



Cultural Heritage Committee  
AGENDA

Monday, November 18, 2024, 5:30 p.m.

CDD Conference Room 1, 919 Palm Street, San Luis Obispo

**SPECIAL MEETING OF THE CULTURAL HERITAGE COMMITTEE**

**NEW LOCATION: CONFERENCE ROOM #1, 919 PALM STREET, SAN LUIS OBISPO**

The Cultural Heritage Committee holds in-person meetings. Zoom participation will not be supported at this time. Attendees of City Council or Advisory Body meetings are eligible to receive one hour of complimentary parking; restrictions apply, visit [Parking for Public Meetings](#) for more details.

**INSTRUCTIONS FOR PUBLIC COMMENT:**

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

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

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

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

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

**Public Comment during the meeting:**

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

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

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**1. CALL TO ORDER**

Chair Crotser will call the Special Meeting of the Cultural Heritage Committee to order on **November 18, 2024 at 5:30 p.m. in the Community Development Department's Conference Room #1, 919 Palm Street, San Luis Obispo**

**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.

**3.a CONSIDERATION OF MINUTES - OCTOBER 28, 2024 CULTURAL HERITAGE COMMITTEE MINUTES**

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Recommendation:

To approve the Cultural Heritage Committee Minutes of October 28, 2024.

**4. PUBLIC HEARING**

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 1405 GARDEN STREET (ARCH-0568-2024) REVIEW OF A MIXED-USE DEVELOPMENT IN THE OLD TOWN HISTORIC DISTRICT

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Recommendation:

Provide a recommendation to the Community Development Director as to the consistency of the proposed project with the Historic Preservation Ordinance and applicable historic preservation policies, standards, and guidelines

5. COMMENT AND DISCUSSION

5.a CHONG'S HOME MADE CANDIES SIGN AND HISTORIC CHINATOWN INTERPRETIVE PANELS

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Staff will provide an update on Phase II of the Chong's Home Made Candies sign and historic Chinatown interpretive panels project for Committee discussion and to receive any feedback and recommendations.

5.b APPOINTMENT OF A SUBCOMMITTEE TO REVIEW UPDATES TO THE HISTORIC PRESERVATION ORDINANCE AND HISTORIC CONTEXT STATEMENT

Recommendation:

Appoint a subcommittee of no more than three CHC members to review draft updates to the Historic Preservation Ordinance and Historic Context Statement Update Project.

5.c STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Principal Planner Brian Leveille.

## 6. ADJOURNMENT

The next Regular Meeting of the Cultural Heritage Committee is scheduled for **January 27, 2025 at 5:30 p.m. in the Council Chambers** at City Hall, 990 Palm Street, San Luis Obispo. The Regular Meeting of December 23, 2024 will be cancelled due to the Christmas Holiday.

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) 781-7114 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:

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>. Meeting video recordings can be found on the City's website:

<http://opengov.slocity.org/WebLink/Browse.aspx?id=60971&dbid=0&repo=CityClerk>



## Cultural Heritage Committee Minutes

October 28, 2024, 5:30 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Cultural Heritage Committee Members Present: Member Benjamin Arrona, Member John Ashbaugh, Member Daniel Bernard, Member Sabin Gray, Member Ivan Simon, Vice Chair John Tischler, Chair Chuck Crotser

City Staff Present: Principal Planner Brian Leveille, Deputy City Clerk Kevin Christian, Deputy City Clerk Sara Armas

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### 1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Cultural Heritage Committee was called to order on October 28, 2024 at 5:32 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Crotser.

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

Public Comment:

None

*--End of Public Comment--*

### 3. CONSENT

#### 3.a CONSIDERATION OF MINUTES - AUGUST 26, 2024 CULTURAL HERITAGE COMMITTEE MINUTES

**Motion By** Member Ashbaugh

**Second By** Member Arrona

To approve the Cultural Heritage Committee Minutes of August 26, 2024.

Ayes (7): Member Arrona, Member Ashbaugh, Member Bernard, Member Gray, Member Simon, Vice Chair Tischler, and Chair Crotser

CARRIED (7 to 0)

**4. PUBLIC HEARING**

4.a 466 DANA STREET (ARCH-0329-2022) CONSTRUCTION OF 20 LOW TO VERY LOW INCOME AFFORDABLE HOMES AND REHABILITATION OF THE HISTORIC ROSA BUTRÓN ADOBE

Housing Coordinator David Amini presented the staff report and responded to Committee inquiries.

Applicant representative Anne Wyatt, Smart Housing Solutions Director, provided a brief overview of the project and responded to questions raised. Dana Hunter, project architect, also responded to questions raised.

Chair Crotser opened the Public Hearing

Public Comment:

Ken Burgess

Leslie Halls

Steve Barasch

Ashley Gastineau

Lea Brooks

Tim Waag

Joel Petry

Miriam Sullivan

Tina Tuohy

Ursula Bishop

Stephanie Teaford

Erik Berg-Johansen

*--End of Public Comment--*

Chair Crotser closed Public Comment

**Motion By** Chair Crotser

**Second By** Member Gray

Recommend to the Planning Commission that the proposed project is consistent with the City’s Historic Preservation Ordinance, with the following recommendations:

1. Evaluate the period of significance in the Historic Resources Report for the potential the historic period of significance extends to 1989.
2. Evaluate the potential that the site is believed to have been the original location of Mission San Luis Obispo from 1775 to 1788.
3. Include requirements for construction staff training for the possibility that burial sites and artifacts may be encountered from the Mission era.
4. Include historical signage that reflects all periods of significance and the cultural narrative of the site.

Ayes (4): Member Ashbaugh, Member Gray, Member Simon, and Chair Crotser

Noes (3): Member Arrona, Member Bernard, and Vice Chair Tischler

CARRIED (4 to 3)

## 5. COMMENT AND DISCUSSION

### 5.a 2025-27 CULTURAL HERITAGE COMMITTEE GOAL SETTING AND THE FINANCIAL PLAN PROCESS

Principal Planner Brian Leveille lead the discussion on Committee goals and work programs for the 2025-27 Financial Plan.

Chair Crotser opened Public Comment

Public Comment:

Anne Wyatt

--End of Public Comment--

**Motion By** Member Ashbaugh

**Second By** Vice Chair Tischler

The Committee would like to continue with previously recommended goals from Fiscal Year 2023-2025, with minor amendments:

1. **Historic Inventory & Historic Preservation Ordinance Update** – Allocate additional funds and resources to further advance the in-progress comprehensive update of the City's inventory of historic resources and associated updates to the Historic Preservation Ordinance as recommended by the consultant led preliminary phase assessment and recommendations completed by historic consultant Page and Turnbull.
2. **City Owned Adobes** – Support efforts with additional funding to improve the structural condition, historic integrity, and appropriate cultural interpretation of the four City-owned adobes in light of the City's Diversity, Equity and Inclusion goals. In particular, continue to support efforts to stabilize, restore, and rehabilitate the La Loma Adobe and provide funding in support of the rehabilitation of the Rosa Butron Adobe.
3. **Public Information** - Provide information to increase awareness and support of the Historic Preservation Program and Historic Resources Inventory update project including opportunities for participation; and, pursue opportunities for appropriate cultural interpretation of historic resources with a focus on including City goals to advance Diversity, Equity, and inclusion. Incorporate digital technology in the city's interpretive program, and seek additional funding from Transient Occupancy Tax (TOT) for a "plaque program".

Ayes (7): Member Arrona, Member Ashbaugh, Member Bernard, Member Gray, Member Simon, Vice Chair Tischler, and Chair Crotser

CARRIED (7 to 0)

5.b STAFF UPDATES AND AGENDA FORECAST

Principal Planner Brian Leveille provided a brief update regarding the upcoming November 25, 2024 meeting, proposing they have a Special Meeting on November 18, 2024 and cancel the Regular Meeting on November 25, 2024 due to the Thanksgiving Holiday.

**6. ADJOURNMENT**

The meeting was adjourned at 8:14 p.m. The next Regular Meeting of the Cultural Heritage Committee is scheduled for November 25, 2024 at 5:30 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

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APPROVED BY CULTURAL HERITAGE COMMITTEE: XX/XX/2024



## **CULTURAL HERITAGE COMMITTEE AGENDA REPORT**

**SUBJECT:** 1405 GARDEN STREET (ARCH-0568-2024) REVIEW OF A MIXED-USE DEVELOPMENT IN THE OLD TOWN HISTORIC DISTRICT

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

**FROM:** Brian Leveille, Principal Planner  
Phone Number: (805) 781-7166  
Email: bleveille@slocity.org

**APPLICANT:** Levi Seligman

**REPRESENTATIVE:** Jessie Skidmore, TEN OVER STUDIOS

### **RECOMMENDATION**

Provide a recommendation to the Community Development Director as to the consistency of the proposed project with the Historic Preservation Ordinance and applicable historic preservation policies, standards, and guidelines

### **1.0 BACKGROUND**

The applicant proposes to construct an addition to an existing commercial building in the Old Town Historic District, to create a three-story mixed-use project comprised of two residential dwellings on the upper floors, over ground-level commercial offices (see Project Plans, Attachment A). As provided by §§ 14.01.030(B)(7) & (C)(4) of the City's Historic Preservation Ordinance, the project is being referred to the Cultural Heritage Committee (CHC) for its recommendation to the Community Development Director as to its consistency with historical preservation policies for alterations and additions involving properties within historic districts.



*Figure 1: 1405 Garden St.*

### **2.0 DISCUSSION**

#### **Site and Setting**

The subject property is a commercial parcel at the southwest corner of Garden and Pismo Streets (Figure 1), within the Old Town Historic District, one of the City's oldest residential neighborhoods, built up historically around the turn of the 20<sup>th</sup> Century, with older structures dating back to the 1880s (see District description, Attachment B).

ARCH-0568-2024 (1405 Garden)  
 Cultural Heritage Committee Report – November 18, 2024



Figure 2: 1405 Garden: Garden St. frontage (left); Pismo St. frontage (right)

The site is situated within an Office (O) Zone that extends along Pacific and Pismo Streets, along the northern edge of the District. It is one of only seven parcels of this Office Zone that extend into the District and, apart from two small Neighborhood Commercial Zones<sup>1</sup>, these are the only parcels in the District located in a non-residential zone. It is developed with a single-story commercial office building, constructed in 1948.

In the listing of historic properties established in 1988, with adoption of Resolution 6424 by the City Council, the property was classified as a “Non-Contributing Property”<sup>2</sup> and has not been subsequently reclassified. Within the immediate vicinity of the subject site (the Pismo and Garden Street frontages adjacent to the site) are seven listed historic resources: the Master-List Old Fire Station Building (750 Pismo), D.M. and Carrie Proper Meredith House (1421 Garden), and Stanton House (752 Buchon); and four Contributing-List residences (729 Pismo, 777 Pismo, 1425 Garden, and 770 Buchon).



Figure 3: Proposed building, as remodeled; Garden St. frontage (left), Pismo St. frontage (right)

<sup>1</sup> Within the Old Town Historic District are two Neighborhood Commercial Zones, encompassing the Sidewalk Market and Deli at 1401 Osos Street, and Gus’s Deli at 1638 Osos Street.

<sup>2</sup> Non-Contributing Property is described in the 1988 listing of historical properties as “a structure that does not contribute to the historic character of the area.”

**3.0 EVALUATION**

**Historical Preservation Program Guidelines**

<p>§ 3.1.1                  Conformance with design standards</p>	<p>The proposed project will conform with the goals and policies of the General Plan, the Historic Preservation Ordinance, these Guidelines, the Community Design Guidelines, any applicable specific or area plan, and the Secretary of the Interior’s Standards for the Treatment of Historic Properties.</p>
<p>§ 3.2.1                  Architectural Compatibility – within Historic Districts</p>	<p>The proposed project can found architecturally compatible with the prevailing historic character of the Old Town Historic District, as measured by its consistency with the scale, massing, rhythm, siting and street yard setbacks of the district’s historic structures. However, as a non-contributing element in the District, it does not attempt to incorporate architectural elements of the District’s historic structure, copy or imitate historic structures, or seek to create the illusion that it is historic.</p>
<p>§ 3.2.2                  Architectural Compatibility</p>	<p>The proposed project will not sharply contrast with, significantly block public views of, or visually detract from, the historic architectural character of historically designated structures adjacent to the site, or to detract from the prevailing historic architectural character of the Old Town Historic district.</p>

Siting and setbacks. Current development standards for the Office and adjacent Medium-Density Residential (R-2) Zones establish front and street side setbacks ranging from ten to twenty feet. Much of the development in the vicinity, including construction of the subject building, pre-dates the City’s adoption of setback standards<sup>3</sup> and exhibits a variety of nonconforming street setbacks, including the nearby historical resources identified above.

Scale, massing, rhythm. Guidelines note that two-story, and rarely three-story, houses predominate in the District (see Attachment B, pg. 35). Current development standards limit building height in the Office and Medium Density Residential Zones to 35 feet, and impose increasing upper-level setback requirements, to define the appropriate scale for development within these zones. At 35 feet in height, and designed to step back at the new upper levels to conform to setback standards, the proposed project maximizes the site’s development potential and thus exhibits a marginally larger scale than the nearby one- and two-story historical dwellings in the vicinity. The Stanton House, at Buchon and

<sup>3</sup> The City of San Luis Obispo first adopted its Zoning Regulations in 1947



Figure 4: Stanton House (752 Buchon)

Garden, on the “top of the hill” is among the largest of nearby buildings, in scale. Garden Street slopes downward from Buchon toward Pismo Street, and a significant additional upper-level setback is provided at the southern portion of the proposed building (adjacent to 1421 Garden), which together serve to mitigate the perceived mass and scale of the remodeled building.

Insofar as the existing building is nonconforming in street setback in a manner similar to other buildings in the vicinity, and that the proposed addition is designed to conform to current standards for building height and upper-level building setbacks, and provides significant additional setback from adjacent property on Garden Street, the proposed project can be seen to be consistent with the scale, massing, and rhythm exhibited by buildings in the vicinity of this location.

Architectural Characteristics. As discussed above and in the Historical Preservation Program Guidelines (see Attachment B, page 36), the Old Town Historic District is predominantly a residential neighborhood, characterized by examples of High Victorian architecture (including variations such as Queen Anne, Italianate, Stick and Gothic Revival influences), especially along the “top of the hill” roughly aligned with Buchon Street, and other, more modest structures with simpler styles (Neo-classic Row House, Folk Victorian, and Craftsman Bungalow). Predominant architectural features include:

- Two- and rarely three-story houses
- Gable and hip roof types
- Highly ornamented roof features, prominent fascias, bargeboards, gable end treatments, decorative shingles, prominent pediments or cornices
- Traditional fenestration, e.g., double-hung, wood sash windows, divided light windows, ornamental front doors, wood screen doors
- Painted wood surface material, including siding and decorative moldings

Non-Contributing Elements. Guidelines note that most of the contemporary buildings in the District are “non-contributing buildings” that do not exhibit the characteristics of the District’s listed resources and have not achieved historical significance. With its stucco siding, flat roof, rectilinear shape, and horizontal massing, the subject building falls within this category. Given these circumstances, it is clear that with expansion of the building, it cannot be expected that the architectural characteristics of the Victorian, Bungalow, and other residential architectural styles found within the District would be incorporated into the project design. It is also noted that Guidelines provide: “New structures are not required to copy or imitate historic structures, or seek to create the illusion that a new building is historic” (HPPG §3.2.1).

**Community Design Guidelines**

<p>§ 3.1 (B) Architectural style</p>	<p>The proposed project can be found compatible with the existing built environment and to preserve the historic flavor of the community and its scale and ambience.</p>
<p>§ 3.1 (B.2) Neighborhood compatibility</p>	<p>Although the proposed project does not duplicate the character of surrounding buildings, it can be found to be complementary to its surroundings, through employment of an appropriate design theme; proportional building scale and size; appropriate building setbacks and massing; and appropriate colors, textures, and building materials.</p>
<p>§ 3.1 (B.4) Form and mass</p>	<p>The proposed project employs wall articulation expressed through wall offsets, recessed windows and entries, and second floor setbacks.</p>
<p>§ 3.1 (B.5) Rooflines</p>	<p>The project design is amenable to a flat roof form and is otherwise consistent with the objectives of these guidelines.</p>
<p>§ 3.1 (B.9) Additions to existing structures</p>	<p>The design of the proposed addition increases the scale and massing of the existing building but employs proportion and detailing appropriate to the original structure. The design repeats the extensive window area of the building’s bay and picture windows, its flat roof design, and incorporates column and masonry accent details echoing the building’s original minimalistic decorative details.</p>

ARCH-0568-2024 (1405 Garden)  
 Cultural Heritage Committee Report – November 18, 2024

As discussed in the section above, the proposed project builds on the modern form, style and minimal detailing of the original structure, rather than attempting to incorporate characteristic elements of early 20<sup>th</sup> Century residential buildings in the vicinity or to mimic their architectural styles. Nevertheless, the building respects, and is compatible with, the style and scale of those buildings. As described by the project architect in the application Design Summary (see Attachment C), “The proposed building design is rooted in the existing building's mid-century modern features which include rounded exterior corners and strong horizontal rooflines. The intent is to complement the original building design, while not disguising the new construction as part of the original building.”

The project design provides a sense of human scale and proportion by carefully considered wall articulation, through the use of ground-floor roof overhang, repetition of thin support columns, contrasting block wall accents, significant upper-level building setbacks, wall offsets, recessed deck areas and entries, and expansive window area. The building’s modernistic design is amenable to a flat roof, and its cornice trim and rounding are among the elements that enhance a sense of quality in design. The resulting form, style, and appearance can be found to be consistent with guidance provided in Community Design Guidelines for commercial project design (§ 3.1).

**Secretary of the Interior’s Standards (Rehabilitation)**

Setting – Alterations and Additions for a New Use	
<i>Recommended</i>	<i>Not Recommended</i>
Designing adjacent new construction that is compatible with the historic character of the setting.	Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting.

Although neither the subject property nor the building on it have been designated as a historic resource, they are located within a historic district. As such, guidance regarding the relationship between new construction and the historical character of a historic district is useful. The building, both as it exists and as proposed to be remodeled, is recognized as a noncontributing element to the Old Town Historic District and thus it does not directly incorporate the District’s signature characteristics or mimic its characteristic architectural styles. It nonetheless has been designed to be consistent with the siting, scale, and massing of historic resources in the vicinity, while also achieving visual compatibility with the District’s character by employing forms, detailing, and design elements appropriate to the building’s modern style.

**Summary**

The applicant has designed an addition to the existing building on this property in a manner that respects and is compatible with the siting, scale, massing, and architectural elements of historical resources in the Old Town Historic District. Based on the evaluation provided in this report, staff suggests that the Committee provide a positive recommendation to the Community Development Director regarding consistency of the project with the Historical Preservation Ordinance and with applicable historical preservation policies, standards, and guidelines.

**4.0 ENVIRONMENTAL REVIEW**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). It consists of Infill Development consistent with the Office land use designation and applicable policies described in the City’s General Plan, consistent with standards and limitations described in Zoning Regulations for the Office (O) Zone, occurs on a project site of less than five acres substantially surrounded by urban uses with no value as habitat for endangered, rare or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services, as described in CEQA Guidelines § 15332.

**5.0 ACTION ALTERNATIVES**

1. Recommend that the Community Development Director find the project consistent with the City’s Historical Preservation Ordinance and with applicable historical preservation policies, standards, and guidelines (this is the action recommended by staff, based on the evaluation provided above);
2. Continue review to another date with direction to staff and applicant; or
3. Recommend that the Community Development Director deny the application, based on specific findings describing inconsistency with historical preservation policies, standards, and guidelines.

**6.0 ATTACHMENTS**

- A - Project Plans (ARCH-0568-2024)
- B - Old Town Historic District (Historic Preservation Program Guidelines)
- C - Design Summary (TEN OVER STUDIO)



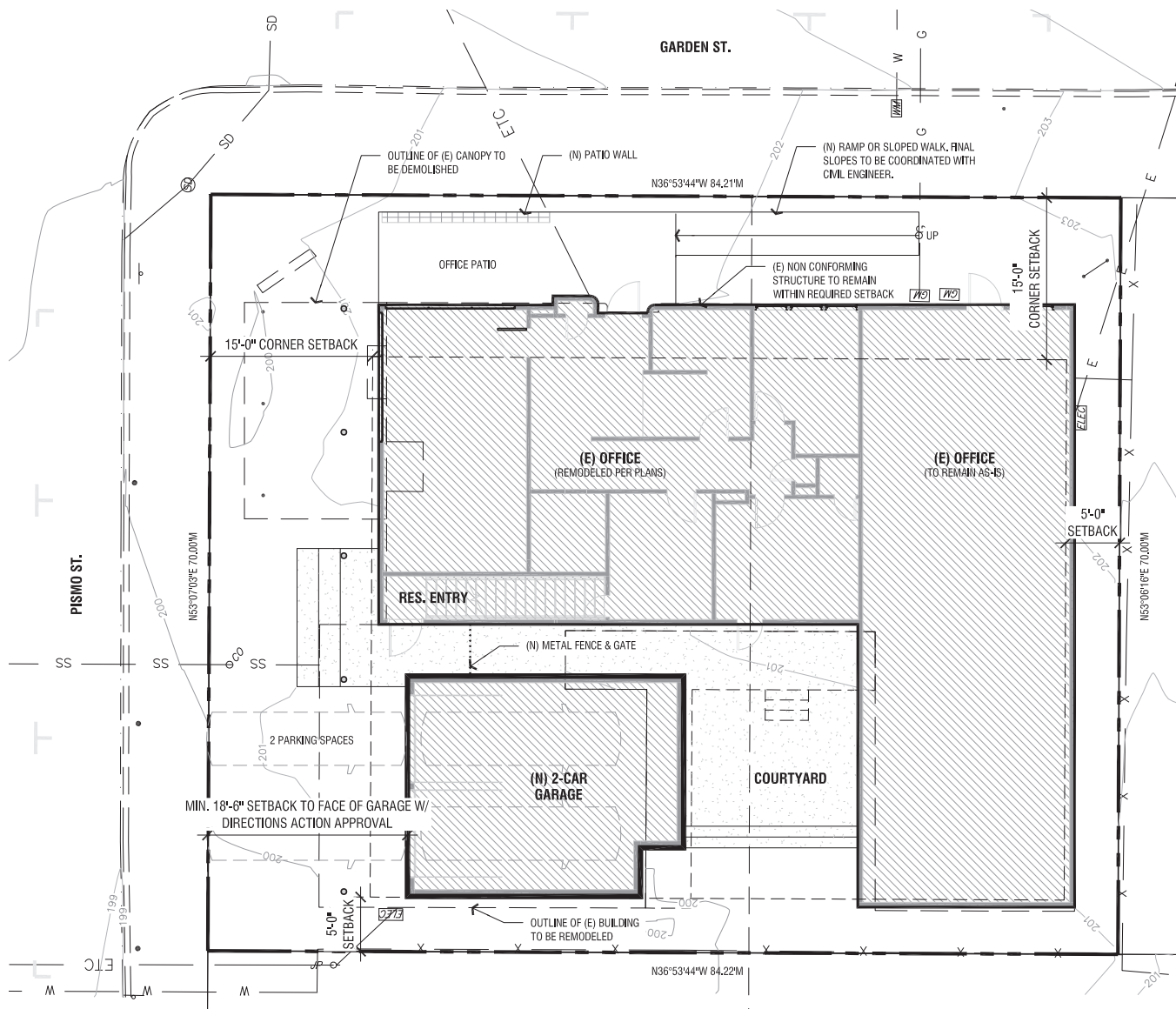




SCHEMATIC DESIGN PACKAGE, 09/04/24

# 10 1405 GARDEN ST. MIXED-USE

*Prepared by TEN OVER STUDIO*



## PROJECT DESCRIPTION

This project proposes the conversion of an existing office building at the corner of Pismo St & Garden St. into a 3-story mixed use building. A portion of the ground floor office space is to remain as-is, and a portion is to be converted into a 2-car garage and entryway for the new residential duplex above. The ground floor office will also contain a new conference room, and a remodeled outdoor courtyard. The 2nd and 3rd floors are comprised of (2) residential units. Each unit comes with 2 bedrooms, open living areas, in-unit laundry, and ample outdoor deck areas. Each unit will be assigned (2) parking spaces - one inside the garage and one directly outside. The building design is rooted in the existing building's art deco features which include rounded exterior corners and strong horizontal rooflines. Large expanses of glass and metal siding relate to the commercial building across the street while providing sweeping views of Madonna Mountain for the residences above.

## LAND USE REQUIREMENTS

<b>ADDRESS</b>	1405 GARDEN (81407 GARDEN, 747 PISMO)		
<b>APN</b>	003-533-004		
<b>ZONING</b>	O		
<b>OVERLAY ZONES</b>	HISTORIC DISTRICT: OLD TOWN		
<b>SPECIFIC AREA DESIGN GUIDELINES</b>	O-H, 100-YEAR FLOOD ZONE		
<b>CURRENT USE</b>	OFFICE		
<b>PROPOSED USE</b>	OFFICE & RESIDENTIAL		
<b>ALLOWED USE IN ZONE</b>	YES		
<b>ENTITLEMENTS/USE PERMIT REQUIRED</b>	X		
<b>LOT SIZE</b>	5905 SF	.14 ACRE	
<b>MAX SITE COVERAGE</b>	ALLOWABLE 60%	PROPOSED 56.50%	
<b>FAR</b>	ALLOWABLE 1.5	PROPOSED 1.22	
<b>DENSITY</b>	ALLOWABLE 12/ACRE (MIN 2 UNITS/LOT)	PROPOSED 2	
<b>AFFORDABLE UNITS PROPOSED</b>			
<b>INCENTIVES PURSUED</b>			
<b>HEIGHT LIMIT</b>	ALLOWABLE 35'	PROPOSED	X
<b>ADJACENT ZONES</b>	<b>NORTH</b>	0 (ACROSS STREET)	
	<b>EAST</b>	0 (ACROSS STREET)	
	<b>SOUTH</b>	0	
	<b>WEST</b>	0	
<b>SETBACKS</b>	<b>FRONT</b>	15' INCLUDING STREET SIDE OF CORNER LOT	
	<b>SIDE &amp; REAR</b>	17.24.020.B TABLE 2-13	
<b>PARKING DIMENSION</b>	<b>PARKING</b>	20' OR 18'6" TO FACE OF GARAGE W/ DIRECTOR'S ACTION APPROVAL	
	<b>STALL</b>	CITY STANDARD	<b>aisle</b> CITY STANDARD

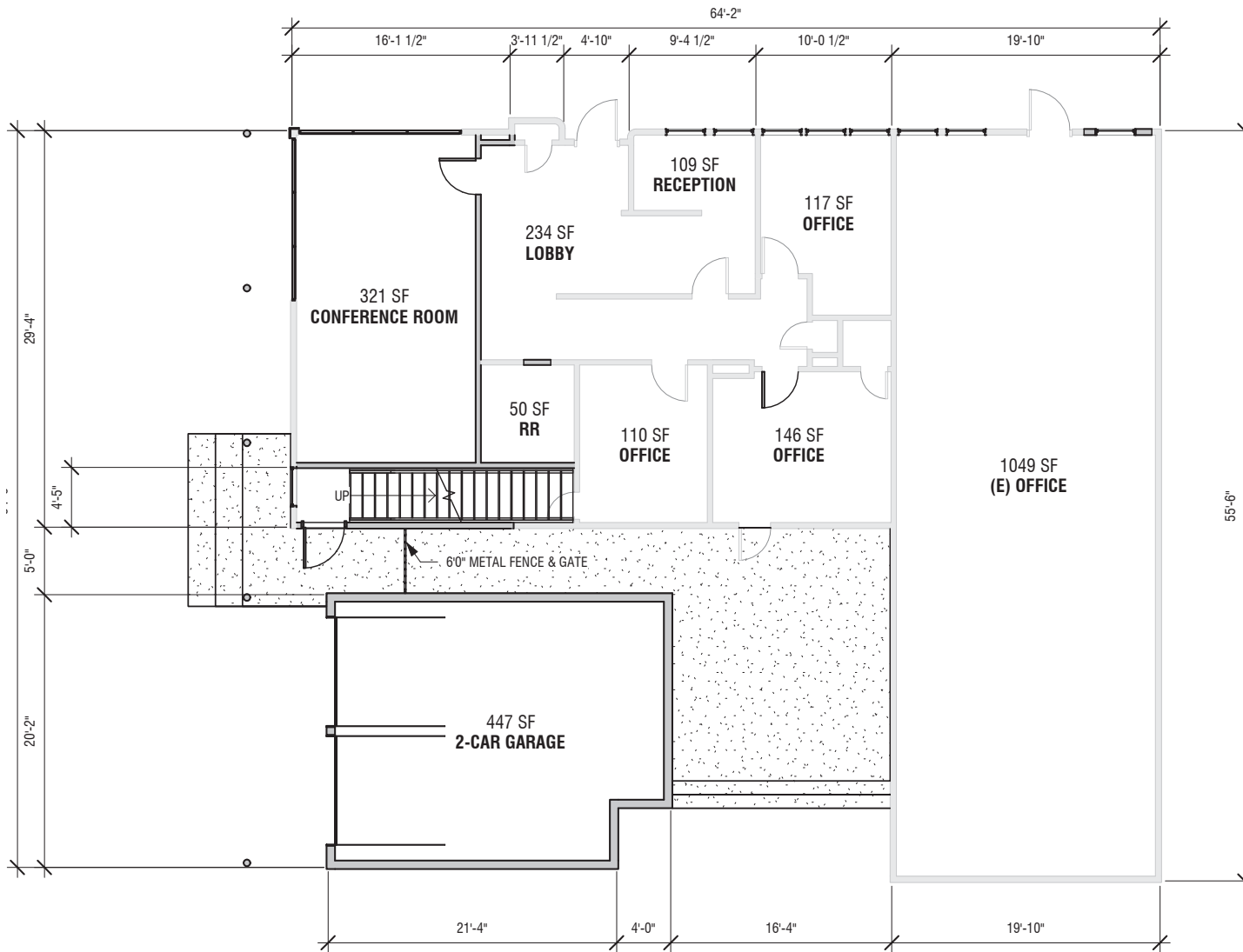
 **SITE PLAN**  
SCALE: 1" = 10'-0"



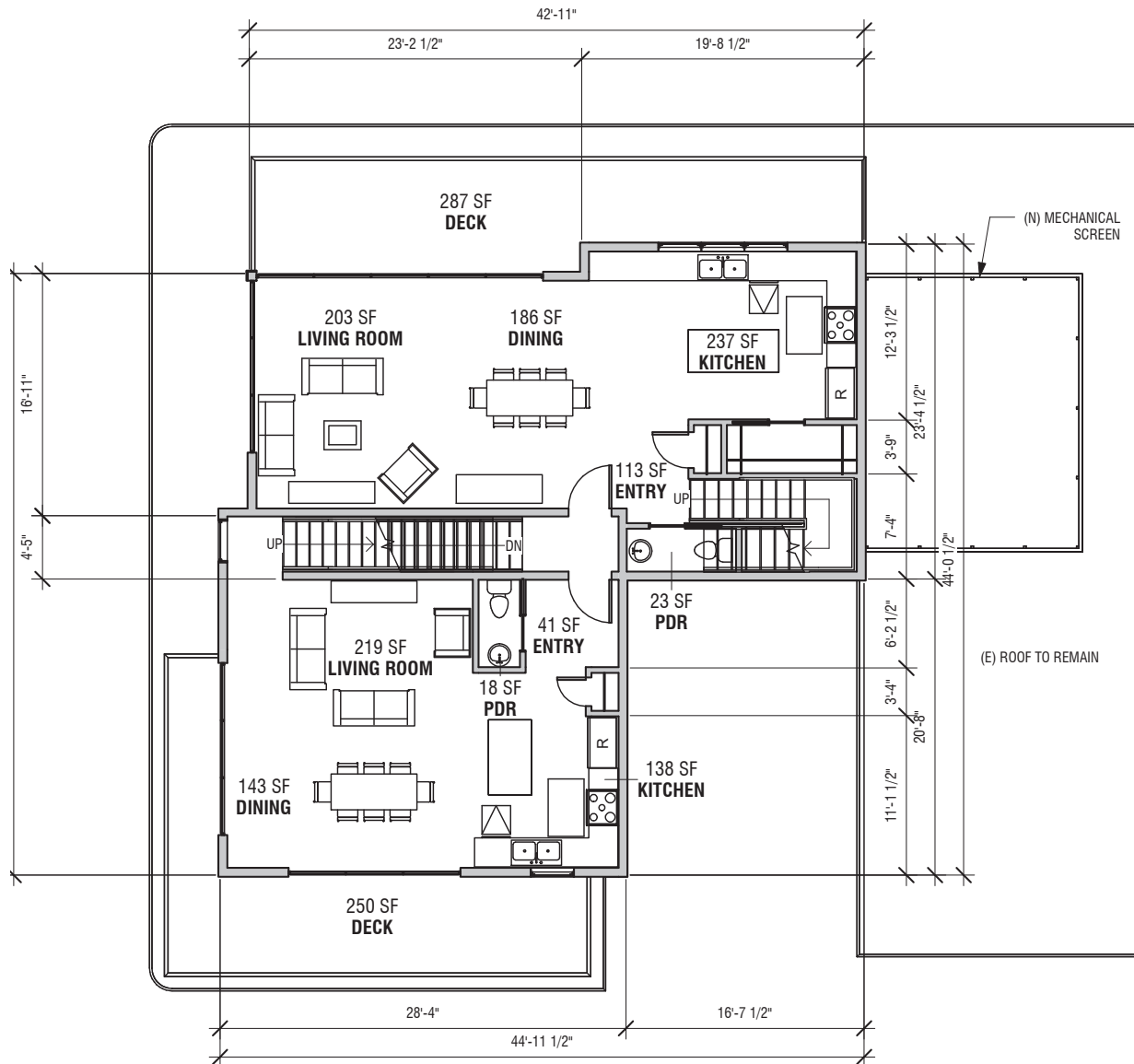
539 Marsh Street  
San Luis Obispo, CA  
805.541.1010  
info@tenoverstudio.com

**1405 GARDEN ST.**  
SAN LUIS OBISPO, CA  
DATE: 09/04/24

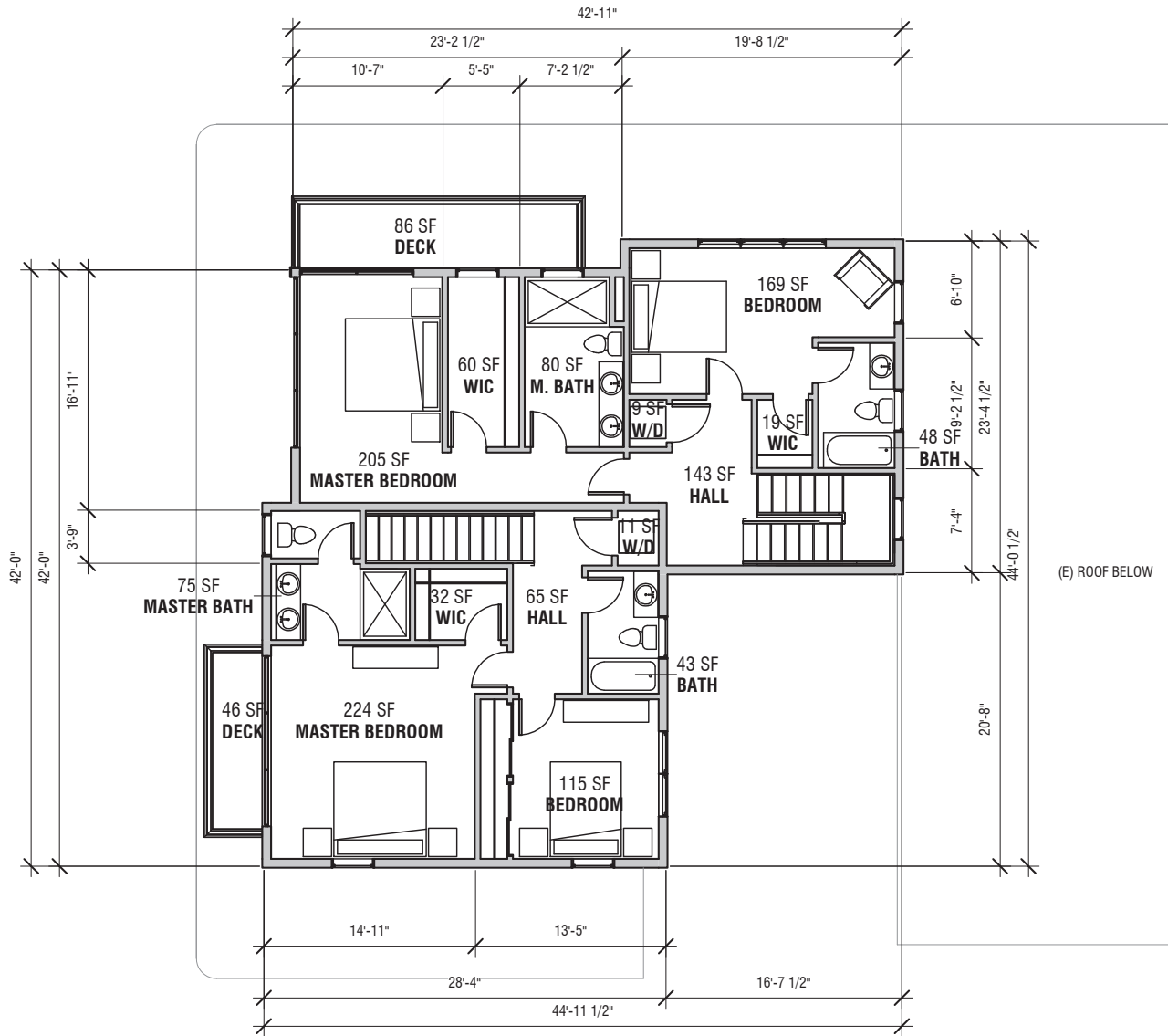
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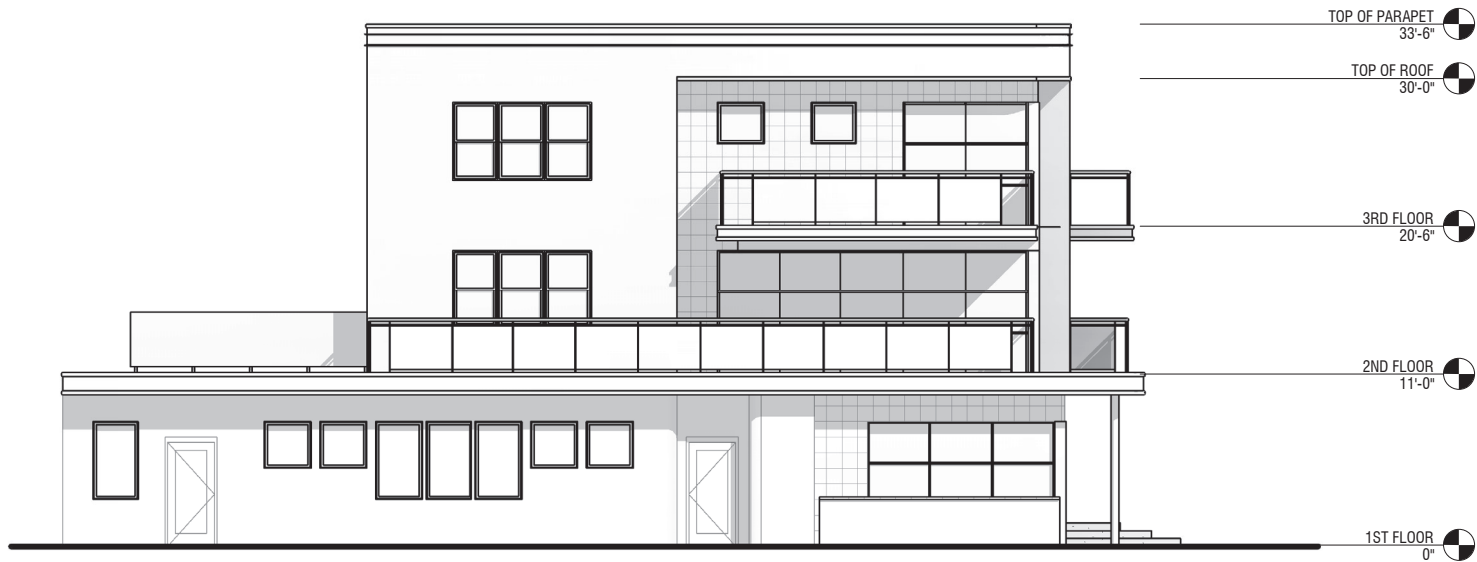
 **FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



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



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



**NE ELEVATION**

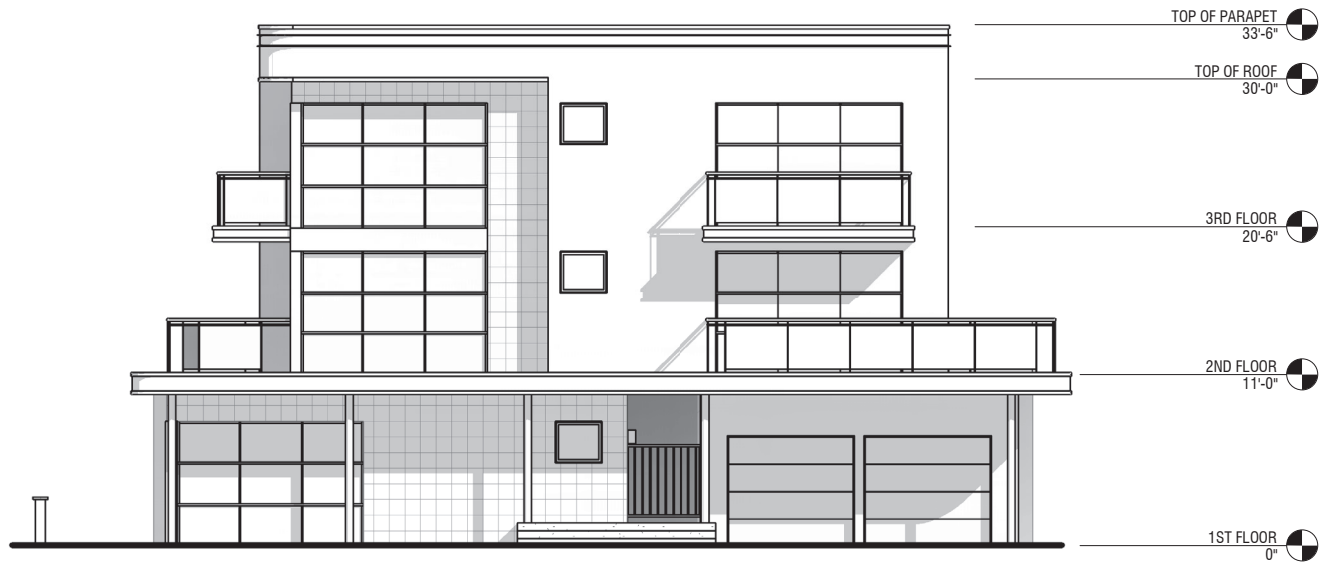
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1'-0"



**SE ELEVATION**

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



**NW ELEVATION**  
SCALE: 1/8" = 1'-0"



**SW ELEVATION**  
SCALE: 1/8" = 1'-0"



VIEW FROM CORNER OF GARDEN ST & PISMO ST

**TENOVER**

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

**1405 GARDEN ST.**

SAN LUIS OBISPO, CA  
DATE: 09/04/24

**A6.1**





VIEW FROM PISMO ST.

**TENOVER**

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

**1405 GARDEN ST.**  
SAN LUIS OBISPO, CA  
DATE: 09/04/24

**A6.2**



AERIAL VIEW

**TENOVER**

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

**1405 GARDEN ST.**  
SAN LUIS OBISPO, CA  
DATE: 09/04/24

**A6.3**

## 5.2.1 Old Town Historic District

### Setting

Established in 1987, the Old Town Historic District abuts the Railroad district on the southeast and is generally bounded by Pacific and Islay streets on the north and south, and by Santa Rosa and Beach streets on the east and west. As one of the City's oldest residential neighborhoods, Old Town was built up historically around the turn of the twentieth century, with older structures dating back to the 1880s. It consists of five subdivisions: the Mission Vineyard Tract recorded in March 1873, the Dallidet Tract recorded in 1876, the Murray Church Tract recorded in 1876, the Ingleside Homestead Tract, recorded in 1887, and the La Vina Homestead Tract, recorded in 1903. The District encompasses 86.1 acres, or 0.13 square miles.

The District's prominent location, located just south of and uphill from the Downtown commercial district, made it a desirable neighborhood for the City's emerging merchant class and leading citizens. Here, residents were close to businesses and commerce, but could avoid the flooding and mud that plagued the Downtown. Home sites were laid out in regular grid patterns, with relatively wide (60 foot right-of-way) streets and 60 foot wide lots. The resultant wide streets and lot frontages allowed deep (20+ feet) setbacks and ample landscaping, reinforcing the district's prosperous image. Today the high concentration of 100 year old or older residences establishes the District's predominant architectural and visual character.

### Site Features and Characteristics



*1060 Pismo Street, South Elevation*

Common site features and characteristics include:

- A. Prominent street yard setbacks of 20 feet or more
- B. Coach barn (garage) recessed into rear yard
- C. Finish floors raised 2 3 above finish grade
- D. Front entries oriented toward street, with prominent walk, stairs and porch
- E. Front building facades oriented parallel to street

## Architectural Character

In keeping with its peak period of development between 1880 and 1920, the Old Town District has many examples of High Victorian architecture, a style popular in California during that time period that reflected prosperity, power and discriminating taste. This included several style variations, such as Queen Anne, Italianate, Stick and Gothic Revival influences, especially along the top of the hill within the district roughly aligned with Buchon Street. Other, more modest structures with simpler styles abound in other areas of the district. These buildings were first home to the burgeoning merchant class in San Luis Obispo that emerged during the turn of the century. These styles include Neo-classic Row House, Folk Victorian, and Craftsman Bungalow, with many homes borrowing architectural details from several styles. Most of the houses in this district were designed and constructed by the homes' first occupants or by local builders and were influenced by architectural pattern books of the time period. The shared first story porches along Pismo Street are a good example of a common design feature linking buildings.

Predominant architectural features include:

- A. Two- and rarely three-story houses
- B. Mostly gable and hip roof types
- C. Highly ornamented roof features, including prominent fascias, bargeboards, gable end treatments, decorative shingles, prominent pediments or cornices
- D. Traditional fenestration, such as double-hung, wood sash windows, divided light windows, ornamental front doors, wood screen doors
- E. Painted wood surface material, including siding and decorative moldings



*1543 Morro Street, East Elevation*

Although many of the buildings were built at separate times, the pattern, rhythm and repetition of common design elements or detailing of historic building facades along Old Town streets creates a prevailing theme and character for the district.



*M.F. Avila House, 1443 Osos Street, East Elevation*

### Individually Contributing Elements in the Old Town District

Some buildings within the bounds of the Old Town District, constructed outside of the period of significance for the district, 1880-1920, do not share the elements outlined in the above description, but have achieved historical significance on their own and

therefore individually contribute to the historic character of San Luis Obispo.

The M.F. Avila House at 1443 Osos Street is an example of a Spanish Revival style building built in the late 1920s that has been placed on the City's Master List as a significant resource, in this case for its craftsmanship as well as its association with a historically significant local person. St. Stephens Episcopal Church at 1344 Nipomo Street built in 1873 is an example of Carpenter Gothic style. The first Episcopal church in San Luis Obispo County, St. Stephens is historically significant both its architecture and its association with the pioneer period of San Luis Obispo.

### **Non-Contributing Elements in the Old Town District**

Non-contributing buildings are those buildings that both do not meet the criteria outlined above and have not achieved historical significance. Most of the contemporary buildings in the district fall into this category.

Non-contributing architectural styles, materials or site features include:

- A. Contemporary stucco or other material exterior siding
- B. Flat or extremely low pitched roof
- C. Aluminum sliding windows
- D. Rectilinear, "boxy" shape or very horizontal massing
- E. Unarticulated wall surfaces



*The Vista Grande Apartments, 1415 Morro Street, East Elevation.*



*1059 Leff Street; Biddle House, 559 Pismo Street; 1624, 1636, 1642 Morro Street; and Pismo Buchon Alley from Santa Rosa Street*

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# GARDEN STREET – MIXED USE DESIGN SUMMARY

## SITE INFORMATION

Address: 1405 GARDEN  
Zone: O- OFFICE  
Overlay Zone: HISTORIC DISTRICT- OLD TOWN  
Listed Historic Property: NO  
Flood Zone: 100 YEAR  
Current Use: Office  
Proposed Use: Office & Residential

## PROPOSED DESIGN

This project proposes the conversion of an existing office building at the corner of Pismo St & Garden St. into a 3-story mixed use building. A substantial portion of the ground floor office space is to remain to maintain the integrity of the existing building and style. SEE IMAGE 1. Away from the corner, a portion of the existing office building along Pismo St. will be renovated to a 2-car garage and entryway for the new residential duplex above. SEE IMAGE 2.



IMAGE 1 – PROMINENT CORNER VIEW OF EXISTING BUILDING

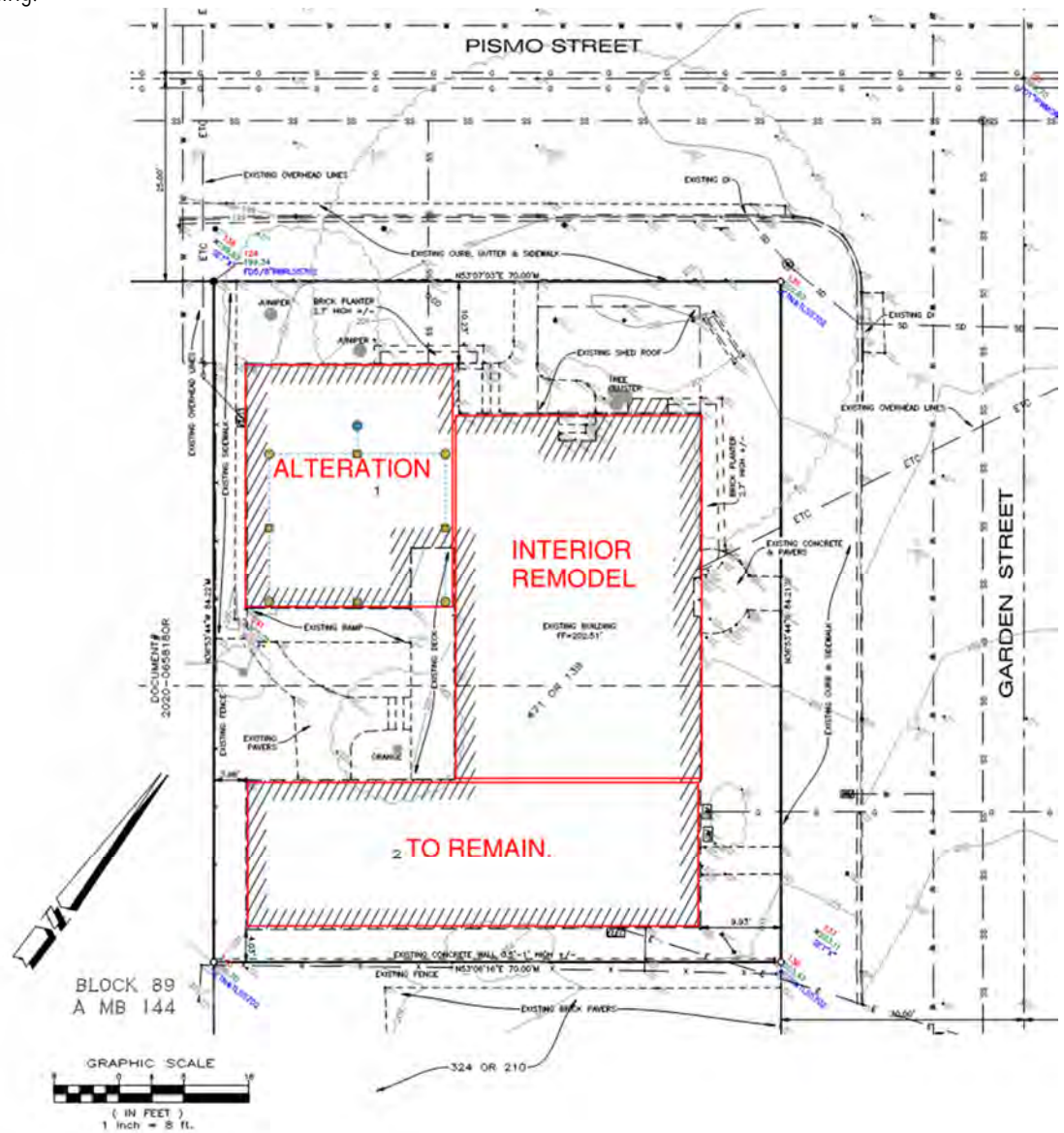


IMAGE 2 – PORTION OF BUILDING ON PISMO TO UNDERGO RENOVATIONS.

The ground floor office to remain will undergo a remodel of the interior, replacement windows for energy upgrades, as well as a new roof (in the same location as the existing)

The new 2nd and 3rd floors are comprised of (2) residential units. Each unit has 2 bedrooms, open living areas, in-unit laundry, and ample outdoor deck areas and (2) parking spaces - one inside the garage and one directly outside. The upper floors are substantially set back to be a secondary feature to the overall building, allowing the original office building to be prominent. The design also considers the uphill neighbors on Garden street by maintaining a large setback from the shared property line.

The original structure was constructed in 1948 by a local architect H.B. Douglas, originally as a physician's office for James Barry Smith. The proposed building design is rooted in the existing building's mid century modern features which include rounded exterior corners and strong horizontal rooflines. The intent is to compliment the original building design, while not disguising the new construction as part of the original building.





**OLD TOWN CONSIDERATIONS**

The existing building would be considered an outlier to the prominent High Victorian architectural style of the Old Town District. Though many of the elements are on the “non-contributing architectural style” it is clear that the stucco siding and flat roof are critical to the modern design. It was our intent to follow the queues from “Commercial infill in Historic Districts”, SEE IMAGE 3. as well as Modernistic features that were appropriate for commercial projects, rather than the prominently residential character of the Old Town design guidelines.

IMAGE 3 (EXCERPTS FROM CITY OF SLO: HISTORIC PRESERVATION ORDINANCE )

Predominant architectural features include:

- A. Two- and rarely three-story houses
- B. Mostly gable and hip roof types
- C. Highly ornamented roof features, including prominent fascias, bargeboards, gable end treatments, decorative shingles, prominent pediments or cornices
- D. Traditional fenestration, such as double-hung, wood sash windows, divided light windows, ornamental front doors, wood screen doors
- E. Painted wood surface material, including siding and decorative moldings



*1543 Morro Street, East Elevation*

**Figure 5 - Commercial In-fill in Historic Districts-Details**

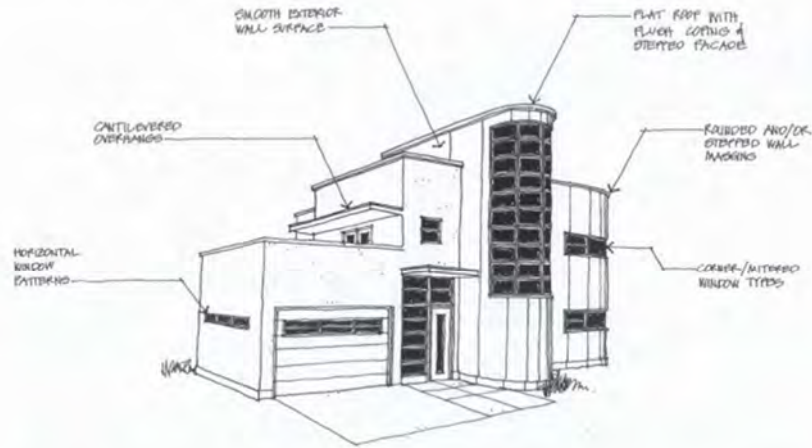


**Modernistic**

The Modernistic style refers to both Art Deco and Art Moderne, sometimes called Streamline Moderne. The Modernistic style, popular in the 1930s, was more commonly applied to commercial or public buildings, although it occasionally was used in residential architecture. Relatively few Modernistic structures exist in San Luis Obispo.

Characteristic features include

- smooth stucco wall cladding
- asymmetrical
- flat roof
- geometric stylized motifs in Art Deco; coping at roof line in Art Moderne



Examples of this style include:  
The Doton Building, 777 Higuera Street,  
The Fremont Theater, 1035 Monterey Street.

Other considerations were taken that the site is on the edge of the district SEE IMAGE 4, with an eclectic mix of architectural styles in the immediate vicinity. SEE CONTEXTUAL IMAGES

IMAGE 4



**CONTEXTUAL IMAGES**



CORNER OF PISMO AND GARDEN (ACROSS STREET, JUST OUTSIDE OF OLD TOWN)



1329 GARDEN (JUST OUTSIDE OF OLD TOWN)

# 10

TEN OVER  
STUDIO, INC



1404 BROAD (IN OLD TOWN)



CORNER OF CHORRO AND PISMO (IN OLD TOWN)

# 10

TEN OVER  
STUDIO, INC



CORNER OF CHORRO AND PISMO (JUST OUTSIDE OF OLD TOWN)



CORNER OR CHORRO AND PISMO (JUST OUTSIDE OF OLD TOWN)

# 10

TEN OVER  
STUDIO, INC



1326 CHORRO (JUST OUTSIDE OF OLD TOWN)



1321 OSOS (IN OLD TOWN)

Ten Over Studio, Inc.  
**805.541.1010**  
539 Marsh Street  
San Luis Obispo, CA  
info@tenoverstudio.com  
**tenoverstudio.com**



**PROPOSED DESIGN SUMMARY**

MATCH NEW WINDOWS TO EXISTING WINDOW STYLE

ROUNDED CORNERS ON EXISTING AND NEW

UPPER FLOOR STEPBACK PER COMMERCIAL INFILL IN HISTORIC DISTRICTS

UTILIZE SMOOTH STUCCO PER MODERNISITIC DESIGN ELEMENTS & TO MATCH EXISTING BUILDING



VIEW FROM CORNER OF GARDEN ST & PISMO ST

REUSE COLUMN ELEMENT AT FIRST FLOOR ROOF (CURRENTLY PART OF A CANOPY)

NEW BREEZEWAY TO CONNECT TO EXISTING COURTYARD

MATCH STYLE OF VERTICAL COLUMNS TO EXISTING ENTRY DETAIL ON GARDEN STREET.



VIEW FROM PISMO ST.

UPPER FLOOR STEPBACK PER COMMERCIAL INFILL IN HISTORIC DISTRICTS

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## Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218  
805.781.7170  
[slocity.org](http://slocity.org)

# Staff Memorandum

*CHC meeting of November 18, 2024*

**TO:** Cultural Heritage Committee

**FROM:** Brian Leveille, Principal Planner

**BY:** Natalie Harnett, Policy and Project Manager

**SUBJECT:** DISCUSSION ITEM 5A – CHONG’S HOME MADE CANDIES SIGN AND HISTORIC CHINATOWN INTERPRETIVE PANELS

### Background

In early 2023, the City launched a project to restore and reinstall the original neon sign that once adorned Chong’s Homemade Candy store at 798 Palm Street. Due to the project’s complexity, it was divided into two phases. Phase I involved installing the sign and making surrounding improvements, including the addition of a Chinatown emblem, painted lettering, and a neon light border. Phase II will install a permanent interpretive display (made up of three panels) that tell a more in-depth history of the sign and the Chinatown district. On July 24, 2023, staff presented Phase I to the CHC for feedback and recommendations, with plans to return later for Phase II.



At the July meeting, the CHC’s primary feedback was a preference for the sign to be installed on the original building. However, they acknowledged the logistical challenges involved in doing so. Overall, the committee expressed support for the project and was eager to see it progress.

The neon sign installation was completed on February 8, 2024, with an informal "unveiling" during the 2024 Lunar New Year celebration on February 10, 2024. The installation, paired with the festivities, underscored the significance of honoring the Chinese community’s history, influence, and contributions to the City. The positive reception from the community highlighted the importance of the City’s efforts to create cultural events and spaces, reinforcing the goal of building a positive, inclusive, and welcoming environment for all.

## Item 5a. Chong's Home Made Candies Sign & Historic Chinatown Interpretive Panels

While Phase II was underway, a temporary informative sign was installed below the neon sign to provide context on why the sign is there and includes several original photographs of Mr. Chong and the original store location.

### **Phase II – Status Update**

Over the last six months, City staff worked in close partnership with consultant Pierre Rademaker, who was responsible for designing the panels and conducting extensive historical research to create the content. Many drafts of the display underwent review and editing and were distributed to subject matter experts and stakeholders for feedback.

The purpose of this display is to not only contextualize the neon sign located on the Parking Garage but also to offer passersby an insight into the cultural heritage of that section of the City, along with the historical background of the Chinatown area. While it is an impossible endeavor to encapsulate the entire history within merely three panels, significant efforts have been made to highlight the key elements. Additionally, a variety of historic photographs were included to engage the interest of those passing by and to enhance the storytelling experience.

### **Outreach and Feedback**

In early June 2023, the DEI Manager was tasked to do community and expert outreach/engagement to ensure the design process and development of the project maintained cultural and language significance to the Chinese community. In July 2023, the DEI Manager had met with Dr. Andrew Morris, current Interim Director for the Office of Academic Programs and Planning at Cal poly, and a professor and expert in the East Asia, Modern Chinese, and Taiwanese history fields. Dr. Morris provided context in understanding cultural implications from the Chinese experience, and considerations on language highlighting the blooming of the Chinese Empire that marked cultural identity. Ongoing conversations took place until December 2023. In August 2023, the DEI Manager had also met with Dr. Grace Yeh, Professor at Cal Poly San Luis Obispo under the Ethnic Studies Department, whose areas of concentration highlight Asian American Studies, Comparative Ethnic Literature, and Representations of race, gender, and sexuality among others. Dr. Yeh provided critical feedback on concepts and implications that are essential to the proper representation and narrative-building of the Chinese experience, and provided additional resources and research for consideration, which included direct contact with Laura Sorvetti, a Special Collection Archivist who shared news articles, one thesis highlighting Chinese history in SLO Chinatown, and photographic archives from the Chong's family.

In the October 2023, additional outreach was conducted with founder and president of the Asian American & Pacific Islander (AAPI) of San Luis Obispo County, Mia Shin, who provided cultural context about the intention and outcome of such project, and the proper ways in which to celebrate and honor the Chong's legacy. Likewise, Mrs. Shin highlighted potential concerns about the installation as it pertains to community reception. City staff took into consideration all outreach and feedback provided, which ultimately led to the completion of Phase I of the project and an outline for Phase II of the project.

## Item 5a. Chong's Home Made Candies Sign & Historic Chinatown Interpretive Panels

The draft interpretive panels were sent to the following stakeholders or subject matter experts for review in October 2024:

- Brian Lawler - Mr. Chong's Family Friend, sign donor
- Mia Shin - AAPI SLO County President
- Dr. Morris - Cal Poly, Ph.D, Modern Chinese History
- Dr. Grace Yeh - Cal Poly, Ethnic Studies Professor, Asian American Studies
- Alice Loh - Retired Cal Poly Professor, local landscape architect (Cheng Park)
- Scott Lathrap/Mona Tucker - YTT Contacts
- Native American Heritage Commission (NAHC) Tribal Contact list
- Dr. William Watson - Ah Louis Family
- Frank DuFault - Close family contact of Chong Family, helped manage estate
- Paul Kwong & Russell Kwong - Owners of Mee Heng Low Noodle House
- Amber Karson - Ah Louis store tenant, Lunar New Year celebration contact

All of the feedback received was positive, with many expressing gratitude for the recognition of the Chinatown district. Several individuals offered thoughtful suggestions regarding language and verbiage, and these insights were incorporated into the final draft.

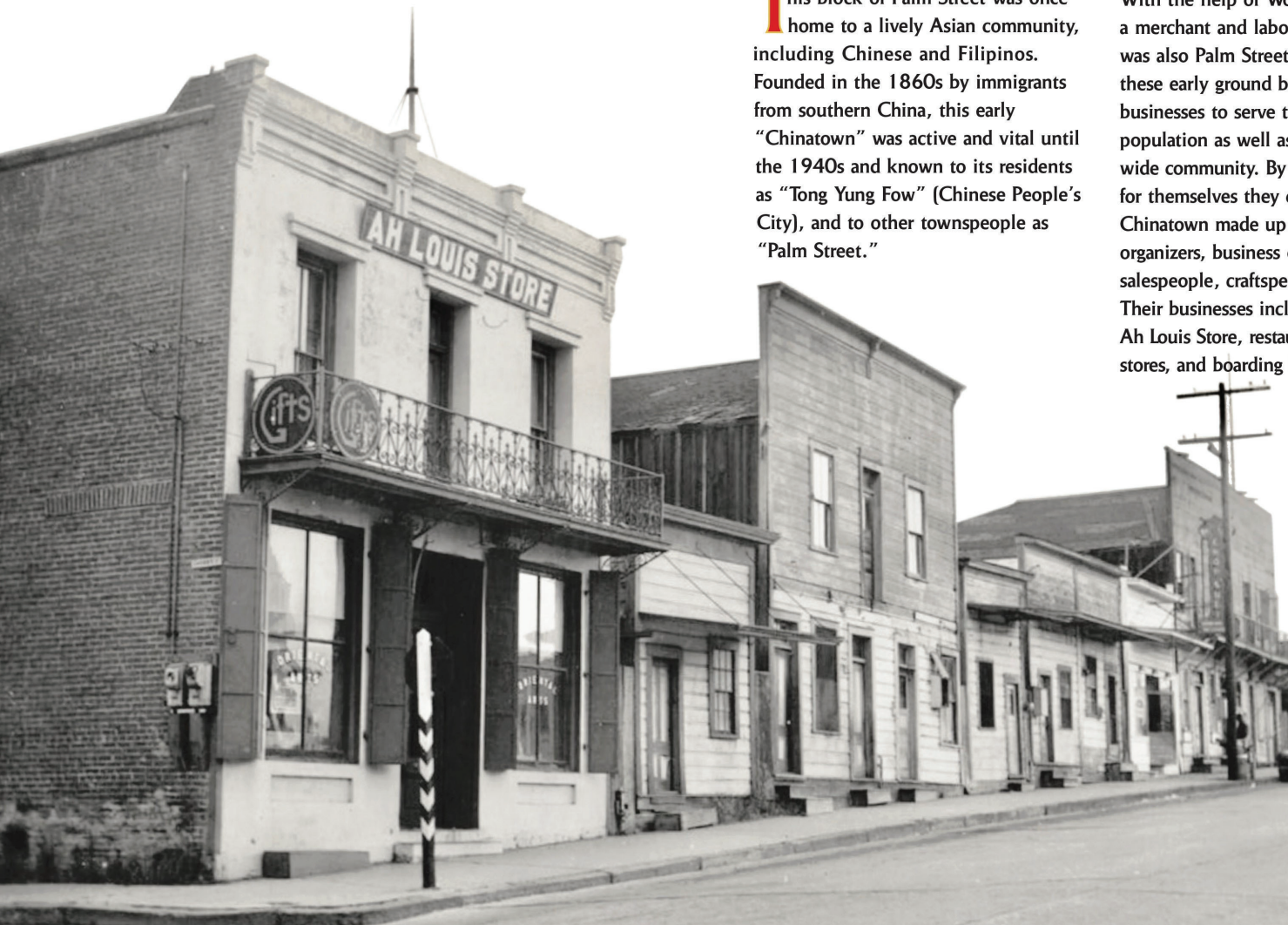
At the November 18, 2024 CHC meeting, staff will provide an update on Phase II of the project for Committee discussion and to receive any feedback and recommendations. Staff will also present the project to the Human Relations Committee at their December Meeting. The goal is to have the panels finalized and installed by the 2025 Lunar New Year (January 29, 2025).

### **Attachments:**

A – PDF Copy of Draft Panel

B – Combined Concept of Sign and Interpretive Panel





This block of Palm Street was once home to a lively Asian community, including Chinese and Filipinos. Founded in the 1860s by immigrants from southern China, this early “Chinatown” was active and vital until the 1940s and known to its residents as “Tong Yung Fow” (Chinese People’s City), and to other townspeople as “Palm Street.”

With the help of Wong On (Ah Louis), a merchant and labor contractor who was also Palm Street’s unofficial mayor, these early ground breakers established businesses to serve the county’s Chinese population as well as the greater county-wide community. By making opportunities for themselves they created a thriving Chinatown made up of merchants, labor organizers, business owners, physicians, salespeople, craftspeople, and farmers. Their businesses included the all-purpose Ah Louis Store, restaurants, grocery stores, and boarding houses.



Above: Gon Ying, or “Silver Dove”, wife of Ah Louis, came with her new husband to San Luis Obispo in 1889 after they met and were married in San Francisco. She was 20 years old at the time, he was 47. They had 8 children together over the following 20 years.



Wong On, also known as Ah Louis, shown here in 1920, was born in Guangdong China in 1840. He came to California in 1860 and arrived in San Luis Obispo in 1870.

*Photos courtesy of the San Luis Obispo County History Center unless otherwise credited*

The north side of Palm Street at about 1930. The “Ah Louis Store” (above), was owned and operated by Chinatown pioneer Wong On, known as Ah Louis. The store sold food, medicine, fireworks, and goods imported from China and Japan.

The new Ah Louis Store building, built in 1884 with bricks from his own brickyard, replaced an earlier 1874 wooden structure. The Louis family residence and a small Taoist Temple occupied the second story above the store.

The two-story building in the middle of the block was a boarding house for male Chinese workers. Other wooden buildings along Palm Street included shops, a laundry, a café and small residences.





# Welcome to San Luis Obispo's HISTORIC CHINATOWN



The Chinese often encountered racism and discrimination, especially through the Chinese Exclusion Act beginning in the 1880s. By the 1930s, Palm Street's Chinese population had dwindled in numbers. While most of the buildings changed ownership or were demolished in the 1950s, a few still stand and are owned by descendants of those early founding families.

In the 1980s, before this parking structure was built, archaeologists excavated this area to learn more about the life of Palm Street's early inhabitants. On the next level of this parking structure you can see a display about what was found. There are many other ways to explore SLO's historic Chinatown District – signs, plaques, artwork, and buildings related to "Tong Yung Fow" still exist today.



The Yee Chung & Co. store on the south side of Palm Street. The store was owned by a group of Chinese men including Gin Tut Wing, Gin Get Sun, Gin Yim, Gin Hong Gin, Gin Get Shew, and Gin Hung Poy. After the passage of the 1882 Chinese Exclusion Act, which restricted immigration of Chinese laborers, many workers pooled their money to operate as a merchant partnership. Merchants, teachers, and scholars were less restricted under the Exclusion Act.



Above: Howard Louis stands with his father Ah Louis and other family members on Palm Street in 1936. Chinese owned businesses line the street behind them.



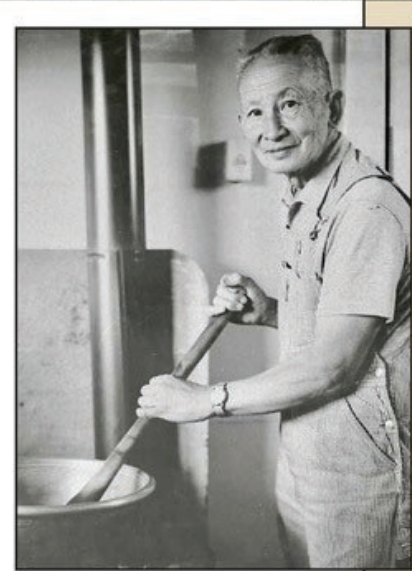
Left: The Ah Louis Store served as a central meeting site for many social and festive gatherings as seen here.



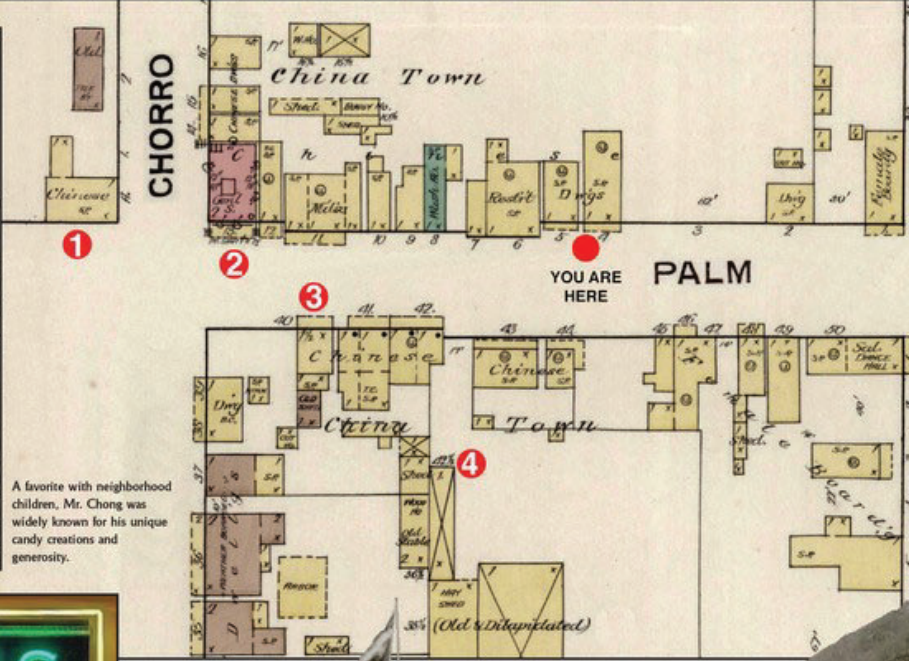
Addison and Mary Chong built and opened a Chinese Noodle House known as "Chong's Cafe" in this building at 778 Palm Street in 1927. The cafe operated for nearly 28 years. In 1954, Addison's younger brother Richard Chong, converted the building into a popular candy kitchen and store. Mr. Chong operated the store until his death in 1978.



1977 Photo: Alex Gough



A favorite with neighborhood children, Mr. Chong was widely known for his unique candy creations and generosity.



Chinatown in 1888 as shown on the Sanborn Fire Insurance map of the time.  
Courtesy of the Library of Congress.

- 1 Chong's Candies Location
- 2 Ah Louis Store
- 3 Yee Ghung & Co. Store Location
- 4 Chumash Era Stone Aqueduct

The City of San Luis Obispo acknowledges that the land on which the city sits and the surrounding county carry the heritage and culture of the Indigenous Peoples, which includes sok tō'u nō'u sok tō'hu Northern Northern Chumash Tribe San Luis Obispo County and the Salinan Tribe. We honor the Indigenous Communities' connection to the territories and respect the land on which we live and learn.



San Luis Obispo's Chinese population had a significant impact throughout the County. They provided the labor to construct many community improvements such as roads, rail lines and wharfs.



The restored neon sign mounted on the wall above was originally located a half block away identifying Richard Chong's Candy Shop.



Photo: Pierre Rademaker



View of the North side of Palm Street in 1919 looking toward San Luis Mountain.

The building above housed the Quong Chong Grocery Store owned by Gin Sai Yuen. Upstairs was the location of a small Chinese school founded by Ah Louis as well as a small Chinese temple.







CHONG'S  
HOME MADE CANDIES

唐人街

唐人街

Welcome to San Luis Obispo's  
**HISTORIC CHINATOWN**

The sign features a collage of historical photographs and text. On the left, a street scene is shown with a building labeled 'CHONG'S'. The central text reads: 'Welcome to San Luis Obispo's HISTORIC CHINATOWN. This area was the heart of the Chinese community in San Luis Obispo from the late 19th century to the mid-20th century. It was a place of commerce, culture, and community. Today, it is a place of history and heritage. The sign also includes a small map of the area and a photo of a man in a suit, likely a historical figure.

FREE Juice

New Times  
FREE EVERY WEEK

Two green vending machines are located on the sidewalk. The one on the left is for 'New Times' newspapers, with a sign that says 'FREE EVERY WEEK'. The one on the right is for 'FREE Juice'.