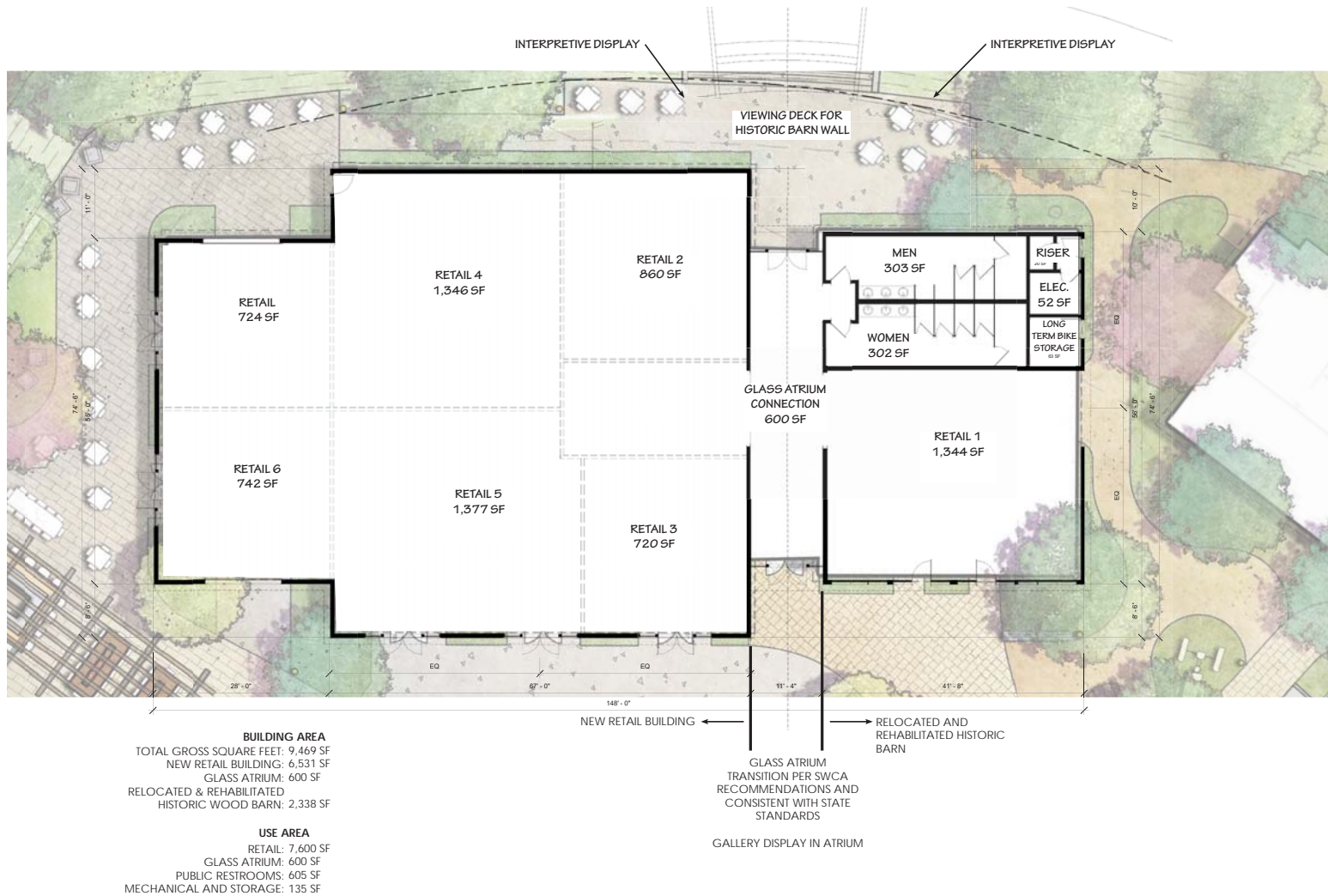




**NOTE:**  
 EXTERIOR CONSTRUCTION MATERIALS SHALL COMPLY WITH CBC  
 CHAPTER 7A. REUSE OF WOOD MATERIALS FOR EXTERIOR APPLICATION  
 SHALL HAVE 1-HOUR FIRE RATED UNDERLAYMENT.









# CULTURAL HERITAGE LEARNING CENTER

MAINTAIN HISTORIC  
HOUSE ORIENTATION



HISTORIC PLAN  
SCALE: NTS



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

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

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



PROPOSED PLAN  
SCALE: NTS



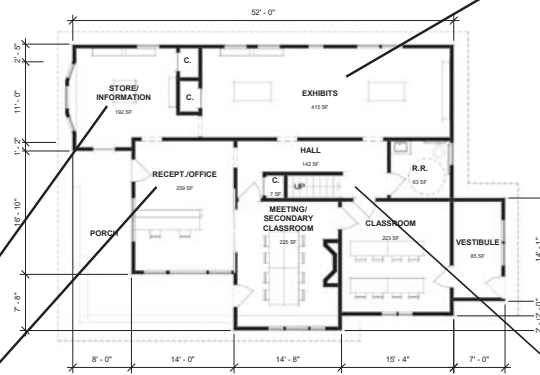




LOUNGE



EXHIBITS



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

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

**BUILDING AREA**

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

RECEPTION/ OFFICE

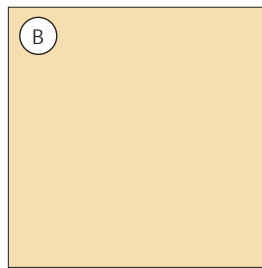


CLASSROOM

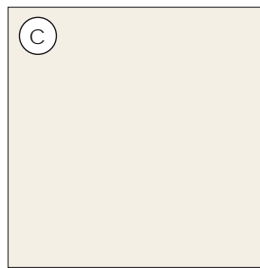




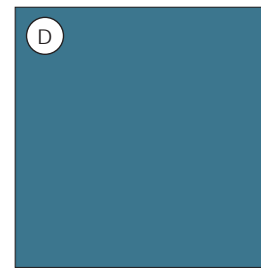
**ROOF**  
TIMBERLINE WEATHERED WOOD  
GAF ASPHALT SHINGLES



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



**TRIM**  
SHERWIN WILLIAMS  
SW 7102 WHITE FLOUR

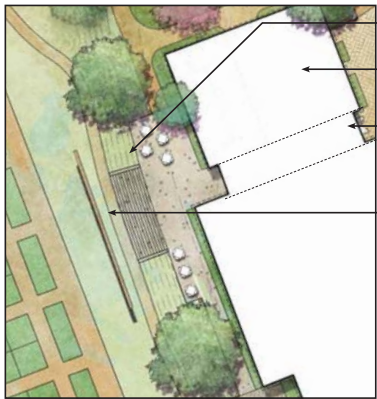


**ACCENT**  
SHERWIN WILLIAMS  
SW 6502 LOCH BLUE

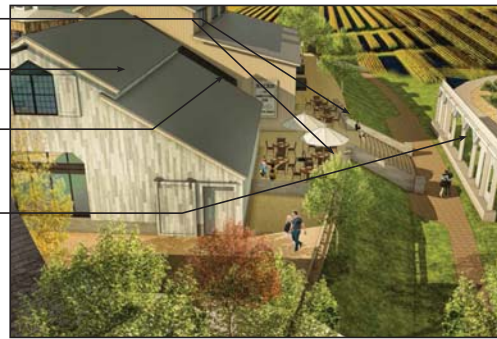


**WALL LIGHT**  
URBAN AMBIANCE  
UHP1153





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



ATRIUM GALLERY ENTRANCE

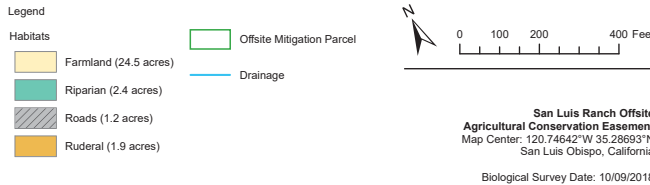


EXAMPLES OF INTERPRETIVE DISPLAY IMAGERY



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





## OFF-SITE AGRICULTURAL CONSERVATION

NOT TO SCALE

### NOTE:

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

## ADDITIONAL OPEN SPACE

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

### LEGAL DESCRIPTION

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



EXISTING AG ROAD EASEMENT

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

## ON-SITE AGRICULTURAL CONSERVATION

NOT TO SCALE

### NOTE:

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

### LEGEND:

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

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

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

ON-SITE AGRICULTURAL CONSERVATION AREA:  
48.85 ACRES

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

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





NOTE: IMAGES REPRESENT EXAMPLES, FINAL DESIGNS TO BE SUBMITTED

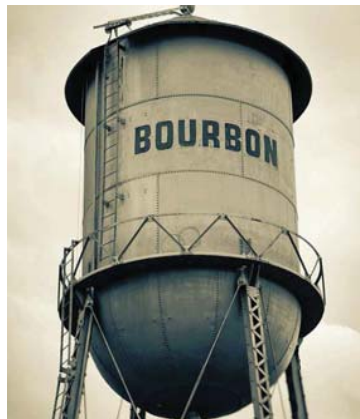


AGRICULTURE BUILDINGS  
10,000 SF TOTAL

AGRICULTURE EASEMENT;  
1/2 ACRE MAX.

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













## DESIGN KEY

### HARDSCAPE

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

### SITE INFRASTRUCTURE

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

### SITE AMENITIES

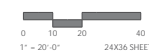
- 1a RAISED PLANTER
- 2a MONUMENT SIGNAGE
- 3a PEDESTRIAN CONNECTION TO HOTEL
- 4a CONCRETE SEAT WALL
- 5a 13' X 76' BOCCIE COURT WITH OYSTER SHELL PLAYING SURFACE
- 6a SITE BENCH
- 7a CONCERT PATIO WITH DECOMPOSED GRANITE SURFACING, RAISED PLANTERS, POLE MOUNTED STRING LIGHTING, AND FIRE PITS
- 8a 5'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

### SITE STRUCTURES

- 15 ELEVATED WOODEN STAGE WITH OVERHEAD PERGOLA STRUCTURE AND CURRENT EVENTS SIGN
- 25 HOGWIRE FENCE WITH VINES
- 35 PAINTED STEEL OVERHEAD STRUCTURE WITH GLULAM BEAMS AND STRING LIGHTING
- 45 PAINTED STEEL OPEN-AIR GREENHOUSE STRUCTURE WITH DINING SEATING AND STRING LIGHTING OVER A DECORATIVE CONCRETE PATIO
- 55 GALVANIZED STEEL WATER TOWER
- 65 OUTDOOR WRAP AROUND BAR

### PUBLIC ART OPPORTUNITIES

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



31





## CONCEPTUAL PLANT SCHEDULE

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





PEDESTRIAN/PARKING LOT LIGHTS



SIGN LIGHTS

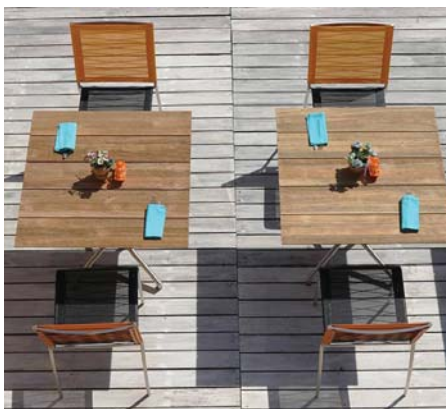


BOLLARD LIGHTS

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



PEAK BIKE RACKS - CAMPUS RACK





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

ALL ABOVE GROUND UTILITIES WILL BE SCREENED WITH VEGETATION.

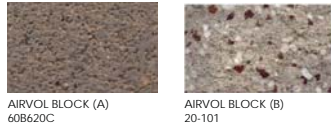
**IRRIGATION AND PLANTING DESIGN CRITERIA:**  
A WEATHER SENSING, "SMART" CONTROLLER WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

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

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

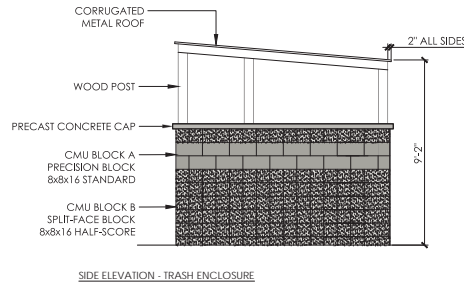
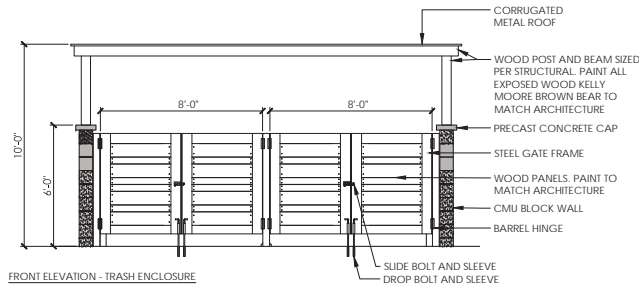
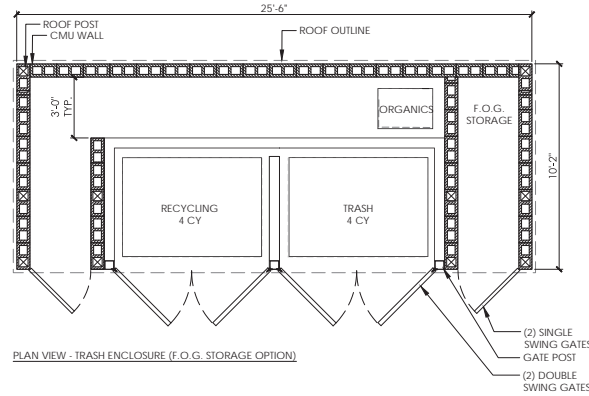
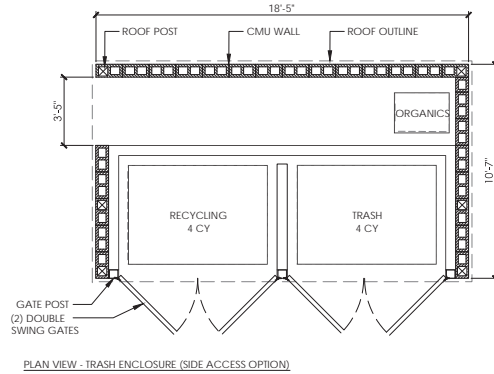
IRRIGATION PLAN WILL USE RECYCLED WATER PURPLE PIPE.

## PLANTING & IRRIGATION DESIGN STATEMENT



### NOTES:

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



## TRASH ENCLOSURE



# SLO RANCH FARMS AND MARKETPLACE TRASH ENCLOSURE AND WATER CALCULATIONS

San Luis Obispo	
Maximum Applied Water Allowance / Estimated Total Water Use	
Non-Residential	Recycled Water
43.80	ET <sub>a</sub> (inches/year)
	Overhead Landscape Area (ft <sup>2</sup> )
38089	Drip Landscape Area (ft <sup>2</sup> )
38089	SLA (ft <sup>2</sup> )
38,089	ft <sup>2</sup>

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

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

## WATER CALCULATIONS

www.PeakRacks.com

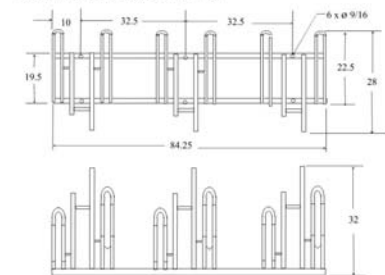


Phone 805-235-8812



### Specifications

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



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

## BIKE RACK SPECIFICATIONS



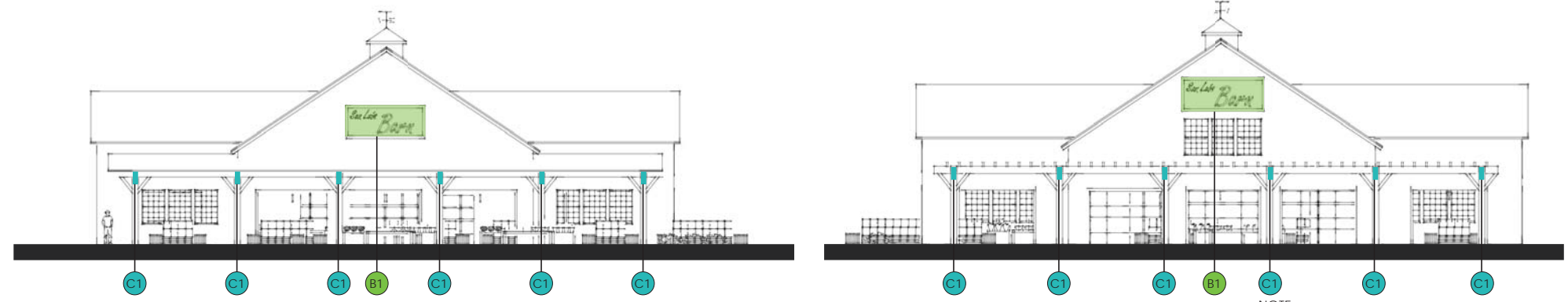
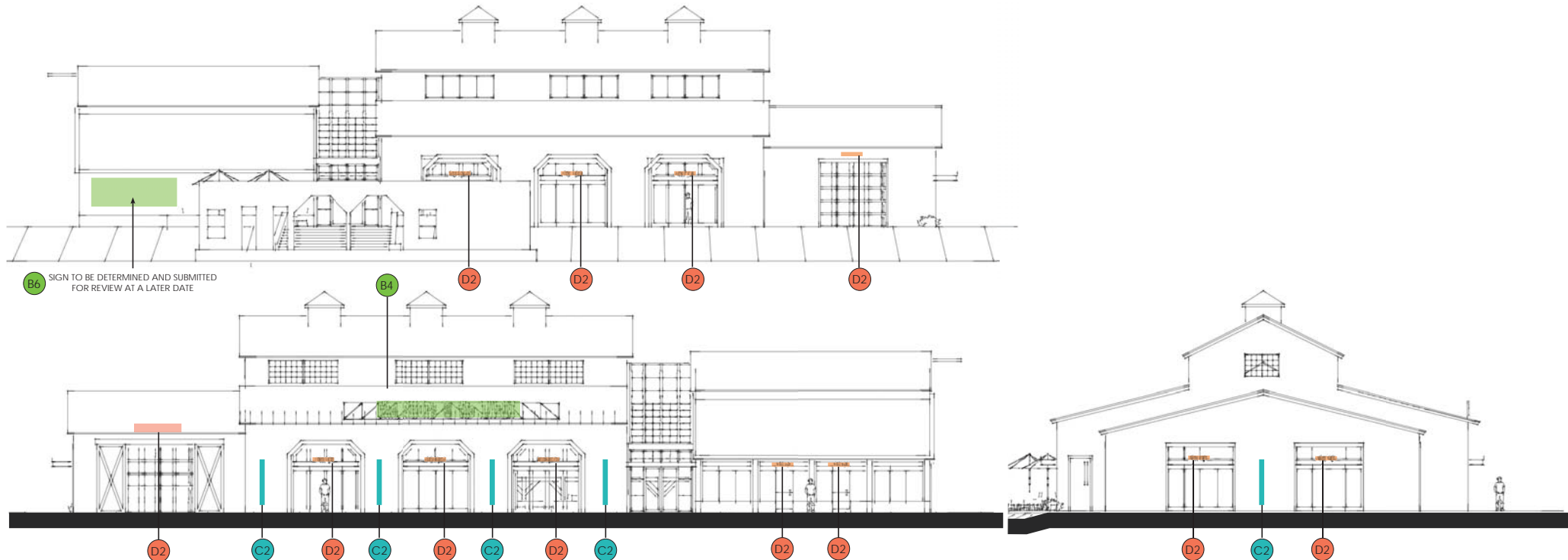
1046-16-RS20  
10 JUNE 2021



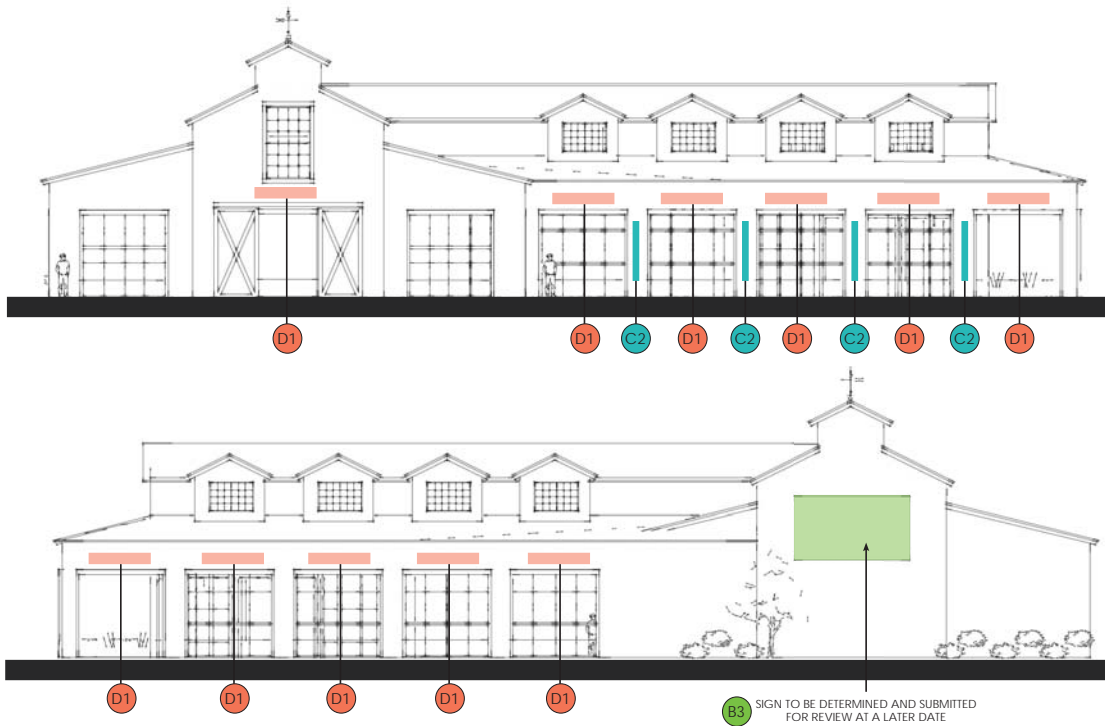


**NOTE:**  
POTENTIAL SIGNAGE PLACEMENT SUGGESTIONS SHOWN, NOT ALL LOCATIONS ARE ANTICIPATED TO BE USED. ACTUAL LOCATIONS TO BE DETERMINED BASED ON TENANT MIX.

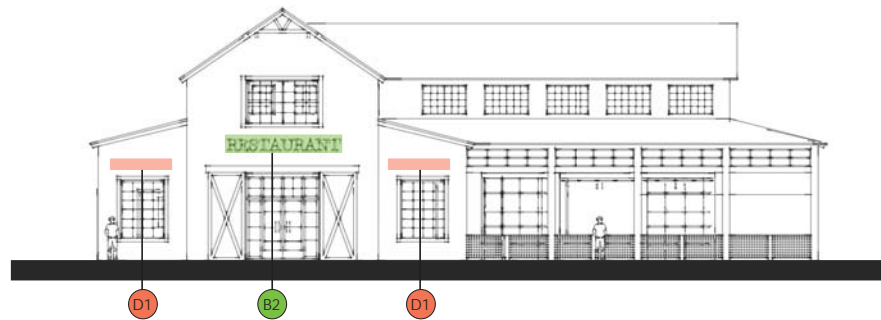








AG PROCESSING BUILDING



RESTAURANT- BUILDING ELEVATIONS



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



## SLO RANCH FARMS AND MARKETPLACE BUILDING SIGNAGE ELEVATIONS

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

1046-18-RS20  
10 JUNE 2021





MAIN CULTURAL HERITAGE  
LEARNING CENTER SIGNAGE

BLADE  
SIGNAGE



## SIGNAGE LEGEND

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

### NOTES:

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



SIGNAGE KEY MAP

## ENTRY MONUMENT SIGNAGE

NOT TO SCALE



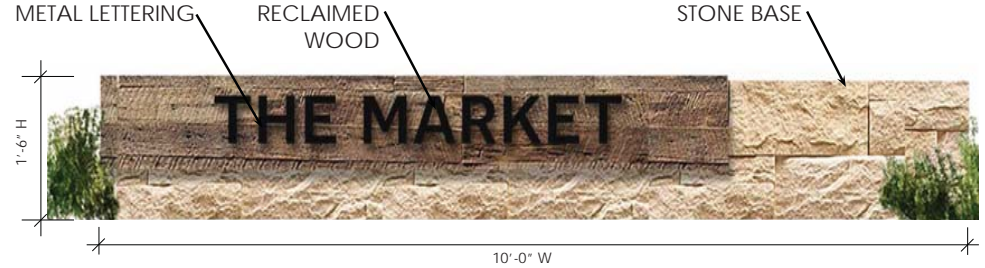
## SIGN AND MONUMENT DEVELOPMENT STANDARDS

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

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

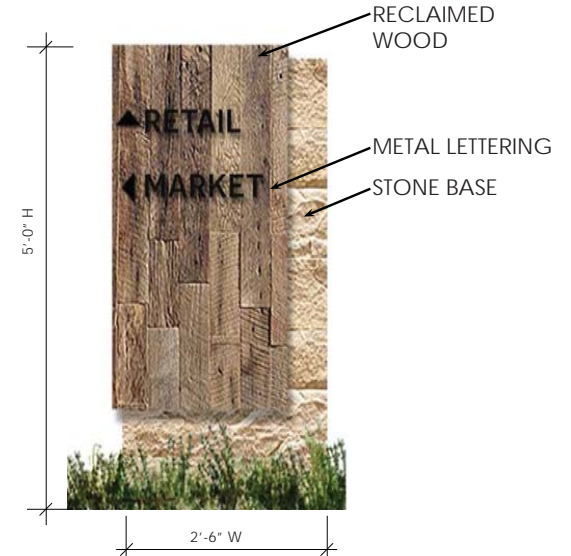
## NEIGHBORHOOD SIGNAGE

NOT TO SCALE



## DIRECTIONAL SIGNAGE

NOT TO SCALE



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



# BUILDING SIGNAGE

REFER TO BUILDING COLOR MATERIALS FOR PROPOSED FINISHES

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

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



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



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



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



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



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



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



# TENANT BLADE SIGNAGE

SIGNS SHALL BE LOCATED OVER OR ADJACENT TO BUILDING ENTRANCES.

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

TYPE	QTY	SQUARE FEET
C1	13	104 MAX SF
C2	10	50 SF
	<b>TOTAL SF</b>	<b>154 MAX SF</b>



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



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

# TENANT SIGNAGE

SIGNS SHALL BE LOCATED OVER BUILDING ENTRANCES.

DARK SKY COMPLIANT LED SIGNAGE LIGHTING

TYPE	QTY	SQUARE FEET
D1	10	150 SF
D2	7	52.5 SF
	<b>TOTAL SF</b>	<b>152.5 SF</b>



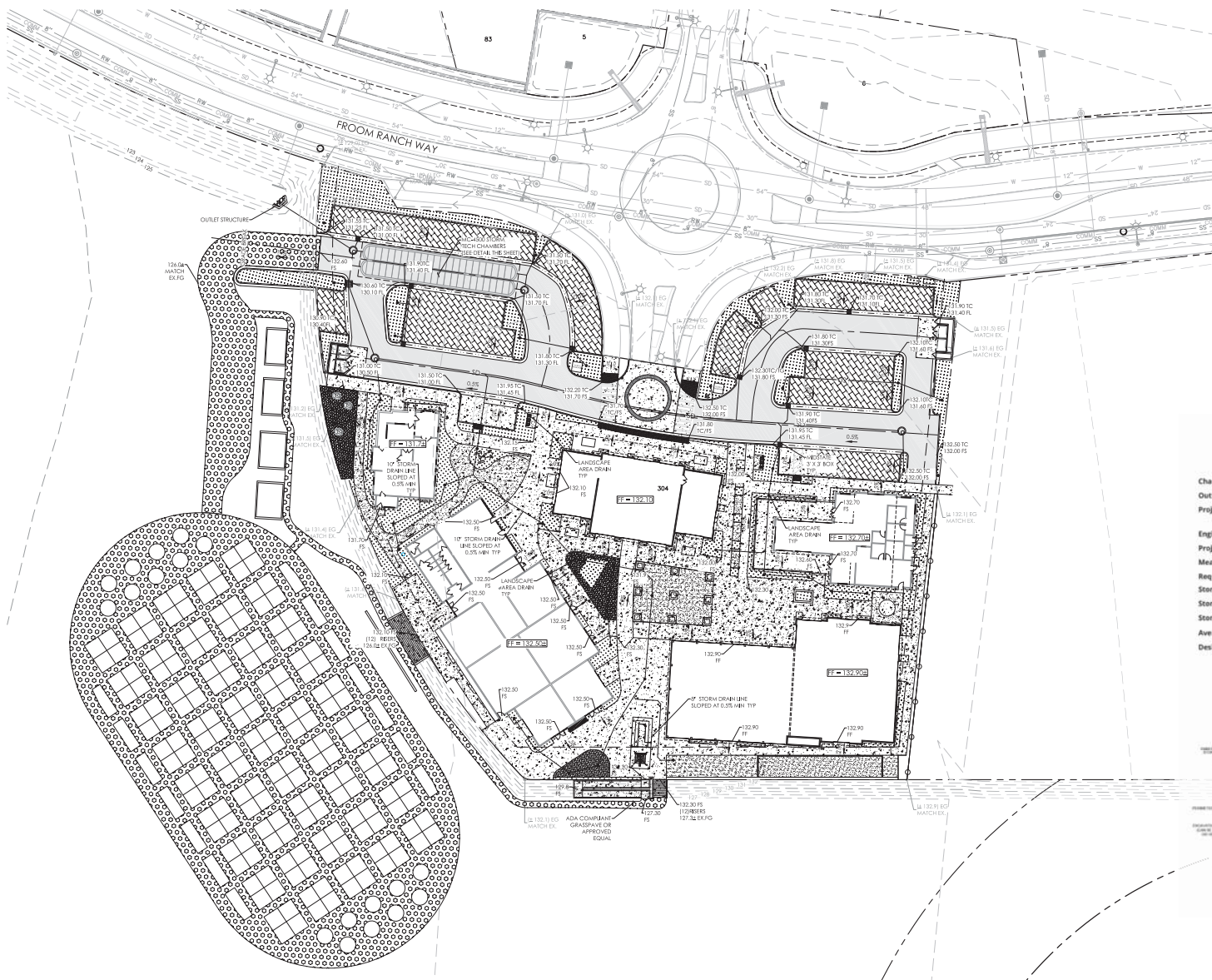
**D1 STOREFRONT SIGNAGE**  
TEXT SIZE: 12" MAX.  
DIMENSIONS: 1'-6"H x 10'L, 15 SF



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







# LEGEND

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

## NOTES:

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



## User Inputs

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

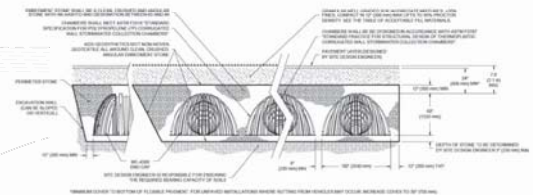
## Results

### System Volume and Bed Size

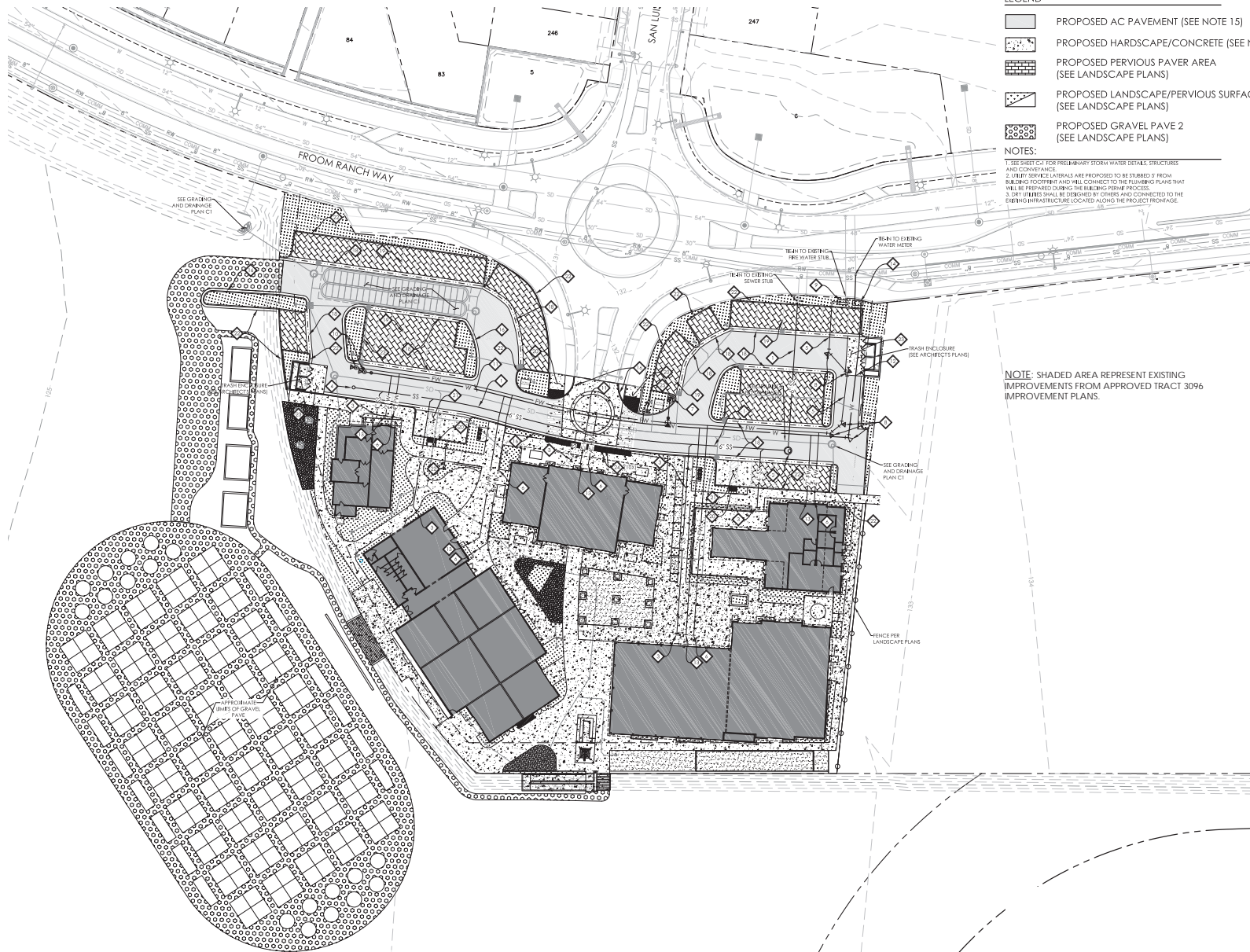
**Installed Storage Volume:** 8751.04 cubic ft.  
**Storage Volume Per Chamber:** 106.50 cubic ft.  
**Number Of Chambers Required:** 44  
**Number Of End Caps Required:** 4  
**Chamber Rows:** 2  
**Maximum Length:** 104.20 ft.  
**Maximum Width:** 20.02 ft.  
**Approx. Bed Size Required:** 2087.37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

### System Components

**Amount Of Stone Required:** 361.76 cubic yards  
**Volume Of Excavation (Not Including Fill):** 541.7 cubic yards







#### LEGEND

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

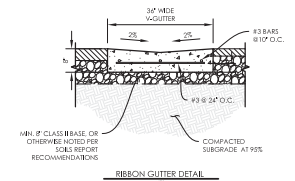
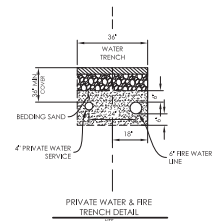
#### NOTES:

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

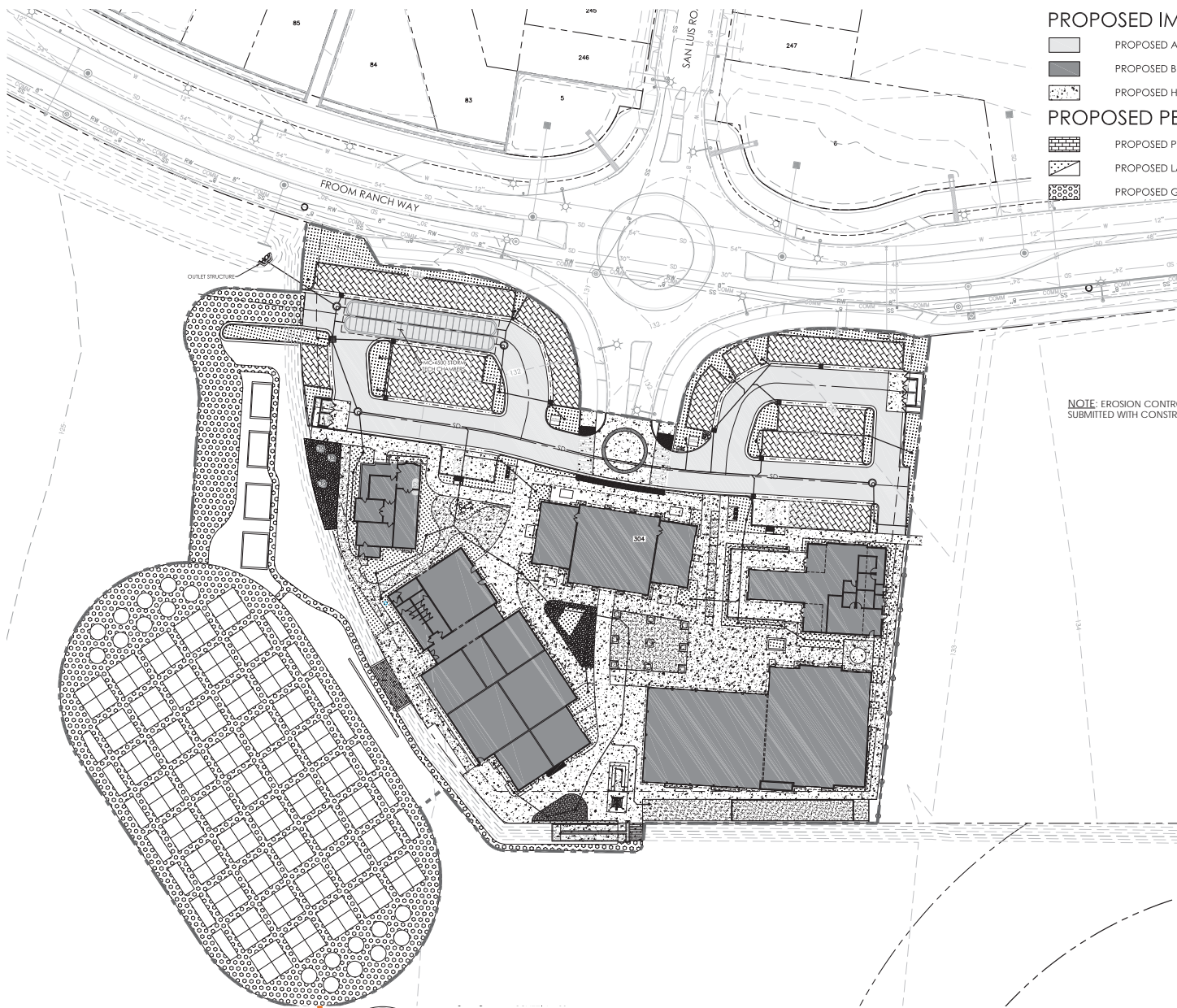
NOTE: SHADED AREA REPRESENT EXISTING IMPROVEMENTS FROM APPROVED TRACT 3096 IMPROVEMENT PLANS.

#### IMPROVEMENT NOTES

- ◆ INSTALL 18" HOPE SEWER. SEE PLAN FOR SIZE.
- ◆ INSTALL 48" SEWER MANHOLE.
- ◆ INSTALL 18" 35 PVC SEWER SERVICE LATERAL. SEE PLAN FOR SIZE. STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL SEWER CLEANOUT.
- ◆ INSTALL 4" FIRE WATER.
- ◆ INSTALL FIRE WATER SPRINKLER LATERAL. SEE PLAN FOR SIZE. STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL FIRE HYDRANT ASSEMBLY WITH CONCRETE PAD.
- ◆ INSTALL ANGLED FITTING WITH THRUST BLOCK.
- ◆ INSTALL A 4" FIRE DOUBLE CHECK BACKFLOW PREVENTER WITH DETECTOR ASSEMBLY.
- ◆ INSTALL TERMINAL BLOWOFF WITH THRUST BLOCK.
- ◆ INSTALL FIRE AND DOMESTIC WATER BY JOINT TRENCH. SEE DETAIL THIS SHEET.
- ◆ INSTALL 4" PVC PRIVATE WATER.
- ◆ INSTALL WATER SERVICE LATERAL. STUB 5' FROM BUILDING. SEE PLUMBING PLANS FOR EXACT P.O.C.
- ◆ INSTALL A 4" REDUCED PRESSURE BACKFLOW PREVENTER.
- ◆ CONSTRUCT MIN. 4" OF AC OVER 1/4" OF COMPACTED 69% OR BETTER CLASS II AGGREGATE BASE. PAVING SECTION IS BASED ON A TRAFFIC INDEX OF 4.5 AND A PRELIMINARY RAVINE OF LESS THAN 5.
- ◆ CONSTRUCT 4" CONCRETE CURB AND 18" GUTTER.
- ◆ CONSTRUCT P.C.C. REINFORCED CONCRETE PAVEMENT PER SOIL ENGINEERS RECOMMENDATIONS.
- ◆ CONSTRUCT 36" RIBBON GUTTER PER DETAIL ON THIS SHEET.
- ◆ INSTALL 4" WIDE WHITE TRAFFIC PAINT STRIPS.
- ◆ CONSTRUCT CURB RAMP WITH TRUNCATED DOWNS PER CALTRANS STANDARD PLAN RSP 488A.
- ◆ INSTALL ADA STRIPING, WARNING AND WHEEL STOPS PER CALTRANS STANDARD PLAN 488A. ALSO, SEE ARCHITECT'S PLANS.
- ◆ CONSTRUCT 4" CONCRETE CURB ONLY.
- ◆ CONSTRUCT 4" OVER 1/4" REINFORCED CONCRETE LOADING PAD. USE #3 BARS @ 18" ON CENTER.
- ◆ CONSTRUCT 4" DIAMETER REMOVABLE BOLLARDS.
- ◆ IRRIGATION METER, PEDESTAL AND POINT OF CONNECTION.







## PROPOSED IMPERVIOUS

- PROPOSED AC
- PROPOSED BUILDING
- PROPOSED HARDSCAPE/CONCRETE

## PROPOSED PERVIOUS

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

## EXISTING STATISTICS

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

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

EXISTING PERVIOUS AREA  
SITE AREA: 172,048 SF

## PROPOSED STATISTICS

--- LIMITS OF DISTURBANCE: 172,048 SF

(A) PROPOSED IMPERVIOUS AREA

CONCRETE: 33,443 SF

AC PAVING AREA: 16,479 SF

BUILDING AREA: 28,917 SF

TOTAL IMPERVIOUS AREA: 78,839 SF

(B) PROPOSED PERVIOUS AREA

PERVIOUS PAVER AREA: 10,958 SF

LANDSCAPE AREA: 45,538 SF

GRAVEL PAVE 2: 36,713 SF

TOTAL PERVIOUS AREA: 93,209 SF

## PRELIMINARY HYDROLOGY

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

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

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

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

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

$$I = 1.95"$$

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

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

## REQUIRED STORMWATER CONTROL MEASURES

### TIER 1 - RUNOFF REDUCTION

- MINIMIZE IMPERVIOUS AREAS - PARKING STALLS CONSTRUCTED WITH PERMEABLE PAVERS

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

- ON-SITE RETENTION-BASED INFILTRATION

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

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

### TIER 4 - PEAK MANAGEMENT

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







## MEMORANDUM

**To:** Michael Codron, City of San Luis Obispo Community Development Director  
Brian Leveille, City of San Luis Obispo Senior Planner, CHC Liaison

**cc:** Jacob Grossman, Coastal Community Builders  
Rachel Kovesdi, Kovesdi Consulting  
Randall W. Russom, RRM Design Group  
Scott A. Martin, RRM Design Group  
Leonard (Lenny) J. Grant, RRM Design

**From:** Paula Juelke Carr, SWCA Environmental Consultants  
Leroy Laurie, SWCA Environmental Consultants

**Date:** March 11, 2021

**Re:** **Post-Fire Approach to Meeting Mitigation Measures Specified in the Approved EIR for the San Luis Ranch Project, San Luis Obispo County, California / SWCA Project No. 45969**

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## SUMMARY

The February 8–9, 2019, fire at San Luis Ranch severely damaged the former 16<sup>th</sup> District Agricultural Association’s racetrack grandstand, a rare architectural type and a significant historical resource both locally and statewide. As planning for the Agricultural Heritage Center continues in the aftermath of the fire, Coastal Community Builders (CCB) has continued to work with Kovesdi Consulting, RRM Design, and SWCA Environmental Consultants (SWCA) to develop a post-fire approach to meeting the mitigation measures specified in the certified Environmental Impact Report (EIR) for the San Luis Ranch project.

This memorandum, along with the accompanying March 9, 2021, Overall Site Plan and Illustrative Architectural Site Plan (Appendix A), presents the results of our team effort, including the initial treatment plans for the relocated residence, hay barn, and surviving wall of the racetrack viewing stand within and adjacent to the Agricultural Heritage Center site.

## BACKGROUND

On the night of February 8–9, 2019, a human-caused fire destroyed most of the historic 16<sup>th</sup> District Agricultural Association’s racetrack viewing stand; only the lower portion of the north wall survived the blaze. (The San Luis Obispo City Fire Marshall Roger Maggio stated that a warming fire started by a person was the most likely cause of the blaze [KSBY interview 9/9/2019]). The surviving wall was successfully braced and relocated to its current (temporary) location, waiting final disposition as part of the San Luis Ranch Agricultural Heritage Center. Also awaiting final disposition—as part of the same mitigation package required under the California Environmental Quality Act (CEQA) by the City of San Luis Obispo—are the temporarily relocated Wood residence and hay barn. The other, non-historic



buildings formerly located on the San Luis Ranch property have been demolished, as previously scheduled under the approved mitigation plan. Long sections of original redwood siding taken from the viewing stand in c1900 and used by the Wood family to build a secondary residence were salvaged when that ineligible residence was demolished. Following the fire, hand-wrought iron nails and short sections of burned siding revealing saw cuts were also salvaged for use in the planned interpretive exhibits.

RRM Design Group, retained by CCB recently prepared a proposed site plan for the San Luis Ranch Agricultural Heritage Center site, which will include uses allowed by the Specific Plan, including approximately 2,500 square feet for the historic components, as well as 10,000 square feet of general retail space, 5,000 square feet of food service, and 13,000 square feet of market and agricultural processing space (see Appendix A).

## EIR MITIGATION MEASURES

As specified in the City of San Luis Obispo's 2016 *Draft San Luis Ranch Project EIR* and 2017 *Final San Luis Ranch Project EIR*, Section 4.5 Cultural Resources, pp. 4.5-22 and 4.5-23, "The following mitigation measures would reduce project impacts on historical resources to the maximum extent practicable":

- CR-1(a)      **Historical Structure Relocation and Reconstruction Plan.** In order to implement Specific Plan Policy 2.5, a relocation and reconstruction plan for the former spectator's barn/viewing stand and main residence shall be developed by a qualified historic architect. The plans shall include a structural/architectural report documenting existing integrity and conditions and include detailed treatment methods and measures to ensure that historic integrity is retained and that all identified character defining features will be preserved.
- CR-1(b)      **Archival Documentation of Historic Buildings.** The applicant shall provide archival documentation of the San Luis Ranch Complex in as-built and as-found condition in the form of a Historic American Building Survey (HABS) Level II documentation. The documentation shall comply with the Secretary of the Interior's Standards for Architectural and Engineering Documentation (NPS 1990), and shall include large-format photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards for History and/or Architectural History (NPS 1983). The original archival-quality documentation shall be offered as donated material to the History Center of San Luis Obispo County. Archival copies of the documentation shall also be submitted to the San Luis Obispo County Library.
- CR-1(c)      **Informational Display of Historic Resources.** A retrospective interpretive display detailing the history of the San Luis Ranch Complex and the project site, its significance, and its important details and features should be developed by the applicant. The information should be incorporated into a publicly accessed building on the project site, such as the proposed Agricultural Heritage Facilities and Learning Center, or a publicly-accessed outdoor location. The display shall include images and details of the HABS documentation described in Mitigation Measure CR-1(b) and any collected research pertaining to the historic property. The content shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards in Architectural History and/or History (NPS 1983).



## 2018 Findings

In late 2017, CCB retained SWCA to carry out Mitigation Measures CR-1(b) and CR-1(c). In the course of carrying out measure CR-1(b), SWCA identified additional information that altered the previous eligibility findings that had been developed in connection with the EIR. The “spectator’s barn/viewing shed,” used since c1900 as a storage barn, was found to have significant historical links to the beginnings of the San Luis Obispo County Mid-State Fair; was also found to be the earliest surviving building constructed with funding from the State of California’s 16<sup>th</sup> District Agricultural Association; and was identified as a rare building type—a late 19<sup>th</sup>-century grandstand associated with a horseracing track.

The viewing stand (grandstand) was constructed in 1887 and remained in use for the annual 16<sup>th</sup> District Agricultural Fair until 1900 when the new property owner, William Wood, plowed up the race track to plant barley and moved the grandstand on log rollers to the west side of the parcel, where the Wood residence and hay barn were also located.

The new information required a change in scope and mitigation strategy: although the Wood residence and barn were seen to be historically related, the grandstand had an entirely different historical context and much greater significance than the other resources. SWCA’s 2018 Mitigation Report had the following recommendations:

### ***Revised Findings of Significance***

*In the 2017 Environmental Impact Report prepared for the San Luis Ranch project, the 1887 Race Track Grandstand was previously determined eligible for listing in the National Register of Historic Places, at the local level of significance, as a contributing resource (modified barn) associated with the ranch complex on site.*

*This present architectural evaluation finds that the 1887 Race Track Grandstand extant on the San Luis Ranch property is a significant historic property eligible for listing on the National Register of Historic Places under Criterion A, at the state and local levels, for its association with the 16th District Agricultural Association and for its role in the development of San Luis Obispo’s county fair. It is also eligible for listing under Criterion C, at the state and local levels, as a rare surviving example of a scarce resource type – a nineteenth century race track grandstand. The revised finding and the revised period of significance are intended to supersede the finding and period of significance stated in the 2017 Environmental Impact Report.*

*As a result of this revised finding of significance and the revised period of significance, the treatment plan for the grandstand will be modified to better demonstrate its connection to its racetrack origins and to its revised period of significance, 1887-1900, when it was an important, prominent, and architecturally distinctive element of the racetrack grounds, designed to cater to the spectators who came to view the “speed programme” elements of the fair.*

*After William Otterbein Wood acquired the racetrack property in 1900, he plowed up the race course, moved the grandstand to its present location, removed several lengths of the redwood drop-siding from the front of the building, and converted it to a barn. He re-used the wood siding to clad a house he built (Residence #2) shortly thereafter. Residence #2 is slated for demolition as part of the proposed redevelopment project; the original drop-siding from the grandstand will be carefully removed and used for restoration of the grandstand building. Elements associated with the grandstand’s use as*



*a barn will be removed, as they obscure the significance of the building as a racetrack grandstand.*

*There are several positive results that stem from the revised finding of significance:*

- *The grandstand will be more properly understood for its important connections to the 16th District Agricultural Association and the development of the San Luis Obispo County Fair;*
- *A rare building type will be freed from later, inconsistent additions and will be partially restored using its own reclaimed original materials;*
- *The grandstand will be relocated to a place more consistent with its original location (with a similar viewshed, which it currently lacks); and*
- *The grandstand gains the potential for re-use as a viewing stand.*

*This report also recommends contacting the California Mid-State Fair Heritage Foundation, whose mission statement is: To preserve and enrich the heritage of the 16<sup>th</sup> District Agricultural Association (<http://www.thecmsfheritagefoundation.org/>).*

## **Mitigation Work Completed in 2018**

Before the fire occurred, SWCA provided advice on coordinating the sequence of vegetation removal, demolition of ineligible resources, and architectural salvage to assure that both “as-found” and “as-built” photographs could be taken and that the original lumber from the secondary residence was reserved for later use on the grandstand. Meetings were held to discuss preliminary conceptual designs for the Agricultural Heritage Center. Removal of the non-historic additions to the grandstand was still pending when the fire occurred.

## **POST-FIRE APPROACH**

Following the fire, SWCA was called on to help assess the extent of the damage to the grandstand, and to confer about the temporary relocation of the surviving wall. The residence, hay barn, and surviving grandstand wall have all been successfully moved to their temporary locations. The following steps will now be taken to meet the mitigation measures specified in the 2017 EIR.

### **CR-1(a) Historical Structure Relocation and Reconstruction Plan.**

**Residence.** SWCA will assist CCB in developing a detailed treatment plan for the lower (main) floor of the Wood residence that meets the Secretary of the Interior’s Standards for Rehabilitation of the existing building for new uses. The existing character-defining interior woodwork, masonry fireplace, and architectural features on the ground floor will be retained as essential elements of the original design, materials, and workmanship of the residence; the ground floor will also be rehabilitated to include office, classroom, retail and/or other uses allowed by the Specific Plan, as well as restrooms. The second floor (which will not be open to the general public or used for interpretive exhibits) will be repurposed for uses allowed by the Specific Plan. The exterior of the residence will be repaired and refurbished, and the brick chimney will be re-built (re-using as many of the salvaged original bricks as possible) according to Secretary of the Interior Standards (SOIS).

**Hay Barn.** SWCA will continue to assist CCB in developing a treatment plan for the Wood barn that meets the Secretary of the Interior’s Standards for Rehabilitation of the



existing structure for new uses. It is understood that the barn will require structural bracing to meet current code requirements. A raised foundation will also be required; visually unobtrusive board-formed concrete is proposed for those portions of the foundation that can be seen by the public. Character-defining features such as original board siding, the overhead hayfork and track will be retained and secured in place. The haymow doors will be secured in an open position (with a recessed window) to allow natural light to fall across the voluminous interior of the barn. This interior space can be used for Specific Plan approved uses.

As depicted on the Illustrative Architectural Site Plan, the contextual relationship between the Wood residence and the Wood hay barn will be recognized through design features of the Agricultural Heritage Site and through interpretive exhibits. One side of the barn may be connected to a new building, using approved SOIS for differentiation of structures (for example, connected by a recessed corridor or vestibule, as shown on the site plan).

***Surviving Racetrack Grandstand Wall.*** The original 16<sup>th</sup> District Agricultural Association racetrack grandstand was almost entirely destroyed in the February 2019 fire. The surviving wall, however, has considerable character and is still able to convey a strong sense of its significance and original purpose. Unfortunately, the siding salvaged from Residence #2 is not sufficient to reconstruct the grandstand using original materials. The fire damage so visible on the surviving wall suggests that the most meaningful way to interpret it is to stabilize it in its current condition and display it--at close range and in a more protected setting--so that the general public can see it and have a personal reaction to what has been lost. The SOIS Treatment Approach for the surviving wall is therefore proposed as Preservation, rather than Reconstruction. As shown on the Illustrative Architectural Site Plan, the stabilized grandstand wall will be displayed in association with two other planned features: a flight of steps (also useful for informal seating and viewing) leading from the Marketplace terrace to the community garden plots below; and a “racetrack oval” around the circumference of the garden plots.

CR-1(b) **Archival Documentation of Historic Buildings.** As-found photographs were taken of all three of the historic buildings, as well as of the non-historic buildings slated for demolition. As-built photographs were also taken of the Wood residence and Wood barn. The fire in February 2019 forestalled as-built photographs of the grandstand, which were planned to be taken after the additions built by Wood, when he converted the grandstand to a barn, had been removed.

The applicant shall provide archival documentation of the San Luis Ranch Complex in as-built and as-found condition in the form of large-format black and white photos that meet professional standards for archival photographic recordation. SWCA will produce four sets (including one mounted set) of selected photographic prints taken by SWCA in 2018 and 2019 for distribution to the History Center of San Luis Obispo County, the City of San Luis Obispo Community Development Department, Cal Poly Special Collections (Mid-State Fair Collection), and CCB.

In 2018, a detailed historic narrative report was completed by SWCA’s Senior architectural historian, who meets the Secretary of the Interior’s Professional Qualification Standards for both History and Architectural History (NPS 1983). Copies of the report shall be provided to the Central Coast Information Center, the History Center of San Luis Obispo County, the City of San Luis Obispo Community Development

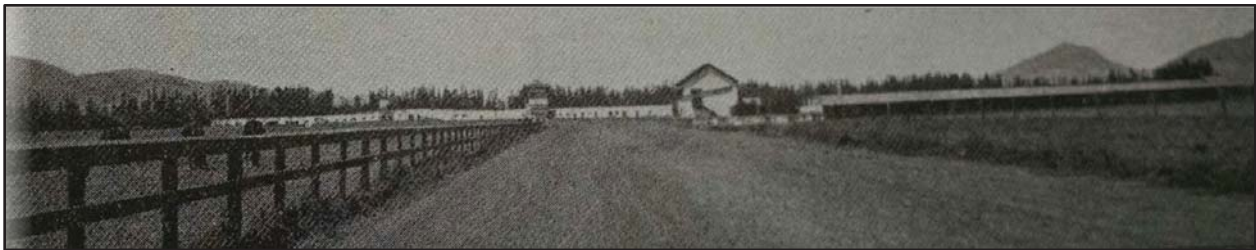


Department, Cal Poly Special Collections (Mid-State Fair Collection), and CCB. The report will also be available to the public in a redacted version suitable for a general audience.

In February 2021, a panoramic photograph was identified as a c1890–1895 view of the racetrack grounds, including the grandstand, racetrack, judges' viewing stand, elevated water tank, stables, and landscape (*San Luis Obispo Tribune Souvenir Railroad Edition*, May 5, 1894, republished in 1994 by the Cal Poly Library Associates) (Figure 1).

CR-1(c) **Informational Display of Historic Resources.** SWCA will assist CCB in creating interpretive exhibits focusing on the history of the ranch property and on the historically significant link of the location to the 16<sup>th</sup> District Agricultural Association. These exhibits will include: (1) the historic buildings themselves; (2) preservation and installation of the surviving grandstand wall, with associated interpretive exhibits (including reproduction of the c1890–1895 panorama) and associated artifacts recovered from the fire rubble; (3) wall-mounted interpretive displays on the ground floor of the Wood residence; (4) wall-mounted interpretive exhibits either in the rehabilitated hay barn or in the connecting vestibule; and (5) printed copies of an original 1893 racetrack program available to the public. Exhibit content shall be prepared by SWCA's senior architectural historian, who meets the Secretary of the Interior's Professional Qualification Standards for both History and Architectural History (NPS 1983).

More fully developed treatment plans, along with proposed text and illustrations for interpretive exhibits, will be submitted as part of the building permit submittals.



**Figure 1. Racetrack grounds as completed (*San Luis Obispo Tribune Souvenir Railroad Edition*, May 5, 1894, page 95).**



## **APPENDIX A**

### **Site Plans**



#### ADDITIONAL OPEN SPACE

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

EXHIBIT "B-1"

LEGAL DESCRIPTION  
AGRICULTURE AND CONSERVATION EASEMENT AREA  
THAT REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA BEING THE NORTHEASTERLY 50.00 ACRES OF THE PROPERTY DESCRIBED IN THE DEED TO GARY ISAACMAN RECORDED JANUARY 18, 2006, AS DOCUMENT NUMBER 2006-005672 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE NORTHEASTERLY LINE OF SAID 50.00 ACRES TO BE THE SOUTHWESTERLY LINE OF THE PROPERTY DESCRIBED IN THE DEED TO THE COUNTY OF SAN LUIS OBISPO RECORDED APRIL 19, 1979, IN VOLUME 2147, AT PAGE 788, OF OFFICIAL RECORDS OF SAN LUIS OBISPO COUNTY, CALIFORNIA AND THE SOUTHWESTERLY LINE OF SAID 50.00 ACRES TO BE PARALLEL WITH SAID NORTHEASTERLY LINE.

REFER TO PAGE 32

ADDITIONAL  
AG BUILDINGS













## MEMORANDUM

**To:** Michael Codron, City of San Luis Obispo Community Development Director  
Brian Leveille, City of San Luis Obispo Senior Planner, CHC Liaison

**cc:** Rachel Kovesdi, Kovesdi Consulting  
Randall W. Russom, RRM Design Group  
Scott A. Martin, RRM Design Group  
Leonard J. Grant (Lenny), RRM Design  
Leroy Laurie, SWCA Environmental Consultants  
Paula Juelke Carr, SWCA Environmental Consultants

**From:** Jacob Grossman, Coastal Community Builders

**Date:** July 22, 2021

**Re:** **Treatment Plans and Secretary of the Interior Conformity for the San Luis Ranch Project, San Luis Obispo County, California / SWCA Project No. 52960**

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This memorandum provides additional resource-specific information about the proposed Rehabilitation of the historic Hay Barn, Wood Residence, and Grandstand Wall, and their placement onsite at the San Luis Ranch Project's Agricultural Heritage Center. All three of the historical resources—currently in temporary locations pending permanent installation—will be given new uses within the footprint of the Agricultural Heritage Center. In each instance, the character-defining features that convey the resource's significance are being retained and protected.

This review is based on the 2017 edition of *The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. There are 10 SOI Standards associated with the Rehabilitation Treatment, nine of which (Standards 1–7, 9–10) are relevant to the Wood Residence, Hay Barn, and Grandstand Wall.

The SOI *Guidelines* for Rehabilitating historic buildings focus on identifying, retaining, and preserving the historic materials and character-defining features of a given resource. To accomplish the retention and preservation of these materials and features, the *Guidelines* promote protecting and maintaining the existing elements, as this approach involves the least amount of disturbance and intervention. If repairs are necessary, the *Guidelines* recommend using the least invasive means possible. Replacement of historic materials can be an appropriate method if repair is no longer possible, and especially if such replacements are critical to the survival of the building or its character-defining features.

The following section presents each of these nine SOI Standards, followed by a discussion of appropriate treatments—based on recommendations provided in the *Guidelines*—for the three resources, in conformity with Mitigation Measure CR-1(a).



## **SOI STANDARD 1**

“A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.”

### **HAY BARN**

- Historic materials: wood framing and siding, corrugated metal roofing
- Character-defining features: (exterior) expansive roof planes, weathered whitewashed wide board siding attached in units or “squares,” variety of barn doors (hinged hay mow, track-mounted); (interior) filtered light, voluminous space, interior partitions, variety of barn doors (hay mow, hinged, exterior track-mounted); hay fork and overhead track

The Hay Barn is currently sitting on blocks after its temporary relocation by Brandt Movers. It will need to be shifted again slightly to accommodate construction work (grading, foundation, structural steel armature) required to support the resource at its permanent installation site in the Agricultural Heritage Center. Once the foundation and structural supports are in place, the components of the Hay Barn will be carefully disassembled and reserved, and then reassembled in the same configuration on the new structural system, using the historic-period framing and siding materials and the same corrugated roofing panels. Neither the roof elements nor the board siding will be washed, chemically cleaned, or repainted, but will retain their current weathered surfaces and appearance. Repairs and replacements in kind may be made in the interest of public safety and/or the survival of the resource but will be allowed to weather naturally. The exterior will maintain the original aesthetic integrity over new structural supports and weather proofing materials. It is anticipated that the new raised concrete foundations will be beneficial to the long-term survival of the structure, historic materials, and character-defining features. The exterior wall abutting the glass-walled gallery between the Hay Barn and the new commercial building will be used for exhibit space. The Hay Barn interior will also retain character-defining features: the sense of filtered light, a high and voluminous enclosed space, and unpainted boards and structural members. Modern partitions will represent the original tripartite floor space, repurposed for the new use of the building. The hay mow track and hayfork will be reinstalled in a fixed position for interpretive purposes.

### **WOOD RESIDENCE**

- Historic materials: wood framing and siding, window glass, brick masonry, metal hardware, fiber carpeting
- Character-defining features: (exterior) early craftsman style, gabled roofline (but not composition shingles), brick chimney, wood siding, brackets, porch elements (floor, roof, ceiling, railings), original divided-light windows; (interior) floor plan, extensive unpainted woodwork (wainscot, window seats/storage with hinged lids and brass finger pulls, doors and door frames with brass finger pulls, window frames with brass latches, cabinetry with leaded glass, decorative wood corner guards, molding, brick masonry fireplace, light fixtures, woven patterned fiber carpet.

The Wood Residence is currently sitting on blocks after its temporary relocation by Brandt Movers. It will remain at this temporary location until moved to its permanent installation site at the Agricultural Heritage Center. The house is well built and appears to have no structural deficiencies, requiring only maintenance-level repairs, especially to the porch. Once the house has been moved to its permanent location, the front stairs and metal roof gutters will need to be reconstructed, based on photos. For the time being, the existing exterior and interior paint colors will be retained, until further investigation determines the original paint scheme. The existing roof will be replaced with fire department-approved shingles replicating the original wood shingles, examples of which have survived. The brick chimney will be rebuilt using original bricks removed from the house and stockpiled prior to the relocation; the fireplace is not intended to be operable in the building's new use as an exhibits and office space. Wood paneling and leaded glass in the dining room will be retained.



On the interior, no structural deficiencies have been noted; minor repairs are required for small cracks in plaster ceiling, wall surfaces, and wood floorboards. Some existing decorative fiber carpeting may be original and if feasible should be retained. Further research into its fiber content and period of manufacture are required to determine appropriate treatment.

The walls of the front and rear parlors will be used for the installation of interpretive exhibits on the farm families that worked the lands of the San Luis Ranch, with special emphasis on the Wood family, who built the residence and barn and repurposed the grandstand for farm use. Exhibits will also feature the Pavilion (the downtown San Luis Obispo location where agricultural produce and home arts were shown), as well as the livestock exhibited at the onsite 16<sup>th</sup> District Agricultural Association Fair from 1887 to 1900. Character-defining featured in other ground-floor rooms will be retained and co-exist with new uses as office and public spaces. Since it already plumbed, the existing kitchen area should be used for similar purposes requiring access to a modern sink and counters. The existing white painted kitchen cabinets, which are not from the period of significance, may be retained or replaced, depending on the new use intended for that area. Modern bathrooms will be part of the new use of the Wood Residence. Modern uses of the second floor should also be able to co-exist with the original floorplan and should be encouraged. Historic-period features and finishes should be protected during any nearby construction activities. A regular program of gentle cleaning and routine maintenance should be implemented for the Wood Residence.

The Hay Barn and the Wood residence are contextually associated; their relationship will be emphasized by signage, hardscape features, and/or other visible but non-disruptive means.

#### **GRANDSTAND WALL**

- Historic materials: Wood framing and redwood drop siding; hardware; hand-wrought iron nails
- Character-defining features: extensively fire-damaged, surviving portion of much larger structure, structural system, full-dimension lumber and horizontal redwood drop siding, mitered carriage doorways, raised panel door, window opening with lead sash weight, hand-wrought iron nails.

The Grandstand Wall is currently braced and standing vertically at its temporary location after relocation by Brandt Movers. It will remain at this location until moved to its permanent installation site at the Agricultural Heritage Center. The installation site will be intentionally separated from the Wood Residence and Hay Barn, to emphasize its unique historical context. The surviving wall, though severely fire-damaged, is still evocative and capable of conveying its historical significance as part of the 16<sup>th</sup> District Agricultural Association racetrack grandstand. At its permanent location, the Grandstand Wall will be installed on top of a low concrete foundation and supported by steel structural bracing (attached to what was the interior wall surface), allowing it to appear “freestanding” and allowing inspection of the original framing system. The integrity of the wood members of the Grandstand Wall may also be protected by additional, smaller braces. The burned wood surfaces will be treated with chemical preservatives to arrest further deterioration. A low railing will surround the wall, providing additional protection as well as an interpretive exhibit area. Exhibits at this location will describe the 1890s view across the fields to the Pacific Coast Railway and the layout of the racetrack and the 16<sup>th</sup> District Agricultural Park. The significant connection to the modern-day San Luis Obispo County Mid-State Fair will also be a topic, along with contemporary descriptions of the grandstand and racetrack activities.

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#### **SOI STANDARD 2**

“The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.”

#### **HAY BARN, WOOD RESIDENCE, AND GRANDSTAND WALL**

The relocation of the historical resources to the Agricultural Heritage Center, which altered the original spatial relationships that characterized the historic property, is being mitigated under the terms of the 2017 project EIR, of which this treatment plan is a part (Mitigation Measure CR-1a). Part of the



Rehabilitation treatment entailed the removal of those parts of a building that did not reflect its significance or had been attached after the period of significance (1887-1910). In particular, additions that had been made to the former Grandstand by the Wood family, in about 1901, to repurpose it as a barn were to have been removed. The catastrophic fire of February 2019 pre-empted that action, destroying all of the additions and most of the Grandstand. No character-defining features have otherwise been removed or lost, and the retention of such features is one of the goals of this treatment plan.

The Wood Residence will be situated in the same sun orientation as its original location.

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### **SOI STANDARD 3**

“Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.”

#### ***HAY BARN AND WOOD RESIDENCE***

The Hay Barn and Wood Residence are associated resources sharing the historical context of farming in the Laguna Lakes area, just at the outskirts of the Town of San Luis Obispo, during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Both of these historical resources remained virtually unaltered in use well into the 1990s and remain virtually unaltered in appearance to this day. Except for the reconstruction of the front porch stairs and the chimney on the Wood Residence, there is no plan or need to reconstruct any architectural element beyond what is well documented in photos.

#### ***GRANDSTAND WALL***

When the Grandstand was first recorded (before the fire), it was known to have been a grandstand and also known to have been moved from its original location to a site near the Wood Residence, where it was repurposed and used as another barn. Subsequent research demonstrated its greater significance as the sole surviving building associated with the 16<sup>th</sup> District Agricultural Association Park and racetrack. The resource is therefore only tangentially part of the Laguna Lake area farming historic context and did not acquire historical significance in that context. As a result, the Grandstand Wall will be interpreted within the 16<sup>th</sup> District Agricultural Association context, and as a means of showing how much information can still be gleaned from the fire-damaged resource. Removal of modern features, such as electrical wiring and the wall heater, prior to stabilization is therefore appropriate.

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### **SOI STANDARD 4**

“Changes to a property that have acquired historic significance in their own right will be retained and preserved.

#### ***HAY BARN AND WOOD RESIDENCE***

As noted above, except for their recent relocation as part of the San Luis Ranch project, both of these historical resources appear virtually unaltered. The replacement of the Hay Barn's original corrugated iron roof with the existing corrugated steel roof on the Hay Barn was not a significant alteration; the existing roof will therefore be retained for the foreseeable future. The substitution of composition roof shingles for the underlying wood shingles on the Wood Residence has diminished the integrity of the Wood Residence to some extent; the eventual replacement of the existing roof with one simulating a wood shingle roof is therefore recommended.

#### ***GRANDSTAND WALL***

The fire damage of the surviving Grandstand Wall has now become its most distinctive character-defining feature. This significant resource, with such a rich historical context, will be preserved as it is. Interpretation will focus not only on what it was in its heyday but on what has been lost



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## **SOI STANDARD 5**

“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”

### ***HAY BARN, WOOD RESIDENCE, and GRANDSTAND WALL***

The character-defining aspects itemized in SOI Standard 3 will not only be preserved but emphasized in the interpretive exhibits as examples of diagnostic features and as examples of cultural expressions of a particular time and place.

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## **SOI STANDARD 6**

“Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”

### ***HAY BARN***

Retaining and re-installing the existing corrugated metal roof, wood framing members, and weathered siding of the Hay Barn is driven in part by the historic preservation goal of keeping the c1900-1910 historic resource clearly distinguishable from the new construction on the Agricultural Heritage Center. Because the individual components are already worn to greater or lesser extent, it is expected that repairs and limited, incremental replacement in kind will be part of “routine” maintenance. The Hay Barn incorporates a limited range of building materials, and roofing and board siding are traditionally replaced at intervals on barns, whether historic or modern. New wood members and trusses will be required for structural stability, but the incremental approach to repairs allows the Hay Barn to continue to express its authentic form and character-defining features.

### ***WOOD RESIDENCE***

Basic repairs to the exterior and interior Wood Residence will be part of the initial Rehabilitation of the building to prepare it for new uses at the Agricultural Heritage Site. As the residence of a well-to-do family, any necessary repairs to the Wood Residence should continue to be made quickly and not incrementally. Ongoing replacement of materials on the Wood Residence is expected to be very infrequent, as long as water damage and pest damage are curtailed.

### ***GRANDSTAND WALL***

Additional preservation efforts may be required in future, but no restoration or reconstruction of pre-fire features will be carried out, as the fire damage is now a character-defining feature of the resource.

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## **SOI STANDARD 7**

“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”

### ***HAY BARN***

No intensive cleaning activities should be carried out on the various components of the Hay Barn. A light brushing with a foxtail brush to remove loose detritus should be sufficient, unless areas need to be more strenuously cleaned in connection with reconstruction requirements (for example, at attachment points).



### **WOOD RESIDENCE**

The character-defining resources (in particular the interior woodwork, leaded glass, and fiber carpet) should be carefully cleaned with mild, non-toxic products and dried thoroughly before any protective treatment is applied. Adjacent areas should be protected.

### **GRANDSTAND WALL**

The fire-damaged wall will require specific preservation treatments that have not yet been identified. The applicant will work with SWCA Environmental Consultants (SWCA) and a qualified historic architect to identify appropriate preservation treatment methods.

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### **SOI STANDARD 8 -- NOT APPLICABLE**

*"Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken."*

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### **SOI STANDARD 9**

"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationship that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment."

### **HAY BARN**

Exterior alterations to the Hay Barn will include the construction of a raised board-formed concrete foundation, the creation of deeply inset doors on the west elevation to permit public access for the new uses under Rehabilitation, and a deeply recessed window in the hay mow opening. The interior will be used for San Luis Ranch Specific Plan approved uses.

### **WOOD RESIDENCE**

The planned reconstruction of the front steps, which will be based on photographs, will restore rather than diminish integrity. ADA access may require new construction, including a new side entrance leading into a small room between the front parlor and the rear parlor. A small back porch and steps at the existing rear doorway may be constructed as part of the new uses under Rehabilitation. The applicant will work with SWCA to design and install the display exhibits, pursuant to CR-1c, within the interior of the first floor.

### **GRANDSTAND WALL**

Except for the structural supports necessary for the survival of the resource, no additions or alterations are planned for the Grandstand Wall.

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### **SOI STANDARD 10**

"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

### **HAY BARN**

The glass-walled gallery structure will be attached to one elevation of the Hay Barn but will not obscure views of the barn wall or remove historic materials. Neither the addition of the gallery nor its removal would alter the essential form or integrity of the Hay Barn.



## **WOOD RESIDENCE**

Neither the addition of ADA access, a new side entrance, or a new back porch nor their removal would alter the essential form or integrity of the residence.

### **CR-1(b)      Archival Documentation of Historic Buildings.**

In 2018, a detailed historic narrative report was completed by SWCA's Senior Architectural Historian, who meets the Secretary of the Interior's Professional Qualification Standards for both History and Architectural History (NPS 1983). Copies of the report shall be provided to the Central Coast Information Center; the History Center of San Luis Obispo County; the City of San Luis Obispo Community Development Department; Cal Poly Special Collections (Mid-State Fair Collection); and CCB. The report will also be available to the public in a redacted version suitable for a general audience. The report will also supply information and images for the onsite interpretive displays.

Preparation of the photographic documentation is in progress.

### **CR-1(c)      Informational Display of Historic Resources.**

Preparation of interpretive exhibits drafts is in progress. Final design for the exhibits will be presented to the Cultural Heritage Committee and City of San Luis Obispo for final approval. Display exhibits will be designed in coordination between SWCA, applicant, and qualified historic architect. Details of the displays including verbiage, colors and materials, and sizing will be drafted and presented to the Cultural Heritage Committee and City of San Luis Obispo for final approval. The following is an outline of the proposed exhibit's features and locations.

**HAY BARN** The exterior of the Hay Barn will be preserved to maintain its original aesthetics. It will be connected to new construction via a Secretary of Interior approved method of a metal and glass atrium gallery. The gallery will display exhibits and photographs pertaining to the history of the Grandstand. The interior of the Hay Barn will be used for San Luis Ranch Specific Plan approved uses.

**WOOD RESIDENCE** The first floor of the Wood Residence will house multiple interpretive displays. The original interior woodwork and paneling shall be preserved. The fireplace will be reconstructed using as many of the original bricks as feasible. Distinct interpretive displays will be set up in three of the interior rooms dedicated to the Wood Family, Dalidio Family, and San Luis Ranch past agricultural uses, respectively. These will include wall displays and plaques, photographs, and historic narrative. Copies of the original racetrack program will also be on display.

**GRANDSTAND WALL** The gallery will lead to a patio overlooking the Grandstand Wall. The gallery will contain wall plaques, photographs, and historic narrative of the historic racetrack and grandstand. The patio overlooking the Grandstand Wall will display interpretive display plaques. The Grandstand walls will be situated as a focal feature of the site.









# Addendum #2 to the Final Environmental Impact Report for the San Luis Ranch Specific Plan, San Luis Obispo, California

JULY 2021

PREPARED FOR  
**City of San Luis Obispo**

PREPARED BY  
**SWCA Environmental Consultants**







# **ADDENDUM #2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SAN LUIS RANCH SPECIFIC PLAN, SAN LUIS OBISPO, CALIFORNIA**

Prepared for

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SWCA Project No. 52960

July 2021







## CONTENTS

<b>Introduction and Purpose of the Addendum.....</b>	<b>1</b>
<b>Addendum Requirements .....</b>	<b>1</b>
<b>New Information and Updated Project Elements .....</b>	<b>2</b>
1.1    Newly Discovered Information .....	2
1.2    Changed Baseline Conditions and Updated Project Elements .....	3
<b>Minor Technical Changes to the FEIR .....</b>	<b>3</b>
<b>Determination.....</b>	<b>4</b>



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## INTRODUCTION AND PURPOSE OF THE ADDENDUM

On July 18, 2017, the City of San Luis Obispo (City) adopted a Final Environmental Impact Report (FEIR; SCH #2015101083) for the proposed San Luis Ranch Specific Plan (San Luis Ranch Project) and approved the requested project entitlements, including a proposed Specific Plan, General Plan Amendment/Pre-zoning, Development Plan/Vesting Tentative Tract Map, and application for annexation of the site into the city of San Luis Obispo. The project also included a Development Agreement/Memorandum of Understanding to provide a mechanism for project implementation. The project includes a mixture of residential, commercial, office, hotel, and agriculture and open space land uses on a 131-acre parcel. The Specific Plan area would be organized into six proposed zones which include Neighborhood General 1 (NG-10), Neighborhood General 2 (NG-23), Neighborhood General 3 (NG-30), Neighborhood Commercial (NC), Parks and Open Space (P-OS), and Agriculture (A). Prior to future buildout, grading permits, building permits, and further architectural review of future development within the Specific Plan area would be required.

The 1<sup>st</sup> Addendum to the San Luis Ranch FEIR was prepared in June of 2018 with the purpose of addressing an updated traffic analysis prepared for the project. The 1<sup>st</sup> Addendum documented the conclusions of the updated traffic analysis, which determined that the proposed changes to the phasing of traffic improvements would not result in any changes to impact determinations or mitigation measures identified in the adopted FEIR.

Subsequent to certification of the FEIR and preparation of the 1<sup>st</sup> Addendum, additional information regarding the 16<sup>th</sup> District Agricultural Association racetrack grandstand (grandstand, also referred to as the spectator's barn/viewing stand) has been identified that altered the previous eligibility findings of the resource as described in the adopted FEIR. The purpose of this 2<sup>nd</sup> Addendum is to document the revised status of the grandstand and associated racetrack and to confirm the change of mitigation strategy for the grandstand would not result in any new or more severe significant environmental effects not previously analyzed in the FEIR.

## ADDENDUM REQUIREMENTS

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when a lead agency has adopted an EIR for a project, a subsequent EIR does not need to be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

1. Substantial project changes are proposed that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was adopted shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR;



- b. Significant effects previously examined will be substantially more severe than identified in the previous EIR;
- c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives; or
- d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Preparation of an addendum to an EIR is appropriate when none of the conditions specified in Section 15162 (above) are present and some minor technical changes to the previously adopted EIR are necessary. Because the new information would not result in any new or more severe significant impacts, an addendum is the appropriate CEQA document.

## **NEW INFORMATION AND UPDATED PROJECT ELEMENTS**

### **1.1 NEWLY DISCOVERED INFORMATION**

As described in Section 4.5, *Cultural Resources*, of the FEIR, the spectator's barn/viewing stand (grandstand) was identified as eligible for listing in the National Register of Historic Places, at the local level of significance, as a contributing resource (modified barn) associated with the San Luis Ranch Complex on site. Further evaluation of the resource in 2018 identified additional information that altered the previous eligibility findings that had been developed in connection with the FEIR.

The "spectator's barn/viewing shed," used since c1900 as a storage barn, was found to have significant historical links to the beginnings of the San Luis Obispo County Mid-State Fair; was also found to be the earliest surviving building constructed with funding from the State of California's 16th District Agricultural Association; and was identified as a rare building type – a late 19th-century grandstand associated with a horseracing track. The grandstand was constructed in 1887 and remained in use for the annual 16th District Agricultural Fair until 1900 when the new property owner, William Wood, plowed up the race track to plant barley and moved the grandstand on log rollers to the west side of the parcel, where the Wood residence and barn were also located.

The 2018 evaluation determined that the 1887 grandstand extant on the San Luis Ranch property is a significant historic property eligible for listing on the National Register of Historic Places under Criterion A, at the state and local levels, for its association with the 16th District Agricultural Association and for its role in the development of San Luis Obispo county fair. Further evaluation also determined the grandstand was eligible for listing under Criterion C, at the state and local levels, as a rare surviving example of a scarce resource type – a nineteenth century racetrack grandstand.

As a result of this revised finding of significance and a revised period of significance, the treatment plan for the grandstand was proposed to be modified to better demonstrate its connection to its racetrack origins and to its revised period of significance (1887-1900), when it was an important, prominent, and architecturally distinctive element of the racetrack grounds at the county fair.



## 1.2 CHANGED BASELINE CONDITIONS AND UPDATED PROJECT ELEMENTS

The revised finding and the revised period of significance of the grandstand are proposed to supersede the finding and period of significance stated in the 2017 Environmental Impact Report and are therefore being evaluated in this 2<sup>nd</sup> Addendum.

The project originally proposed the adaptive reuse and relocation of the existing main residence and the grandstand to new locations on the site within the Agricultural Heritage Center and proposed demolition or off-site relocation of the remaining structures including the main barn. The following mitigation measure was adopted in the 2017 FEIR to reduce impacts to identified historical resources to the greatest extent feasible:

**CR-1(a) Historical Structure Relocation and Reconstruction Plan.** In order to implement Specific Plan Policy 2.5, a relocation and reconstruction plan for the former spectator's barn/viewing stand, main residence, and main barn shall be developed by a qualified historic architect. The plans shall include a structural/architectural report documenting existing integrity and conditions and include detailed treatment methods and measures to ensure that historic integrity is retained and that all identified character-defining features will be preserved.

In February 2019, a human-caused fire destroyed most of the grandstand. As a result, only the lower portion of the north wall remains, and the entirety of the grandstand is no longer able to be restored and relocated and reused within the proposed Agricultural Heritage Center as envisioned in the 2017 EIR and CR-1(a). As a result of this newly discovered information and the change in conditions described above, the proposed treatment plan for the grandstand has been modified to better demonstrate the grandstand's connection to the origins of the racetrack and its time period of significance (1887 to 1900) and to recognize that only a small portion (a portion of the north wall) of the resource currently remains.

## MINOR TECHNICAL CHANGES TO THE FEIR

The project revisions noted above would result in minor changes to the proposed project and FEIR and are therefore evaluated in this 2<sup>nd</sup> Addendum, below.

**Aesthetic Resources.** Mitigation Measure CR-1(a) includes preservation of the remaining grandstand wall in the Agricultural Heritage Center, which would be located along the southeast side of Froom Ranch Way, directly southwest of the proposed commercial land use. The Agricultural Heritage and Learning Center would be visually compatible with design and other features of the Specific Plan. As a result, preservation of the grandstand wall within the Agricultural Heritage Center would not block or alter key views of the area beyond what was previously analyzed in the adopted FEIR based on consistency with design, height, lighting, and other features of the Specific Plan. Therefore, no new or more severe impacts would occur beyond what was previously analyzed in the FEIR.

**Agricultural Resources.** The FEIR determined that impacts to Agricultural Resources would be less than significant with adopted mitigation measures, including requirements for conservation easements, fencing, agricultural buffers, and other avoidance measures. Pursuant to Mitigation Measure CR-1(a), the Agricultural Heritage Center would include preservation of the remaining grandstand wall in the Agricultural Heritage Center, which would be located within the proposed Agriculture land use designation, adjacent to the proposed Neighborhood Commercial land use designation. Preservation of the



remaining grandstand wall would not result in interference with agricultural operations because it would be subject to adopted agricultural mitigation measures for preserving agricultural resources within the project area. In addition, preservation of the grandstand wall within the Agricultural Heritage Center would be beneficial to preserving the agricultural heritage of the site because it would be an interpretive element of City's past agricultural setting and history. Therefore, no new or more severe impacts would occur beyond what was previously analyzed in the FEIR.

**Cultural Resources, Threshold (a).** The FEIR determined that impacts to Historical Resources are significant and unavoidable; however, implementation of Mitigation Measure CR-1(a) would reduce impacts to the greatest extent feasible by retaining the individual integrity and character-defining features of the main residence, main barn, and grandstand. The changed baseline condition of the grandstand would not change this determination. However, the remaining wall of the grandstand will be treated differently through the implementation of CR-1(a), as the grandstand is now known to be a significant resource for its connection to the 16th District Agricultural Association rather than its connection to the San Luis Ranch Complex.

Although most of the grandstand was destroyed in the 2019 fire, there is still a considerable amount of integrity retained in the remaining wall. The project now proposes to stabilize the remaining wall and display it in the Agricultural Heritage Center.

Mitigation Measure CR-1(a) would be consistent with the SOI Guidelines for the Rehabilitation and Preservation of historic buildings and would be consistent with the adopted environmental determination of the San Luis Ranch FEIR. With implementation of Mitigation Measure CR-1(a), the project would continue to reduce impacts to the greatest extent feasible. Therefore, no new or more severe impacts would occur beyond what was previously analyzed in the FEIR.

Implementation of Mitigation Measure CR-1(a) would not change the environmental determination of the identified or other resource sections in the FEIR. Therefore, no new or more severe impacts would occur beyond what was previously analyzed in the FEIR.

## DETERMINATION

In accordance with Section 15164 of the State CEQA Guidelines, the City of San Luis Obispo has determined that this Addendum to the adopted FEIR is necessary to document changes or additions that have occurred since the FEIR was originally certified. The changes proposed are relatively minor in nature and, as documented above, would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous FEIR was adopted has been identified. The City has reviewed and considered the information contained in this Addendum and finds that the preparation of subsequent CEQA analysis that would require public circulation is not necessary.

This Addendum does not require circulation because it does not provide significant new information that changes the adopted FEIR in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect. The City shall consider this Addendum with the adopted FEIR as part of the basis for potential approval of the Agricultural Heritage portion of the San Luis Ranch Project.



## CULTURAL HERITAGE COMMITTEE AGENDA REPORT

**SUBJECT:** REVIEW OF THE REPAIR AND RENOVATION OF THE ALLEN HOUSE (MASTER LIST HISTORIC RESOURCE), INCLUDING REPLACEMENT OF WINDOWS; INSTALLATION OF SKYLIGHTS WITHIN THE BUILDING ROOF; AND REMOVAL OF A ROOF CANOPY AT THE REAR OF THE BUILDING, AND ITS REPLACEMENT WITH

**PROJECT ADDRESS:** 1700 Osos St.

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

**FILE NUMBER:** ARCH-0145-2021

**FROM:** Brian Leveille, Senior Planner

### RECOMMENDATION

Recommend that the Community Development Director find the proposed work to be consistent with the City's Historical Preservation Ordinance, with incorporation of suggested conditions of approval and any other conditions of approval necessary to ensure such consistency.

### 1.0 BACKGROUND

The applicant proposes to rehabilitate the dwelling at 1700 Osos Street, the Allen House, a Master List Resource in the City's Inventory of Historic Resources, as described in the applicant's Project Description (Attachment A).



**Figure 1: Subject Property**

### 2.0 DISCUSSION

The subject site is a residential property at the southeast corner of Leff and Santa Barbara Streets (see Figure 1) at the southern edge of the Old Town Historic District. It is within in a Medium High Density Residential (R-3-H) Zone characterized by a mix of commercial buildings, multi-family dwellings, and single-family dwellings, including many larger homes of considerable historical character within both the Old Town and Railroad Historic Districts.



ARCH-0145-2021 (1700 Osos)

Cultural Heritage Committee Report – September 27, 2021

The property is developed with a two-story dwelling, estimated to have been built around 1900, of an architectural style described in the City's Architectural Worksheet for the property (Attachment B)<sup>1</sup> as "Railroad Vernacular with Neo-Classical influence" or "California Renaissance." Among the building elements described are its medium-sloped belled hip roof, boxed soffit, continuous smooth frieze band, centered dormer with four 20-pane windows (visible only on rear elevation, of which three are extant), center recessed porch with straight-top arch (remnant of a larger corner porch subsequently enclosed, see Figure 2), rows of large double-hung windows on each floor, with wide flat trim and bracketed lug sills, and clapboard siding and stone base.



Figure 2: 1700 Osos (1904)

At times called "The Foundation House," the property was included as a Master List Resource in the City's Inventory of Historic Resources in 1983<sup>2</sup> as the Allen House, presumably named for Nelson D. Allen, a fireman for the Southern Pacific Railroad, who lived here with his wife, Montez, in 1914 (see Attachment B). It has seen use as a boarding house, rooming house, and fraternity, experiencing cycles of dilapidation and renovation throughout its history, including fire damage in the recent past. Permitting history for the property, however, shows no record of addition or significant external modifications to the structure, apart from "Remodel Porch," "Repair Porch," and "Repair Fire Damage, Add Fire Escape" in the 1970s.

### 3.0 FOCUS OF REVIEW

New construction, additions, or alterations on historically listed properties are subject to review by the Cultural Heritage Committee,<sup>3</sup> who will make a recommendation to the Community Development Director as to the consistency of the proposed work with applicable historical preservation policies and standards and may recommend related conditions of project approval. This evaluation is focused on the proposed external changes and modifications to the existing building, and the consistency of the work with applicable historical preservation standards.

### 4.0 PROPOSED WORK

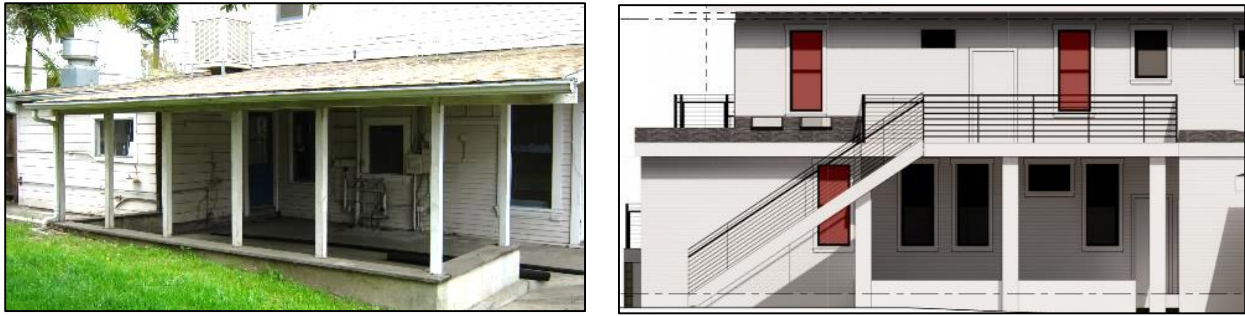
Windows. Floor plans and building elevation drawings in project plans (Attachment C) depict replacement of most of the existing double-hung wood windows "to be replaced for like, window frames to be solid wood with aluminum clad exterior." New windows will be black in color, and windows that are not replaced will be painted to match the new window color.

<sup>1</sup> Community Development Department historic property record ("yellow file") for 1700 Osos.

<sup>2</sup> Council Resolution 5197, adopted August 16, 1983

<sup>3</sup> Historic Preservation Ordinance § 14.01.030 (C)





**Figure 3: Patio cover to be demolished (left); replacement deck (right)**

A Window Schedule has been provided with plans, describing existing and replacement windows (see Attachment C, Sheet A5.1). Of note is the retention of the surviving distinctive “20-pane” windows on the rear dormer (Windows 304 A, B, C). The dimension of window openings and the existing decorative trim are depicted and described as unaltered, apart from painting of the trim in an “Alabaster” color.

Patio Cover and Deck. At the rear elevation, a patio covering is proposed to be removed, to be replaced by a new second-level concrete deck structure with metal guardrails that will also provide a ground-level covered patio area (see Figure 3).

Stairways and Fire Escape. The front porch and stairway are maintained in their current configuration. At the rear of the building, the existing fire escape, from the attic level, will be retained but repaired and refurbished to meet current safety codes to serve as emergency egress (see Sheet A3.3 of Plans, Attachment C).

A small stairway on the north elevation (Leff Street, see Figure 4) will be replaced by a small rebuilt stairway with landing. On the other side of the building, on the south elevation, the second-floor stairway, largely out of view from the public right-of-way, will be rebuilt in an improved configuration. The new stairway has a less steep pitch and provides additional egress at a landing in front of a first-floor window (see Detail 54 on Sheet A3.3 in Project Plans, Attachment C).



**Figure 4: Leff St. Stairs**

Roof and Skylights. Drawings depict three existing skylights in the roof of the building, to be removed and replaced with three new skylights large enough to serve as emergency egress (see Sheets A2.04 and A2.20 of Plans, Attachment C). A more detailed depiction of the skylights on Sheet A4.1 of plans show low-profile openings centered over attic spaces which have been proposed to be converted into bedrooms. They are described as “Velux” material, dark grey in color to harmonize with the windows. A more detailed explanation provided by the applicant about the selection and design of skylights to minimize impact to the character of the building is provided in Attachment D.



Other Work. In addition to the above-described work, the applicant intends to repair and renovate the interior of the building, which has been subjected to significant wear and tear. The floor plan will remain largely unaltered, apart from the creation of an Accessory Dwelling Unit within a portion of the first floor and potential conversion of two attic spaces into bedrooms (see Sheets A2.11, .12, & .13 in Plans, Attachment C). Plumbing, electrical, and other utility repairs and upgrades will be made, which are not expected to impact the exterior appearance of the building, except where it may be improved by removal of external piping and conduit from building walls. A small (16 sq. ft.) “pop-out” will be added to the south elevation to accommodate fire riser equipment. And finally, the dilapidated small garage at the north side of the property will be refurbished with new fiber-cement board siding and trim, and new composition shingle roofing. The wood siding and trim of the Allen House, however, will not be altered, but will be given a fresh coat of paint, “Alabaster” in color.

## 5.0 DISCUSSION ITEMS

Guidance is provided mainly in the City’s Historic Preservation Program Guidelines, which support the Historic Preservation Ordinance (SLOMC Ch. 14.01) in implementing General Plan policies for the protection of historical resources, and in the Secretary of the Interior’s Standards for the Treatment of Historic Properties.<sup>4</sup> Selected applicable guidelines, standards, and recommendations from these documents are outlined below.

### 5.1 Historic Preservation Program Guidelines

<b>Alterations to Historic Resources</b>	
§ 3.4.1 (f) Consistency required	Alterations to listed historic resources shall be approved only upon finding that the proposed work is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, [...] General Plan policies, the Historic Preservation Ordinance, and these Guidelines.
§ 3.4.3 Retention of character-defining features	Alterations of historically-listed buildings shall retain character defining features. New features [...] should be completed in a manner that preserves the original architectural character, form, scale, and appearance of the building.
§ 3.4.4 Exterior building changes	Exterior changes to historically-listed buildings or resources should not introduce new or conflicting architectural elements and should be architecturally compatible with the original and/or prevailing architectural character of the building [...]. Additions to historic buildings shall comply with the Secretary of the Interior’s Standards to complement and be consistent with the original style of the structure. Building materials used to replicate character-defining features shall be consistent with the original materials in terms of size, shape, quality and appearance. However, original materials are not required.

<sup>4</sup> Kay D. Weeks and Anne E. Grimmer. The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. Washington, D.C.: U.S. Department of the Interior National Park Service; Technical Preservation Services, 2017



**Discussion:** The proposed deck, rebuilt stairways, and “fire riser pop-out” are sited and designed in a manner intended to preserve the integrity and historical character of the building. The deck is placed at the rear elevation and is limited to a single story in height, with deck and guardrail above, in replacement of an existing patio cover. The concrete deck and stairway materials and metal guardrails are compatible in appearance with the building’s wood siding and trim materials, and the deck and stairways are well-integrated into the building form. The new “pop-out” is on the least visible elevation of the building.

**Windows and Porch:** As depicted and described in the Window Schedule supplied by the applicant, existing windows in deteriorated condition are to be replaced “for like” with windows composed of wood frames and durable aluminum clad exterior material, double-hung in form and operation, without altering the window trim or the size of window openings. The three surviving “20-pane” windows in the rear dormer are shown to be retained. The front porch configuration and characteristic arch, a surviving remnant of a more extensive original corner porch design, is left unaltered.

**Siding:** The horizontal wood siding of the building is unaltered, apart from a new opening on the rear elevation to provide access to the new rear deck. Staff notes that while the siding does not appear to exhibit obvious deterioration beyond repair, closer evaluation of the condition of wood features, including the siding, could uncover the need for repair or replacement of damaged or deteriorating wood features. The treatment of the wood elements, with a suggested condition of approval to ensure proposed work is carried out consistent with relevant guidelines, is discussed in more detail in section 5.2 of this report below, regarding consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

## 5.2 Secretary of the Interior’s Standards (Rehabilitation)

<b>Standards for Rehabilitation</b>
2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



**Discussion:** The Secretary of Interior's Standards provide guidance on rehabilitation<sup>5</sup> of historic buildings, including approaches to work treatments and techniques that are either consistent ("Recommended") or inconsistent ("Not Recommended") with the Standards, specific to various features of historic buildings and sites.

<b><i>New Exterior Additions</i></b>	
Recommended	Not Recommended
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation which negatively impacts the building's historic character.

As discussed earlier in this report, the proposed new deck is on the lower level of the rear building elevation, integrated with the building form and composed of compatible materials, so as to avoid negative impacts to the building's historic character.

<b><i>Wood</i></b>	
Recommended	Not Recommended
Identifying, retaining and preserving wood features that are important in defining the overall historic character of the building (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes, and colors.	Removing or substantially changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
Evaluating the overall condition of the wood to determine whether more than protection and maintenance, such as repairs to wood features, will be necessary.	Failing to undertake adequate measures to ensure the protection of wood features.

Also mentioned earlier in this report, plans indicate that existing siding will be unaltered, and replacement of siding on the small accessory garage does not impair the historical character of the primary dwelling or the property as a whole. In order to avoid changes to wood features that are important to the primary building's character, the Committee should consider recommending a condition of architectural review approval to require that any changes to final plans which propose repair or replacement of the primary building's wood features as being necessary be justified by sufficient evidence of deterioration or damage warranting such work, to the satisfaction of the Director or Cultural Heritage Committee, as appropriate.

<sup>5</sup> Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. (SOI Standards, pg. 3)



<b>Windows</b>	
Recommended	Not Recommended
Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates [...] are significant, as are its components [...] and related features, such as shutters.	<p>Removing or substantially changing windows or window features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.</p> <p>Changing the appearance of windows that contribute to the historic character of the building by replacing materials, finishes or colors which noticeably change the sash, depth of the reveal, and muntin configurations, the reflectivity and color of the glazing; or the appearance of the frame.</p>
Replacing in kind an entire window that is too deteriorated to repair [...] If using the same kind of material is not feasible, then a compatible substitute material may be considered.	Using substitute material for the replacement that does not convey the same appearance of the surviving components of the window or that is physically incompatible."

Standards allow flexibility for window replacements where deterioration precludes repair of existing windows, and plans indicate many existing windows "to be replaced for like." The Window Schedule in plans describes the condition of existing windows (good, fair, poor), indicating replacement of windows that are not in good condition. Replacements are largely with "clad" windows of wood materials in the interior but more durable aluminum material on the exterior. While manufacturer information suggests that the intended replacement windows are generally of a suitably high quality, the aluminum exterior material represents a substitute material and design which may have characteristics that affect the finish, profile, dimension and details in a manner leading to subtle mismatch in appearance with original windows. The Commission should consider whether the clad aluminum window design is a suitable substitute, or whether a wood material matching original materials is desirable for replacement windows, to achieve closer consistency with these Guidelines.

In order to ensure appropriate replacement window forms and materials the Committee should also consider recommending a condition of approval requiring that, in addition to the window schedule, sufficient documentation of the condition of windows to be replaced and of proposed window replacements accompany final plans. Such documentation should include clear photographs of existing windows, of sufficient quality to depict the range of conditions of the windows, and representative drawings of existing and replacement windows describing the form, method of operation, materials, and appearance of replacement windows (including muntins, mullions, other window components).



<b><i>Entrances and Porches</i></b>	
Recommended	Not Recommended
Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.	"Removing or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Plans also depict retention of the front porch in its current configuration, including retention of the surviving flat arch element above the entry. In order to ensure the retention and preservation of distinctive entry and porch elements, the Committee should consider recommending a condition of approval requiring that these remaining features be preserved. Any proposed replacement of the building's front porch features would have to be justified by sufficient evidence of deterioration or damage warranting such work, to the satisfaction of the Community Development Director or Cultural Heritage Committee, as appropriate.

<b><i>Code-Required Work (Stairways, Fire Escapes)</i></b>	
Recommended	Not Recommended
Adding a new stairway or elevator to meet life-safety code requirements in a manner that preserves adjacent character-defining features and spaces.	Altering, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.
Using existing openings on secondary or less-visible elevations or, if necessary, creating new openings on secondary or less-visible elevations to accommodate second egress requirements.	Using a primary or other highly-visible elevation to accommodate second egress requirements without investigating other options or locations.

Work proposed in plans includes modification of an existing stairway on the south elevation, provision of a new second-floor exit from the new rear deck, and refurbishment of the existing attic fire escape to improve emergency egress provisions from the building, necessary features given the unusually high bedroom count and potential occupancy of the building. These are minor alterations to existing features, except for the new deck stairway, which is limited to a secondary (rear) elevation and does not damage or destroy any character defining feature of the building.

## 6.0 SUMMARY



The applicant has placed the proposed new deck at the rear elevation of the building, which reduces its visibility and impact, and has limited remaining exterior modifications to minor alterations of an existing stairway, refurbishment of an existing fire escape, and replacement of windows “for like” with purposely selected wood clad replacement windows. The characteristic



**Figure 5: Rendering, front (Santa Barbara St.) elevation**

wood siding and trim of the building and its surviving porch features are preserved unaltered, with remaining work limited to interior renovations.

Based on the evaluation provided in this report, staff suggests that the Committee specifically consider the suitability of the window replacements and of the new deck, as described above in this report, following the guidelines supporting the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and provide appropriate conditions for final action on the architectural review application to ensure that the character-defining features of the historic building are retained and preserved and, where repair or replacement may be deemed necessary, that such work is based on sufficient justification and evidence, and carried out consistent with those Standards and guidelines.

## **7.0 ACTION ALTERNATIVES**

- Continue review to another date with direction to staff and applicant.
- Recommend that the Community Development Director find that the proposed work is not consistent with the City’s Historical Preservation Ordinance, providing specific findings regarding inconsistency with the City’s Historical Preservation Ordinance, Historic Preservation Program Guidelines, or Secretary of Interior’s Standards.

## **8.0 ATTACHMENTS**

- A. Applicant’s Project Description (1700 Osos)
- B. Architectural Worksheet (1700 Osos; Allen House)
- C. Project Plans (ARCH-0145-2021)
- D. Skylight Details









## ANDREW GOODWIN DESIGNS

DESIGN | ARCHITECTURE | PLANNING

August 17, 2021

City of San Luis Obispo Community Development Department  
919 Palm Street  
San Luis Obispo, CA 93401  
Phone: (805) 781-7170

**RE: Minor Use Application for Exterior Retrofit  
1700 Osos Street, San Luis Obispo, CA 93401  
Allen House Retrofit**

We are submitting plans and this application for a Minor Use Permit to be reviewed for work on a historic home at 1700 Osos Street - the Allen House. This application would allow for the owners of the existing home to maintain the property as a single family residence and retrofit the exterior and portions of the property. The property in question is a large single family residence that was previously a boarding house. The application IS NOT FOR A BOARDING HOUSE. It is to be reviewed by the Cultural Heritage Committee upon direction of the planning department (Kyle Bell).

The Scope of work includes the following:

- Repair The Allen House at 1700 Osos Street. The exterior scope of work is to rehabilitate The Allen House, a house listed on the San Luis Obispo master list of historic resources. Exterior work is to include replacing select windows, replacing the roofing, removing the existing roof canopy over the back deck and replacing with a raised occupiable deck, removing and replacing existing skylights, removing and replacing stairs that do not meet current code standards, removing and replacing the current non-conforming fire escape landing and ladder, repainting the home, and repairing the dilapidated garage.
- The interior scope of work includes the removal and replacement of all broken and old plumbing fixtures, cabinets, electrical fixtures, and unused utility pipes such as gas pipes. All existing utility lines that are being abandoned or fixed will be capped for a future permit.
- All domestic hot and cold water lines will be removed and replaced with new lines. An existing hot water heater will be removed and replaced with an instant hot water heater.
- All electrical to be upgraded to meet current code. The existing electrical panel will be replaced with a new 400 amp panel. PG&E application to be submitted.
- Some damaged interior plaster and paneling is to be replaced with new gyp board walls. New paint to be included.
- An exterior shed on the north side of the building will be repaired due to potential dangerous conditions.





- A two-bedroom 834 SF ADU will be designated within the existing building envelope on the southwest side of the first floor. This ADU is to include two bedrooms, one office, one full bathroom, one half bathroom, a kitchen and a living room.

We request that the CHC approve this retrofit at 1700 Osos Street, and that the owner be allowed to proceed to building permit application

Sincerely,

Andrew Goodwin, AIA, LEED AP

Architect

Andrew Goodwin Designs



## HISTORIC RESOURCES INVENTORY

Ser. No. 0081-05R  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 5 \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 10/713260/3906030 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common name: Foundation House
2. Historic name: Allen House
3. Street or rural address: 1700 Osos Street  
City San Luis Obispo Zip 93401 County San Luis Obispo
4. Parcel number: 03-554-01
5. Present Owner: San Luis Obispo Boarding, A Calif. Corp. Address: 2049 Century Park  
c/o Halperin & Halperin  
City Los Angeles Zip 90067 Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Multiple Residence Original use: Residence

### DESCRIPTION

- 7a. Architectural style: Railroad Vernacular with Neo-Classical influence
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This two story rectangular building has a medium sloped belled-hip roof with composition shingles and medium overhangs with boxed soffit. Below the soffit is continuous smooth frieze band. Centered on the roof is a belled-hip dormer with four 20 pane windows. The center recessed porch is framed by a straight top arch. The entry door is solid with two large fixed windows to the left. The porch has steps with a brick railing. Both floors contain rows of spaced large double hung windows with wide flat trim and bracketed lugsills. Siding is clapboard with random fitted stone around the base.



8. Construction date: Estimated 1900 Factual \_\_\_\_\_
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
Frontage 90' Depth 120'  
or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
February 1983



13. Condition: Excellent \_\_\_\_ Good X Fair \_\_\_\_ Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: \_\_\_\_\_
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings \_\_\_\_ Densely built-up \_\_\_\_  
Residential X Industrial \_\_\_\_ Commercial \_\_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known X Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? Yes Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: \_\_\_\_\_

#### SIGNIFICANCE

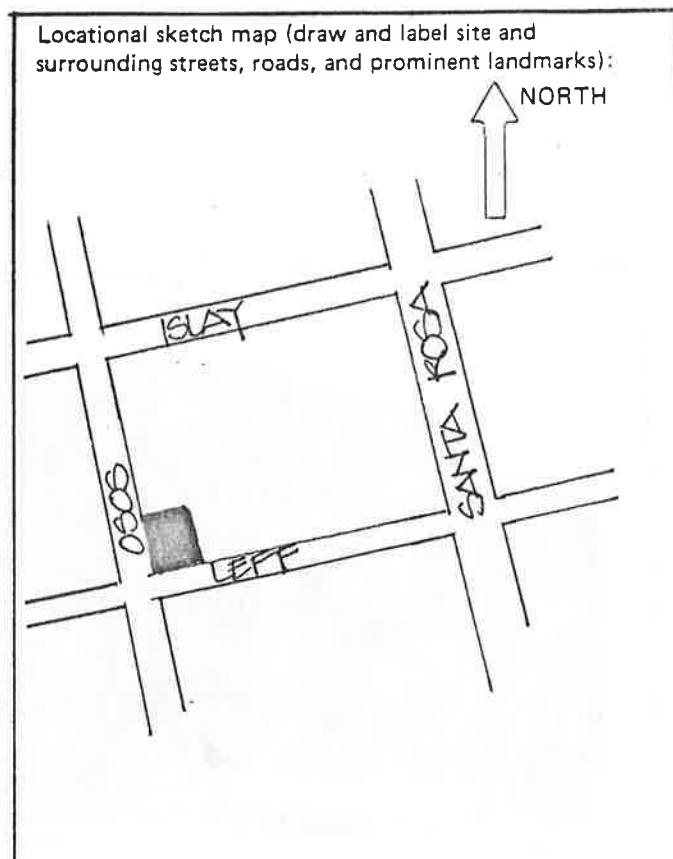
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The large "California Renaissance" house at 1700 Osos Street, at the corner of Leff Street, is known as Foundation House. It was built around 1900. Used as a boarding house, rooming house and fraternity chapter house, it became shabby and unkempt, but has been renovated and repainted and is an attractive part of the railroad neighborhood. Nelson D. Allen, a fireman for the Southern Pacific Railroad, lived here with his wife, Montez, in 1914.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
Architecture 1 Arts & Leisure \_\_\_\_  
Economic/Industrial \_\_\_\_ Exploration/Settlement \_\_\_\_  
Government \_\_\_\_ Military \_\_\_\_  
Religion \_\_\_\_ Social/Education 2
21. Sources (List books, documents, surveys, personal interviews and their dates).

City Directory (1914)

22. Date form prepared 17 June 1983  
By (name) Historic Res. Survey Staff  
Organization City of San Luis Obispo  
Address: P.O. Box 321  
City San Luis Obispo Zip 93401  
Phone: (805) 541-1000





1700 Osos Street

The large "California Renaissance" house at 1700 Osos Street, at the corner of Leff Street, is known as Foundation House. It was built around 1900. Used as a boarding house, rooming house and fraternity chapter house, it became shabby and unkempt, but has been renovated and repainted and is an attractive part of the railroad neighborhood. *Nelson D. Allen* a fireman for the Southern Pacific Railroad lived here with his wife Montez in 1914.



Reference No. \_\_\_\_\_  
 Photo No. \_\_\_\_\_  
 Direction \_\_\_\_\_  
 Parcel No. \_\_\_\_\_  
 Evaluation Score \_\_\_\_\_

Name O. Cotser  
 Phone \_\_\_\_\_  
 Date \_\_\_\_\_  
 Time Spent \_\_\_\_\_  
 Reviewed by \_\_\_\_\_  
 Evaluated by \_\_\_\_\_

## ARCHITECTURAL WORKSHEET

1. Address Block 138 1700 OSOS ST. (corner lot)

23. Architectural Style(s): List predominant style and, if applicable, secondary styles

RAILROAD VERNACULAR WITH NEO-CLASSICAL INFLUENCE

24. Describe the present physical appearance of the structure in standard architectural terms.

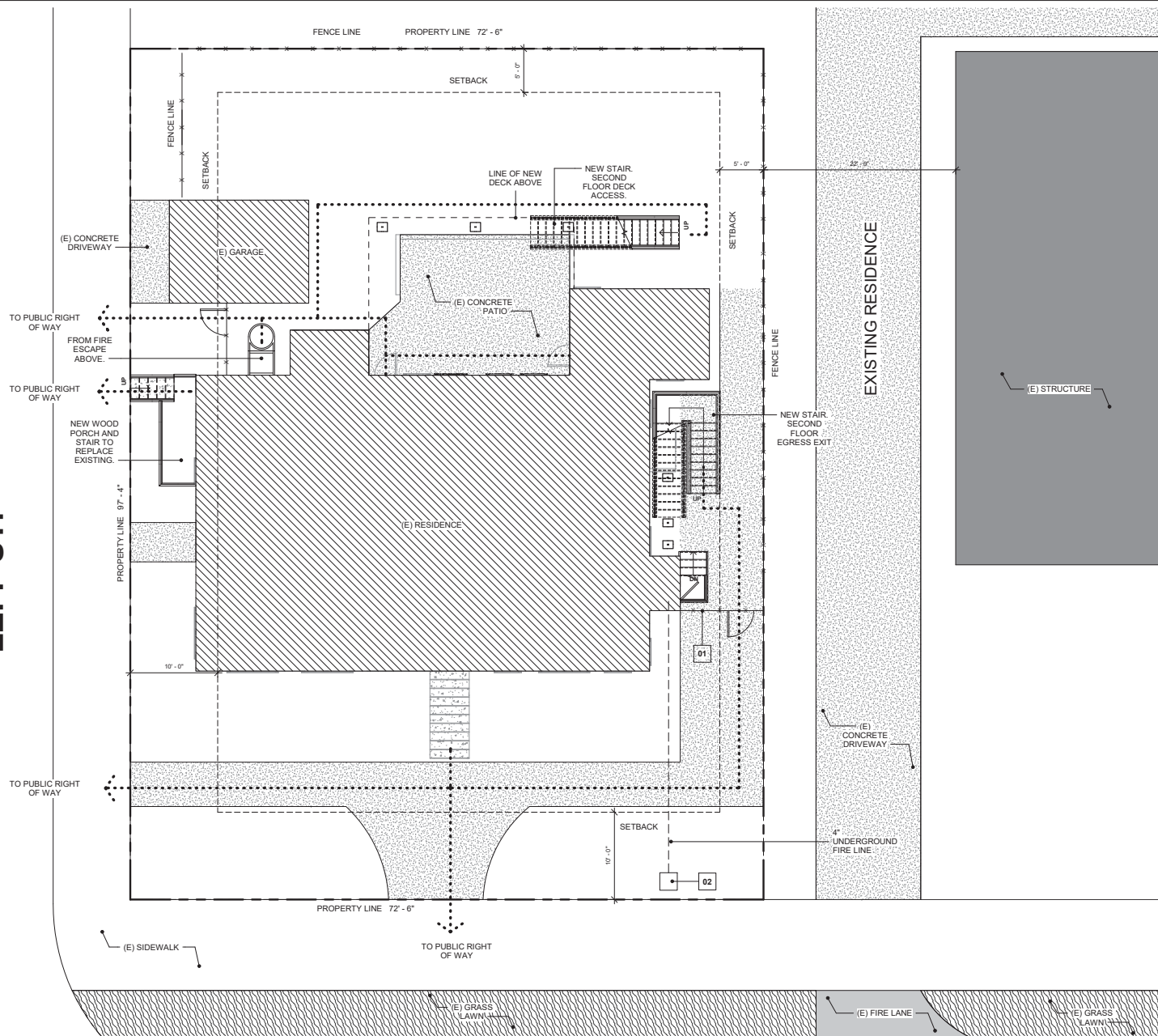
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LEFF ST.



KEYNOTES
1. KNOX BOX LOCATION
2. DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER AND FDC.

### 13 KEYNOTES - SITE PLAN

LEGEND
PROPERTY LINE
SETBACK
FENCE LINE
EGRESS PATH

### 14 LEGEND - SITE PLAN



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architect andrew goodwin, aa  
andrew@andrewgoodwin.us

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REVISIONS
REV #   REV DATE   REV DESCRIPTION

SEAL  
**NOT FOR CONSTRUCTION**

PROJECT  
ALLEN HOUSE RETROFIT  
1700 OSOS ST.  
SAN LUIS OBISPO, CA 93401  
APN: 003-554-001  
CLIENT  
OSOS STREET HOLDING LLC  
237 BLUEBONNET LN., UNIT 404  
SCOTTS VALLEY, CA 95066  
KARL\_LEE@YAHOO.COM

SHEET TITLE  
SITE PLAN

DATE: 08/05/2021

TECHNICIAN: NGB

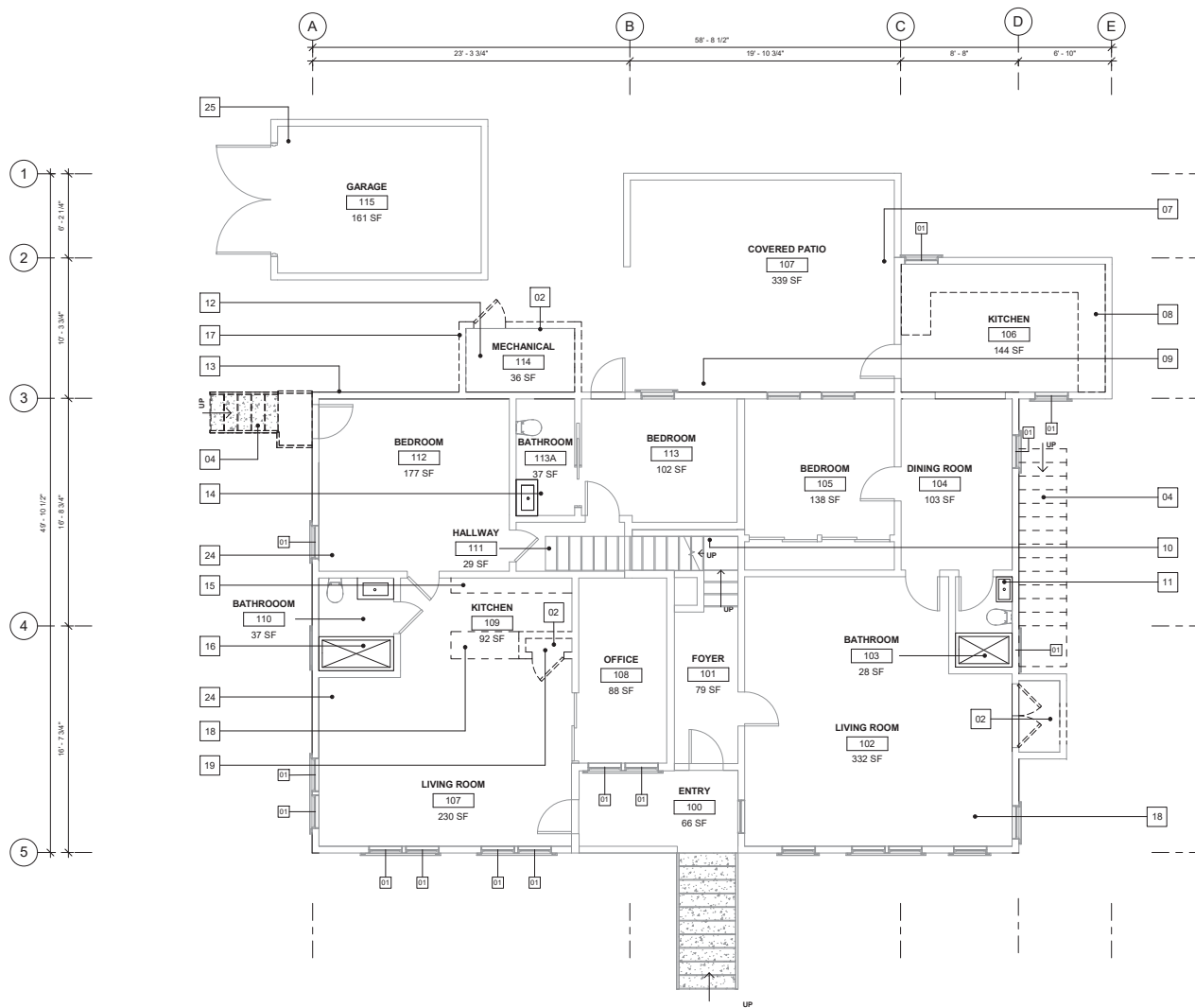
PROJECT MANAGER: ACG

JOB NUMBER: 448

SHEET NUMBER

A1.1





# GENERAL NOTES

- SEE KEYNOTE 2 FOR EXTENT OF DAMAGED PLASTER. CONTRACTOR TO USE DISCRETION WHEN IDENTIFYING AND REMOVING DAMAGED PLASTER. ARCHITECT TO BE NOTIFIED OF ANY LOCATIONS BEYOND THOSE DENOTED ON PLANS.

## 11 GENERAL NOTES - DEMO PLANS

# KEYNOTES

- WINDOW TO BE REPLACED LIKE FOR LIKE. SEE WINDOW SCHEDULE, EXHIBIT A.1
- PLASTER TO BE REMOVED IN THIS LOCATION.
- OMIT
- (E) STAIRS TO BE DEMOLISHED.
- OMIT
- (E) SKYLIGHTS TO BE REMOVED.
- REMOVE ALL UNNECESSARY GAS LINES.
- REMOVE ALL DAMAGED CABINETRY, SINK, AND FIXTURES. REPLACE WITH NEW WORKING ITEMS.
- REMOVE UNNECESSARY AND "BOOTLEGGED" PLUMBING AND ELECTRICAL ITEMS.
- REMOVE AND REPLACE HANDRAIL TO MAKE IT SAFE, SECURE, AND UP TO CODE.
- REMOVE AND REPLACE WITH NEW FUNCTIONING ITEMS.
- SHED TO BE REMOVED AND REPLACED WITH A SAFE AND SECURE ONE.
- UPGRADE ELECTRIC SERVICE TO 400 AMPS.
- RECONNECT EXISTING PLUMBING IN OLD BATHROOM. ADD CEILING FAN AND EXHAUST TO OUTSIDE. REMOVE NON-COMFORMING BOOKSHELF, REFRAME AND RECLOSE WALL.
- REMOVE CABINETS AND REPLACE ALL DAMAGED AND NON-FUNCTIONING ITEMS. REPLACE WITH NEW CABINETS.
- REMOVE OLD VANITY, OLD LINOLEUM, TILES, TUB, AND OLD PLASTER. INSPECT AND REPLACE SUBFLOORING IF NEEDED. RETAIN TUB, REPLACE REST WITH NEW.
- REMOVAL OF EXISTING WATER HEATER, TO BE REPLACED BY TANKLESS WATER HEATER AND MOUNTED ON SIDE OF HOUSE NEXT TO FIRE ESCAPE LADDER - 4" TO THE RIGHT OF THE LADDER. WATER HEATER ENCLOSURE TO BE CONSTRUCTED TO CURRENT FRAMING CODE AND USED TO ENCLOSE THE WASHER AND DRYER, WHICH USED TO BE LOCATED OUTDOORS ON THE COVERED PATIO AREA. THE STRUCTURE WILL USE EXISTING GAS, WATER, AND DRAINS.
- REMOVE KITCHEN ISLAND AND REPLACE WITH NEW ISLAND.
- REMOVE NON-LOAD BEARING WALL.
- REMOVE AND REPLACE DILAPIDATED SHED AND REBUILD TO MAKE SAFE AND SECURE.
- REMOVE AND REPLACE ALL PLUMBING BRINGING IT UP TO CODE.
- MOVE DOOR OUT TO EXPAND BATHROOM.
- REMOVE NON-LOAD BEARING WALL TO EXPAND BATHROOM.
- REMOVE EXISTING INOPERABLE FLOOR MOUNTED RADIANT HEATERS. REFRAME FLOORING AND COVER WITH 1" PLYWOOD.
- REPAIR EXISTING GARAGE. REMOVE AND REPLACE DAMAGED GARAGE SIDING, EXISTING NON-COMFORMING FRAMING, ROOF, AND DILAPIDATED GARAGE DOOR.

## 12 KEYNOTES - DEMO PLAN

# LEGEND

	EXISTING WALL, DOOR, WINDOW, OR ROOF TO BE DEMOLISHED.
--	--

## 13 LEGEND - DEMO PLAN

# REVISIONS

REV # | REV DATE | REV DESCRIPTION

# SEAL

**NOT FOR CONSTRUCTION**

# PROJECT

ALLEN HOUSE RETROFIT  
1700 OSOS ST.  
SAN LUIS OBISPO, CA  
93401  
APN: 003-554-001

# CLIENT

OSOS STREET  
HOLDING LLC  
237 BLUEBONNET LN.,  
UNIT 404  
SCOTTS VALLEY, CA  
95066  
KARL\_LEE@YAHOO.COM

# SHEET TITLE

DEMO PLAN - LEVEL 1

DATE: 08/05/2021

TECHNICIAN: NGB

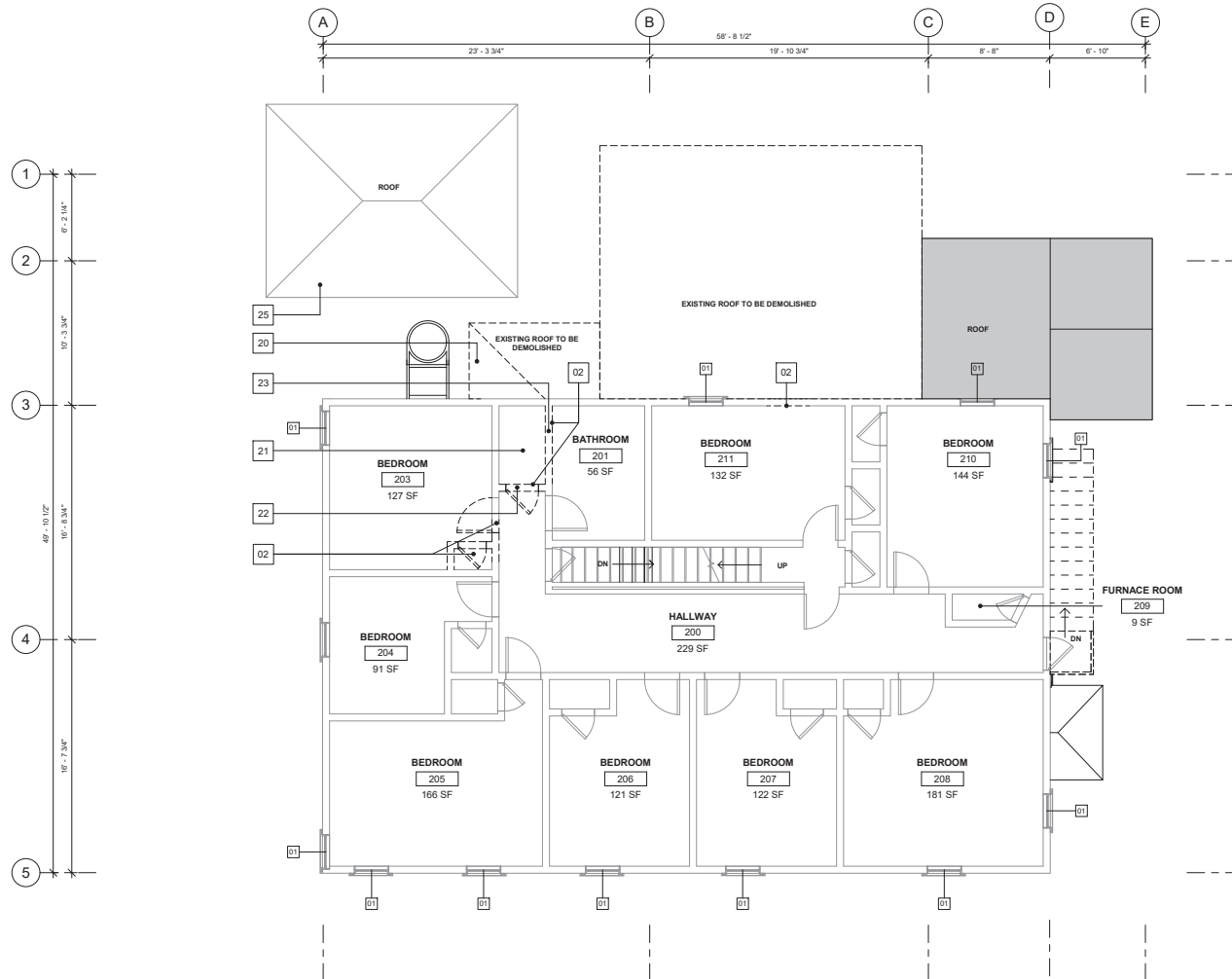
PROJECT MANAGER: ACG

JOB NUMBER: 448

SHEET NUMBER

A2.01





- ### GENERAL NOTES
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  - REMOVE ALL DAMAGED CABINETRY, SINK, AND FIXTURES. REPLACE WITH NEW WORKING ITEMS.
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  - REMOVE KITCHEN ISLAND AND REPLACE WITH NEW ISLAND.
  - REMOVE NON LOAD BEARING WALL.
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  - REMOVE EXISTING INOPERABLE FLOOR MOUNTED RADIANT HEATERS. REFRAME FLOORING AND COVER WITH 1" PLYWOOD.
  - REPAIR EXISTING GARAGE. REMOVE AND REPLACE DAMAGED GARAGE SIDING. EXISTING NON-COMFORMING FRAMING, ROOF, AND DILAPIDATED GARAGE DOOR.

## 12 KEYNOTES - DEMO PLAN

LEGEND	
	EXISTING WALL, DOOR, WINDOW, OR ROOF TO BE DEMOLISHED.

## 13 LEGEND - DEMO PLAN



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SCOTTS VALLEY, CA 95066  
KARL\_LEE@YAHOO.COM

SHEET TITLE  
DEMO PLAN - LEVEL 2

DATE: 08/05/2021

TECHNICIAN: NGB

PROJECT MANAGER: ACG

JOB NUMBER: 448

SHEET NUMBER  
A2.02



**GENERAL NOTES**

1. SEE KEYNOTE 2 FOR EXTENT OF DAMAGED PLASTER. CONTRACTOR TO USE DISCRETION WHEN IDENTIFYING AND REMOVING DAMAGED PLASTER. ARCHITECT TO BE NOTIFIED OF ANY LOCATIONS BEYOND THOSE DEMOTED ON PLANS.

**11 GENERAL NOTES - DEMO PLANS**

**KEYNOTES**

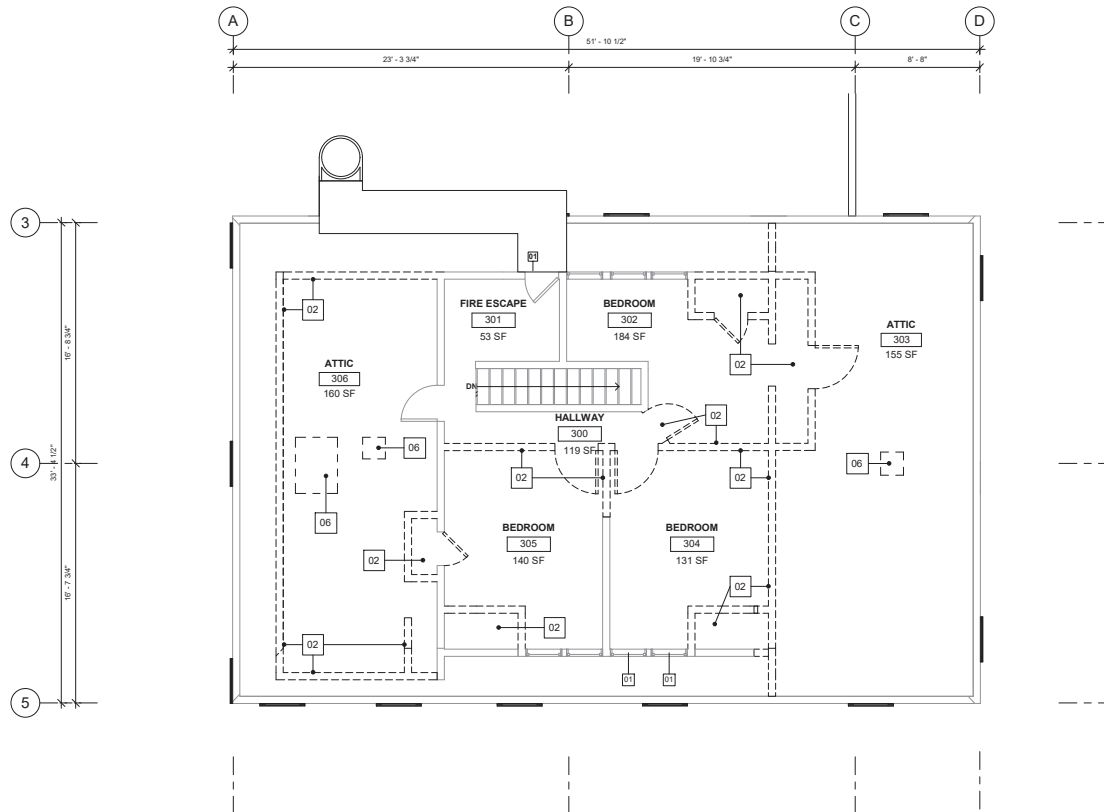
1. WINDOW TO BE REPLACED LIKE FOR LIKE. SEE WINDOW SCHEDULE, EXHIBIT A.1
2. PLASTER TO BE REMOVED IN THIS LOCATION.
3. OMIT
4. (E) STAIRS TO BE DEMOLISHED.
5. OMIT
6. (E) SKYLIGHTS TO BE REMOVED.
7. REMOVE ALL UNNECESSARY GAS LINES.
8. REMOVE ALL DAMAGED CABINETRY, SINK, AND FIXTURES. REPLACE WITH NEW WORKING ITEMS.
9. REMOVE UNNECESSARY AND "BOOTLEGGED" PLUMBING AND ELECTRICAL ITEMS.
10. REMOVE AND REPLACE HANDRAIL TO MAKE IT SAFE, SECURE, AND UP TO CODE.
11. REMOVE AND REPLACE WITH NEW FUNCTIONING ITEMS.
12. SHED TO BE REMOVED AND REPLACED WITH A SAFE AND SECURE ONE.
13. UPGRADE ELECTRIC SERVICE TO 400 AMPS.
14. RECONNECT EXISTING PLUMBING IN OLD BATHROOM. ADD CEILING FAN AND EXHAUST TO OUTSIDE. REMOVE NON-CONFORMING BOOKSHELF, REFRAME AND RECLOSE WALL.
15. REMOVE CABINETS AND REPLACE ALL DAMAGED AND NON-FUNCTIONING ITEMS. REPLACE WITH NEW CABINETS.
16. REMOVE OLD VANITY, OLD LINOLEUM, TILES, TUB, AND OLD PLASTER. INSPECT AND REPLACE SUBFLOORING IF NEEDED. RETAIN TUB. REPLACE REST WITH NEW.
17. REMOVAL OF EXISTING WATER HEATER, TO BE REPLACED BY TANKLESS WATER HEATER AND MOUNTED ON SIDE OF HOUSE NEXT TO FIRE ESCAPE LADDER ~4" TO THE RIGHT OF THE LADDER. WATER HEATER ENCLOSURE TO BE CONSTRUCTED TO CURRENT FRAMING CODE AND USED TO ENCLOSE THE WASHER AND DRYER, WHICH USED TO BE LOCATED OUTDOORS ON THE COVERED PATIO AREA. THE STRUCTURE WILL USE EXISTING GAS, WATER, AND DRAINS.
18. REMOVE KITCHEN ISLAND AND REPLACE WITH NEW ISLAND.
19. REMOVE NON LOAD BEARING WALL.
20. REMOVE AND REPLACE DILAPIDATED SHED AND REBUILD TO MAKE SAFE AND SECURE.
21. REMOVE AND REPLACE ALL PLUMBING BRINGING IT UP TO CODE.
22. MOVE DOOR OUT TO EXPAND BATHROOM.
23. REMOVE NON LOAD BEARING WALL TO EXPAND BATHROOM.
24. REMOVE EXISTING INOPERABLE FLOOR MOUNTED RADIANT HEATERS. REFRAME FLOORING AND COVER WITH 1" PLYWOOD.
25. REPAIR EXISTING GARAGE. REMOVE AND REPLACE DAMAGED GARAGE SIDING, EXISTING NON-CONFORMING FRAMING, ROOF, AND DILAPIDATED GARAGE DOOR.

**12 KEYNOTES - DEMO PLAN**

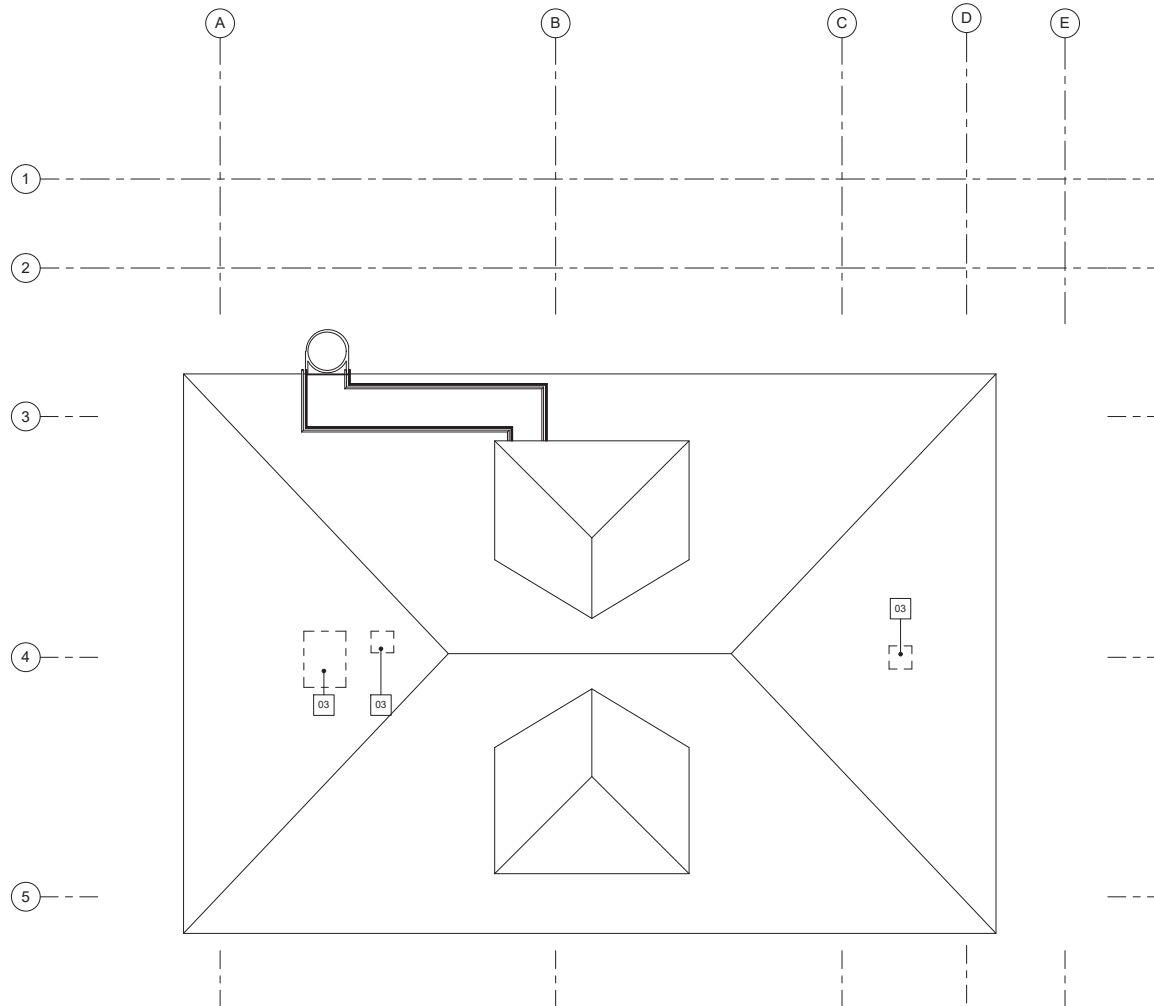
**LEGEND**

---	EXISTING WALL, DOOR, WINDOW, OR ROOF TO BE DEMOLISHED
-----	---

**13 LEGEND - DEMO PLAN**







KEYNOTES	
1.	WINDOW TO BE REPLACED LIKE FOR LIKE. SEE WINDOW SCHEDULE, EXHIBIT A.1
2.	PLASTER TO BE REMOVED IN THIS LOCATION.
3.	OMIT
4.	(E) STAIRS TO BE DEMOLISHED.
5.	OMIT
6.	(E) SKYLIGHTS TO BE REMOVED.
7.	REMOVE ALL UNNECESSARY GAS LINES.
8.	REMOVE ALL DAMAGED CABINETRY, SINK, AND FIXTURES. REPLACE WITH NEW WORKING ITEMS.
9.	REMOVE UNNECESSARY AND "BOOTLEGGED" PLUMBING AND ELECTRICAL ITEMS.
10.	REMOVE AND REPLACE HANDRAIL TO MAKE IT SAFE, SECURE, AND UP TO CODE.
11.	REMOVE AND REPLACE WITH NEW FUNCTIONING ITEMS.
12.	SHED TO BE REMOVED AND REPLACED WITH A SAFE AND SECURE ONE.
13.	UPGRADE ELECTRIC SERVICE TO 400 AMPS.
14.	RECONNECT EXISTING PLUMBING IN OLD BATHROOM. ADD CEILING FAN AND EXHAUST TO OUTSIDE. REMOVE NON-CONFORMING BOOKSHELF, REFRAME AND RECLOSE WALL.
15.	REMOVE CABINETS AND REPLACE ALL DAMAGED AND NON-FUNCTIONING ITEMS. REPLACE WITH NEW CABINETS.
16.	REMOVE OLD VANITY, OLD LINOLEUM, TILES, TUB, AND OLD PLASTER. INSPECT AND REPLACE SUBFLOORING IF NEEDED. RETAIN TUB. REPLACE REST WITH NEW.
17.	REMOVAL OF EXISTING WATER HEATER, TO BE REPLACED BY TANKLESS WATER HEATER AND MOUNTED ON SIDE OF HOUSE NEXT TO FIRE ESCAPE LADDER -4" TO THE RIGHT OF THE LADDER. WATER HEATER ENCLOSURE TO BE CONSTRUCTED TO CURRENT FRAMING CODE AND USED TO ENCLOSE THE WASHER AND DRYER, WHICH USED TO BE LOCATED OUTDOORS ON THE COVERED PATIO AREA. THE STRUCTURE WILL USE EXISTING GAS, WATER, AND DRAINS.
18.	REMOVE KITCHEN ISLAND AND REPLACE WITH NEW ISLAND.
19.	REMOVE NON LOAD BEARING WALL.
20.	REMOVE AND REPLACE DILAPIDATED SHED AND REBUILD TO MAKE SAFE AND SECURE.
21.	REMOVE AND REPLACE ALL PLUMBING BRINGING IT UP TO CODE.
22.	MOVE DOOR OUT TO EXPAND BATHROOM.
23.	REMOVE NON LOAD BEARING WALL TO EXPAND BATHROOM.
24.	REMOVE EXISTING INOPERABLE FLOOR MOUNTED RADIANT HEATERS. REFRAME FLOORING AND COVER WITH 1" PLYWOOD.
25.	REPAIR EXISTING GARAGE. REMOVE AND REPLACE DAMAGED GARAGE SIDING, EXISTING NON-CONFORMING FRAMING, ROOF, AND DILAPIDATED GARAGE DOOR.

## 12 KEYNOTES - DEMO PLAN

LEGEND	
	EXISTING WALL, DOOR, WINDOW, OR ROOF TO BE DEMOLISHED.

## 13 LEGEND - DEMO PLAN



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REV # | REV DATE | REV DESCRIPTION

### SEAL

### PROJECT

ALLEN HOUSE RETROFIT  
1700 OSOS ST.  
SAN LUIS OBISPO, CA  
93401  
APN: 003-554-001

### CLIENT

OSOS STREET  
HOLDING LLC  
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### SHEET TITLE

DEMO PLAN - ROOF

DATE: 08/05/2021

TECHNICIAN: NGB

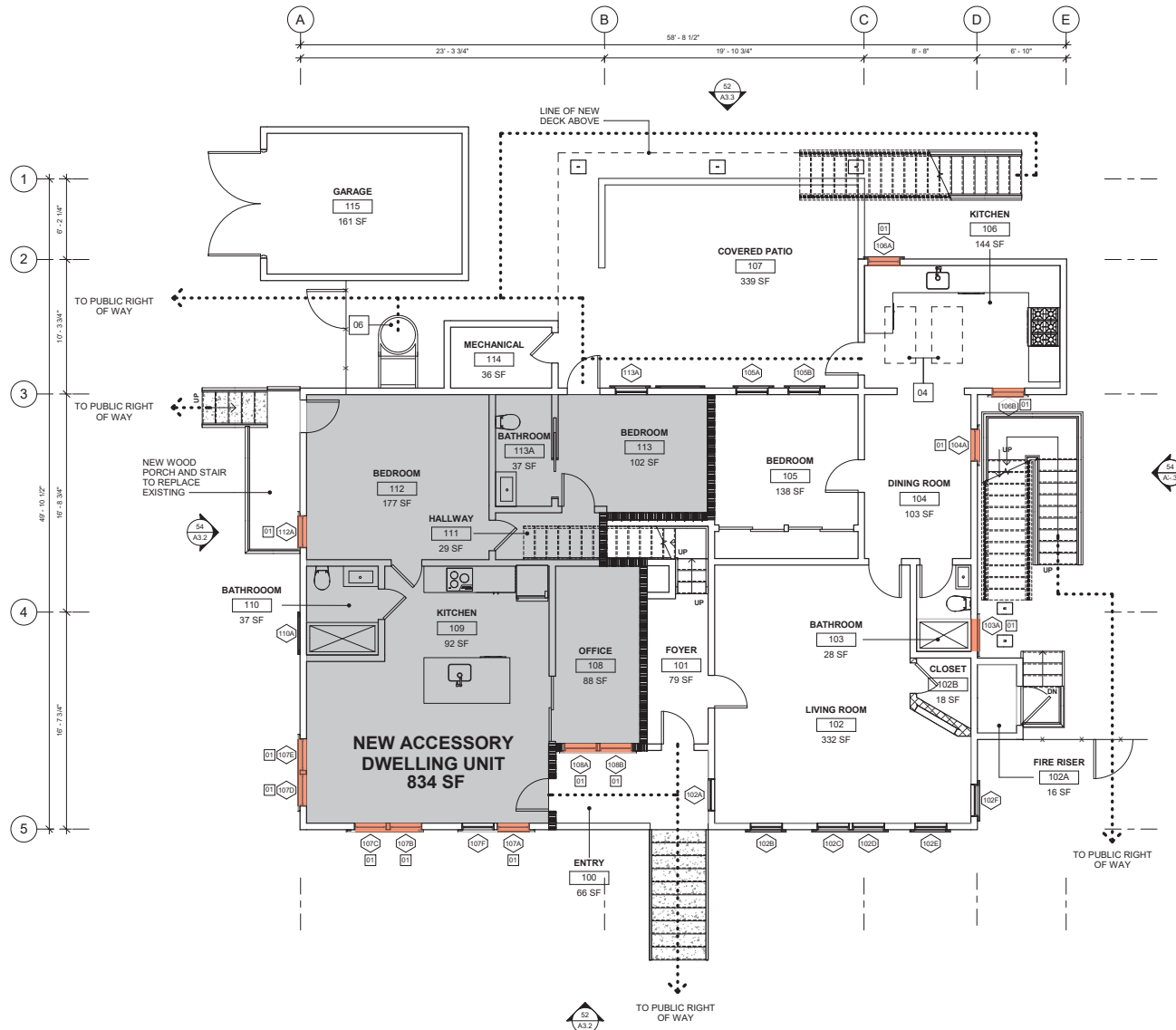
PROJECT MANAGER: ACG

JOB NUMBER: 448

SHEET NUMBER

A2.04





#### GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR AS-BUILT CONDITION. INTERIOR WALLS ARE DIAGRAMMATIC ONLY.
2. PLANS NOT TO BE SCALE FOR CONSTRUCTION

#### 11 GENERAL NOTES - PLANS

#### KEYNOTES

1. WINDOW TO BE REPLACED LIKE FOR LIKE. SEE SHEET A5.1 FOR WINDOW SCHEDULE.
2. OMIT
3. (N) EGRESS SKYLIGHT, VELUX GPU MKK6. EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1.
4. (N) FIXED VELUX SKYLIGHTS. EXTERIOR COLOR: DARK GREY, INTERIOR COLOR.
5. (N) EGRESS SKYLIGHT, VELUX GXU FK66. EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1.
6. (E) FIRE ESCAPE LADDER AND LANDING TO BE REPLACED TO MEET CURRENT CODE STANDARDS.

#### 12 KEYNOTES - PLANS

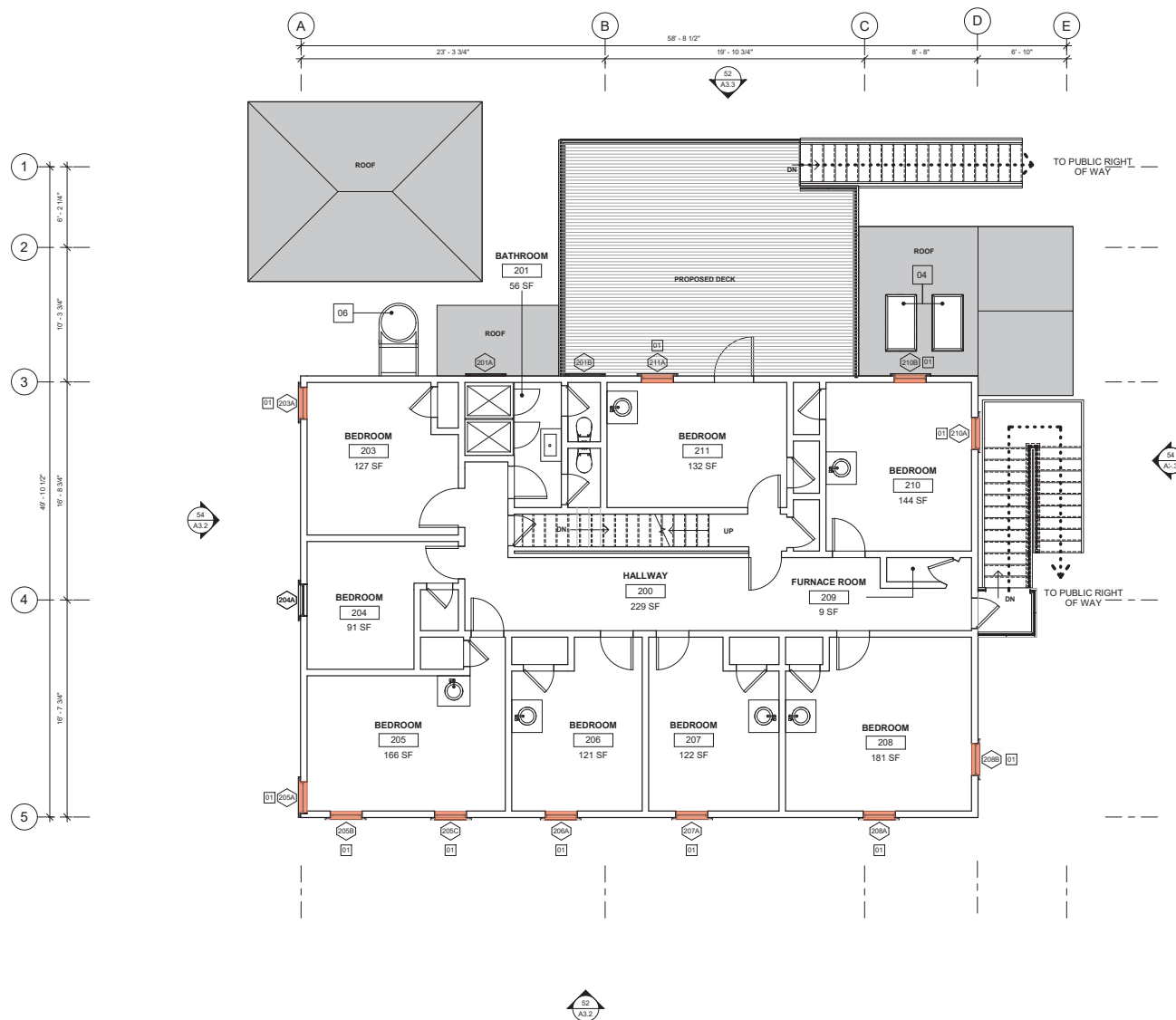
#### LEGEND

- ..... EGRESS PATH
- ||||| (N) 12 HOUR FIRE PARTITION

#### 13 LEGEND - PLANS

WINDOWS TO BE REPLACED





- GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR AS-BUILT CONDITION. INTERIOR WALLS ARE DIAGRAMMATIC ONLY.
  - PLANS NOT TO BE SCALE FOR CONSTRUCTION

## 11 GENERAL NOTES - PLANS

- KEYNOTES**
- WINDOW TO BE REPLACED LIKE FOR LIKE. SEE SHEET A5.1 FOR WINDOW SCHEDULE.
  - OMIT
  - (N) EGRESS SKYLIGHT, VELUX GPU MK96. EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1.
  - (N) FIXED VELUX SKYLIGHTS. EXTERIOR COLOR: DARK GREY, INTERIOR COLOR
  - (N) EGRESS SKYLIGHT, VELUX GXU FK96. EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1.
  - (E) FIRE ESCAPE LADDER AND LANDING TO BE REPLACED TO MEET CURRENT CODE STANDARDS.

## 12 KEYNOTES - PLANS

LEGEND	
.....	EGRESS PATH
	(N) 1/2 HOUR FIRE PARTITION

## 13 LEGEND - PLANS

**WINDOWS TO BE REPLACED**



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**SHEET TITLE**  
FLOOR PLAN - LEVEL 2

**DATE:** 08/05/2021

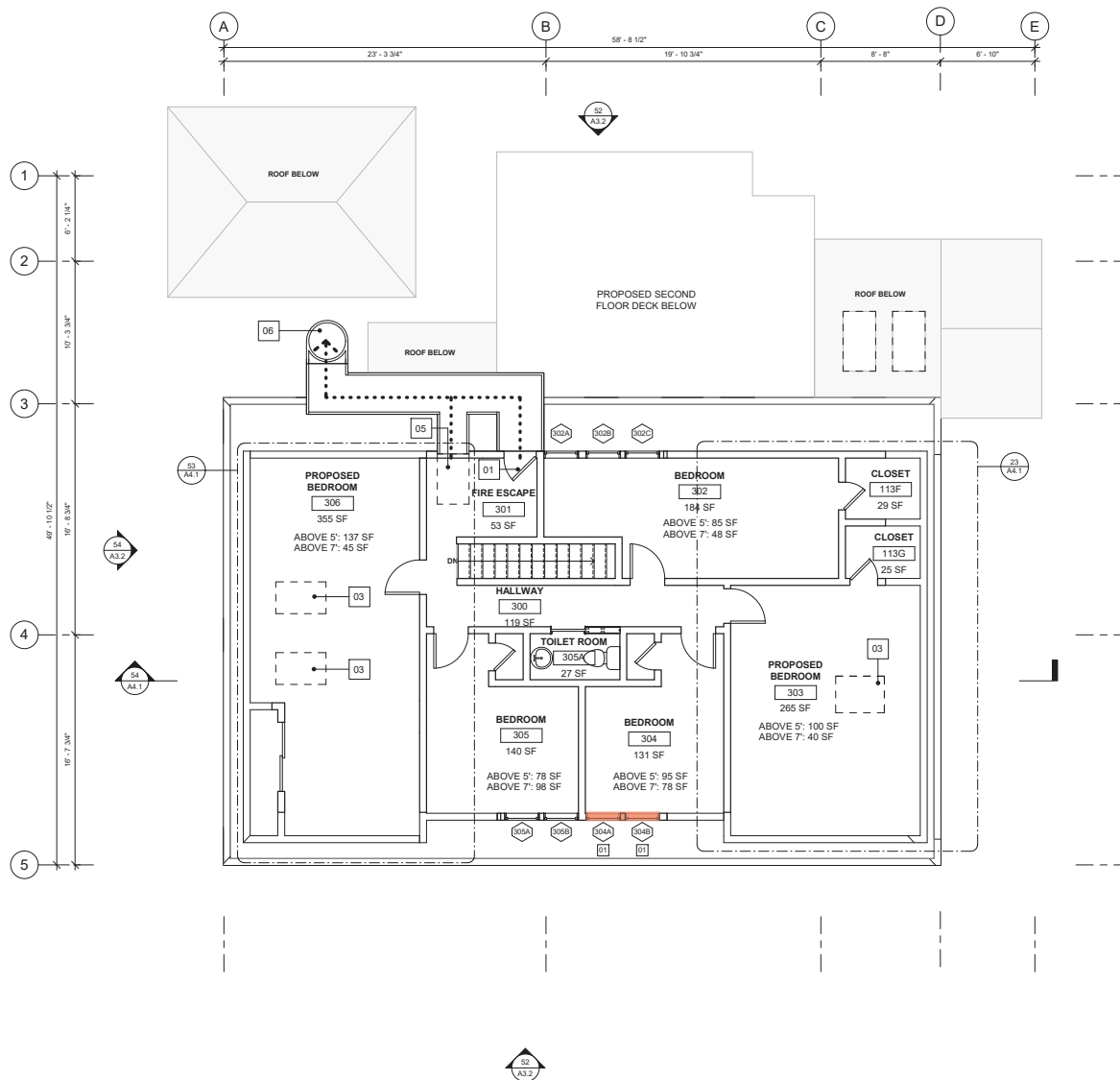
**TECHNICIAN:** NGB

**PROJECT MANAGER:** ACG

**JOB NUMBER:** 448

**SHEET NUMBER**  
A2.12





GENERAL NOTES	
1.	CONTRACTOR IS RESPONSIBLE FOR AS-BUILT CONDITION. INTERIOR WALLS ARE DIAGRAMMATIC ONLY.
2.	PLANS NOT TO BE SCALE FOR CONSTRUCTION

## 11 GENERAL NOTES - PLANS

KEYNOTES	
1.	WINDOW TO BE REPLACED LIKE FOR LIKE. SEE SHEET A5.1 FOR WINDOW SCHEDULE.
2.	OMIT
3.	(N) EGRESS SKYLIGHT - VELUX GPU MK06. EXTERIOR COLOR: DARK GREY. INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1.
4.	(N) FIXED VELUX SKYLIGHTS. EXTERIOR COLOR: DARK GREY. INTERIOR COLOR
5.	(N) EGRESS SKYLIGHT - VELUX GXU PK06. EXTERIOR COLOR: DARK GREY. INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1.
6.	(E) FIRE ESCAPE LADDER AND LANDING TO BE REPLACED TO MEET CURRENT CODE STANDARDS.

## 12 KEYNOTES - PLANS

LEGEND	
.....	EGRESS PATH
	(N) 1/2 HOUR FIRE PARTITION

## 13 LEGEND - PLANS

■	WINDOWS TO BE REPLACED
---	------------------------



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SHEET TITLE  
FLOOR PLAN - LEVEL 3

DATE: 08/05/2021

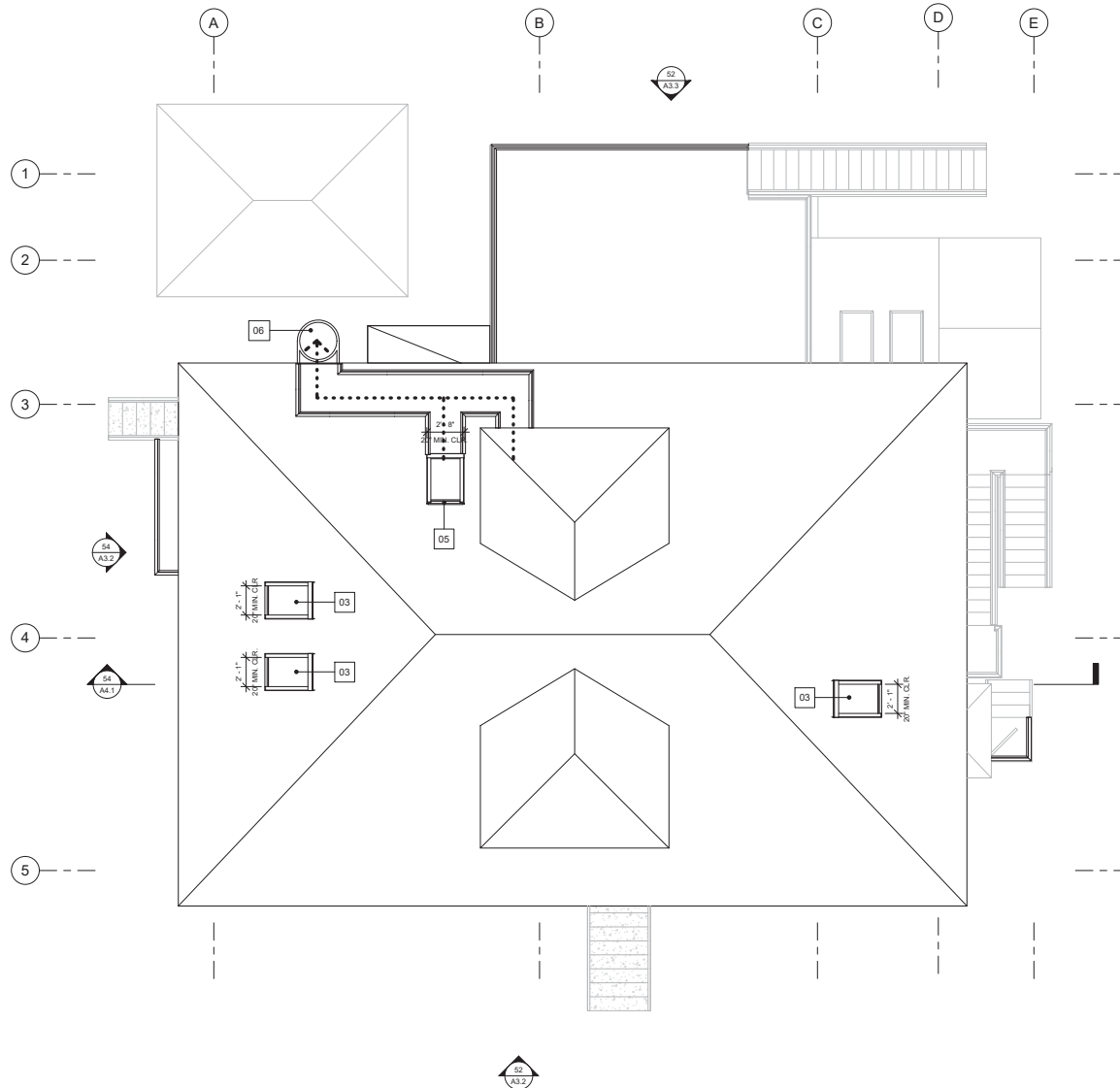
TECHNICIAN: NGB

PROJECT MANAGER: ACG

JOB NUMBER: 448

SHEET NUMBER  
A2.13





- GENERAL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR AS-BUILT CONDITION. INTERIOR WALLS ARE DIAGRAMMATIC ONLY.
  2. PLANS NOT TO BE SCALE FOR CONSTRUCTION

## 11 GENERAL NOTES - PLANS

- KEYNOTES**
1. WINDOW TO BE REPLACED LIKE FOR LIKE. SEE WINDOW SCHEDULE, EXHIBIT A-1
  2. OMIT
  3. (N) EGRESS SKYLIGHT, VELUX GPU MK06, EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1
  4. (N) FIXED VELUX SKYLIGHTS. EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1
  5. (N) EGRESS SKYLIGHT, VELUX GXU FK06, EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1
  6. (E) FIRE ESCAPE LADDER AND LANDING TO BE REPLACED TO MEET CURRENT CODE STANDARDS.
  7. (N) EXTERIOR EGRESS STAIR.

## 12 KEYNOTES - PLANS

LEGEND	
.....	EGRESS PATH
	(N) 1/2 HOUR FIRE PARTITION

## 13 LEGEND - PLANS

**AGD**  
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**SHEET TITLE**  
ROOF PLAN

**DATE:** 08/05/2021

**TECHNICIAN:** NGB

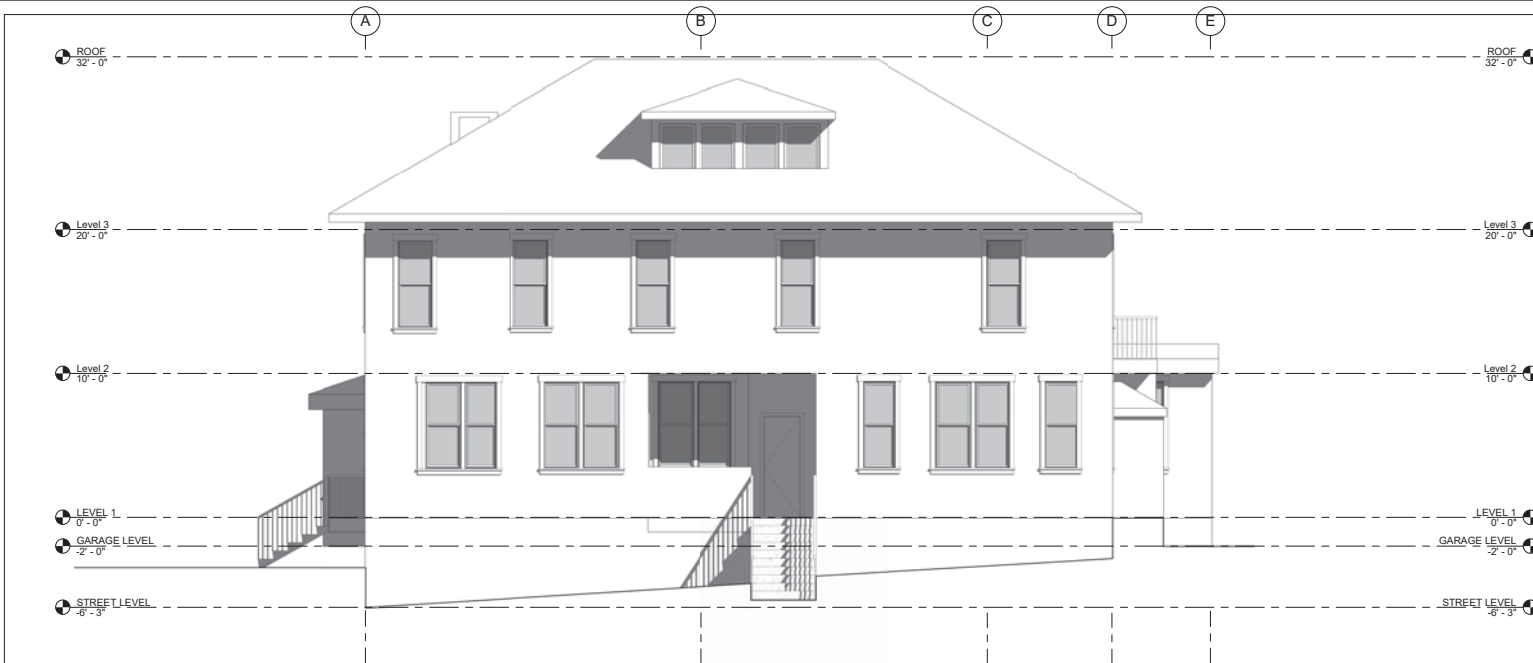
**PROJECT MANAGER:** ACG

**JOB NUMBER:** 448

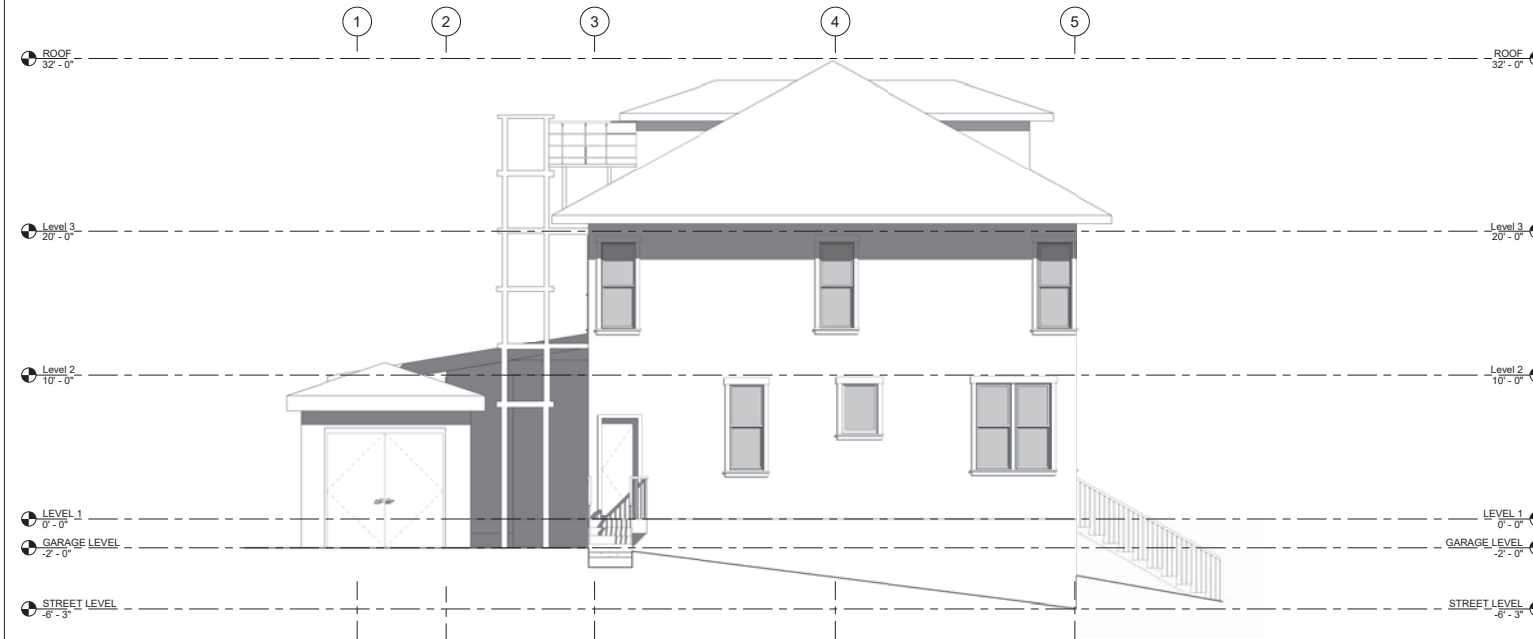
**SHEET NUMBER**

A2.20





**52** EXISTING ELEVATION - SOUTH  
1/4" = 1'-0"



**54** EXISTING ELEVATION - WEST  
1/4" = 1'-0"

**AGD**  
ARCHITECTURE | DESIGN

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KARL\_LEE@YAHOO.COM

**SHEET TITLE**  
EXISTING ELEVATIONS

**DATE:** 08/05/2021

**TECHNICIAN:** Author

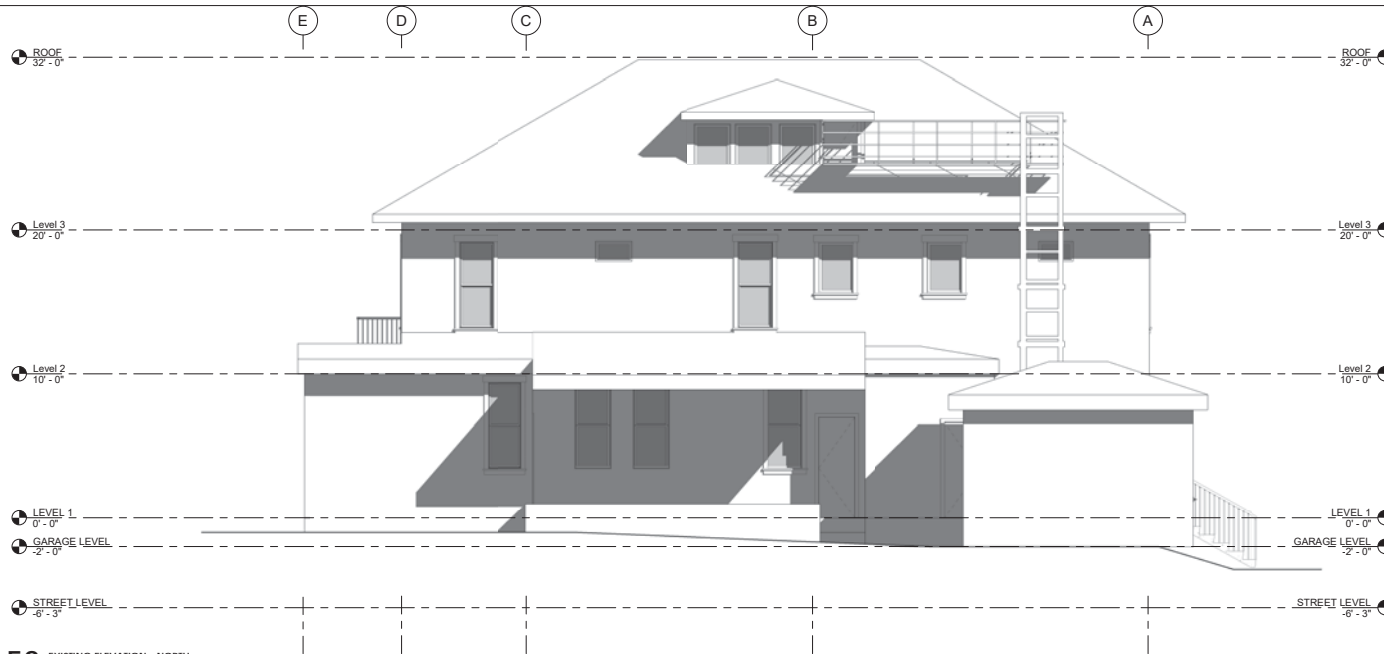
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**JOB NUMBER:** 448

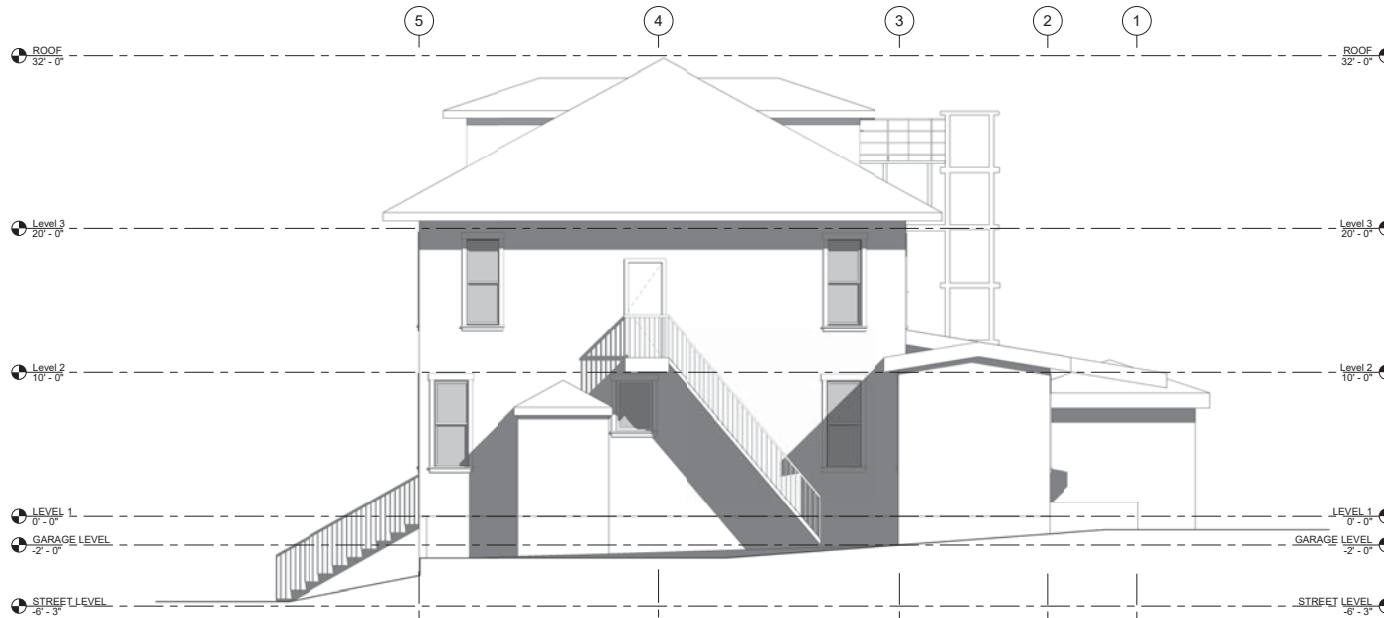
**SHEET NUMBER**

A3.0





**52** EXISTING ELEVATION - NORTH  
1/4" = 1'-0"



**54** EXISTING ELEVATION - EAST  
1/4" = 1'-0"

**AGD**  
ARCHITECTURE | DESIGN

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**SHEET TITLE**  
EXISTING ELEVATIONS

**DATE:** 08/05/2021

**TECHNICIAN:** Author

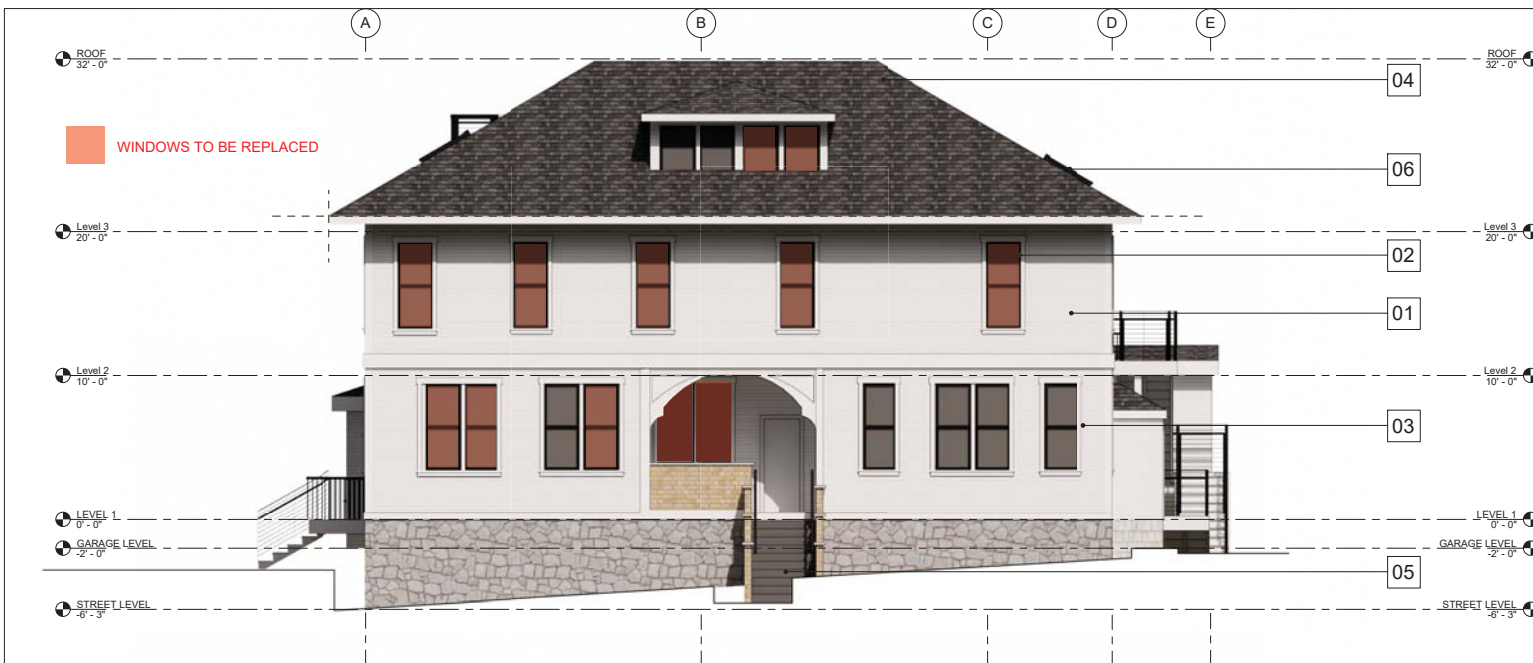
**PROJECT MANAGER/Designer:**

**JOB NUMBER:** 448

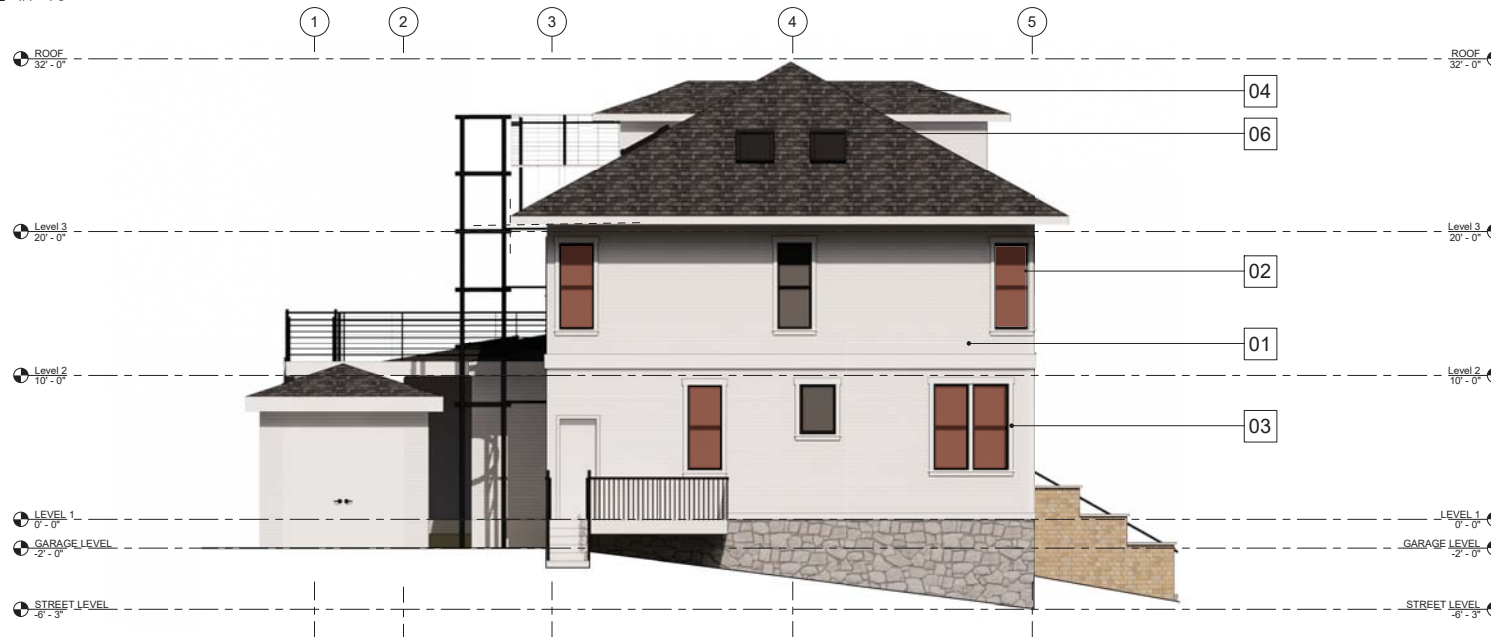
**SHEET NUMBER**

A3.1





52 PROPOSED ELEVATION - SOUTH  
1/4" = 1'-0"



54 PROPOSED ELEVATION - WEST  
1/4" = 1'-0"



1. EXISTING EXTERIOR WALLS TO BE PAINTED SHERWIN WILLIAMS SW 7008, ALABASTER OR EQUIVALENT



2. NOTED WINDOWS TO BE REPLACED FOR LIKE WINDOW FRAMES TO BE SOLID WOOD WITH ALUMINUM CLAD EXTERIOR, PAINTED SW 6891, BLACK MAGIC OR EQUIVALENT. SASHES THAT WILL NOT BE REPLACED TO ALSO BE PAINTED SW 6891, BLACK MAGIC OR EQUIVALENT



3. EXISTING WINDOW TRIM TO BE PAINTED SHERWIN WILLIAMS SW 7008, ALABASTER OR EQUIVALENT



4. REPLACE EXISTING ROOF SHINGLES WITH SIMILAR 3-TAB COMPOSITION ASPHALT BY LANDMARK, MOIRE BLACK COLOR OR EQUIVALENT



5. EXISTING CONCRETE STEPS TO BE PAINTED SW 7045, INTELLECTUAL GRAY OR EQUIVALENT.

6. (N) EGRESS SKYLIGHT, VELUX GPU MK06, EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS: B.1, B.2, AND C.1

## 15 KEYNOTES - ELEVATIONS

**AGD**  
ARCHITECTURE | DESIGN

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## PROJECT

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APN: 003-554-001

## CLIENT

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## SHEET TITLE

PROPOSED EXTERIOR  
ELEVATIONS

DATE: 08/05/2021

TECHNICIAN: NGB

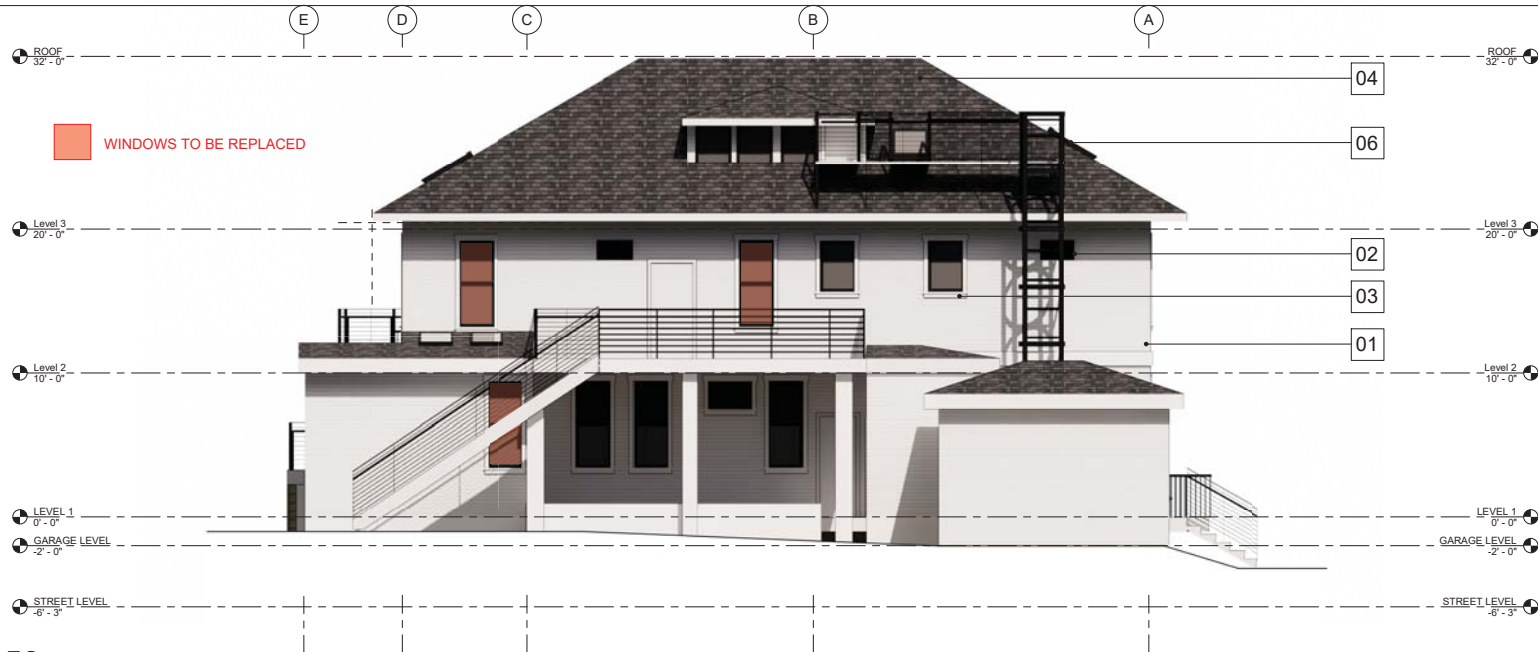
PROJECT MANAGER: ACG

JOB NUMBER: 448

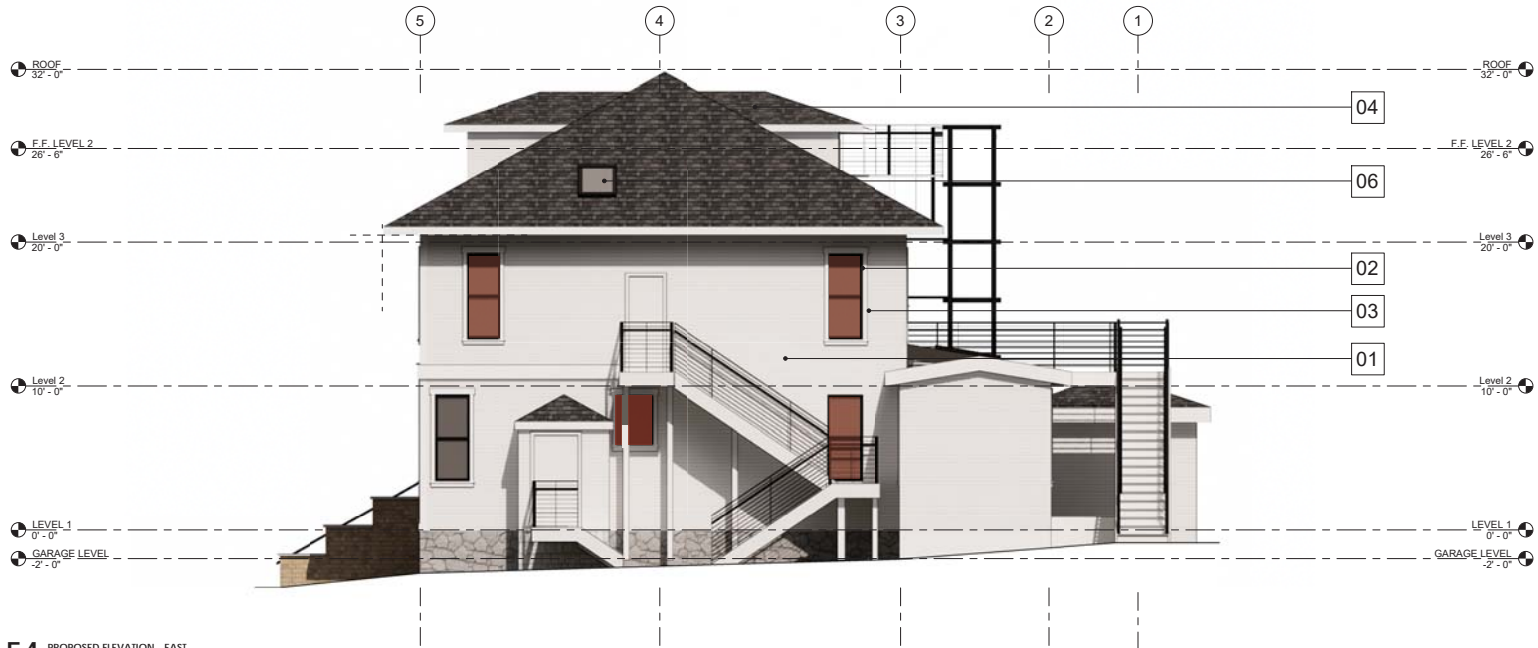
SHEET NUMBER

A3.2





52 PROPOSED ELEVATION - NORTH  
1/4" = 1'-0"



54 PROPOSED ELEVATION - EAST  
1/4" = 1'-0"



1. EXISTING EXTERIOR WALLS TO BE PAINTED SHERWIN WILLIAMS SW 7008, ALABASTER OR EQUIVALENT



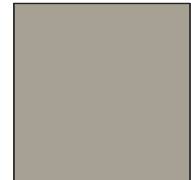
2. NOTED WINDOWS TO BE REPLACED FOR LIKE WINDOW FRAMES TO BE SOLID WOOD WITH ALUMINUM CLAD EXTERIOR, PAINTED SW 6991, BLACK MAGIC OR EQUIVALENT. SASHES THAT WILL NOT BE REPLACED TO ALSO BE PAINTED SW 6991, BLACK MAGIC OR EQUIVALENT



3. EXISTING WINDOW TRIM TO BE PAINTED SHERWIN WILLIAMS SW 7008, ALABASTER OR EQUIVALENT



4. REPLACE EXISTING ROOF SHINGLES WITH SIMILAR 3-TAB COMPOSITION ASPHALT BY LANDMARK, MOORE BLACK COLOR OR EQUIVALENT



5. EXISTING CONCRETE STEPS TO BE PAINTED SW 7045, INTELLECTUAL GRAY OR EQUIVALENT.

6. (N) EGRESS SKYLIGHT, VELUX GPU MK06, EXTERIOR COLOR: DARK GREY, INTERIOR COLOR: WHITE. SEE EXHIBITS B.1, B.2, AND C.1

15 KEYNOTES - ELEVATIONS

**AGD**  
ARCHITECTURE | DESIGN

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#### PROJECT

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APN: 003-554-001

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#### SHEET TITLE

PROPOSED EXTERIOR  
ELEVATIONS

DATE: 08/05/2021

TECHNICIAN: NGB

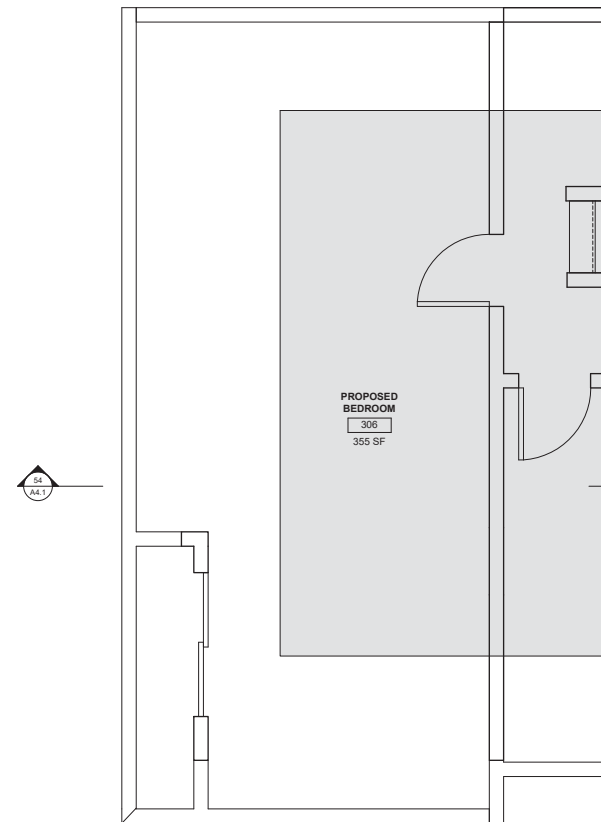
PROJECT MANAGER: AGD

JOB NUMBER: 448

SHEET NUMBER

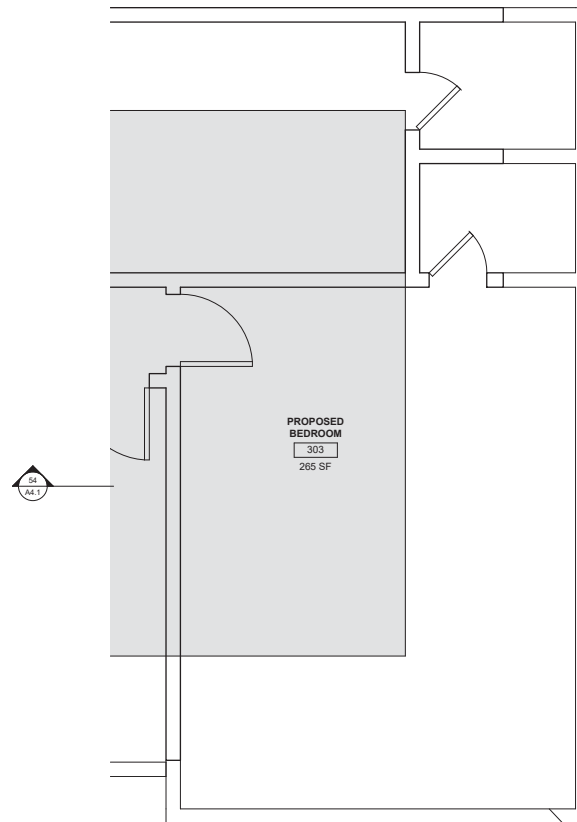
A3.3





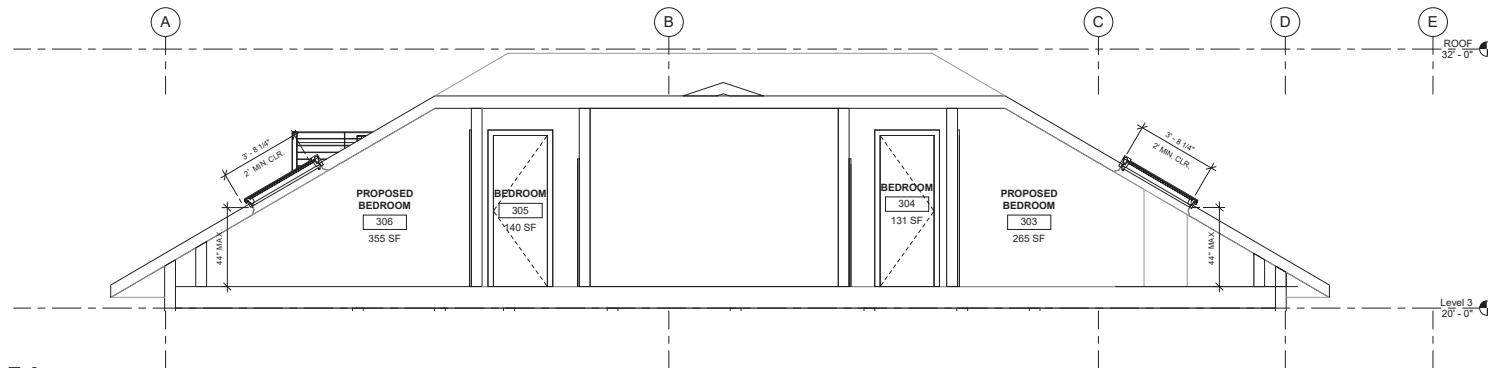
AREA OF HABITABLE SPACE, PER CRC 2019 MUST BE 70 SF OR LARGER WITH SLOPED CEILING OVER 5' - 0". PROPOSED BEDROOM HAS 160 SF WITH A CEILING HIGHER THAN 5' - 0" AND MORE THAN 35 SF WITH A CEILING HIGHER THAN 7' - 0"

**53** ENLARGED PLAN  
1/2" = 1'-0"



AREA OF HABITABLE SPACE, PER CRC 2019 MUST BE 70 SF OR LARGER WITH SLOPED CEILING OVER 5' - 0". PROPOSED BEDROOM HAS 155 SF WITH A CEILING HIGHER THAN 5' - 0" AND MORE THAN 35 SF WITH A CEILING HIGHER THAN 7' - 0"

**23** ENLARGED PLAN  
1/2" = 1'-0"



**54** ENLARGED SECTION 01  
3/8" = 1'-0"



Proposed replacement window:

Type 1 = From Lincoln Wincoln Windows, Revitalize product line, Lincoln Fit Double Hung Insert Window or equivalent. This is a full wood frame with aluminum clad exterior factory finished in standard "Classic Black" color.

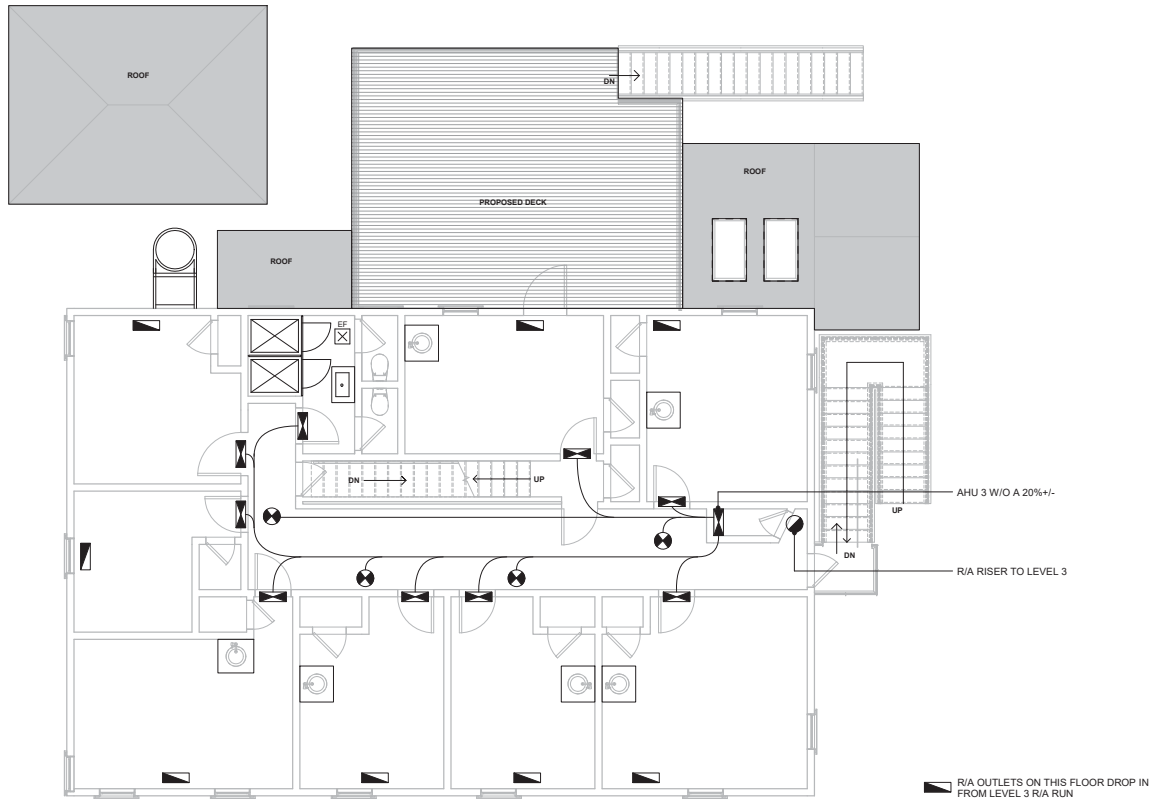
Type 2 = Pella® Lifestyle Series Wood Casement Window or equivalent. This is an all-wood frame with aluminum-clad exterior factory finished in black.

Type 3 = Manufacturer to be determined. These need to be custom made wood framed inswing casement windows.

Type 4 = Slider type window replacing existing aluminum frames with all-wood frame with aluminum-clad exterior factory finished in black with manufacturer to be determined.

Room #	Room # aka	Location	Window ID	Type	"Horn" architectural feature on upper sash	Width (in)	Height (in)	Square?	Muntins?	Upper sash moveable?	Lower sash moveable?	Condition of sash	Condition of stool	Replace?	Proposed replacement window	Comments
102		Main living room	102A	Double hung	Y	30	76	Y	No	Y	Y	fair	fair	N		
102		Main living room	102B	Double hung	Y	30	76	Y	No	N	Y	fair	fair	N		
102		Main living room	102C	Double hung	Y	30	76	Y	No	N	Y	fair	fair	N		
102		Main living room	102D	Double hung	Y	30	76	Y	No	N	Y	good	fair	N		
102		Main living room	102E	Double hung	Y	30	76	Y	No	N	Y	good	fair	N		
102		Main living room	102F	Double hung	Y	30	76	Y	No	N	Y	good	fair	N		
103		Breakfast nook bathroom	103A	louvered	N	19	41 1/2	Y	No	n/a	n/a	n/a	n/a	Y	Type 2, Pella casement window	
104		Breakfast nook bathroom	104A	Double hung	Y	36	76	Y	No	N	Y	poor	fair	Y	Type 1, Lincoln Revitalize Series	needs to be tempered glass
105		Breakfast nook bedroom	105A	Double hung	N	30	35	Y	No	N	Y	fair	fair	N		
105		Breakfast nook bedroom	105B	Double hung	N	35	56 1/2	Y	No	Y	Y	good	fair	N		
106		kitchen window facing yard	106A	slider	N	46 1/4	27 3/4	Y	No	n/a	n/a	n/a	n/a	Y	Type 4, slider type window	existing aluminum frame
106		kitchen window facing stairs	106B	slider	N	59 1/4	35	Y	No	n/a	n/a	n/a	n/a	Y	Type 4, slider type window	existing aluminum frame
107		Apartment Unit Living room	107A	Double hung	Y	30	76	Y	No	N	Y	poor	fair	Y	Type 1, Lincoln Revitalize Series	
107		Apartment Unit Living room	107B	Double hung	Y	30	76	Y	No	N	Y	poor	fair	Y	Type 1, Lincoln Revitalize Series	
107		Apartment Unit Living room	107C	Double hung	Y	30	76	Y	No	N	Y	poor	fair	Y	Type 1, Lincoln Revitalize Series	
107		Apartment Unit Living room	107D	Double hung	Y	30	76	Y	No	N	Y	poor	fair	Y	Type 1, Lincoln Revitalize Series	
107		Apartment Unit Living room	107E	Double hung	Y	30	76	Y	No	N	Y	poor	fair	Y	Type 1, Lincoln Revitalize Series	
107		Apartment Unit Living room	107F	Double hung	Y	30	76	Y	No	N	Y	poor	fair	Y	Type 1, Lincoln Revitalize Series	
108		Apartment Unit Front Bedroom	108A	Double hung	N	34 1/4	68 1/2	Y	No	Y	Y	good	good	N		
108		Apartment Unit Front Bedroom	108B	Double hung	N	34.25	68.5	Y	No	Y	Y	good	good	N		
110		Apartment Unit front bathroom	110A	Double hung	Y	30 1/2	51	Y	No	N	Y	fair	fair	N		
112		Apartment Unit Left St side bedroom	112A	Double hung	Y	30	76	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
113		Apartment Unit back bedroom	113A	Double hung	Y	30	76	Y	No	N	Y	fair	fair	N		
201		2nd fl bathroom	201A	Double hung	Y	30 1/4	36	Y	No	N	Y	fair	fair	N		
201		2nd fl bathroom	201B	Double hung	Y	30 1/2	36	Y	No	N	Y	fair	fair	N		
203 2A		2nd fl bedroom	203A	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
204 2B		2nd fl bedroom	204A	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	N		
205 2C		2nd fl bedroom	205A	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
205 2C		2nd fl bedroom	205B	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
205 2C		2nd fl bedroom	205C	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
206 2D		2nd fl bedroom	206A	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
207 2E		2nd fl bedroom	207A	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
208 2F		2nd fl bedroom	208A	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
208 2F		2nd fl bedroom	208B	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
210 2G		2nd fl bedroom	210A	Double hung	Y	36	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
210 2G		2nd fl bedroom	210B	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
211 2H		2nd fl bedroom	211A	Double hung	Y	30	68 1/4	Y	No	N	Y	poor	poor	Y	Type 1, Lincoln Revitalize Series	
301 fire escape		fire escape	301A	inswing casem	N	30	35	Y	No	n/a	n/a	n/a	n/a	Y	Type 2, Pella casement window	
302 3C		3rd fl bedroom	302A	inswing casem	N	29 7/8	35 1/4	Y	Yes	N	Y	good	good	N		
302 3C		3rd fl bedroom	302B	inswing casem	N	29 3/4	35 1/4	Y	Yes	N	Y	fair	fair	N		
302 3C		3rd fl bedroom	302C	inswing casem	N	29 1/2	35 1/4	Y	Yes	N	Y	fair	fair	N		
304 3B		3rd fl bedroom	304A	inswing casem	N	30	35 1/4	Y	No	n/a	n/a	n/a	n/a	Y	Type 3, custom inswing casement window	
304 3B		3rd fl bedroom	304B	inswing casem	N	30	35 1/4	Y	No	n/a	n/a	n/a	n/a	Y	Type 3, custom inswing casement window	
305 3A		3rd fl bedroom	305A	inswing casem	N	30	35 1/2	Y	No	N	Y	good	good	N		
305 3A		3rd fl bedroom	305B	inswing casem	N	30	35 1/2	Y	No	N	Y	good	good	N		





MECHANICAL SYMBOLS:	
	R/A RISER
	R/A OUTLET
	THERMOSTAT
	R/A RISER
	EXHAUST FAN

## 11 SYMBOLS - MECHANICAL

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ARCHITECTURE | DESIGN

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## REVISIONS

REV # | REV DATE | REV DESCRIPTION

## SEAL

## PROJECT

ALLEN HOUSE RETROFIT  
1700 OSOS ST.  
SAN LUIS OBISPO, CA  
93401  
APN: 003-554-001

## CLIENT

OSOS STREET  
HOLDING LLC  
237 BLUEBONNET LN.,  
UNIT 404  
SCOTTS VALLEY, CA  
95066  
KARL\_LEE@YAHOO.COM

## SHEET TITLE

MECHANICAL PLAN - LEVEL 2

DATE: 08/05/2021

TECHNICIAN: NGB

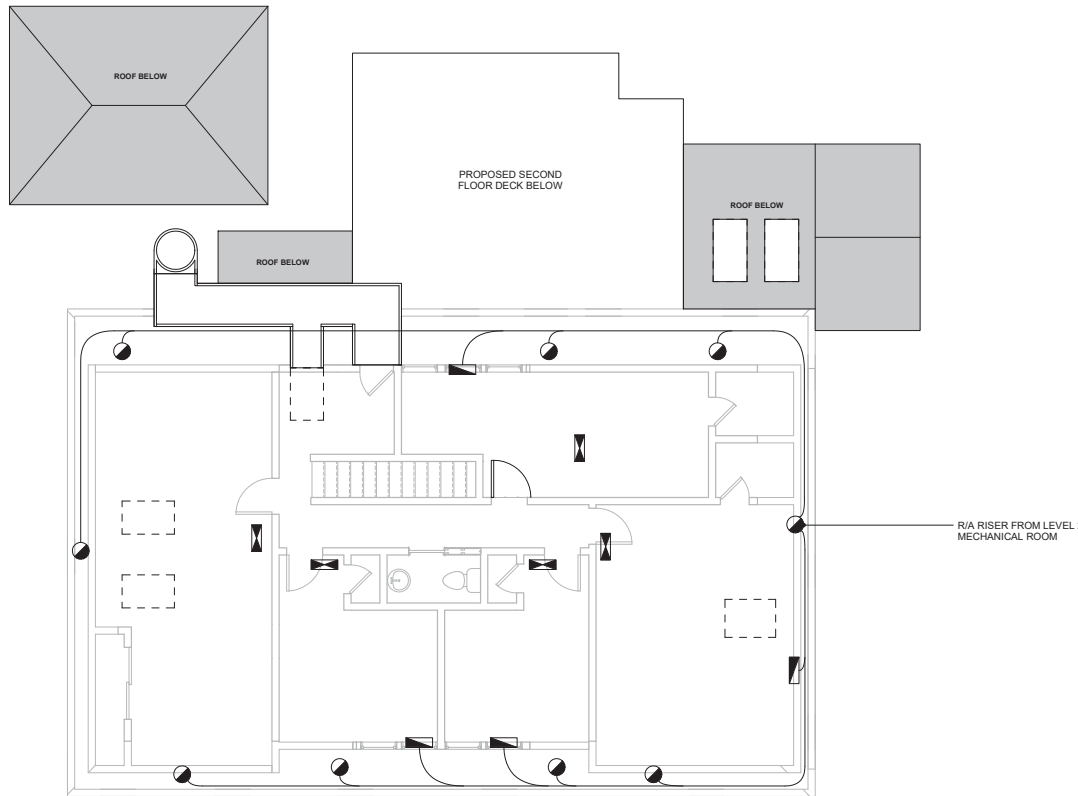
PROJECT MANAGER: ACG

JOB NUMBER: 448

SHEET NUMBER

M1.1





MECHANICAL SYMBOLS:	
	SIA RISER
	SIA OUTLET
	RIA OUTLET
	THERMOSTAT
	RIA RISER
	EXHAUST FAN

## 11 SYMBOLS - MECHANICAL



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### REVISIONS

REV #	REV DATE	REV DESCRIPTION

### SEAL

**PROJECT**  
ALLEN HOUSE RETROFIT  
1700 OSOS ST.  
SAN LUIS OBISPO, CA  
93401  
APN: 003-554-001

**CLIENT**  
OSOS STREET  
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**SHEET TITLE**  
MECHANICAL PLAN - LEVEL 3

**DATE:** 08/05/2021

**TECHNICIAN:** NGB

**PROJECT MANAGER:** ACG

**JOB NUMBER:** 448

SHEET NUMBER

M1.2



# Additional Information on Roof Window Proposal for Application ARCH-0145-2021 (1700 Osos)

Dear Walter,

I am writing this letter to you with the intent to provide more supporting information and boost my chances of having these roof windows approved by the CHC and the SLO City Planning Department. Adding these units to the roof and discarding the existing ones is a high priority for me on this project and I will support my case below on how this will benefit all. I have done a fair amount of research and information gathering that all point to benefits in aesthetics, safety and health, and consistency with SOI standards.



The proposed product is the roof window manufactured by Velux USA, model number GPU MK06 and here is quick overview of the product:



- Exterior color: Dark grey (standard and one choice)
- Interior color: White (standard)
- Materials: Aluminum clad exterior surrounding a wood (pine) frame
- Opening dimensions: 31 1/4" x 46 7/8" (rough opening, finished frame)
- 3" Height profile: Top edge of frame sits 3" above the shingles
- Product data: Velux emergency exit information sheet, see Exhibit B.1
- Approved for egress: See Certification Letter Exhibit B.2
- Cross Section Details: For vertical and horizontal cross section details see Exhibit C.1

#### Exterior aesthetics:

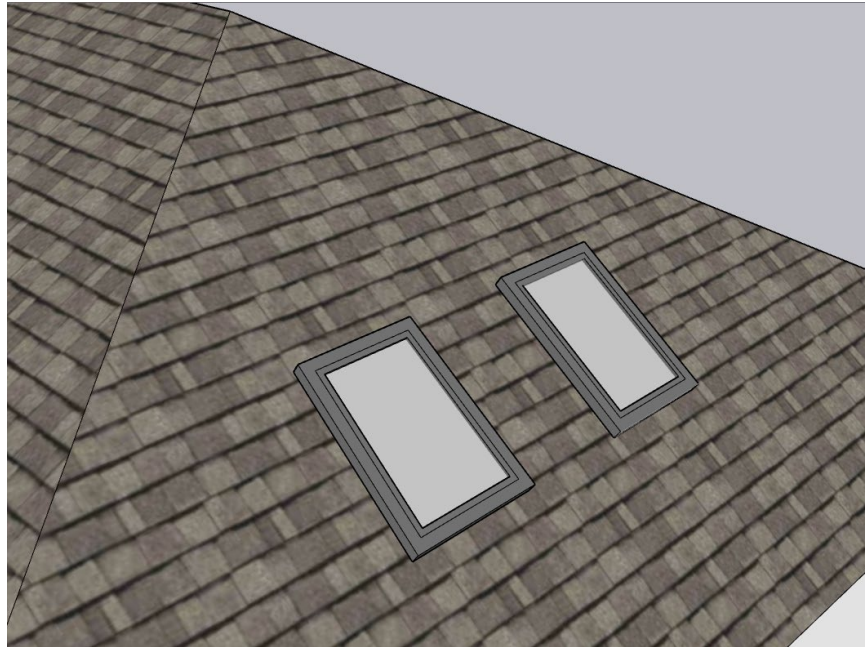
These new roof windows will look far better than the ones that are on the roof now. Currently, 1700 Osos Street has three existing skylights, two that are fixed 20" x 20" and one that is 24"H x 48"W (top hinge casement type). All three skylights are of the curb mounted type with a faded white plastic dome on the two square ones. All three frames extend about 9 inches from the roof and the style looks very dated, plus the 24 x 48 one leaks, and all are at their ends of their useful lives. The two skylights located on the north end of the roof (the north attic space) are not centered. When looking at it from the outside, the skylights are left-aligned with the smaller one stacked on top of the larger one. When these skylights were originally installed it does not look like it was done with care or attention to how it would look from the outside.

Existing condition, north end:





The proposed product is a top-hinged roof window manufactured by Velux USA, model number GPU MK06 which is 31 1/4" x 46 7/8" (rough opening, finished frame). These units will look good on the roof as it will be centered on the roof. The color of the exterior frame will blend in with the dark colored shingles to be installed after the roofing permit is approved. Further on appearance, these units will have a 66% lower profile at ~3 inches high. These units actually are set inside the roof, hence "roof window" versus being on top like a curb mounted skylight.



Two new roof windows will replace the existing two on the north end and two new roof windows of all the same type will replace the single square skylight on the south end of the roof.

Since the larger 24" x 48" skylight leaks, replacing it would be consistent with the Secretary of Interior's (SOI) guideline in that it is consistent with the recommendations that:

*Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.*

And SOI is not recommended that:

*Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials from the restoration period (such as masonry, wood, plaster, paint, and structural members) results.*

By not replacing that old skylight that leaks, further water damage will happen. The new roof windows will provide superior waterproofing and longevity to the historic building. Velux has a 10 year no leak warranty.

#### Safety and Health:

In terms of safety, the addition of the new roof windows will provide more, by a factor of 4, egress compliant openings, allowing occupants more ways to escape, through the roof, in the event of an emergency. The GPU MK06 models have been certified for being egress compliant by the Window & Door Manufacturers Association. Regarding health and comfort, the new units will provide far more natural light and improved ventilation and access to fresh air. These modern units also provide good energy efficiency qualities.



Recap of key points in favor of new roof windows versus leaving current skylights in place:

- Looks better from the street. The roof windows will be centered and because of the lower profile and color, will blend in better with the new roof. These are high quality units.
- Does not compromise the historical nature of the roof or the building. It can be argued that the current non-original skylights do compromise the look of the building as-is.
- Will stop the accelerated deterioration of the historic building by replacing the leaking, outdated skylight. Velux has a 10 year no leak warranty.
- Adds superior safety benefits by providing more emergency exit points on the 3<sup>rd</sup> floor.
- More natural light and more fresh air
- Better energy efficiency
- Higher quality living experience for the occupants

To recap, the addition of the Velux GPU MK06 does not harm the historic nature of the building, but rather improves the look and longevity of the building and provides for high quality living for the occupants.

Existing north end of roof, aerial view and view from Osos St:



Left-aligned to rafter that  
leads to ridge, not centered



Existing south end of roof, aerial view and view from Osos St:

