



Architectural Review Commission  
AGENDA

Monday, October 18, 2021, 5:00 p.m.

Teleconference - Broadcast via Webinar

Pursuant to Executive Orders N-60-20 and N-08-21 executed by the Governor of California, and subsequently Assembly Bill 361, enacted in response to the state of emergency relating to novel coronavirus disease 2019 (COVID-19) and enabling teleconferencing accommodations by suspending or waiving specified provisions in the Ralph M. Brown Act (Government Code § 54950 et seq.), commissioners and members of the public may participate in this regular meeting by teleconference.

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

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

View the Webinar:

URL: <https://slocity-org.zoom.us/j/86296159582?pwd=VGxlZVhvcExZYys1RjdmMkp3VXNnQT09>

Telephone Attendee: +1 (669) 900-6833

Webinar ID: 862 9615 9582; Passcode: 742790

*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** - 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 Commissioners, however, submissions *after* 3:00 p.m. on the day of the meeting may not be archived/distributed until the following day. Emails **will not** be read aloud during the meeting.

## Verbal Public Comment

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

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

---

Pages

### 1. CALL TO ORDER

Chair Withers will call the Regular Meeting of the Architectural Review Commission 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 Architectural Review Commission that *does not* appear on this agenda. Although the Commission will not take action on items presented during the Public Comment Period, the Chair may direct staff to place an item on a future agenda for discussion.

### 3. CONSENT

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

Recommendation:

To approve Consent Item 3a.

**3.a. CONSIDERATION OF MINUTES - OCTOBER 4, 2021**  
**ARCHITECTURAL REVIEW COMMISSION MINUTES**

5

Consideration of the Architectural Review Commission Minutes of  
October 4, 2021.

**4. PUBLIC HEARINGS**

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

**4.a. 2800 BROAD STREET (ARCH-0366-2021) REVIEW OF A NEW**  
**28,997-SF, THREE-STORY, MIXED-USE PROJECT CONSISTING OF**  
**20 RESIDENTIAL UNITS AND 7,818 SF OF COMMERCIAL SPACE,**  
**WITHIN THE SOUTH BROAD STREET AREA PLAN**

9

Recommendation:

Review the proposed project in terms of its consistency with the South Broad Street Area Plan, and Community Design Guidelines, and provide comments and recommendations to the Planning Commission.

**5. COMMENT AND DISCUSSION**

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

Receive a brief update from Senior Planner Shawna Scott.

## 6. ADJOURNMENT

The next Regular Meeting of the Architectural Review Commission meeting is scheduled for November 1, 2021 at 5:00 p.m. via teleconference.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

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

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

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

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



## Architectural Review Commission Minutes

October 4, 2021, 5:00 p.m.

Teleconference - Broadcast via Webinar

Architectural Review Commissioners Present: Commissioner Michael DeMartini, Commissioner Mandi Pickens, Commissioner Brian Pineda, Commissioner Allen Root, Vice Chair Ashley Mayou, Chair Christie Withers

Architectural Review Commissioners Absent: Commissioner Micah Smith

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

---

### 1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on October 4, 2021 at 5:03 p.m. by Chair Withers with Commissioners present via teleconference.

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

Public Comment:

None

*--End of Public Comment--*

### 3. CONSENT

**Motion By** Commissioner Root

**Second By** Commissioner Pineda

To approve Consent Item 3a.

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

Abstained (1): Commissioner Pickens

Absent (1): Commissioner Smith

CARRIED (5 to 0)

3.a CONSIDERATION OF MINUTES - SEPTEMBER 20, 2021  
ARCHITECTURAL REVIEW COMMISSION MINUTES

Approve the Architectural Review Commission Minutes of September 20, 2021.

4. PUBLIC HEARINGS

4.a 600 TANK FARM (ARCH-0407-2021) REVIEW OF A MIXED-USE DEVELOPMENT INCLUDING 280 RESIDENTIAL UNITS, ACCESSORY USES, & 12,500 SF OF COMMERCIAL/OFFICE WITH ASSOCIATED EXCEPTIONS, GENERAL PLAN AMENDMENT, AND REZONE

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

Applicant, Damien Mavis with Covelop, and their representative, Scott Martin with RRM Design Group, provided a brief overview of the project and responded to questions raised.

Chair Withers opened the public hearing.

Public Comments:

None

*--End of Public Comment--*

Chair Withers closed the public hearing.

**Motion By** Vice Chair Mayou

**Second By** Chair Withers

Find the proposed project consistent with the Airport Area Specific Plan Design Guidelines, Community Design Guidelines, and recommend the Planning Commission approve the project with the following suggestions:

- Provide one more color scheme for Building A types
- Incorporate balcony railings that provide more privacy; 66%-75% solid panels to screen views
- On the Building B rear elevation provide white garage doors rather than gray to blend in more
- Provide more planting or other visual indicators for pedestrians and traffic calming (referencing the red arrow shown on sheet A10 descending from Santa Fe Road)
- Use landscaping to reduce massing of Building E
- Provide well thought out pedestrian-scale elements

Ayes (6): Commissioner DeMartini, Commissioner Pickens, Commissioner Pineda, Commissioner Root, Vice Chair Mayou, and Chair Withers

Absent (1): Commissioner Smith

CARRIED (6 to 0)

*\*Commissioner Pickens left the meeting at 6:20 p.m.*

4.b 130 HIGH STREET (ARCH-0535-2021) REVIEW OF A 1,813-SF WAREHOUSE ADDITION AND ADDITION OF AN AMMONIA DIFFUSION TANK, RECEIVER TANK, AND COOLING TOWER TO THE EXISTING 3,743-SF GLACIER ICE WAREHOUSE FACILITY

Associate Planner Kyle Van Leeuwen presented the staff report and responded to Commission inquiries.

Applicant, Tony Horzen, and their representatives, Eric Pennachio and Ray Cloud, provided a brief overview of the project and responded to questions raised.

Chair Withers opened the public hearing.

Public Comments:

None

*--End of Public Comment--*

Chair Withers closed the public hearing.

**Motion By** Commissioner Root

**Second By** Vice Chair Mayou

Find the project consistent with the Community Design Guidelines and applicable City Standards and recommend the Community Development Director approve the project with the following suggestions:

- City Arborist should review tree removal request and, if possible, the Commission recommends keeping the tree.
- Conduct a sound study to determine if decibels of the machinery are consistent with City Ordinances.

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

Absent (2): Commissioner Pickens, and Commissioner Smith

CARRIED (5 to 0)

**5. COMMENT AND DISCUSSION**

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

Senior Planner Shawna Scott provided an update of upcoming projects.

**6. ADJOURNMENT**

The meeting was adjourned at 6:54 p.m. The next Regular Meeting of the Architectural Review Commission meeting is scheduled for October 18, 2021 at 5:00 p.m. via teleconference.

---

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



## ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

**SUBJECT:** REVIEW OF A NEW 28,997-SF, THREE-STORY, MIXED-USE PROJECT CONSISTING OF 20 RESIDENTIAL UNITS WITH A PRIVATE ROOF DECK, AND 7,818 SF OF COMMERCIAL SPACE, WITHIN THE SOUTH BROAD STREET AREA PLAN. PROJECT INCLUDES A 30% SHARED/MIXED-USE PARKING REDUCTION.

**PROJECT ADDRESS:** 2800 Broad Street

**BY:** Kyle Bell, Associate Planner  
 Phone Number: (805) 781-7524  
 Email: [kbell@slocity.org](mailto:kbell@slocity.org)

**FILE NUMBER:** ARCH-0366-2021

**FROM:** Shawna Scott, Senior Planner

**APPLICANT:** Luis Sarmiento

**REPRESENTATIVE:** Bryan Ridley

### RECOMMENDATION

Review the proposed project in terms of its consistency with the South Broad Street Area Plan, and Community Design Guidelines, and provide comments and recommendations to the Planning Commission.

### 1.0 PROJECT DESCRIPTION AND SETTING

The proposed project consists of a new 28,997-square foot, three-story, mixed-use structure consisting of 20 residential units with a private roof deck, and 7,818 square feet of commercial space within the South Broad Street Area Plan. Project includes a 30% shared/mixed-use parking reduction.<sup>1</sup> The proposed project includes the demolition of existing structures to provide for the new project and includes site improvements such as site access upgrades, and associated landscaping (Attachment A, Project Plans).

**General Location:** The 0.62-acre project site is located at the corner of Lawrence Drive and Broad Street, with direct access to Lawrence Drive.

**Zoning and General Plan:** Commercial Retail (C-R-SF) and Commercial Services (C-S-SF) within the South Broad Street Area Plan.

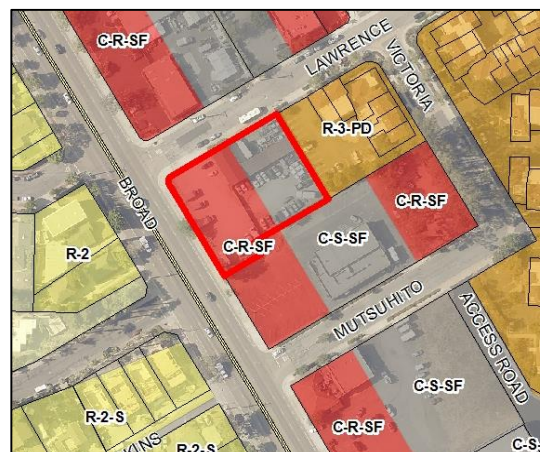
#### Surrounding Uses:

East: (R-2) Single Family Residences

West: (R-3-PD) Multi-family Residences

North: (C-R-SF) Furniture Store

South: (C-R-SF & C-S-SF) Public Assembly Use – Guild Hall



**Figure 1: 2800 Broad Street Project Site**

<sup>1</sup> **South Broad Street Area Plan, 4.7 Parking Requirements, Shared Parking Reduction, Mixed-Use Parking Reduction:** "A maximum parking reduction of thirty percent is possible when combined with a shared parking reduction."

## 2.0 PROPOSED DESIGN

Architecture: Broad Street Village Contemporary

Design details: Outdoor sitting area, decorative shed roofs, covered awnings, small private roof deck, balconies, vertical windows, paseo connection to Broad Street from parking lot, partial woonerf design to provide future connection to the property to the South.

Materials: Stucco with a fine sand finish (white), cast-in-place concrete (grey), anodized aluminum storefront (black), painted steel/sheet metal (black), box rib cladding (dark grey).

## 3.0 PREVIOUS REVIEW

On September 27, 2021, the Tree Committee reviewed the proposal to remove one street tree and plant 19 new trees. The Tree Committee, with a vote of 3:1, recommended the Planning Commission find the proposed tree removal and compensatory planting plan consistent with the Tree Removal Ordinance (Attachment B, TC Report and Minutes 9.27.21).

## 4.0 FOCUS OF REVIEW

The Architectural Review Commission's (ARC's) role is to review the proposed project in terms of consistency with the South Broad Street Area Plan and Community Design Guidelines and applicable City Standards and 2) provide comments and recommendations to the Planning Commission concerning the proposed project design, focusing on building architecture and layout.

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

**South Broad Street Area Plan:**

<https://www.slocity.org/home/showpublisheddocument/5019/635563068397670000>

## 5.0 DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed development must be consistent with the requirements of the General Plan, Zoning Regulations, Community Design Guidelines (CDG), and the South Broad Street Area Plan (SOBRO). Staff has not identified any discussion items or concerns related to consistency with CDG Chapter 2 (General Design Principles), Chapter 3 (Commercial and Industrial Project Design), Chapter 6 (Site Planning and Other Design Details), and SOBRO Chapter 5.0 (Design Guidelines).

The project has also been designed with the partial development of the "woonerf" or village court accessway as identified in the SOBRO Chapter 2.0 (Street Types). The village court or "woonerf" is intended to be a living street where pedestrians and bicyclists have the same priority as motorists. The applicant has provided a detailed project description regarding the project's consistency with the SOBRO Design Standards (see Attachment A, Project Plans, Sheets 5, 6, & 7).

2800 Broad Street – ARCH-0366-2021  
 Architectural Review Commission Report – October 18, 2021

## 6.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required*
Density	19.42	14.6
Build-To Lines		
Corridor Street (Broad St.)	0 feet	0 feet
Entry Street (Lawrence Dr.)	5 feet	5 feet
Setbacks		
Side Yard	N/A (corner lot, no side yard)	0 feet
Rear Yard at Ground Level	55 feet	30 feet
Above Ground Level	55 feet	10 feet
Adjacent to Village Court	16.5 feet	12.5 feet
Maximum Height of Structures	40 feet	40 feet (max)
Minimum Height of Structures	35 feet	25 feet (min)
Vertical Clearance to Projections	18 feet	12 feet (min)
Upper-Story Projections	2.5 feet	4 feet (max)
Minimum Ground Floor Clearance	18 feet	12 feet (min)
Minimum Upper Stories Clearance	10 feet	8 feet (min)
Finished Floor Height	1-2 feet	3 feet (max)
Floor Area Ratio		
C-R zone	1.06 (total)	3.0
C-S zone		1.5
Max Lot Coverage		
C-R zone	43% (total)	100%
C-S zone		75%
Minimum Building Façade	86% Lot Frontage	80% Lot Frontage
Affordable Housing	In-lieu fee	On-site or In-Lieu fee
Public Art	In-lieu fee	On-site or In-Lieu fee
<b>Vehicle and Bicycle Parking</b>		
Number of Vehicle Spaces	<b>32 (30% reduction)</b>	45
EV Spaces	5 (EV ready) 11 (EV capable)	5 (EV ready) 11 (EV capable)
Bicycle Spaces		
Short-term	10	10
Long-term	42	42
Motorcycle Parking	2	2
<b>Environmental Status</b>	Categorically exempt from environmental review under CEQA Guidelines section 15332 (In-Fill Development Projects)	

\*2019 Zoning Regulations & South Broad Street Area Plan (updated December 2014)

## **7.0 ACTION ALTERNATIVES**

- 7.1** Recommend approval of the project. An action recommending approval of the application based on consistency with the South Broad Street Area Plan Design Guidelines and Community Design Guidelines will be forwarded to the Planning Commission for final action. This action may include recommendations for conditions to address consistency with the Community Design Guidelines and South Broad Street Area Plan.
- 7.2** Continue the project to a hearing date certain, or uncertain. An action continuing the application should include direction to the applicant and staff on pertinent issues.
- 7.3** Recommend denial the project. An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, South Broad Street Area Plan, Community Design Guidelines, Zoning Regulations, or other policy documents.

## **8.0 ATTACHMENTS**

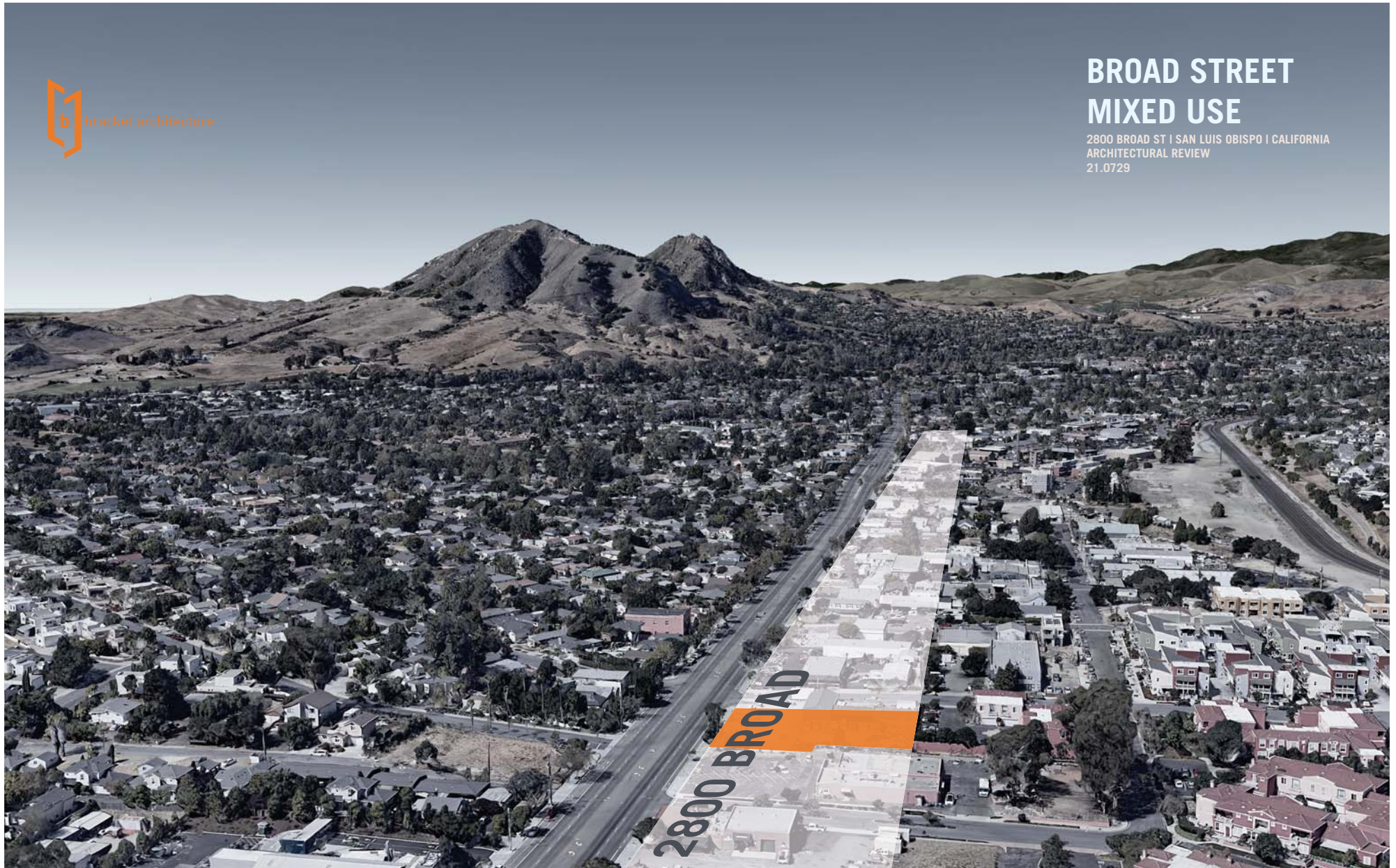
A – Project Plans (ARCH-0366-2021)

B – Tree Committee Report and Minutes from 09/27/21



# BROAD STREET MIXED USE

2800 BROAD ST | SAN LUIS OBISPO | CALIFORNIA  
ARCHITECTURAL REVIEW  
21.0729





PROJECT TEAM

DEVELOPER | OWNER

Luis Sarmiento  
591 Bluerock Drive  
San Luis Obispo, CA 93401

ARCHITECT

Bracket Architecture Office  
PO Box 1810  
San Luis Obispo, CA 93406  
Contact: Bryan Ridley | br@bracketao.com | 805 704 0535

CIVIL ENGINEER

Ashley & Vance Engineering, Inc.  
1230 Monterey Street  
San Luis Obispo, CA 93401  
Contact: Shannon Jessica

LANDSCAPE ARCHITECT

JBLA  
979 Osos Street, Suite B6  
San Luis Obispo, CA 93401  
Contact: Jim Burrows

TABLE OF CONTENTS

Project Information, Development Statement + Table of Contents	2
Clean Energy Choice Planning Acknowledgment	3
Project Data	4
Site Context	5
Project Design Narrative	6-7
Site Demolition Plan	8
Site Plan	9
Site + Building Furnishings	10
Floor Plans	11-14
Roof Plan	15
Residential Unit Plans	16-17
Materials + Colors	18
Elevations	19-20
Site Sections	21
Perspective Street Elevations	22
Character Renderings	23-34
Conceptual Landscape Plan	L-1
Plant Material List and WELO Worksheet	L-2, L-3
Preliminary Grading and Drainage Plan	C-2.1
Preliminary Utility Plan	C-3.1

BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02



VICINITY MAP



DEVELOPMENT STATEMENT

The project proposes the demolition of an existing single story commercial building, to prepare the site for the construction of a mixed-use three story building, comprised of two stories of residential living units over retail spaces at the street level. The retail businesses and residential units share a common off street surface parking area at the interior of the lot. Sidewalk frontage improvements are anticipated along the property edges of Broad St and Lawrence Dr. conforming to current City Standards.

CEQA STATUS

This environmentally benign project is categorically exempt from CEQA per CEQA guideline 15332 as the project satisfies the conditions of a class 32 in-fill development project.

PUBLIC ART

The requirements of the Public Art Ordinance shall be met through payment of an in-lieu fee and are applicable only to the non-residential building identified in the project plans as Building D. The fee is determined by the amount equal to one-half of one percent (0.5%) of that portion of the total construction costs in excess of \$100,000, not to exceed \$50,000 for each building permit. The expected project cost remains to be evaluated.

INCLUSIONARY HOUSING

The payment of an In-Lieu Fee is an anticipated in lieu of constructing affordable dwellings to meet the requirements of SLOMC 17.91.

COMMERCIAL LEASE SPACES

The proposed commercial lease spaces shall either be for an allowed use or where discretionary approval is required for a proposed use a separate Use Permit(s) shall be requested in the future when the tenant is confirmed.

VOLUNTARY LOT LINE ADJUSTMENT

Existing interior property lines will be requested extinguished through a Voluntary Lot Merger prior to Issuance of building permit.



## CLEAN ENERGY CHOICE PROGRAM FOR NEW BUILDINGS

### PLANNING ACKNOWLEDGEMENT STATEMENT

**EFFECTIVE DATE:** September 1, 2020

**APPLICABLE PROJECTS:** All New Residential and Non-Residential New Buildings

**APPLICABLE CODES:** 2019 CEnC, CEC, CBC, and SLOMC

**INSTRUCTIONS:** Complete the statement form below and please include the statement on the plans in both the planning entitlement application and building permit submittal. A physical signature or DocuSign are acceptable methods of signing.

#### THIS PROJECT IS SUBJECT TO THE ENERGY REACH CODE.

Ordinance No. 1684 (SLOMC 15.04.110)

*Choose one of the following:*

- ☒ The project has chosen the "All-Electric" building design.
- ☐ The project has chosen the "Mixed-Fuel" building design.

Signature 

Position/Ti Project Architect

Date May 25, 2021

For compliance instructions,  
please visit the following website:  
[www.slocity.org/cleanenergychoice](http://www.slocity.org/cleanenergychoice)

## PROJECT DATA

Address 2800 Broad Street, San Luis Obispo, CA 93401  
 APN 053-195-004  
 Zoning C-R Commercial Retail and C-S Service Commercial  
 Adjacent Zoning R-3PD (Villa Rosa), C-S/C-R (Guild Hall)

Lot Area: 27,199 sq ft [0.62 acres] [MBS Survey 09/18/20]  
 C-S zoned 11,218 sq ft [41.2% of lot]  
 C-R zoned 15,981 sq ft [58.8% of lot]

Current Use: Commercial  
 Proposed Use: Mixed-Use Building with Residential over Commercial

Lot Coverage:  
 Lot Size 27,199 sq ft  
 80% Anticipated 21,759 sq ft [SBSAP Combined C-S + C-R zones]  
 43% Proposed 11,630 sq ft [11,630/ 27,199]

Gross Building Areas:  
 8,797 sf Level 1 Commercial  
 10,116 sf Level 2 Residential  
 10,084 sf Level 3 Residential  
 Total Gross Areas 28,997 sf

Floor Area Ratio:  
 3.0 /1.5 Allowed C-R 17.30.020 / C-S 17.36.020  
 1.0 Anticipated SBAP  
 1.06 Proposed 28,997 sf/ 27,199 sf

Density Allowed:  
 31 units/acre C-R 17.30.020 / C-S 17.36.020  
 [58.8% x 36 du/acre] + [41.2% x 24 du/acre]

Density Proposed:  
 23.4 units/acre [14.6 du/0.62 acre]

4 density units [8 x 0.5 du] [8] 1-bedroom dwelling units <600sf  
 2.64 density units [4 x 0.66 du] [4] 1-bedroom dwelling units >600sf  
 4.0 density units [4 x 1.0 du] [4] 2-bedroom dwelling units  
 4.0 density units [4 x 1.0 du] [4] 2-bedroom townhomes  
 14.6 density units 20 total dwelling units

Affordable Housing:  
 Base Requirement Commercial 2 dwelling units [2 ADU/acre x 0.62 acres= 1.2]  
 Residential Provide 3% low income [0.6] or 5% moderate income [1] dwelling units  
 Adjustment factor 0.0 [average unit size 1,010 sf and 23.4 units/acre] minimum 1 unit required  
 Adjusted Requirement 1 unit minimum  
 Provided In-lieu fee payment equal to 1.25% of building valuation

Building Height:  
 Allowed 40' maximum, 25' minimum  
 Proposed 39.75' above average natural grade

Building Setbacks:  
 Broad St. Corridor 0' minimum, 5' maximum street setback  
 Lawrence Dr. Entry St 5' build-to  
 Side Yard Adj Structure 0' minimum, 10' maximum  
 Side Yard Adj 'Woonerf' 12.5' minimum

## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
 21.0729 ARC SUBMITTAL 02

Common Open Space  
 Active Resident Roof Deck 372 sf  
 Active Pedestrian Court 590 sf  
 Passive Resident Balconies 632 sf [447 sf level 1+ 185 level 2]  
 Total 1,594 sf

Vehicle Parking Required:  
 [4] Townhomes 6 [ 8 x 0.75 per bedroom ]  
 [12] 1-bedroom dwelling units 9 [ 12 x 0.75 per bedroom ]  
 [4] 2-bedroom dwelling units 6 [ 8 x 0.75 per bedroom ]  
 Guest 4 [ 1 per 5 dwellings x 20 dwellings ]  
 Commercial  
 Instructional Services 10.8 [ 1 per 200 sf x 2,158]  
 Office/General Retail 6.9 [ 1 per 300 sf x 2,055]  
 FoodPrep/Indoor Storage 2.4 [ 1 per 1,500 sf x 1,404+1,015+1,186]  
 Subtotal 45.1  
 Shared Parking Reduction -10%  
 Mixed-Use Parking Reduction -20%  
 Total 31.6 spaces

Vehicle Parking Provided:  
 Surface Parking Standard 17  
 Surface Parking Compact 15 [15 allowed by 50% res 8.75+ 40% comm 6.6]  
 Total Parking Provided 32

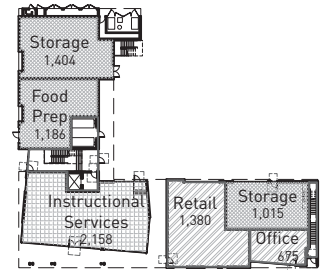
Electric Vehicle Charging:  
 EV Ready 5 [ 10% of 45 required spaces ]  
 EV Capable 11 [ 25% per CalGreen of 45 required spaces ]

Motorcycle Parking:  
 Required 2 [ 1 per 20 parking spaces required]  
 Provided 2

Bicycle Parking:  
 Residential 40 [ 2 per dwelling: 40 located in bike room  
 Guest 4 [ 1 per 5 dwellings x 20 dwellings ] short term  
 Commercial 8 [ 1 per 1,000 sf x 7,818 sf ] 6 short term 75%, 2 long term 25% in bike room  
 Total 52

Accessible Dwelling Units:  
 Required Per CBC 1102A.3.2 the story of the unit served by the building elevator is considered a ground floor and primary entry floor and must comply with subsections 1-3]  
 Provided Primary entry level of all units provided with powder room and kitchen all rooms and spaces on an accessible route.

Construction Type + Occupancy:  
 Type VB  
 Occupancy M, R-2, S-2  
 # of Stories: 3  
 Sprinklered: Yes, NFPA 13 Throughout



Level 1 Program

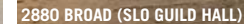
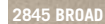
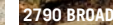
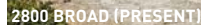


The project property is a corner lot located at 2800 Broad Street between Mutsuhito Avenue and Lawrence Drive within the city of San Luis Obispo, and contains approximately 27,198 square feet (.62 acres) of land area. The lot is framed by Broad St. to the West, Lawrence Drive to the North, and neighboring parcels East and South. The easterly parcel contains a residential planned unit development, Villa Rosa, which is buffered by a drive aisle with parking. The southerly parcel contains the San Luis Obispo Guild Hall and its deep parking lot abutting the property.

The lot is presently developed with a single-story building, fencing, and unpaved parking areas. The single story 3,060 square foot building was originally constructed in 1953 (per SLO County records) and does not bear character defining features which would demonstrate a need for its preservation. The balance of the site is a mixture of gravel and concrete in various stages of quality and disrepair. There are no formally designated on site parking spaces. The existing property frontage of concrete curb, gutter, and sidewalk along with the driveway approach from Lawrence Drive do not meet current City of San Luis Obispo Engineering Standards and will be subject to replacement to current standards and those standards outlined in the South Broad Street Area Plan [SBSAP].

As an underutilized but fully developed site, the only remaining natural feature is the street tree associated with the property in the public right-of-way along Broad Street. The lot slopes up from Broad Street, parallel to the incline of Lawrence Drive (approx. 9-ft overall). The property lies completely outside of the closest flood zone.

The parcel is zoned both C-R-5F Retail Commercial with a Special Focus Area Overlay and C-S-5F Service Commercial with a Special Focus Area Overlay. This designation is shared by the southerly neighbors as well as the parcels across Lawrence Drive to the north. The adjoining parcel to the east (occupied by Villa Rosa) is zoned R-3-PD Medium-High Density Residential. The South Broad Street Area Plan that governs this special focus area overlay zone provides unique opportunities for development of mixed-use buildings and promotes housing.



2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

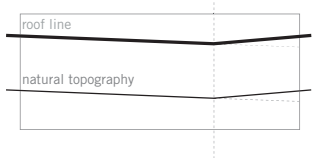
5

PROJECT DESIGN

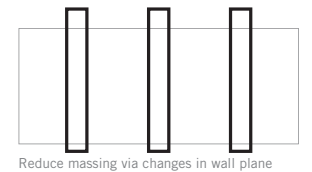
The South Broad Street Area Plan describes the project area as ‘a neighborhood in transition.’ The architectural fabric surrounding the project site is a patchwork quilt of architectural styles and programmatic functions, with adjacent properties hosting single story single family homes, civic gathering halls, retail or industrial uses. 2800 Broad Street is among the first of projects affronting this section of Broad St. to provide higher density mixed-use functions, part of a forward thinking effort by the City to to enhance the contemporary urban character of South Broad St. with new residential living and commerical opportunities.

Massing and Site Accessibility

The architectural form of this project takes its lead from the topography of the site and it's role as a transitional building along the Broad St. corridor, one of the most heavily traveled thoroughfares in the City. The building presents itself firmly along Broad St. following the form based codes [SBSAP 4.5] that recognize the urban qualities of Broad St. Formal design decisions are included to orient and enhance pedestrian movement to and between adjacent uses on the site [SBSAP 5.3H].



The undulating roof lines follow the terrain slope of Broad St. and Lawrence Dr. and loosely recall the regional peaks, while acting in continuity to unify the residences as one neighborhood. The simple form finds its highest point reinforcing the corner of Broad St. and Lawrence Dr.



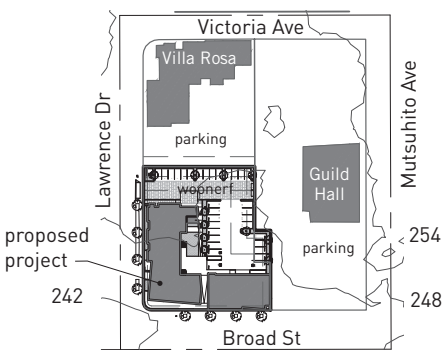
The massing along each street is divided into three smaller vertical bars with planar setbacks [SBSAP 5.3] to provide visual relief in the project befitting of San Luis Obispo's modest architectural scale, with multiple dwellings consisting of 2-4 units arrayed vertically with upper levels along the primary frontage.



A slight plan rotation transposes the private living spaces above grade from the street level public functions, emphasizing the corner retail. The design provides a high degree of transparency and porosity at the street level promoting public sight lines and a sense of welcome, with a gradual setback intended slow sidewalk travel and encourage meandering into the commercial spaces.



Pedestrian connectivity between the sidewalk and building uses is further achieved by an open pass-through from the Broad St. sidewalk to the interior parking area, and a private resident entry on the quieter entry street, Lawrence Dr.



(above) Block 7 Elevation Diagram

(left) Block 7 Diagram with 2m contour intervals



BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02



#### Visual Character

This area of the City was originally developed 'with small houses with simple designs, railroad worker's housing' [SBSAP]. Roof forms and materials were simple, and through repetition a unique visual identity was established. The concept for 2800 Broad St. is to develop a building that identifies with the areas history while looking forward in scale, function, and amenities, reflecting a Broad Street Village Contemporary language appropriate for mixed-use projects [SBSAP 4.6].



SBSAP 4.6 Multiple Family building reference

The proposed material in the housing component is simple in color and texture [SBSAP 5.4], reflecting the modest worker housing typology of the areas past, while providing unique moments in patterning and window articulation to distinguish residences through contemporary expression. The SBSAP provides an example style for multiple family building. There is an intentional shift in the material language at the street level that responds to a desire for a richer material palette in both color and texture along public touch points, one that identifies the street level independent from the residences and encourages engagement.



#### Site

The project offers the first segment of "woonerf" or village court [SBSAP 2.6], a new living street paralleling Broad St. that provides a path where pedestrians and bicyclists have the same priority as motorists. The path is distinguished by a change in paving material alerting the user that it is not a typical street.

Lawrence Drive is described as an Entry Street. The pertinent qualities of an Entry Street as identified in the SBSAP include commercial uses on the ground level with residential above, and an overwall 60-ft width, with each side include a 10-12' drive lane, 8' parallel parking, and a 10' sidewalk.

The property recycling and solid waste collection area is located entirely indoors to minimize visual impact from the public along the street, the new woonerf, and surrounding residences.



#### BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



ACCESSIBLE ROUTE .....

## REFERENCE NOTES

1. EXISTING RETAINING WALL AND FENCE
2. ELECTRIC UTILITY TRANSFORMER
3. INDOOR RECYCLING AND SOLID WASTE
4. CHECK VALVE
5. FIRE RISER ROOM
6. EV READY (EVR) PARKING, (5) REQUIRED
7. NEW SITE RETAINING WALL, SEE CIVIL SHEETS
8. BICYCLE PARKING, (10) SHORT-TERM SPACES
9. FIRE HYDRANT
10. WATER METERS, COMMERCIAL AND DOMESTIC
11. PEDESTRIAN OPEN PASS-THROUGH
12. RESIDENT ENTRY
13. CITY STANDARD PEDESTRIAN STREETLIGHT
14. CITY STANDARD FULL-HEIGHT STREETLIGHT

## PARKING ABBREVIATIONS

- EVCS ELECTRIC VEHICLE CHARGING - INSTALLED  
EVR ELECTRIC VEHICLE READY  
C COMPACT STALL SPACE  
STANDARD STALLS NOT MARKED

## PARKING LAYOUT COMPLIES WITH 2020 SLO CITY ENGINEERING STANDARDS (MIN. BELOW)

- STD PARKING BAY WIDTH 90 DEG DBL 60.1'  
STANDARD STALL WIDTH 8.6'  
STANDARD STALL LENGTH 18.4'  
STANDARD STRIPING LENGTH 16'

- COM. PARKING BAY WIDTH 90 DEG DBL 40.3'  
COMPACT STALL WIDTH 8.0'  
COMPACT STALL LENGTH 16'  
COMPACT STRIPING LENGTH 13'

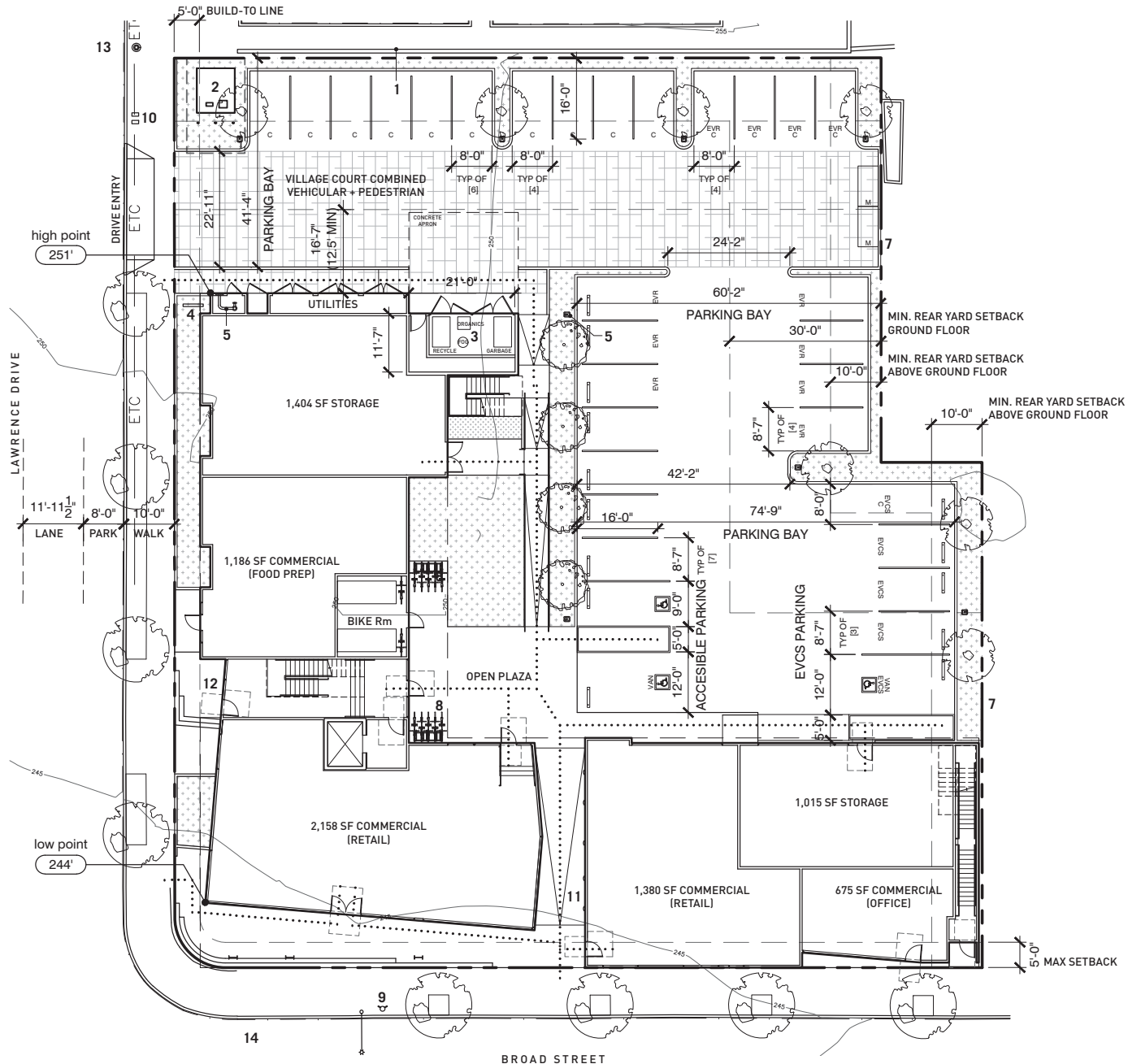
## SITE PLAN

1" = 20'



## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02



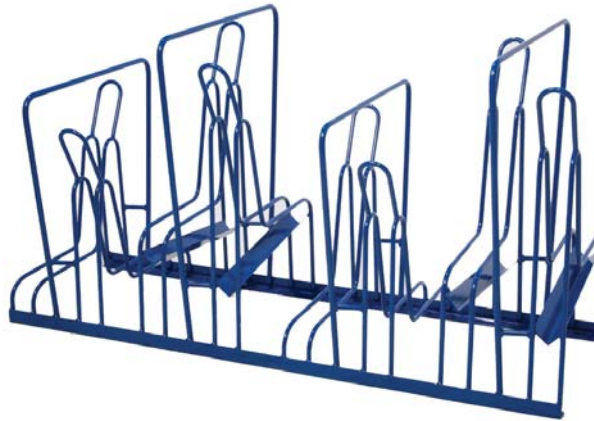
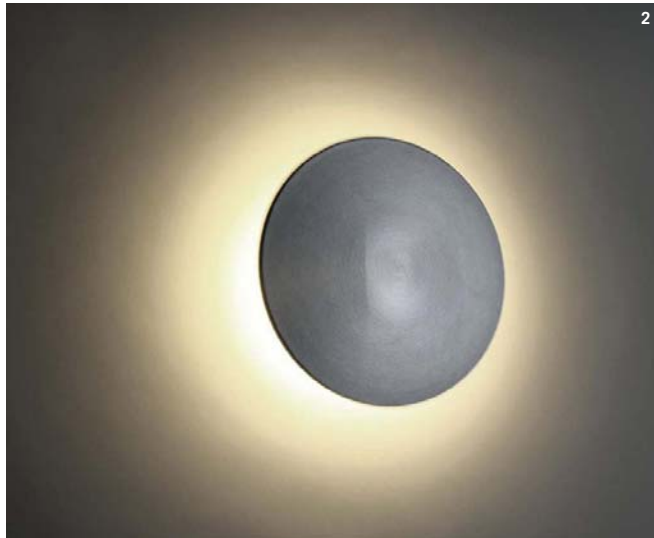
BRACKET ARCHITECTURE OFFICE



1 3



2 4



#### LEGEND

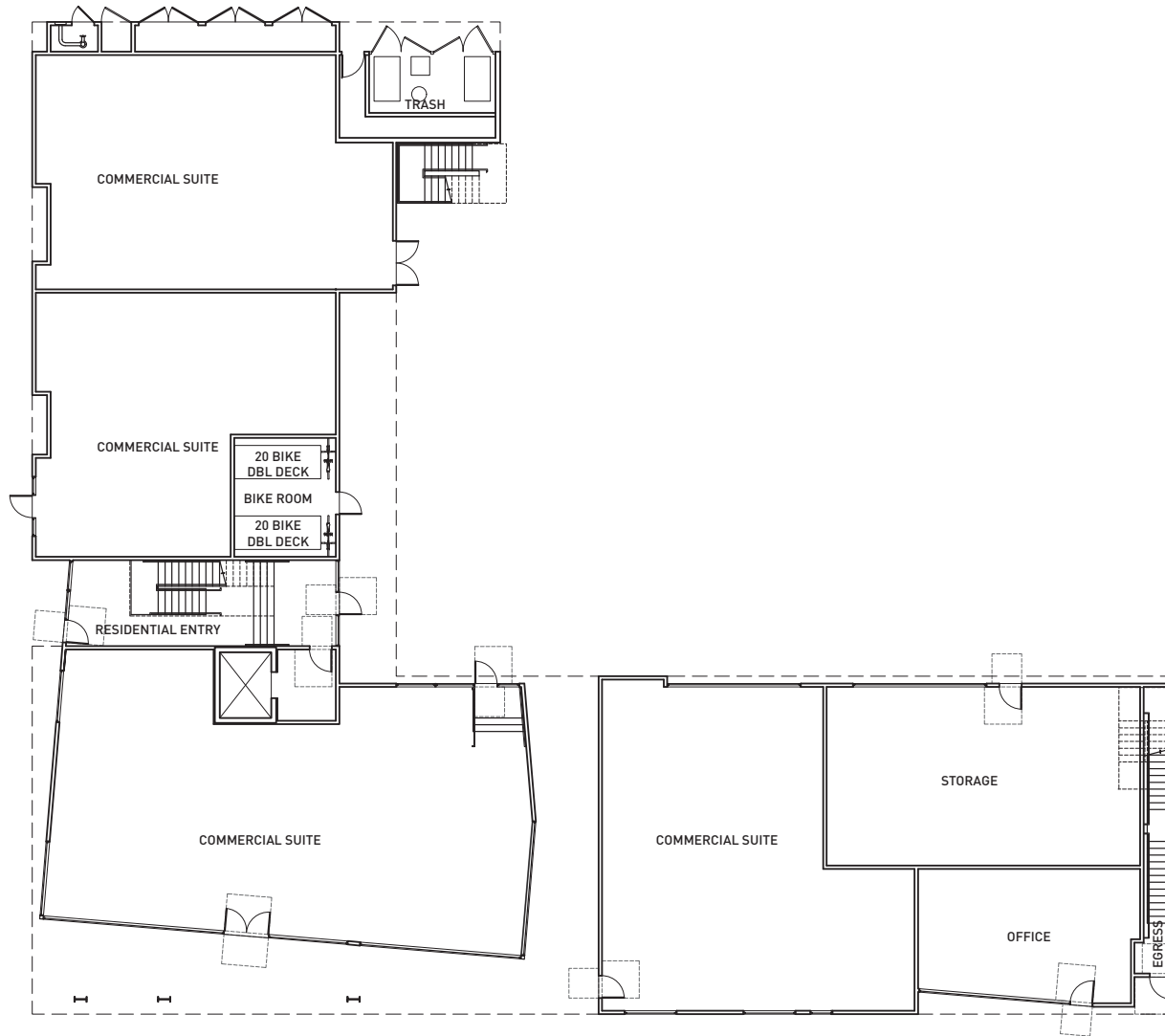
- 1 Wall Mount Downlighting, Night-Sky Compliant, by Kichler - 11251AZT30
- 2 Wall | Ceiling Mount Accent Light, Night-Sky Compliant, by Modern Forms - WS-W60610
- 3 Post Top Pedestrian Light, by Nebulite - TP325
- 4 Bicycle Rack, by Peak - Single Sided - 4 Slot (Exterior Location)
- 5 Permeable Paver, by Unilock Eco Line
- 6 Bicycle Rack, by Peak - Double Decker (Interior Location)

#### SITE + BUILDING FURNISHINGS

#### BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



# FIRST FLOOR PLAN

1" = 16'

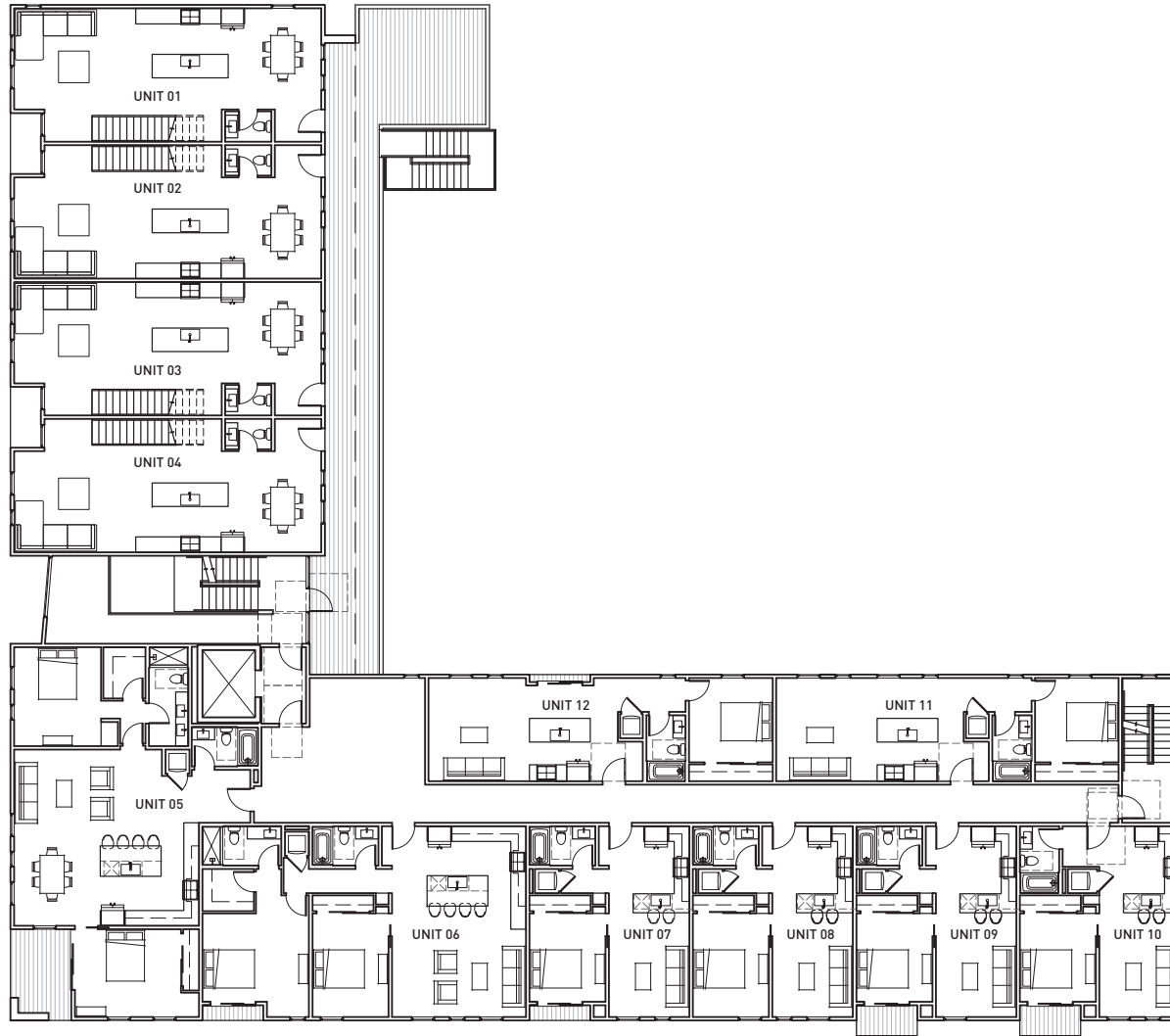


## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





UNIT COUNT + TYPE:  
 (4) TWO-BEDROOM TWO-STORY TOWNHOMES  
 (4) TWO-BEDROOM FLATS  
 (12) ONE-BEDROOM FLATS  
 (20) DWELLING UNITS TOTAL

## SECOND FLOOR PLAN

1" = 16'

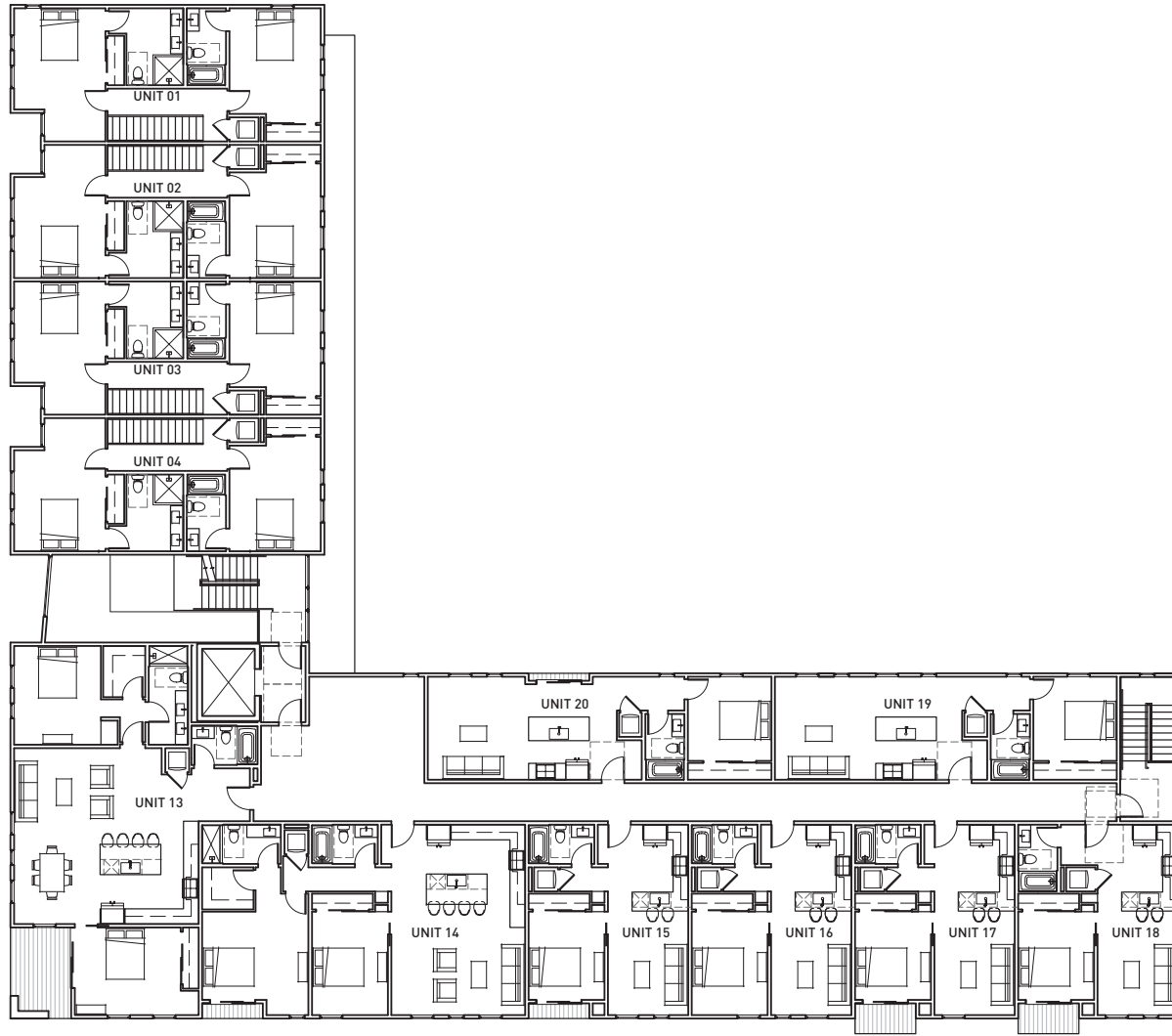


## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
 21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





### THIRD FLOOR PLAN

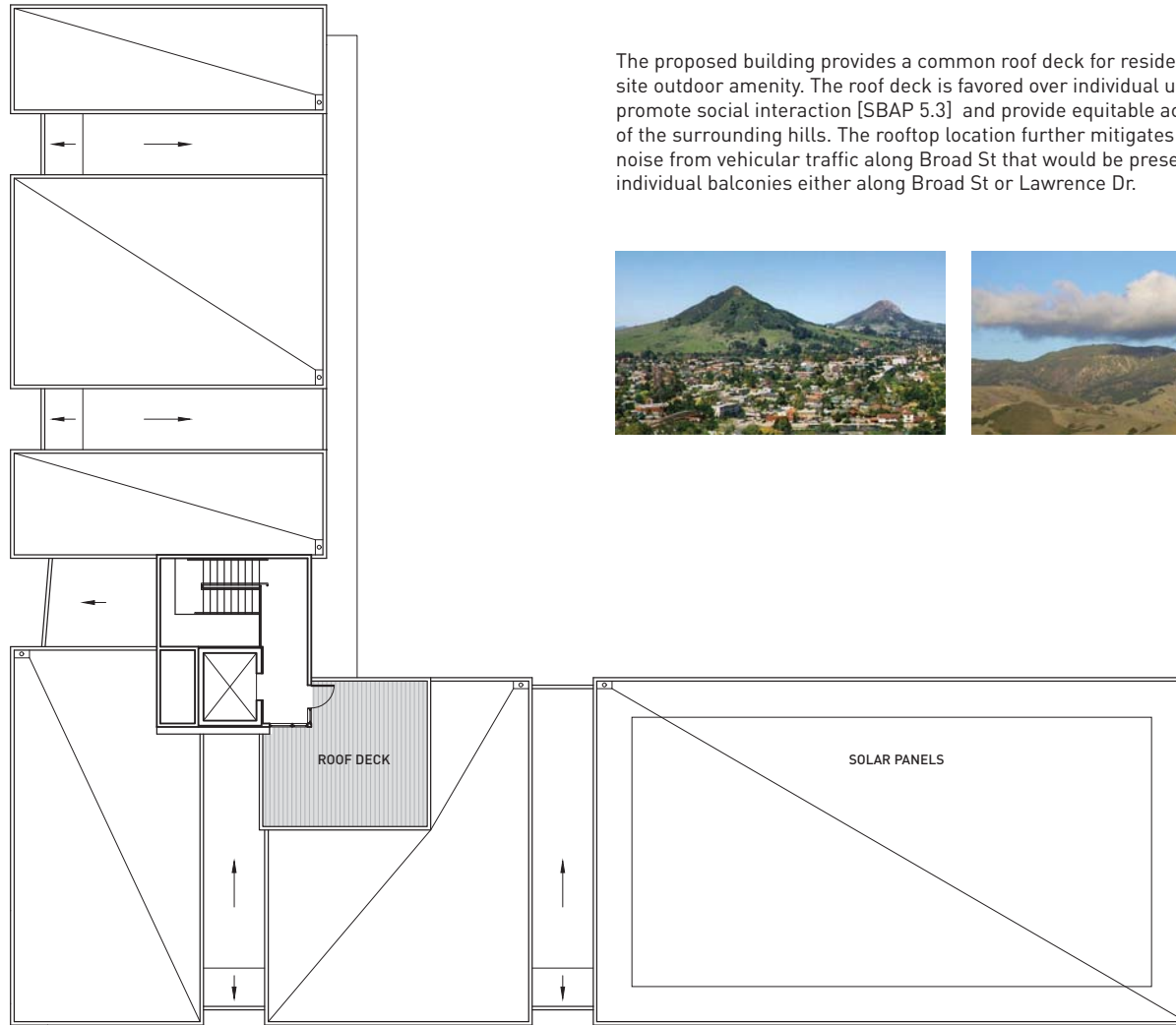
1" = 16'



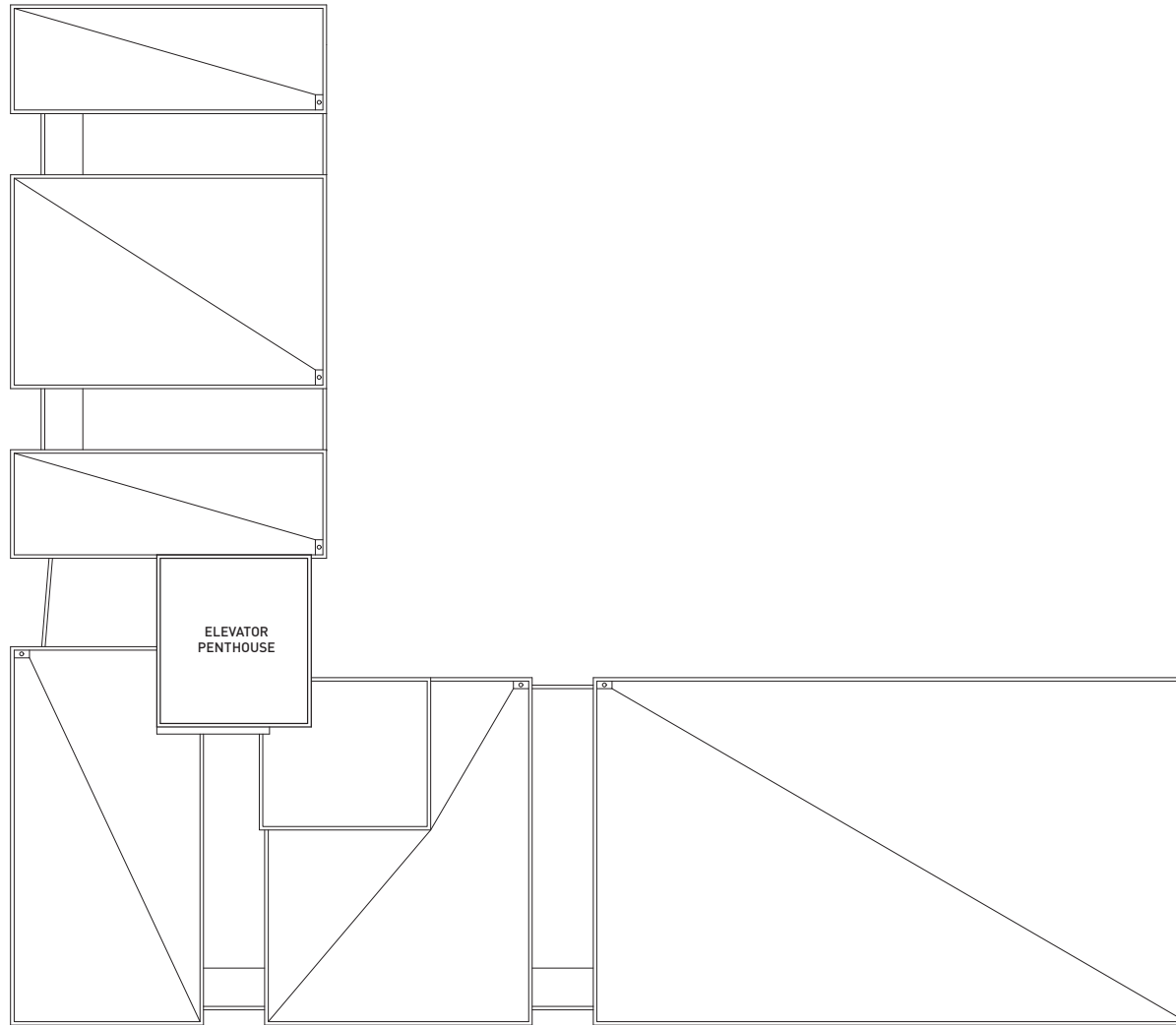
### BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



**ROOF DECK PLAN**  
 1" = 16'  
**BROAD STREET MIXED USE**  
 2800 BROAD STREET | SAN LUIS OBISPO  
 21.0729 ARC SUBMITTAL 02



**UPPER ROOF PLAN**

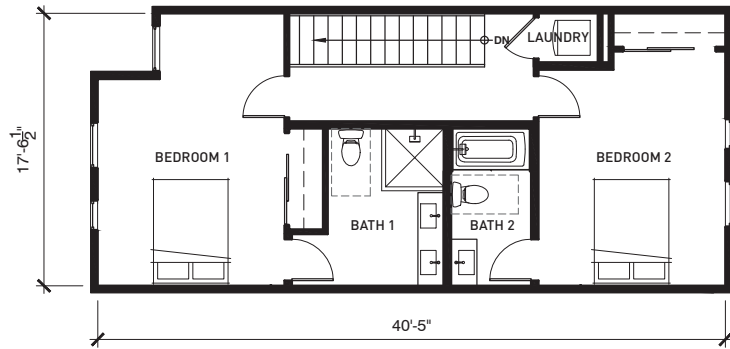
1" = 16'



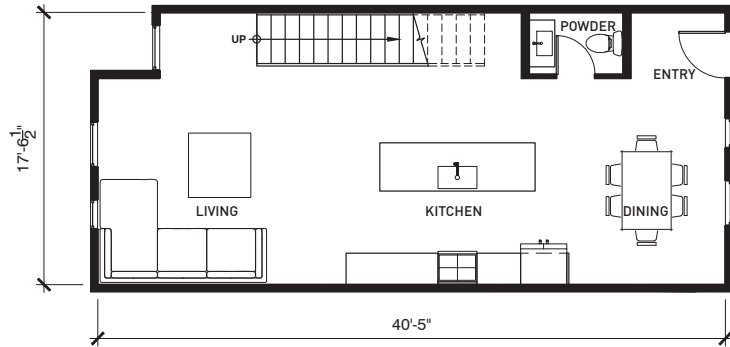
**BROAD STREET MIXED USE**

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



**TYPE T [TOWNHOME]**  
692 sf SECOND FLOOR

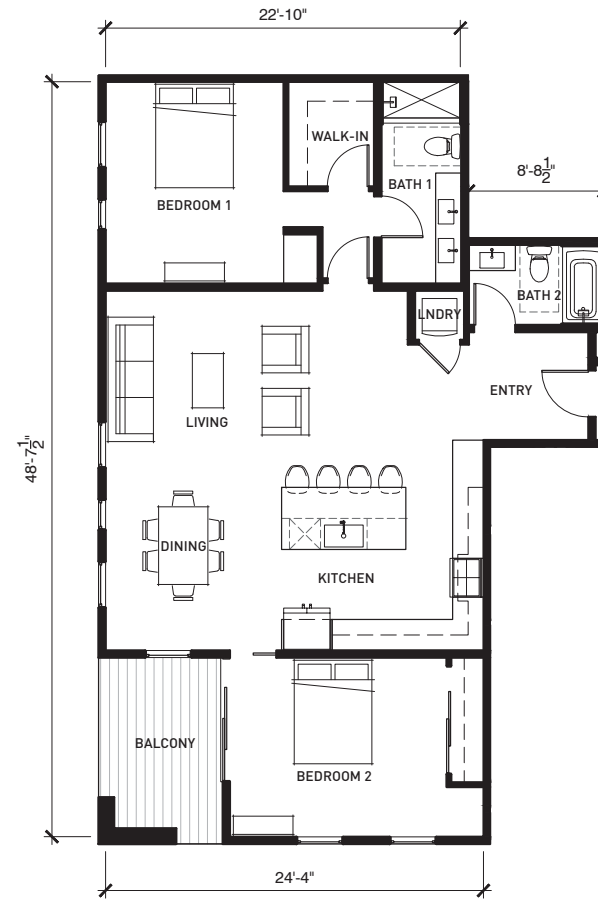


**TYPE T [TOWNHOME]**  
692 sf FIRST FLOOR

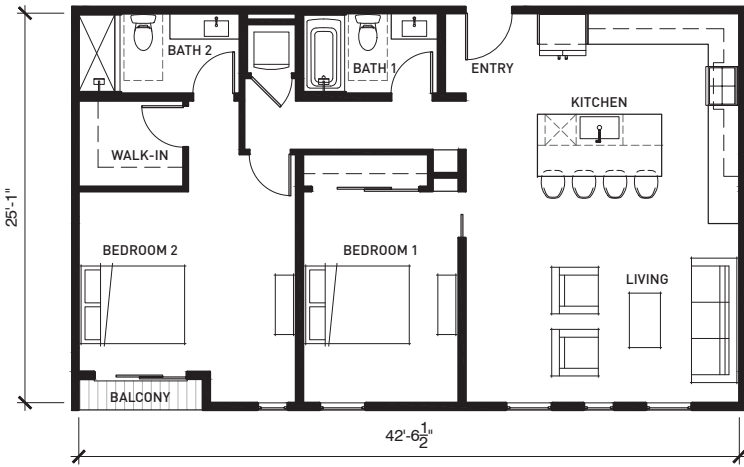
**RESIDENTIAL UNIT PLANS**  
1" = 8'

**BROAD STREET MIXED USE**

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02



**TYPE B1 [2 BED]**  
1162 sf + 89 sf BALCONY

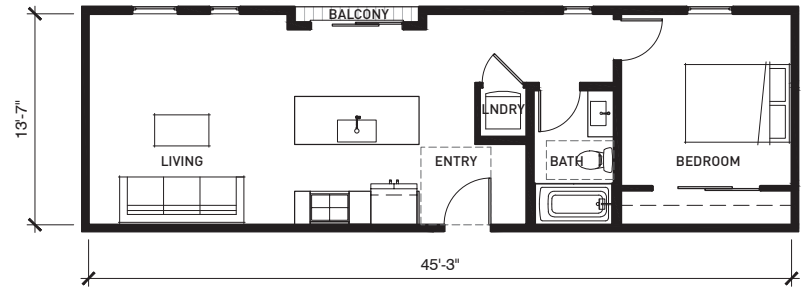


**TYPE B2 [2 BED]**  
1047 sf + 16 sf BALCONY

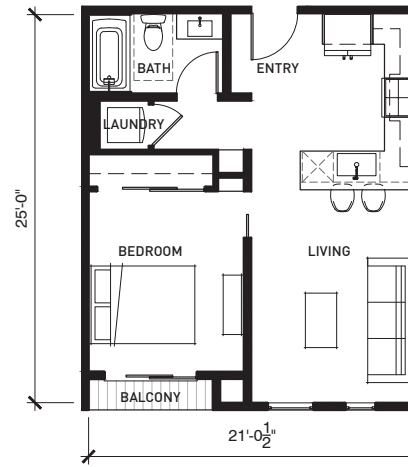
**RESIDENTIAL UNIT PLANS**  
1" = 8'

**BROAD STREET MIXED USE**

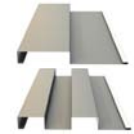
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02



**TYPE A1 [1 BED]**  
606 sf + 8 sf BALCONY



**TYPE A2 [1 BED]**  
504 sf + 16 sf BALCONY



#### LEGEND

- 1 Merlex Stucco Finish Fine Sand Texture - P-100 Glacier White
- 2 Cambia Thermally Modified Poplar Cladding
- 3 Cast-in-place concrete - natural pigment
- 4 Anodized aluminum storefront - Dark Anodized
- 5 Painted steel + sheet metal - Tricorn Black SW6258
- 6 Box Rib Cladding TL-1222 Metal Sales- Slate Grey (W66)



## MATERIALS + COLORS

### BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



**ELEVATIONS**  
1" = 16'

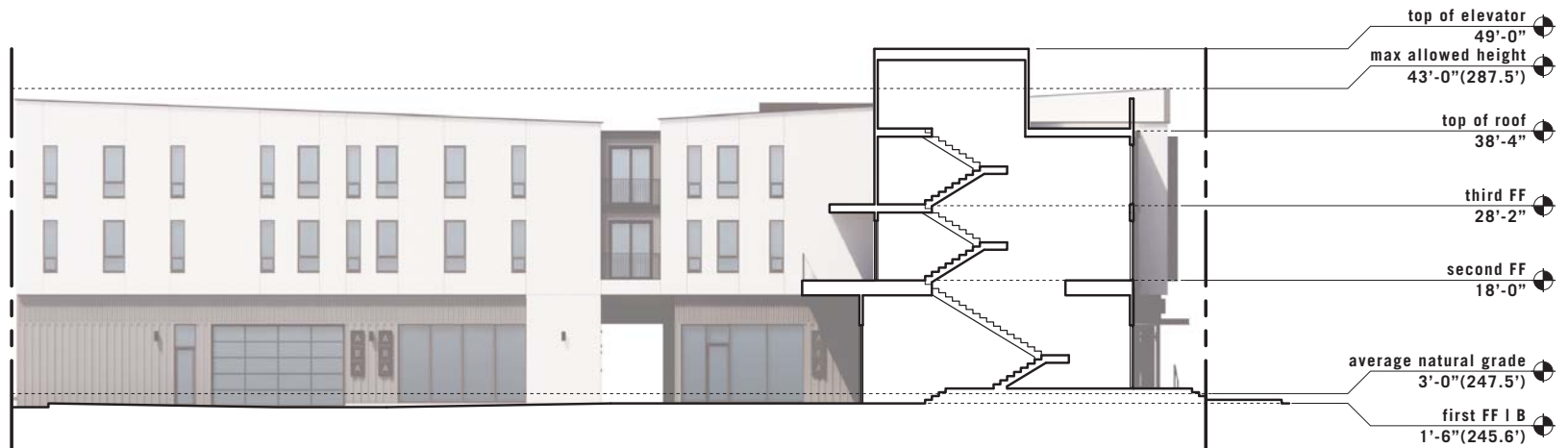
## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

refer to materials + colors page  
for numbered material callouts

BRACKET ARCHITECTURE OFFICE





# SITE SECTIONS | A+B

1" = 16'



## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



NORTH ELEVATION ALONG LAWRENCE DR



WEST ELEVATION ALONG BROAD STREET

# **BROAD STREET MIXED USE**

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



**BROAD STREET ELEVATION DETAIL**

**BROAD STREET MIXED USE**

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





LAWRENCE DRIVE ELEVATION DETAIL

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



RESIDENTIAL ENTRY ALONG LAWRENCE STREET

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





VIEW SOUTH AT BROAD + LAWRENCE

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



PEDESTRIAN CONNECTION FROM BROAD

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





PEDESTRIAN CONNECTION FROM BROAD

**BROAD STREET MIXED USE**  
 2800 BROAD STREET | SAN LUIS OBISPO  
 21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





OUTDOOR AMENITY + RESIDENTIAL ENTRY

## BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



OUTDOOR AMENITY + PEDESTRIAN CONNECTION

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





VIEW ALONG TOWNHOME ENTRIES

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729      ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



MOTOR COURT + OUTDOOR AMENITY

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





ROOF DECK VIEW OF MADONNA PEAK + SLO TOWN

**BROAD STREET MIXED USE**  
2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE



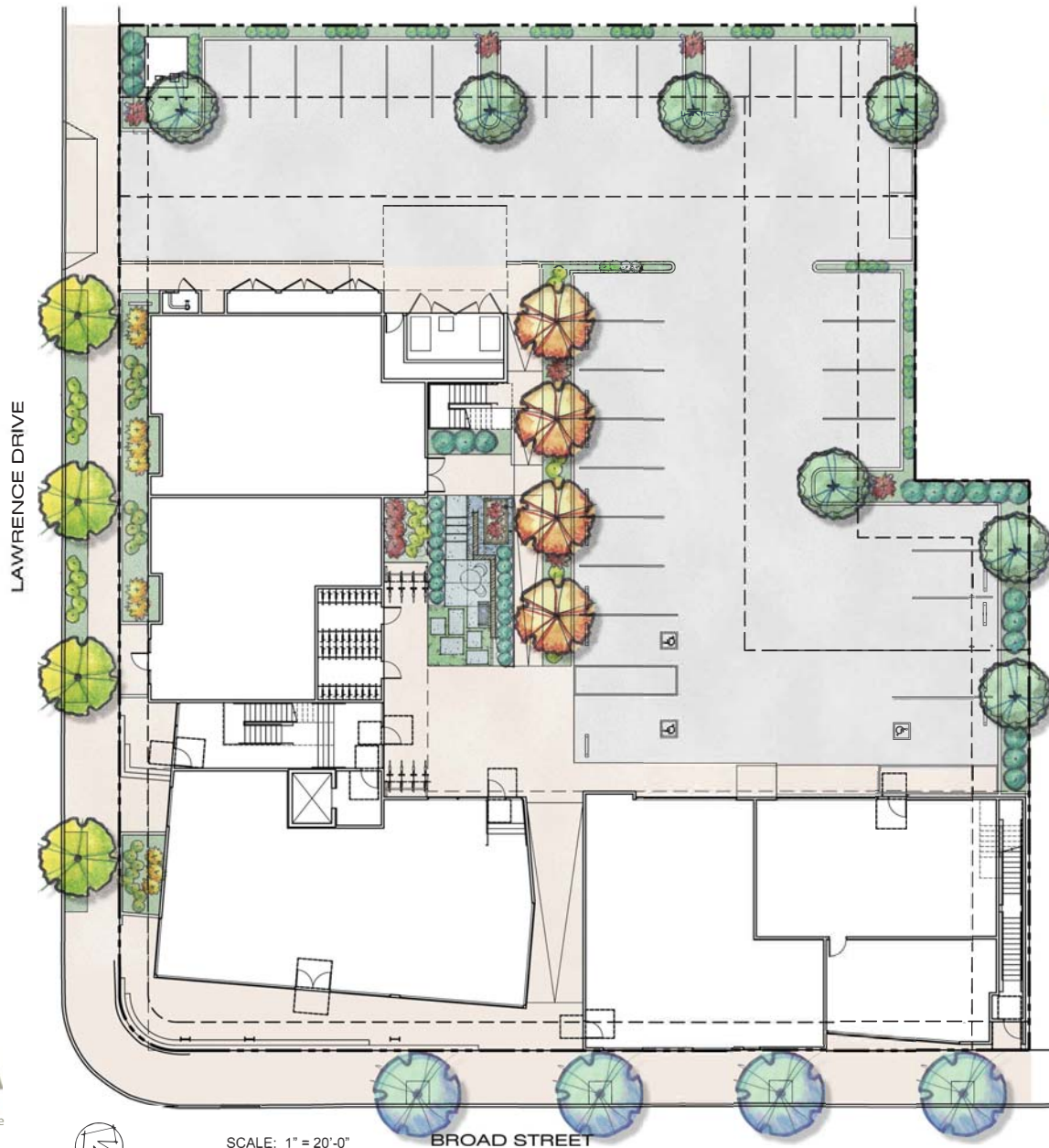
**BROAD + LAWRENCE AT DUSK**

**BROAD STREET MIXED USE**

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE





## Plant List – San Luis Obispo, CA (Sunset Zone 15)

ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	*WUCOLS RATING
<b>STREET TREES</b> – Per City of San Luis Obispo "Street Tree-Major Streets" List (Standard Dwg. 8020), Broad Street corridor, High Street South to City Limits			
<b>BROAD TREES</b> – Planted in tree wells			
QUE PAL	36"B	QUERCUS PALUSTRIS / PIN OAK	Deciduous (2.5" to 3.5" trunk dia.) M
<b>LAWRENCE DRIVE</b> – Planted in parkways			
TRI LAU	24"B	TRISTANIA LAURINA / WATER GUM	Evergreen M
<b>PARKING LOT SHADE TREES</b>			
ARB M	24"B	ARBUTUS 'MARINA' / 'MARINA' ARBUTUS	L
GEI PAR	24"B	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW	L
<b>FLOWERING ACCENT TREES</b>			
CER OCC	24"B	CERCIS OCCIDENTALIS / WESTERN REDBUD	L
LAG IND T	24"B	LAGERSTROEMIA INDICA TUSCARORA / CRAPE MYRTLE (CORAL PINK)	L
<b>SCREEN SHRUBS</b>			
ARC DEN 'HM'	5G	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / MANZANITA	VL
RHA CAL 'EC'	5G	RHAMNUS CALIFORNICA 'EVE CASE' / COFFEEBERRY	L
<b>ACCENT SHRUBS</b>			
AGA 'BG'	5G	AGAVE 'BLUE GLOW' / BLUE GLOW AGAVE	L
COR AUS 'RS'	5G	CORDYLINA AUSTRALIS 'RED SENSATION' / NEW ZEALAND CABBAGE TREE	L
YUC GLO 'W'	5G	YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA	L
<b>GRASSES AND GRASS-LIKE PERENNIALS</b>			
BOU GRA 'BA'	1G	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA GRASS	L
FES MAJ	1G	FESTUCA MAJOREL / ATLAS FESCUE	L
LOM LON 'B'	1G	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH	L
<b>MEDIUM-HEIGHT SHRUBS</b>			
BER THU 'CB'	5G	BERBERIS THUNBERGII 'CHERRY BOMB' / CHERRY BOMB BARBERY	L
BOU 'R'	5G	BOUGAINVILLEA 'ROSEMARY' / BOUGAINVILLEA	L
LOM LON 'PB'	5G	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' / VAR. DWARF MAT RUSH	L
SAL MIC 'HL'	5G	SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS SAGE	L
<b>SHADE SHRUBS</b>			
COP 'TS'	5G	COPROSMA 'TEQUILA SUNRISE' / TEQUILA SUNRISE COPROSMA	L
LOR CHI	5G	LOROPETALUM CHINENSIS 'PURPLE MAJESTY' / RED FRINGE FLOWER	L
NAN DOM 'GS'	5G	NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO	L
<b>SHADE GROUND COVER</b>			
A	24" OC	1G ASPIDISTRA ELATIOR / CAST-IRON PLANT	L
B	36" OC	1G COPROSMA KIRKII 'VERDE VISTA' / CREEPING COPROSMA	L
<b>GROUND COVER</b>			
C	36" OC	1G ALOE STRIATA / CORAL ALOE	L
D	60" OC	1G MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / TRAILING MYOPORUM	L
E	36" OC	1G PENSTEMON 'MARGARITA BOP' / MARGARITA BOP PENSTEMON	L
F	36" OC	1G SALVIA 'DARA'S CHOICE' / DARA'S CHOICE SAGE	L
G	42" OC	1G ZAUSCHNERIA CALIFORNICA 'GHOSTLY RED' / CALIFORNIA FUCHSIA	VL

**MULCH**  
 MULCH ALL GROUND COVER AND PLANTER AREAS AS DESIGNATED ON PLAN.  
 1. 3" MINIMUM LAYER WALK-ON BARK.  
 2. 3" MINIMUM LAYER COBBLESTONE: NOIYO COBBLE 1-1/2".

**LEGEND**  
 VL = VERY LOW WATER USE  
 L = LOW WATER USE  
 M = MEDIUM WATER USE  
 H = HIGH WATER USE  
 G = GALLONS  
 B = BOX  
 OC = ON-CENTER SPACING  
 STD = STANDARD FORMS  
 LB = LOW BRANCHING FORM  
 DRB = DEEP ROOT BARRIER, AS REQUIRED PER PLANTING DETAIL SHEET.

**\*WATER-USE EVALUATION OF PLANT MATERIALS**  
 WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.)



SCALE: 1" = 20'-0"



BROAD STREET

## CONCEPTUAL LANDSCAPE PLAN

**L-1**  
**BROAD STREET MIXED USE**  
 2800 BROAD STREET  
 SAN LUIS OBISPO, CA 93401  
 ARC SUBMITTAL 02

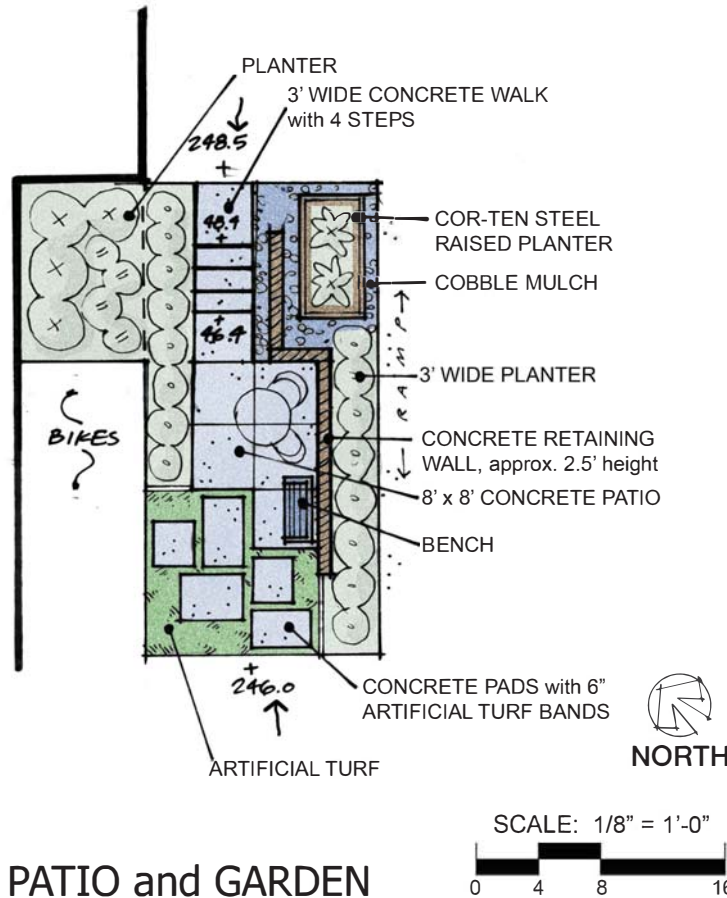




Concrete Pads with Cobble Between



Cor-ten Steel Planters



CENTRAL PATIO and GARDEN



979 Osos Street, Suite B6  
San Luis Obispo, CA 93401  
(805) 439-3209 • www.jbla-slo.com

DATE: 07/26/2021 JBLA # 21-109

## PLANT MATERIAL LIST and WELO WORKSHEET

### Water Conservation Notes

The following water conservation techniques shall be employed in this Project:

- Planting and irrigation design shall conform to the "Model Water Efficient Landscape Ordinance" (MWELO).
- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 95% of the total planting area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "Smart Controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Recommendations shall be given for annual irrigation schedule at project completion.
- Lawn is not used.

### Statement of Water Conserving Irrigation Design

The following principles of irrigation design are utilized to conserve water and improve the efficiency of the irrigation system:

- All irrigation shall be drip or dripline emitters. No overhead spray heads will be used.
- Irrigation hydrozone application shall be adjusted according to water needs and weather.
- Irrigation system master valve shall be used.
- Irrigation system "Smart controller" with water budgeting feature shall be used.
- Irrigation system flow sensor shall be used.
- Irrigation system of rain shut-off device connected to irrigation controller shall be used.

To maintain the irrigation efficiency intended in the design, the irrigation system shall be tested and maintained on a monthly basis by maintenance staff.

WATER EFFICIENT LANDSCAPE  
ORDINANCE (WELO) WORKSHEET

L-2

BROAD STREET MIXED USE

2800 BROAD STREET  
SAN LUIS OBISPO, CA 93401  
ARC SUBMITTAL 02

#### SHADE SHRUBS



Coprosma Tequila Sunrise



Loropetalum Purple Majesty



Nandina Gulf Stream

#### SHADE GROUNDCOVERS



Aspidistra elatior



Coprosma Verde Vista

#### GROUNDCOVERS



Aloe striata



Asparagus Myersii



Penstemon Margarita BOP



Salvia Dara's Choice



Zauschneria californica

#### ACCENT SHRUBS



Agave Blue Glow



Cordylone Red Sensation



Yucca gloriosa 'Walbristat'

#### GRASSES and GRASS-LIKE PERENNIALS



Bouteloua 'Blonde Ambition'



Festuca mairei



Lomandra longifolia 'Breeze'

#### MEDIUM HEIGHT SHRUBS



Berberis Crimson Pygmy



Bougainvillea 'Rosenka'



Lomandra 'Platinum Beauty'



Salvia Hot Lips



Quercus palustris

#### STREET TREES Broad Street



Tristania laurina



Arbutus Marina



Geijera parvifolia

#### PARKING LOT SHADE TREES



Cercis occidentalis



Lagerstroemia 'Tuscarora'

#### FLOWERING ACCENT TREES



Arctostaphylos Howard McMinn



Rhamnus Eve Case

#### SCREEN SHRUBS



Arctostaphylos Howard McMinn



Rhamnus Eve Case

#### Design Notes

##### Proposed Street Trees

###### QUERCUS PALUSTRIS

Height: 20-70'; Spread: 30-40'; Conical, round crown. Resistant to oak root fungus. Attracts birds. Fast growth (2-3' per year). Branch strength: strong. Good parking lot tree (root intrusion: low). Deciduous. Attractive lobed leaf, bronze, red or gold Fall color. Litter issue: acorns

###### WATER USE\*

M

###### TRISTANIOPSIS LAURINA

Height: 20-30'; Spread: 15-20' (10' tall and 5' wide at 10 years). Dense, oval crown, more upright than broad. Slow growth. Attractive, peeling red bark, formal appearance. Good parking lot tree (root intrusion: low) Evergreen. Clusters of small yellow flowers in spring to summer. Medium water use.

###### WATER GUM

M

##### Proposed Parking Lot Shade Trees

###### ARBUTUS 'MARINA'

Height: 40-50'; Spread: 30-40'; erect or spreading canopy. Moderate growth rate (1-2' per year). Branch strength: strong. Drought tolerant. Good parking lot tree (root intrusion: low). Resists oak root rot. Evergreen. Flowers: showy pink (year-round). Bark red brown, exfoliating or smooth.

###### MARINA MADRONE

L

###### GEIJERA PARVIFOLIA

Height: 30'; Spread: 20'; erect or weeping with low canopy. Fast growth (2-3' per year). Branch strength: medium. Good parking lot tree (root intrusion: low) Evergreen. Foliage narrow, medium green, consistent color. Flowers: white, Spring or Fall.

###### AUSTRALIAN WILLOW

L

##### Proposed Flowering Accent Trees

###### CERCIS OCCIDENTALIS

Height: 10-20'; Spread: 10-20'; low branching, vase-shaped form. Moderate growth rate. Drought tolerant, resists oak root rot, good parking lot tree (root intrusion: low) Deciduous. Flowers: brilliant magenta flowers (spring) Fall color: yellow to red. California native.

###### WESTERN REDBUD

L

###### LAGERSTROEMIA 'TUSCARORA'

Height: 18-25'; Spread: 15-18'; upright form. Drought tolerant. Moderate growth rate (2' per year). Powdery mildew resistant. Good parking lot tree (root intrusion: low). Branch strength: medium. Deciduous. Flowers: 4" clusters of showy pink or rose flowers (summer). Litter issue: dry fruit.

###### TUSCARORA HYBRID CRAPE MYRTLE

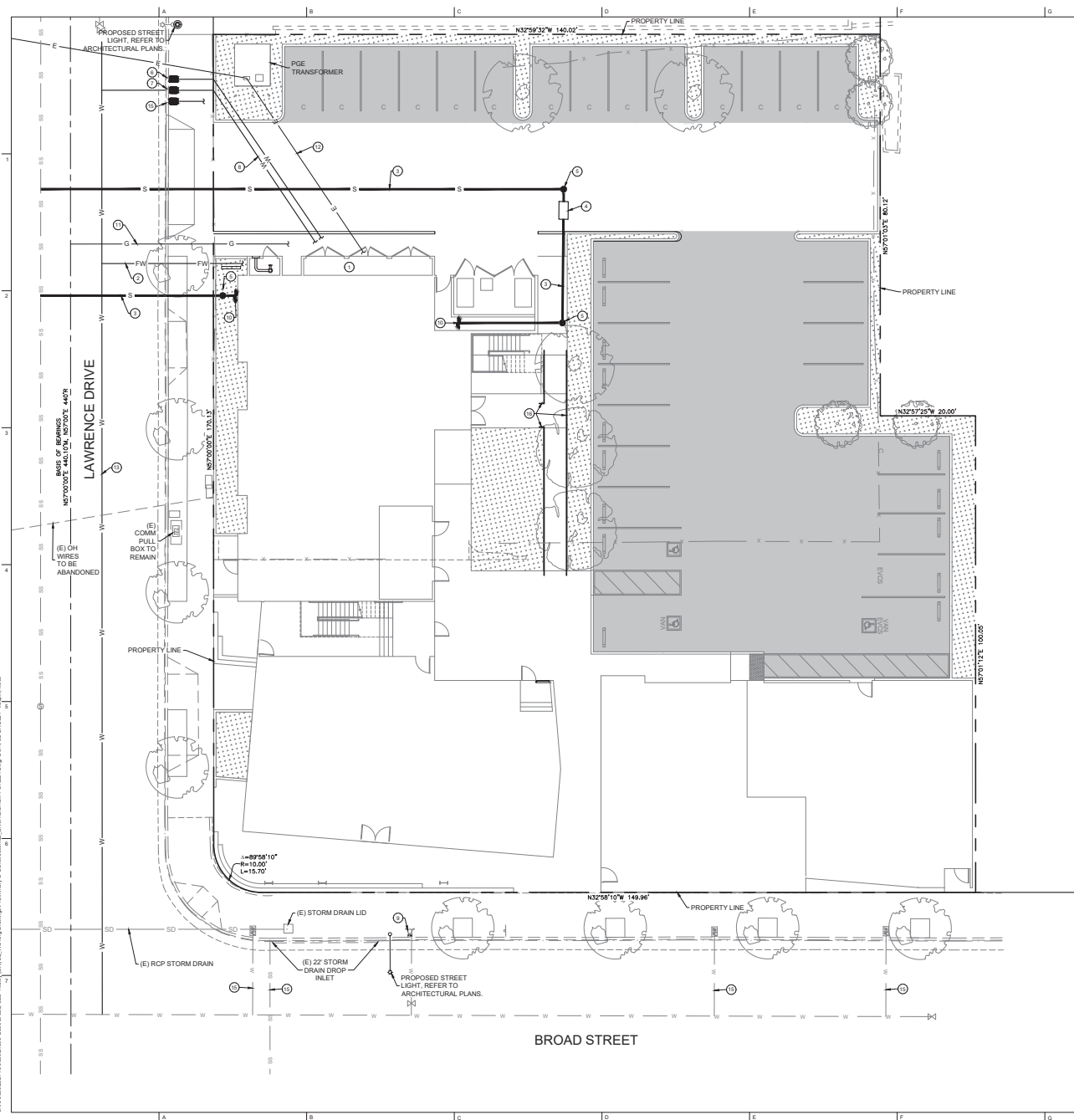
L

#### \*WATER-USE EVALUATION OF PLANT MATERIALS

WATER USE OF PROPOSED PLANTS HAVE BEEN EVALUATED USING THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION)



S:\A\JRM\2021\A\JRM\2021\B\200 Broad Street\Working Drawings\Preliminary or Consultation\CONCRETE\UTILITY SHEET TAB C-3.1.dwg, 27:28:11, 06/01/2021



#### GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POT-HOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

#### SITE NOTES:

- ① UTILITY ROOM
- ② 4" FIRE WATER
- ③ 6" PVC SEWER LATERAL
- ④ GREASE INTERCEPTOR
- ⑤ SEWER CLEANOUT
- ⑥ COMMERCIAL WATER METER
- ⑦ DOMESTIC WATER METER
- ⑧ 2" DOMESTIC WATER SERVICE
- ⑨ EXISTING FIRE HYDRANT
- ⑩ SEWER P.O.C. AT BUILDING
- ⑪ GAS LINE
- ⑫ UNDERGROUND ELECTRICAL LINE
- ⑬ NEW 8" WATER LINE
- ⑭ (E) UTILITY TO BE ABANDONED PER CITY OF SAN LUIS OBISPO STANDARD 6050.
- ⑮ LANDSCAPE WATER METER
- ⑯ HANDRAILS

HORIZONTAL SCALE: 1" = 10'  
10 0 10 20



The use of these plans and specifications shall be restricted to the original site for which they were prepared and published hereon is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. This is these plans and specifications remain the property of the engineering firm, without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



**BROAD STREET MIXED USE**  
2800 BROAD STREET  
SAN LUIS OBISPO, CA

Revisions:	
△	
△	
△	
△	
△	
△	
Project Engineer: MDL	
Ext: 188	
Project Manager: SJ	
Date: 07.27.2021	Scale: PER PLAN
AV Job No: 21505	Sheet Size: 24" x 36"

PRELIMINARY UTILITY PLAN

C-3.1



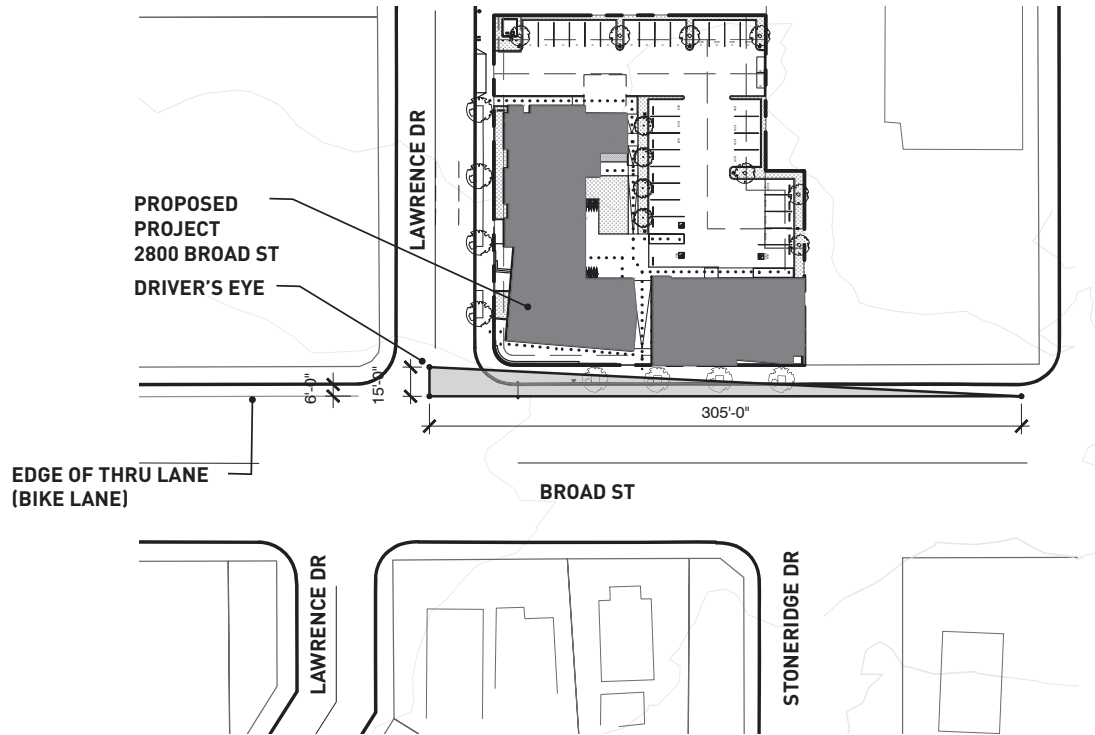


EXHIBIT A  
TRANSPORTATION SIGHTLINES DIAGRAM  
1/64" = 1'-0"

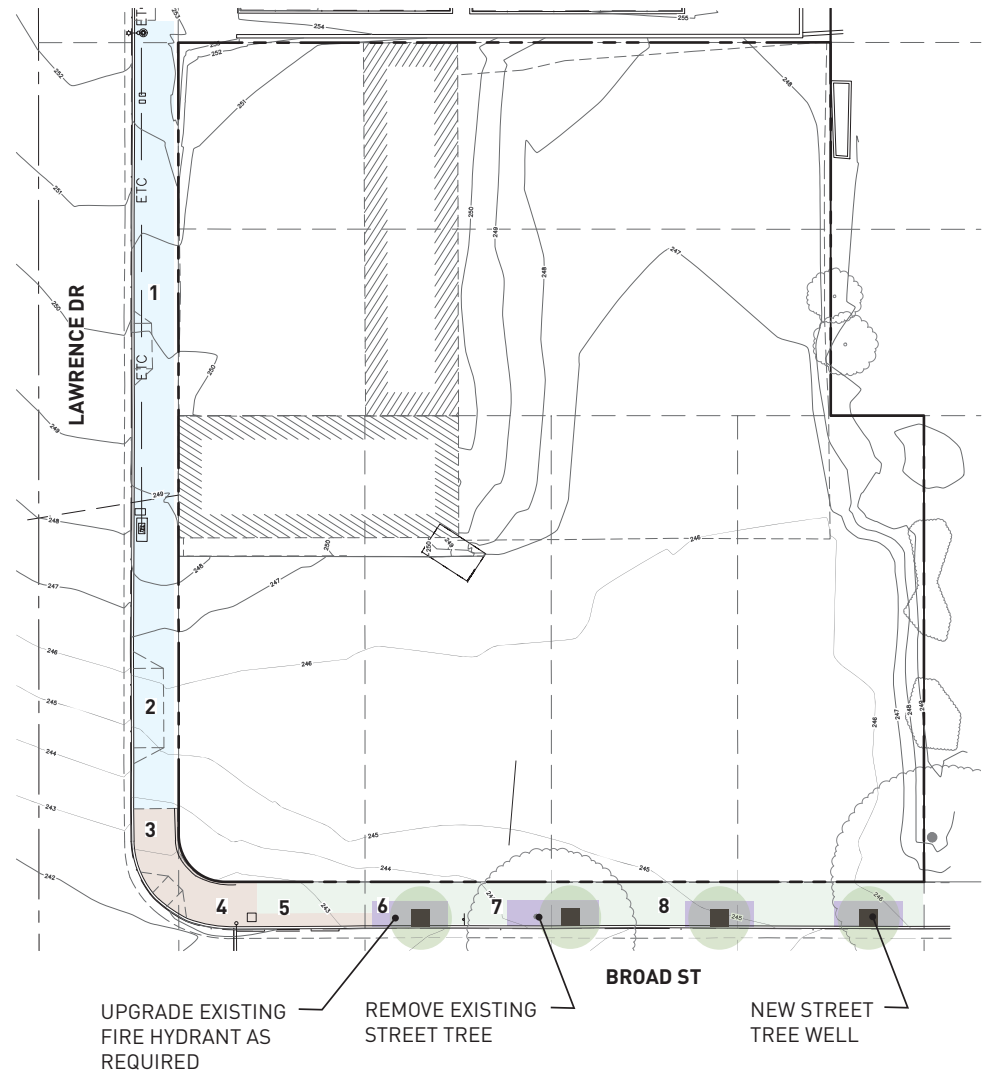
**BROAD STREET MIXED USE**

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE

# EXISTING CURB AND SIDEWALK CONDITIONS WITH PROPOSED SCOPE OF WORK

- EXISTING SIDEWALK AND CURB IN GOOD CONDITION TO REMAIN,
- EXISTING SIDEWALK, REMOVE AND REPLACE NEW
- NO EXISTING SIDEWALK, EXISTING CURB TO BE REMOVED AND REPLACED
- EXISTING INTEGRAL SIDEWALK AND CURB TO REMAIN



## EXHIBIT B SIDEWALK INSTALLATION AND RESTORATION

### BROAD STREET MIXED USE

2800 BROAD STREET | SAN LUIS OBISPO  
21.0729 ARC SUBMITTAL 02

BRACKET ARCHITECTURE OFFICE







---

## **TREE COMMITTEE AGENDA REPORT**

**SUBJECT:** Review of the proposed removal of 1 street tree and replanting of 19 trees. Tree removals are proposed to facilitate a proposed Mixed-Use development consisting of 20 residential units and up to 7,818 square feet of commercial/office space, with associated parking and onsite landscaping.

**PROJECT ADDRESS:** 2800 Broad Street

**BY:** Kyle Bell, Associate Planner  
Phone: (805) 781-7524  
E-mail: [kbell@slocity.org](mailto:kbell@slocity.org)

**FILE NUMBER:** ARCH-0366-2021

**FROM:** Anthony Whipple, Interim City Arborist

---

**RECOMMENDATION:** Recommend the Planning Commission find the proposed tree removal and compensatory planting plan as part of the 2800 Broad Mixed-Use project consistent with the Tree Regulations. The Tree Committee may provide recommended considerations or condition(s) related to the tree removals and compensatory planting.

### **SITE DATA**

<b>Applicant</b>	Bryan Ridley
<b>Zoning</b>	Commercial Retail (C-R-SF) within the Broad Street Area Corridor Plan
<b>General Plan</b>	General Retail
<b>Site Area</b>	~27,199 square feet
<b>Environmental Status</b>	Categorically exempt from environmental review under CEQA Guidelines Section 15332 (In-Fill Development Projects)

### **SUMMARY**

The project consists of a proposed development of an existing commercial property to include a three-story mixed-use project consisting of 20 residential units, and 7,818 square feet of commercial space. The project proposes to replace the 1 street tree with 19 trees (Attachment 1, Tree Removal Plans).

### **1.0 COMMITTEE PURVIEW**

The Tree Committee's role is to review the project and provide a recommendation to the Planning Commission regarding consistency with the policies and standards set forth in San Luis Obispo Municipal Code (SLOMC) §12.24 (Tree Regulations).

## 2.0 PROJECT DESCRIPTION

The project includes the removal one (1) street tree along Broad Street (Gold Medallion), the tree is 20-inches in diameter at breast height (DBH). The Arborist Report, prepared by Stalwork, Inc, identified that the Gold Medallion tree that is proposed for removal has been aggressively pruned over time and exhibits an unbalanced canopy, with a 16-degree lean over Broad Street (Attachment 2). The tree has also lifted two concrete panels of the existing sidewalk to the South and one panel to the North. The arborist report recommends removal of the tree due to the hazardous conditions of the sidewalk and replacement planting of four 36-inch box trees along Broad Street. The project proposes to replace the 1 tree with 11 new trees on-site and 8 street trees for a total of 19 new trees (replacement ratio 19:1).

Tree Type and Quantity	Tree Species
Street & Shade Trees (24" – 36" Box) (8)	Pin Oak ( <i>Quercus Palustris</i> ) Water Gum ( <i>Tristania Laurina</i> )
Parking Lot Shade Trees (24" Box) (7)	'Marina' Arbutus ( <i>Arbutus 'Marina'</i> ) Australian Willow ( <i>Geijera Parvifolia</i> )
Accent Trees (24" Box) (4)	Western Redbud ( <i>Cercis Occidentalis</i> ) Crape Myrtle (Coral Pink) ( <i>Lagerstroemia Indica 'Tuscarora'</i> )

## 3.0 TREE REGULATIONS

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

Criteria for Construction Related Tree Removal Recommendations. SLOMC §12.24.090 subsection F.4 requires review by the Tree Committee for tree removal requests related to discretionary permit applications for Major Development Review<sup>1</sup>, to make a recommendation based on criteria set forth in subsection G. The criteria are provided below with a description of how the proposed project responds.

- Size of Tree. The size of the tree proposed for removal is 20-inch Diameter Breast Height (DBH).
- Location of Tree on Private Property. The tree proposed for removal is located in the public right of way along Broad Street.
- Species of Tree. The species of tree proposed for removal is Gold Medallion, which is a non-native species from Brazil.
- Forestry Best Practice. The project includes a replanting plan for an additional 19 trees that significantly increases the biodiversity of the existing tree species and age distribution throughout

<sup>1</sup> **Zoning Regulations § 17.106.030. Levels of Development Review. (D) Major.** Major Development Review is a discretionary Planning Commission review process that includes public notice with a public hearing conducted as is required for all Planning Commission actions. (1) Multi-unit residential developments with more than 10 units... (3) Nonresidential development with more than 10,000 gross square feet of new construction...

the neighborhood.

- Public Right-of-Way Obstruction or Displacement. The tree proposed for removal is located within the public right-of-way along Broad Street and is requested for removal to accommodate sidewalk improvements to enhance the mobility of pedestrians. The existing tree's root system has resulted in the damage to the existing sidewalk and has uplifted two concrete panels resulting in hazardous conditions for pedestrians.
- Compliance Regarding Compensatory Plantings. Per the Tree Regulations, tree removal shall be compensated by planting a minimum of one new tree for each tree removed onsite (1:1 replanting ratio). There is only one tree proposed for removal on the site. The applicant is proposing to replant 19 trees; this is a replanting ratio of 19:1. The compensatory planting plan complies and exceeds the requirements of the Tree Regulations.
- Heritage Trees. None of the trees proposed for removal have been designated Heritage trees.

Street Tree Species. The Tree Committee may provide direction to the Planning Commission and the applicant on any preferred species for street tree planting.

#### **4.0 ATTACHMENTS**

1. Tree Removal Plans
2. Arborist Report



# TREE COMMITTEE

## Minutes

---

### Monday, September 27, 2021 Special Meeting of the Tree Committee

#### **CALL TO ORDER**

A Special Meeting of the San Luis Obispo Tree Committee was called to order on Monday, September 27, 2021 at 5:32 p.m. via teleconference, by Chair Alan Bate.

#### **ROLL CALL**

**Present:** Committee Members Daniel Canella, Elizabeth Lucas, Allen Root, and Chair Alan Bate (*two vacant seats*)

**Absent:** Committee Member Emily Rosten

**Staff:** Anthony Whipple, Acting City Arborist and Megan Wilbanks, Deputy City Clerk

#### **APPROVAL OF MINUTES**

##### **1. Consideration of the Tree Committee Meeting Minutes of July 26, 2021.**

**ACTION:** UPON MOTION OF COMMITTEE MEMBER CANELLA, SECONDED BY COMMITTEE MEMBER LUCAS, CARRIED 4-0-1 (Member Rosten absent, two vacant seats), the Tree Committee approved the Minutes of July 26, 2021.

#### **PUBLIC COMMENT ON NON-AGENDA ITEMS**

None

--End of Public Comment--

#### **COMMENT AND DISCUSSION**

- 2. New Business: 600 Tank Farm Rd. (ARCH-0406-2021);** Review of the proposed removal of 47 onsite trees and replanting of 236 trees on site. Tree removals are proposed to facilitate a proposed Mixed-Use development consisting of 280 residential units and up to 12,500 square feet of commercial service/office space, with associated parking and onsite landscaping.

Associate Planner Kyle Bell provided a PowerPoint presentation and responded to Committee questions.

**Public Comment:**

None

*--End of Public Comment--*

The applicant's representative, Jake Minnick with RRM Design Group, provided a brief overview of the tree removal project.

**ACTION:** UPON MOTION OF COMMITTEE MEMBER LUCAS, SECONDED BY COMMITTEE MEMBER ROOT, CARRIED 4-0-1 (Member Rosten absent, two vacant seats), to recommend the Planning Commission approve the project.

3. **New Business: 2800 Broad St. (ARCH-0366-2021);** Review of the proposed removal of one street tree and replanting of 19 trees. Tree removals are proposed to facilitate a proposed Mixed-Use development consisting of 20 residential units and up to 7,818 square feet of commercial/office space, with associated parking and onsite landscaping.

Associate Planner Kyle Bell provided a PowerPoint presentation and responded to Committee questions.

**Public Comment:**

None

*--End of Public Comment--*

The applicant's representative, Bryan Ridley with Bracket Architecture, provided a brief overview of the tree removal project.

**ACTION:** UPON MOTION OF COMMITTEE MEMBER CANELLA, SECONDED BY COMMITTEE MEMBER ROOT, CARRIED 3-1-1 (Member Lucas dissenting, Member Rosten absent, two vacant seats), to recommend the Planning Commission approve the project.

4. **New Business: 159 Broad Street Heritage Tree Nomination.** Review a request to designate a *Quercus agrifolia* tree located at 159 Broad Street as a Heritage Tree.

Acting City Arborist Anthony Whipple provided a presentation and responded to Committee questions.

**Public Comment:**

Cheryl McLean

*--End of Public Comment--*

**ACTION:** UPON MOTION OF COMMITTEE MEMBER ROOT, SECONDED BY CHAIR BATE, CARRIED 4-0-1 (Member Rosten absent, two vacant seats), to deny the request to designate a *Quercus agrifolia* tree located at 159 Broad Street as a Heritage Tree.

## 5. Arborists Report:

- A. WCA has completed block pruning on Modesto Ash trees, *Fraxinus velutina*, in Area 2. City Staff is excited to have a pruning vendor available for emergency and on-call work.
- B. Ongoing Davey Resource Group Program Analysis with weekly meetings and recommendations.
- C. Staff is currently working to attain certification from Tree City USA.

## ADJOURNMENT

The meeting was adjourned at 6:50 p.m. The next Regular Meeting of the Tree Committee is scheduled for Monday, October 25, 2021 at 5:30 p.m. via teleconference.

APPROVED BY THE TREE COMMITTEE: XX/XX/2021