



Architectural Review Commission  
AGENDA

Monday, April 7, 2025, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

The Architectural Review Commission holds in-person meetings. Zoom participation will not be supported. 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 in the Council Chambers.

**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**

Vice Chair Ashley Mayou will call the Regular Meeting of the Architectural Review Commission to order.

**2. OATH OF OFFICE**

On April 1, 2025 the City Council will consider approving the annual appointment to the City Advisory Bodies, which proposes to appoint Mick Atkins and Kyle Bell to the Architectural Review Commission, with 4-year terms commencing on April 1, 2025. If approved, Deputy City Clerk Sara Armas will administer the Oath of Office to the newly-appointed Commissioners.

**3. ELECTION OF CHAIR AND VICE CHAIR**

As required by the Architectural Review Commission Bylaws, hold the annual election of Chair and Vice Chair to a one-year term.

**4. 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.

**5. 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.

**5.a CONSIDERATION OF MINUTES - DECEMBER 16, 2024**  
**ARCHITECTURAL REVIEW COMMISSION MINUTES**

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Recommendation:

To approve the Architectural Review Commission Minutes of December 16, 2024.

## 6. PUBLIC HEARING

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.

### 6.a REVIEW OF DEVELOPMENT AT 3450 BROAD STREET, INCLUDING AN APPROXIMATE 4,300 SQ. FT. ADDITION; TENANT IMPROVEMENTS; FAÇADE REFRESH; SIGN PROGRAM; AND ACCESS, PARKING, AND LANDSCAPING UPGRADES (ARCH-0672-2024, PDEV-0673-2024, USE-0674-2024, TREE-0033-2025)

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#### Recommendation:

Staff recommends the Architectural Review Commission consider the following actions:

1. Review the project in terms of its consistency with the Community Design Guidelines and Sign Regulations and provide a recommendation to the Planning Commission regarding the proposed building, site, and sign designs; and
2. Review the proposed fencing in terms of its consistency with the Open Space, Drainage, and Bicycle/Pedestrian Access Easement Agreement and provide a recommendation to the Planning Commission.

## 7. COMMENT AND DISCUSSION

### 7.a APPOINTMENT TO THE TREE COMMITTEE

Staff will provide an overview of the Bylaws requirement to appoint one member of the Architectural Review Commission to serve on the Tree Committee.

#### Recommendation:

To appoint a Commissioner to serve on the Tree Committee for a term concurrent with their ARC term.

### 7.b STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Principal Planner Rachel Cohen.

## 8. ADJOURNMENT

The next Regular Meeting of the Architectural Review Commission is scheduled for April 21, 2025 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

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 Architectural Review Commission are available for public inspection on the City's website, under the Public Meeting Agendas web page: <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=60946&dbid=0&repo=CityClerk>



## Architectural Review Commission Minutes

December 16, 2024, 5:00 p.m.

Council Hearing Room, 990 Palm Street, San Luis Obispo

Present: Commissioners Kelley Abbas, Robert Arens, John Carrion, Vice Chair Ashley Mayou, Chair Brian Pineda

Absent: Commissioners Michael Clark, Charles Gerencser

City Staff Present: Principal Planner Rachel Cohen, Deputy City Clerk Sara Armas, Deputy City Clerk Kevin Christian

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### 1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on December 16, 2024 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Pineda.

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

Public Comment:

None

*--End of Public Comment--*

### 3. CONSENT

#### 3.a CONSIDERATION OF MINUTES - NOVEMBER 18, 2024 ARCHITECTURAL REVIEW COMMISSION MINUTES

**Motion By** Vice Chair Mayou

**Second By** Commissioner Arens

To approve the Architectural Review Commission Minutes of November 18, 2024.

Ayes (4): Commissioner Arens, Commissioner Carrion, Vice Chair Mayou, and Chair Pineda

Abstained (1): Commissioner Abbas

Absent (2): Commissioner Clark and Commissioner Gerencser

CARRIED (5 to 0)

#### 4. PUBLIC HEARING

- 4.a REVIEW OF THREE SINGLE FAMILY DWELLINGS IN ENCLAVE AT RIGHETTI (LOTS 23, 24, AND 34), INCLUDING REQUESTS FOR REAR SETBACK REDUCTION AND EXCEPTIONS TO HEIGHT LIMITS FOR WALLS, FENCES, AND HEDGES (ARCH-0457-2024)

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

Thomas Esser, representing Vellum Design Build, provided a brief overview of the project and responded to questions raised.

Chair Pineda opened the Public Hearing

Public Comments:

None

*--End of Public Comment--*

Chair Pineda closed the Public Hearing

**Motion By** Vice Chair Mayou

**Second By** Commissioner Abbas

Recommend that the Community Development Director find the project design, including requested exceptions to standards for garage setback (for Lot 23), rear setback (for Lot 24), and fence and wall height (for limited areas of all three lots), to be consistent with the Orcutt Area Specific Plan and Community Design Guidelines.

Ayes (4): Commissioner Abbas, Commissioner Carrion, Vice Chair Mayou, and Chair Pineda

Noes (1): Commissioner Arens

Absent (2): Commissioner Clark and Commissioner Gerencser

CARRIED (4 to 1)

## **5. COMMENT AND DISCUSSION**

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

Principal Planner Rachel Cohen provided the following updates:

- The January 6 and January 20, 2025 meetings will be cancelled.
- There are currently no items on the agenda forecast at this time.
- The City will be hosting an upcoming community event in January regarding the 2025-27 Financial Plan, allowing the community to provide input to help establish priority goals for the City.

## **6. ADJOURNMENT**

The meeting was adjourned at 5:45 p.m. The regularly scheduled meetings of January 6, 2025 and January 20, 2025 will be cancelled due to the New Year's Day and Martin Luther King Jr. Day holidays. The next Regular Meeting of the Architectural Review Commission is scheduled for February 3, 2025 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

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APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/2025





## **ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT**

**SUBJECT:** REVIEW OF BUILDING AND SITE IMPROVEMENTS, INCLUDING AN APPROXIMATE 4,300 SQUARE FOOT ADDITION; TENANT IMPROVEMENTS; FAÇADE REFRESH; SIGN PROGRAM; AND ACCESS, PARKING, AND LANDSCAPING UPGRADES WITH A FENCING REQUEST IN THE OPEN SPACE EASEMENT.

**PROJECT ADDRESS:** 3450 Broad Street **FILE NUMBER:** ARCH-0672-2024

**BY:** Hannah Hanh, Associate Planner  
Phone Number: (805) 781-7432  
Email: [hhanh@slocity.org](mailto:hhanh@slocity.org)

**FROM:** Rachel Cohen, Principal Planner  
Phone Number: (805) 781-7574  
Email: [rcohen@slocity.org](mailto:rcohen@slocity.org)

**APPLICANT:** San Luis Obispo Classical Academy

**REPRESENTATIVE:** Tim Ronda, SDG Architects

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### **RECOMMENDATION**

Staff recommends the Architectural Review Commission consider the following actions:

1. Review the project in terms of its consistency with the Community Design Guidelines and Sign Regulations and provide a recommendation to the Planning Commission regarding the proposed building, site, and sign designs; and
2. Review the proposed fencing in terms of its consistency with the Open Space, Drainage, and Bicycle/Pedestrian Access Easement Agreement and provide a recommendation to the Planning Commission.

### **1.0 PROJECT DESCRIPTION**

San Luis Obispo Classical Academy (SLOCA, Applicant) has applied for a Moderate Development Review (ARCH-0672-2024) application to construct various building and site improvements at 3450 Broad Street (Attachment A – SLOCA Project Description, Attachment B – SLOCA Project Plans). This application is accompanied by the Applicant's Planned Development Amendment (PDEV-0673-2024), Conditional Use Permit (USE-0674-2024), and Tree Removal Application (TREE-0033-2025) for a project to establish and operate a private elementary school and daycare (i.e., infant childcare through eighth grade) at the existing development.

The project is intended to relocate and consolidate existing SLOCA students and staff from three (3) separate locations, including (1) the K-8 school site at 165 Grand Avenue, (2) the preschool and infant care site at the intersection of Grand Avenue and Slack Street, and (3) staff offices at 1880 Santa Barbara Avenue. As proposed, the elementary school would consist of seven (7) preschool and infant rooms; 19 classrooms and educational flex spaces; a gymnasium; a library; a kitchen and breakroom; administration offices and meeting rooms; storage rooms; and an outdoor field with various recreational activity areas.

ARCH-0672-2024 (PDEV-0673-2024, USE-0674-2024, TREE-0033-2025)  
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Proposed building improvements include (a) an approximate 4,300 square foot addition (i.e., enclose loading dock to accommodate gymnasium, second floor offices, and library mezzanine) to the existing approximate 50,800 square foot building (to produce an approximate 55,100 square foot building); (b) tenant improvements to create classrooms, offices, library, gymnasium, etc.; (c) a façade refresh with new exterior colors and finishes; and (d) the establishment of a new sign program. Proposed site improvements include (a) removal of the north parking lot and replacement with an outdoor field and various activity areas; (b) design revisions to the south parking lot to accommodate new access and circulation improvements; and (c) landscaping upgrades, which include a request to install fencing within the open space easement.

**Required Advisory Body Reviews**

In addition to the Architectural Review Commission’s (ARC) review, the overall project scope requires a review and recommendation by the Tree Committee (TC) for the accompanying tree removal request, and a review and final decision by the Planning Commission (PC) to allow the proposed private elementary school and daycare along with all associated building and site improvements.

On [March 24, 2025](#), the TC reviewed the Applicant’s request to remove 20 existing trees and provide 45 compensatory tree plantings, and recommended the PC approve the tree removal request as part of the project.

The project is tentatively scheduled for the PC’s review and final decision on June 11, 2025. At this meeting, the PC’s review will consider recommendations from the preceding ARC and TC reviews as part of their final decision on the project.

**2.0 PROJECT SITE INFORMATION**

<b>Site Data</b>	
<b>Location</b>	3450 Broad Street
<b>Land Use Designation</b>	Services and Manufacturing (SM)
<b>Zone</b>	Service Commercial Zone with Special Considerations Overlay and Planned Development Overlay (C-S-S-PD)
<b>Project Site</b>	Approximately 3.5 acres
<b>Surrounding Uses</b>	North – Single-family residences
	South – Vehicle repair, single-family residence, etc.
	East – Manufacturing, distribution, wholesale, etc.
	West – Vacant, open space

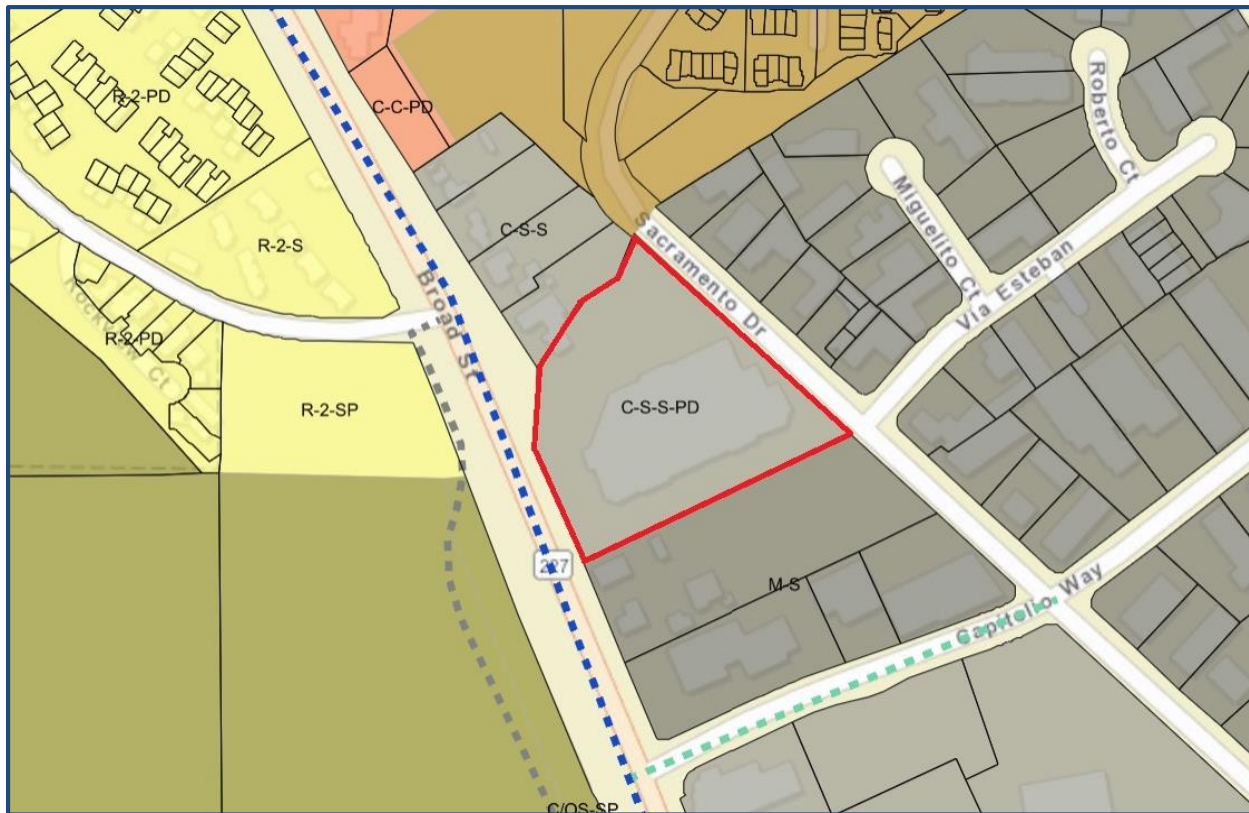


Figure 1 – Project Site

## Prior Approvals / Site Background Information

### Original Site Development

On November 17, 1997, the ARC approved a development project for a 52,000 square foot commercial building with supporting site improvements such as parking, access, and landscaping, including a creek setback exception along portions of the creek to accommodate a bike path, at 3450 Broad Street. This approval sustained when the City Council denied an appeal of, and upheld, the ARC's approval of the Acacia Creek Commercial Center (now referred to as the Acacia Creek Business Park) on January 6, 1998 (Attachment C – Resolution No. 8753 [1998 Series]).

Following project approval, the Acacia Creek Business Park was constructed and is now the existing development that is proposed with various building and site improvements to accommodate a future school and daycare. It should be noted that the original site development required enhancement of the riparian corridor for Acacia Creek (located to the north side of the existing bike path), which resulted in the dedication of an open space easement to the City (Attachment D – Open Space, Drainage, and Bicycle/Pedestrian Access Easement). To protect this open space area, the agreement detailed allowable uses and structures such as open fencing within the easement area. **Analysis regarding the ARC's purview as it relates to project consistency with the applicable condition of this agreement is provided in Sections 4.0 and 5.0 below.**

ARCH-0672-2024 (PDEV-0673-2024, USE-0674-2024, TREE-0033-2025)  
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Special Considerations Overlay (S Overlay)

The project site is located in a S Overlay that requires the processing of an Administrative Use Permit (now referred to as a Minor Use Permit) with proposed development to ensure that particular special considerations associated with the site are addressed. The special considerations for this site include (a) its location along Highway 227 (Broad Street) and concerns for areawide circulation impacts; (b) the need for various frontage improvements (which have been addressed as part of the original site development); and (c) the location of a portion of the riparian corridor of Acacia Creek within the site.

Following the ARC’s review of the proposed and site improvements, the PC will review the preceding recommendations and all accompanying applications, including the Conditional Use Permit (USE-0674-2024) to establish a school and daycare and any potential impacts related to access, circulation, and the creek, as part of the final decision on the project.

Planned Development Overlay (PD Overlay)

The project site is located in a PD Overlay that allows use of the existing building for large professional office uses. On April 6, 1999, the City Council adopted [Ordinance No. 1351 \(1999 Series\)](#) amending the zoning map from C-S-S to C-S-S-PD to enable large professional office uses for the property at 3450 Broad Street. At that time, LUE Policy 3.3.2.E stated that large offices, with no single tenant space less than 2,500 square feet, and having no substantial public visitation or need for access to downtown government services, may be in the Services and Manufacturing district (i.e., land use designation), subject to approval of a PD Overlay.

Per [Section 17.48.090\(D\)](#) (Amendment to the Final Development Plan), amendments to large office PD ordinances approved by the City Council prior to 2003 (such as Ordinance No. 1351) to allow changes to the proposed use may be approved by the PC. Following the ARC’s review and in accordance with this section, the PC will review all accompanying applications, including the Planned Development Amendment (PDEV-0673-2024) to change the existing office use to the proposed school and daycare, as part of the final decision on the project.

**3.0 PROPOSED DESIGN**

Architecture: Contemporary metal building

Design Details and Materials: Metal siding, roofing, and awnings; aluminum storefront doors and windows; and wood vertical screens

Colors: Muted earth-tone colors, including white, gray, and walnut



Figure 2 – Rendering of Main Building Entry Along Sacramento Drive



Figure 3 – Rendering of Building Entry/Exit at the Outdoor Field

#### 4.0 FOCUS OF REVIEW

As detailed in [Section 17.106.020\(B\)\(2\)](#) (Nonresidential Enlargement or Modification), a significant building enlargement and/or modification includes the lesser of the following:

- An increase in gross floor area equal to, or exceeding 25 percent of, the existing gross floor area of the structure (which equates to an increase of approximately 12,700 square feet for the existing 50,802 square foot building); or
- An increase of *more than 2,500 square feet*.

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Since the project includes a building addition of approximately 4,300 square feet, approval of a Moderate Development Review application is required.

Per [Section 17.106.040\(A\)\(1\)](#) (Recommendations from Advisory Bodies), the ARC’s role for Moderate Development Review applications is to (1) evaluate the project for consistency with design principles and objectives in the [Community Design Guidelines](#), [Sign Regulations](#), and applicable City standards, and (2) provide a recommendation to the PC regarding the proposed building, site, and sign designs. Note – The final review authority is elevated to the PC, instead of the Community Development Director, because accompanying applications for the project (i.e., Planned Development Amendment and Conditional Use Permit) require the PC as the final decisionmaker.

In addition, the ARC is to review and determine if the fencing proposed within the open space easement is appropriate to open space preservation and whether it should be approved as described in Condition 3.a. of the Agreement (Figure 4 – Excerpt of the Open Space Easement Agreement).

- |   |
|---|
| <p>3. The restrictions hereby imposed upon the use of the open space portion of the subject property by Owner and the acts which owner shall refrain from doing upon the subject property are, and shall be, as follows:</p> <p>a. No structures will be placed or erected upon said premises. If desired, see-through fencing appropriate to open space preservation may be allowed if approved by the city's Architectural Review Commission.</p> |
|---|

**Figure 4 – Excerpt of the Open Space Easement Agreement (Attachment D)**

## 5.0 CONSISTENCY REVIEW

Staff has evaluated the project for consistency with applicable guidance in the Community Design Guidelines and Sign Regulations, and compliance with conditions of the underlying agreement related to the original development approval in the following discussion.

### Community Design Guidelines

The project includes a gross floor area increase of approximately 4,300 square feet consisting of the (1) enclosure of the loading dock to create the gym and gym lobby, (2) addition of second floor offices, and (3) addition of a library mezzanine. While the project results in a gross floor area increase, most of the improvements are limited to the interior of the building (i.e., new second floor offices and library mezzanine to be created within the existing building space without increasing its height) and the only exterior building wall change is to enclose the loading dock (located on the north elevation) and create a gym lobby without altering the footprint of the existing loading dock area. Accompanying site improvements would remove hardscape (i.e., existing north parking lot) and replace with outdoor recreational and landscaping areas (i.e., outdoor field and activity areas). Additional native trees would also be planted throughout the site (around the outdoor field, along the side yard on Sacramento Drive, and in the south parking lot).



Figure 5 – Proposed Building Elevations

As proposed, the building improvements include a limited change to its existing form (i.e., one new wall to enclose the loading dock) and an overall façade refresh with a consistent use of new paint colors in a muted color palette and complementary metal/wood materials and detailing throughout all elevations of the existing metal building. The accompanying site improvements would also introduce outdoor spaces and additional landscaping and native trees to soften the overall appearance of the development. As proposed, the project would be consistent with the Community Design Guidelines, specifically Section 3.1(B) (General Architectural Design Guidelines) for the consistent muted use of colors, materials, and detailing throughout all elevations, and Section 3.1(C) (Site Planning) for the integration of landscaping to define new outdoor spaces and the addition of pedestrian amenities and native trees throughout the project site. No discussion items have been identified for the ARC’s review.

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**Sign Regulations**

As part of the project, a new sign program is proposed to accommodate the school and daycare (SLOCA) as the sole tenant for the entire building. The sign program includes a total of seven (7) signs, which include various exceptions (as bolded in Table 1 below) to create a comprehensive set of signs for the large site (Figure 6 – Proposed Sign Program, Table 1 – Sign Program Summary).

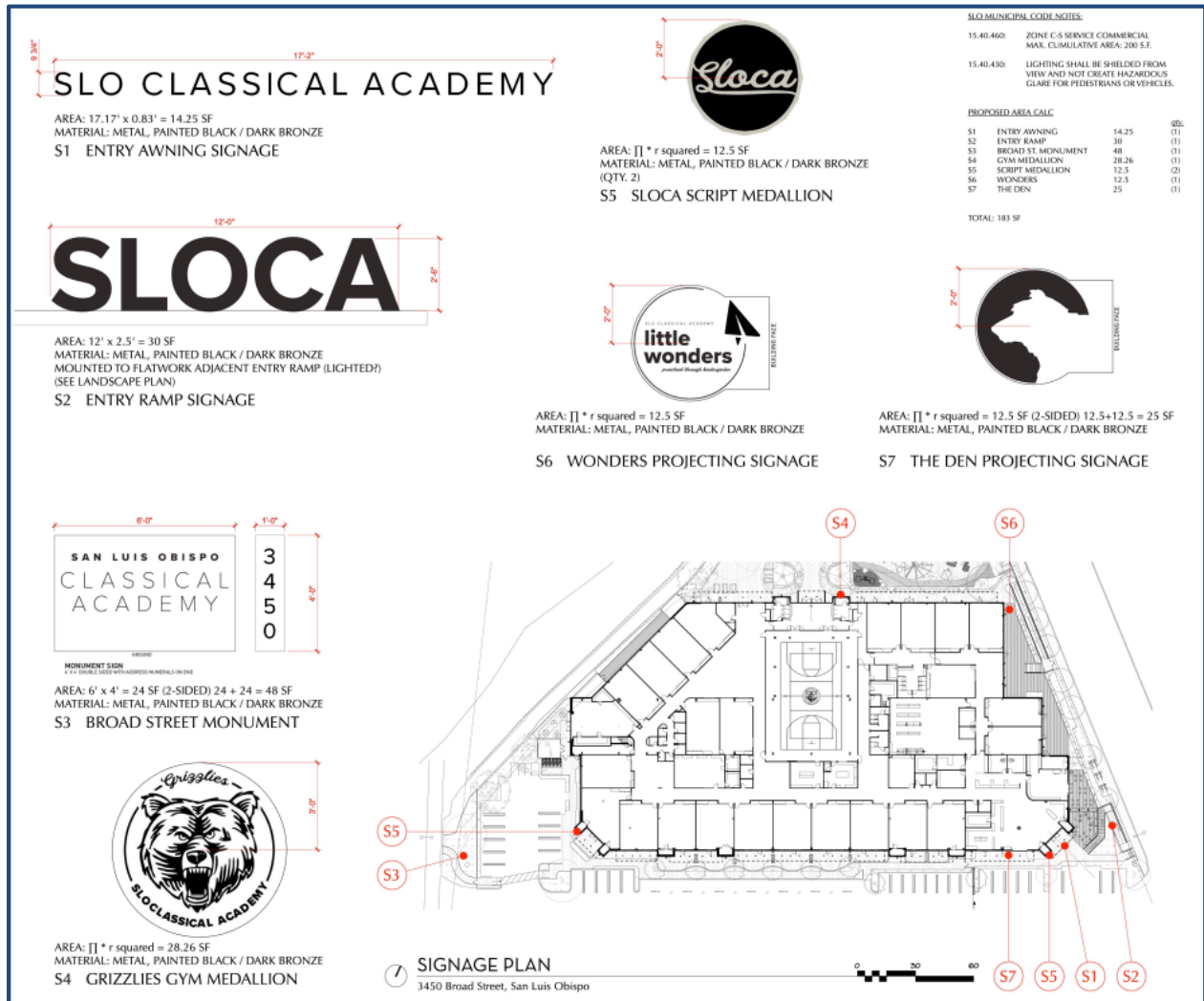


Figure 6 – Proposed Sign Program

Table 1 – Sign Program Summary		
Sign Details	Proposed	Allowed / Required
Cumulative Sign Area	183 square feet (SF)	200 SF
Number of Signs	<b>Seven (7) signs</b>	Two (2) signs
Type of Signs		



<b>Awning</b>	<ul style="list-style-type: none"> <li>• One (1) sign at main building entry along Sacramento</li> <li>• 14.25 SF</li> </ul>	<ul style="list-style-type: none"> <li>• One (1) sign per tenant</li> <li>• 25% of awning area or 25 SF, whichever is less</li> </ul>
<b>Monument</b>	<ul style="list-style-type: none"> <li>• Two (2) signs along the Sacramento and Broad frontages</li> <li>• <b>30 SF</b> and 24 SF (one-side)</li> </ul>	<ul style="list-style-type: none"> <li>• One (1) sign per premises per frontage</li> <li>• 24 SF (for single largest face)</li> </ul>
<b>Wall</b>	<ul style="list-style-type: none"> <li>• <b>Three (3) signs</b> at building entries, but <b>one without public entrance at the gym/field</b></li> <li>• (1) 28.26 SF and (2) 12.5 SF</li> </ul>	<ul style="list-style-type: none"> <li>• Two (2) signs at building entries with public entrance</li> <li>• Less than 100 square feet or 15% of building face, whichever is less</li> </ul>
<b>Projecting</b>	<ul style="list-style-type: none"> <li>• <b>Two (2) signs</b></li> <li>• <b>12.5 SF (one-side)</b></li> </ul>	Not allowed in the C-S zone

As proposed, the sign program includes a variety of signs throughout the project building and site that are primarily oriented at the street frontages to provide visibility (i.e., awning, monument, and wall signs to indicate SLOCA as the tenant) and at select building entries to indicate changes in the use of different rooms and areas (i.e., wall and projecting signs to indicate the gym, little wonders, and den).

The ARC should review and determine whether the sign program has been designed with consideration to the number of signs (e.g., does the sign program include an adequate number of signs without resulting in clutter?), sign placement (e.g., do the signs provide sufficient visibility and information while remaining well integrated with the project building and throughout the site?), sign scale in relation to building scale, and readability (e.g., are the signs appropriately sized in order to provide information without being too large?). In addition, the ARC should consider whether the colors, placement, and materials of all signs are compatible with the architecture and facade details of the structure.

**Fencing in the Open Space Easement**

The open space easement<sup>1</sup> is delineated as an orange dashed line (along the existing bike path) on the site plans and landscaping plans (Attachment B – SLOCA Project Plans). Six-foot-high (6’0”) black aluminum fencing (identified as Fence, F1 on Sheet L1.0 of the Project Plans) is proposed, within the open space easement, between the public bike path and the private school, outdoor field, and parking area to provide security and

<sup>1</sup> Approved plans for the original site development were hand drawn in the late 1990s. Based on more recent surveying and mapping tools available, the open space easement is shown on this plan set with increased accuracy and thus indicates that the easement extends into the existing building and hardscape envelopes at some minor portions.

ARCH-0672-2024 (PDEV-0673-2024, USE-0674-2024, TREE-0033-2025)  
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create separate spaces between these uses. As proposed, the black aluminum fencing is open, see-through fencing that would provide separation and protect uses on both sides.

The ARC should review and determine if the proposed fencing is consistent with “see-through fencing appropriate to open space preservation” that may be allowed by the ARC per Condition 3.a. of the Agreement.

**6.0 PROJECT STATISTICS**

The project would result in limited changes to development standards as summarized in Table 2 (Summary of Changes to Applicable Development Standards). As proposed, the project would comply with the allowance or requirement of each affected development standard, and no conflicts are identified.

<b>Table 2 – Summary of Changes to Applicable Development Standards</b>		
<b>Project Details</b>	<b>Proposed</b>	<b>Allowed / Required</b>
<b>Maximum Floor Area Ratio</b>	0.36	1.5
<b>Public Art</b>	Onsite contribution or in-lieu fee payment	Onsite, offsite, or in-lieu fee contribution
<b>Tree Removals</b>	TC reviewed and recommended approval of the tree removal request; PC to review the recommendation as part of the final project decision	
<b>Number of Vehicle Spaces</b>	88 spaces	88 spaces
<b>Number of Bicycle Spaces</b>	16 spaces	As determined by the Community Development Director <sup>2</sup>
• Short-term	14 short-term	
• Long-term	2 long-term	
<b>Environmental Review</b>	Categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the CEQA Guidelines	

<sup>2</sup> Since there are no specified City bike parking requirements for educational facilities, the project is utilizing guidance provided by the Federal Highway Administration (FHWA) for elementary schools as directed by the Transportation Manager (on behalf of the Community Development Director). FHWA guidance for elementary schools include base requirements of 1 stall per 10 employees and 1 stall per 10 students above second grade; an allowable adjustment/reduction of 50% in spaces based on geographic draw; and a minimum 50% of the bike parking to be long-term spaces with the remaining as short-term racks. As proposed, the bike parking is consistent with FHWA guidance.

## **7.0 ACTION ALTERNATIVES**

1. Recommend approval of the building and site improvements for the Moderate Development Review application. An action recommending approval of these improvements will be forwarded to the Planning Commission for review and as part of final action on the project. This action may include recommendations for conditions to address consistency with the Community Design Guidelines, Sign Regulations, and/or the Open Space Easement Agreement.
2. Continue review of the proposed building and site improvements to a hearing date certain or uncertain. An action continuing the review should include clear direction to the applicant and staff on any pertinent issues related to consistency with the Community Design Guidelines, Sign Regulations, and/or the Open Space Easement Agreement.
3. Recommend denial of the building and site improvements for the Moderate Development Review application. An action recommending denial of these improvements should include findings that cite the basis for denial and reference inconsistency with the General Plan, Zoning Regulations, Community Design Guidelines, Sign Regulations, Open Space Easement Agreement, or other policy document.

## **8.0 ATTACHMENTS**

- A. SLOCA Project Description
- B. SLOCA Project Plans
- C. Resolution No. 8753 (1998 Series)
- D. Open Space, Drainage, and Bicycle/Pedestrian Access Easement



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**SAN LUIS OBISPO**

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CLASSICAL ACADEMY  
3450 Broad Street Campus Proposal

## Overview

SLOCA is proposing improvements and an approximately 4,352 s.f. addition to the existing 50,802 s.f. office building at 3450 Broad Street to be used for a private, non-sectarian elementary school, with infant child care through 8<sup>th</sup> grade (55,154 s.f. total). SLOCA's high school students will meet at another campus. The project will consolidate current SLOCA students and staff from three separate locations in town: the current K through 8<sup>th</sup> grade site at 165 Grand Avenue, which is the San Luis Coastal Unified School District's Old Pacheco school; a preschool and infant care site located across the street at Grand and Slack, which is owned by the Cal Poly Corporation; and staff offices at 1880 Santa Barbara Avenue.

SLOCA's privately funded school is organized around three core principles:

- Classical Education (focus on virtue and wisdom)
- Small class sizes (16 per class)
- Hybrid / Home option for Learning (represents two thirds of students K-8)

In an age that suffers from the splintering of families, SLOCA brings families together. The school's emphasis on classical education in conjunction with family involvement provides students with the academic challenges and supportive environment necessary to become truly ready for life beyond high school.

SLOCA's collaborative approach provides families with options for a hybrid program or a full-time program. For the former program, students are at home 2-3 days per week, learning with parents or other adults working under the school's guidance. This allows parents to take part in learning, to contribute to their student's education and to integrate learning with daily life and family values. One third of SLOCA families opt for the full-time program, attending classes 5 days per week, but their time on campus is staggered between traditional classrooms and other flexible student study and workspaces.

For building and program design, this hybrid home and classroom model means that many of the classrooms designed for students will serve different students on different days, with some students working from home on the off days. SLOCA's maximum number of students served across both the hybrid and full-time options will be 372 students from 264 families attending classes at the facility at any one time.

## Proposed Campus Improvements

The school's campus plan includes the following spaces:

- 5 classroom spaces for infant through pre-school learning
- 2 classrooms for kinder and flex programs for young students
- 19 classrooms dedicated to traditional learning, flex labs, and maker's spaces,

(Each classroom serves no more than 16 students in SLOCA's model)

- A school library
- A junior-high sized gymnasium/multi-purpose assembly area
- Meeting room
- A school kitchen for event and teaching use
- A staff kitchen, break rooms, and work room.
- Student community and study areas
- A reception lobby and school store

The existing single-story building footprint is 50,802 sf. The original building was designed to allow a partial second floor within the building envelope and the project includes 2,968 sf of second floor improvements for administration offices. A 688 sf mezzanine is proposed in the Library. In addition, the existing 696 sf loading dock will be infilled to accommodate a lobby for the gymnasium/multi-purpose space.

The exterior building envelope will not be altered but some architectural improvements are proposed including:

- Replacing sloped metal canopies with horizontal trellis/canopies
- Adding horizontal canopies with wood soffits at the tall gable-end windows
- Window screening from spaced 2x6 Kebony or wood finished aluminum
- Color and façade material changes
- New signage and graphics

Site improvements proposed include:

- The north parking lot will be replaced with outdoor playground, activity, and gathering spaces.
- Some parking spaces in the south parking lot will be replaced with a combination of time-limited drop-off and compact spaces. Refer to the attached Traffic and Parking Plan.
- Classroom patios are proposed along the south parking lot side with landscaped fencing
- Decks are proposed at the Break Room and Wonders classrooms along the east side of the building. Decks are also shown at the UMS classrooms on the west side of the building supported by structure located in the creek setback and cantilevered over the bike path easement. The cantilevered portion of the deck can be removed in the future if necessary to accommodate future improvements to the bike path.
- Site landscaping will be upgraded.

- 6 bicycle parking spaces near the main entrance, 10 bicycle spaces within the fenced yard near the bike path, and 2 long-term bicycle spaces inside are proposed.

## Proposed Traffic & Parking Plan

SLOCA has been working with Central Coast Transportation Consulting. Joe Fernandez and his team have put together a design and summary with traffic and drop-off plans that circulate one way through the site, and allow for sufficient parking during the rest of the school day and for after school events. A summary of his plan is attached. Refer also to the attached Transportation/Parking Management Plan by SLOCA for additional information.

## Planning and Zoning

The zoning for the site is C-S-S-PD established by Ordinance No. 1351 for a planned development (PD 201-98) approved by the City Council in 1999 (attached). The purpose of the PD rezoning was to allow some large offices on the site in addition to the uses already allowed by Use Permit A 88-97 approved in 1997. Condition 2 in the PD Ordinance states that “all requirements included in the zoning regulations for the C-S zone shall apply. The list of uses approved through Use Permit A 88-97 shall continue to apply...”

The uses listed in Use Permit A 88-97 were based on those allowed at the time for CS zoning that did not include schools (primary and secondary). However, the current Zoning Ordinance does allow schools with approval of a Conditional Use Permit (CUP). SLOCA is proposing an amendment to the PD Zoning to allow the school use consistent with the current Zoning Ordinance for the CS Zone.

The proposed design includes 3,656 s.f. of second floor and mezzanine improvements within the existing building envelope as noted above. Although Use Permit A 88-97 allowed “mezzanine” improvements with Use Permit approval (Condition 1), the subsequent PD rezoning nullified this condition based on a concern that the balance between the floor area and the parking would not be met. Since the SLOCA school proposal includes a complete re-evaluation of the parking demand that balances the parking for a fixed school use (instead of unknown future tenants), the reason for the PD nullification of Condition 1 does not seem to apply. Therefore, SLOCA is requesting that the “mezzanine” improvements be approved as part of the PD amendment requested.

The project site is within Safety Zone 6 of the Airport Land Use Plan (ALUP). Based on recent changes to the ALUP, schools - pre-school through high school - are currently a compatible use in Zone 6.

The existing public bike/pedestrian easement and 20-foot creek setback are shown on all site plans. Some play equipment and decking is proposed in the easement that can be removed in the future if necessary to accommodate future improvements to the bike path. Since there is no riparian habitat in the creek setback east of the paved bike path, SLOCA is seeking approval to locate some mechanical equipment in this area. Refer to the Site and Landscape Plans.

The outdoor recreation area for grades 1st through 8th is approximately 20,056 sf. (a separate fenced play area of approximately 4,408 sf. is proposed for pre-school and kindergarten children). Section 17.86.240 in the Zoning Regulations allocates 430 sf. of outdoor recreation area for each child that may use the space at any one time which would normally limit the number of children to 47 (20,050/430). However, the use of the outdoor recreation area during lunch or recess will be staggered by education stage with the largest number of students in the LMS/UMS middle school stage (176) having breaks at the same time. In addition, not all the LMS/UMS students will be engaged in outdoor recreation at the same time as some will be gathered for lunch and others will be active in the 5,835 sf gymnasium. The library and den will also be available for student gathering. We are requesting that the project be approved with the outdoor recreation area shown since 17.86.240 allows this requirement to be regulated through a CUP.

Attachments:

Preliminary Transportation Analysis by Central Coast Transportation Consulting dated 10/18/2024  
Transportation/Parking Demand Management Plan and Daily Schedule by SLOCA  
Airport Land Use Compatibility Table 4-5 pages 4-29 and 4-30  
Airport Land Use Map  
Use Permit A 88-97 for 3450 Broad Street  
Ordinance 1351 for PD 201-98  
City Zoning Regulations Table 2-1 pages 2-7 and 2-9



# SLO CLASSICAL ACADEMY

## 3450 BROAD STREET CAMPUS



- ### GENERAL NOTES
1. FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND THE CALIFORNIA BUILDING CODE.
  2. FIRE MAIN AND ALL ASSOCIATED CONTROL VALVES SHALL BE INSTALLED PER NFPA 24 STANDARDS AND CITY ENGINEERING STANDINGS.
  3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 34 OF THE CFC.
  4. ALL EXTERIOR CONSTRUCTION METHODS AND MATERIAL SHALL COMPLY WITH CHAPTER 7A (IGNITION RESISTANT CONSTRUCTION) OF THE BUILDING CODE, EXCEPT FOR WINDOWS, FOR BUILDINGS LOCATED IN WILDFIRE PRONE AREAS.

### FEES

INCLUSIONARY HOUSING & PUBLIC ART REQUIREMENTS WILL BE MET BY PAYING IN-LIEU FEES.  
 PRELIMINARY CALCULATIONS:  
 (CONSTRUCTION VALUATION \$2,500,000)

PUBLIC ART: (\$2.5 MIL. - \$100,000) x 0.5% = \$12,000\*  
 (\*PUBLIC-FACING MURAL ON CLIMBING WALL)  
 INCLUSIONARY HOUSING: \$2.5 MIL. x 5% = \$125,000

### PARKING SUMMARY

PRIMARY / MIDDLE SCHOOL (SLO CITY ZONING TITLE 17 TABLE 3-4): 2 SPACES / CLASSROOM, PLUS 1 / 300 SF ASSEMBLY / COMMON.

CLASSROOMS:	19 x 2 =	36
DAYCARE (WONDERS):	5,259 / 500 =	10.5
COMMON / ASSEMBLY AREAS:		
LIBRARY (INCL. MEZ):	2,526	
MEETING ROOM:	351	
BREAK ROOM:	692	
RECEPTION / STORE:	1,823	
	5,422 / 300 =	18.1
GYM:	6,218 / 300 =	20.7
<b>TOTAL PARKING REQUIRED</b>		<b>85.3</b>

**PARKING PROVIDED (SOUTH LOT)**

88 TOTAL PARKING SPACES  
 76 STANDARD (7 TIME-LIMITED FOR DROP-OFF)  
 8 COMPACT  
 4 ACCESSIBLE  
 4 MOTORCYCLE SPACES (1 PER 20 CAR SPACES)

**88 TOTAL > 85.3 REQUIRED**

ACCESSIBLE PARKING: 4 PROVIDED (2022 CBC) 4 REQ'D FOR 76-100 SPACES

MOTORCYCLE PARKING: 4 PROVIDED (SLO CITY) 1 / 20 = 4 SPACES REQ'D

BICYCLE PARKING: DET. BY SLO CITY DIRECTOR

REQ'D	PROVIDED
STAFF: (1 STALL PER 20, 50% LONG-TERM)	
70 STAFF (70 / 20 = 3.5)	
LONG-TERM (3.5 / 2)	1.75 2
STANDARD (3.5 / 2)	1.75 2

STUDENTS: 1 / 20 ABOVE 2ND GRADE:	REQ'D	PROVIDED
6 GRADES, 2 CLASSES @ 16 STUDENTS EACH (6 x 2 x 16) = 192		
192 / 20 =	9.6	12

TOTAL STANDARD:	11.35	14
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### PROJECT SUMMARY

ADDRESS: 3450 BROAD STREET, SAN LUIS OBISPO, CA 083-221-036

A.P.N.: E, I-4 (MIXED-USE SEPARATED)

OCCUPANCY: II-B, FULLY-SPRINKLED

TYPE: C-5-B-PD

SPECIFIC ZONE: AIRPORT LAND USE AREA #6

OVERLAY: EDUCATION

OWNER: JOHN COAKLEY  
 PO BOX 5150, PASO ROBLES

TENANT: SLO CLASSICAL ACADEMY

SITE AREA: 3.63± AC

STORIES: EXISTING 1  
 NEW: 2

EXISTING BUILDING HEIGHT: 33.75±

FINISH FLOOR ABOVE A.N.G.: 1.2'

TOTAL: 34.95'

EXISTING BUILDING AREA: 50,802

ADDED AREA AT LOADING DOCK: 696

2ND FLOOR OFFICES: 2,968

LIBRARY MEZZANINE: 688

TOTAL: 56,154

### DESCRIPTION OF PROPOSED USE

THE PROJECT CONSISTS OF IMPROVEMENTS AND ADDITIONS TO THE EXISTING 50,802 S.F. OFFICE BUILDING AT 3450 BROAD STREET TO BE USED FOR A PRIVATE, NON-SECTARIAN ELEMENTARY SCHOOL WITH INFANT CHILD CARE THROUGH 8TH GRADE (56,154 S.F. TOTAL).

THE PROJECT WILL CONSOLIDATE CURRENT SLOCA STUDENTS AND STAFF FROM THREE SEPARATE LOCATIONS IN SAN LUIS OBISPO: THE CURRENT K-8TH GRADE SITE AT 165 GRAND AVENUE, A PRESCHOOL AND INFANT CARE SITE AT GRAND AND SLACK, AND STAFF OFFICES AT 1880 SANTA BARBARA AVENUE.

CAMPUS IMPROVEMENTS INCLUDE 7 PRESCHOOL / INFANT ROOMS, 19 CLASSROOM / EDUCATIONAL SPACES, A JUNIOR HIGH SIZED GYMNASIUM WITH ADJACENT KITCHEN, A SCHOOL LIBRARY, AND ADMINISTRATION OFFICES AND MEETING SPACES. SITE IMPROVEMENTS INCLUDE REPLACING THE NORTH PARKING LOT WITH OUTDOOR PLAYGROUND AND ACTIVITY SPACES AND ADDING 7 DROP-OFF / PICK-UP VEHICLE SPACES TO THE SOUTH PARKING LOT. CAMPUS ACCESS AND CIRCULATION IS SUMMARIZED IN THE PROJECT TRANSPORTATION ANALYSIS.

### SHEET INDEX

G1	GENERAL INFO
A1	EXISTING SITE PLAN
A2	FLOOR PLAN — CODE COMPLIANCE
A3	SITE PLAN / FLOOR PLAN
A4	EXTERIOR LIGHTING PLAN
A5	ELEVATIONS
A6	3D EXHIBITS
A7	SIGNAGE
C1	PRELIMINARY CIVIL SITE PLAN
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY UTILITY PLAN
L1.0	SITE PLAN
L1.1	MAIN ENTRY ENLARGMENT
L1.2A	TREE INVENTORY
L1.2B	TREE REMOVAL INVENTORY
L1.3	MURAL WALL ELEVATION
L1.4	FURNISHINGS
L2.0	TREES, SHRUBS & GROUNDCOVERS
L2.1	IMAGERY: TREES, SHRUBS & GROUNDCOVERS
L2.2	HYDROZONE PLAN
L2.3	MWEO CALCULATIONS
L2.4	IRRIGATION PLAN
L3.0	LIGHTING PLAN
L3.1	LIGHTING SPECS

EXISTING PARKING:

	NORTH	SOUTH	TOTAL
STANDARD	44	94	138
ACCESSIBLE	2	5	7
MOTORCYCLE	3	4	7



EXISTING SITE PLAN  
3450 Broad Street, San Luis Obispo

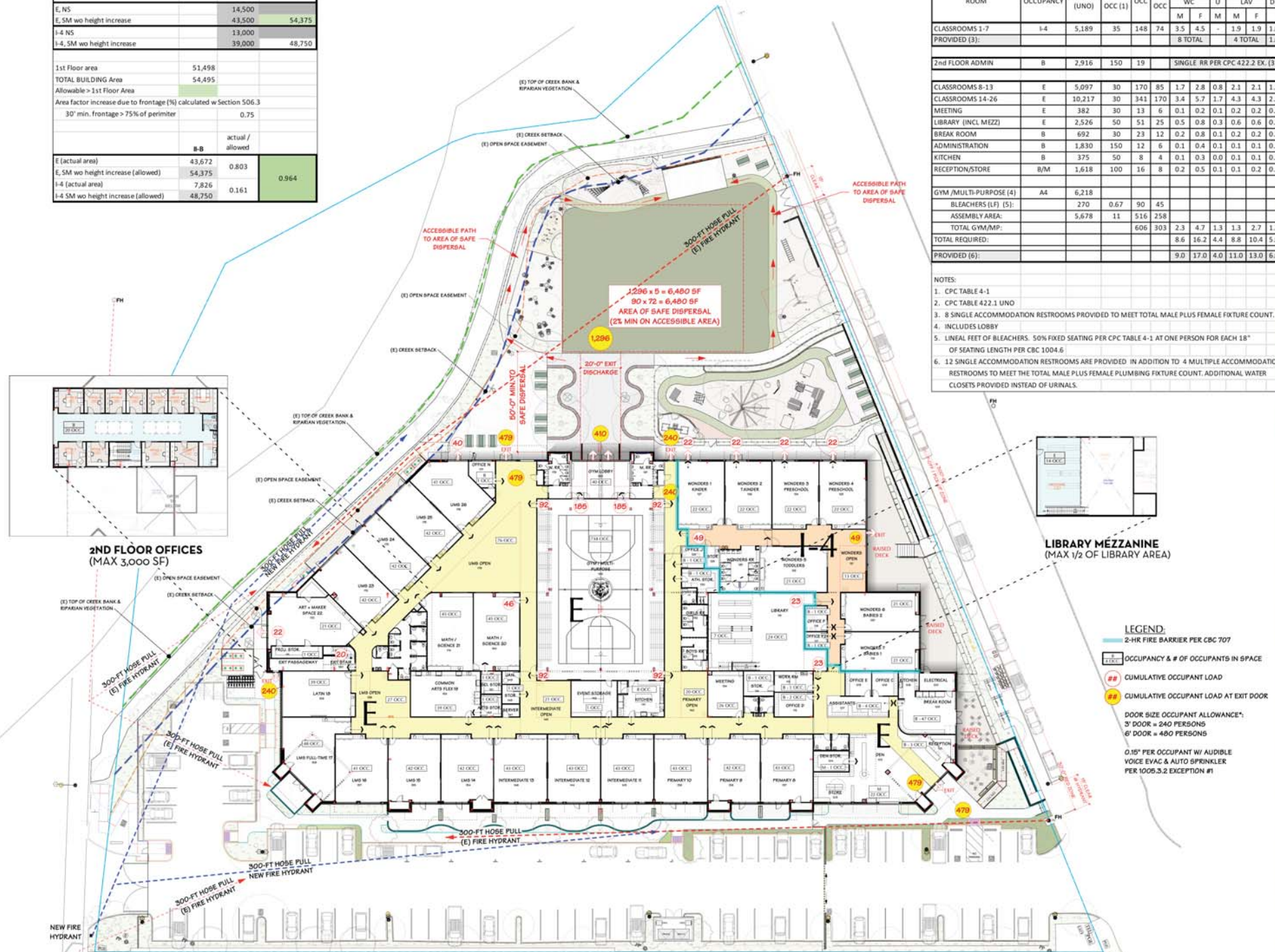


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ALLOWABLE AREA CALCULATIONS		Table 506.5	
	TYPE B-B	w/ frontage increase	
E, NS	14,500		
E, SM w/ height increase	43,500	54,375	
I-4 NS	13,000		
I-4, SM w/ height increase	39,000	48,750	
1st Floor area	51,498		
TOTAL BUILDING Area	54,495		
Allowable > 1st Floor Area			
Area factor increase due to frontage (%) calculated w/ Section 506.3			
30' min. frontage > 75% of perimeter	0.75		
	B-B	actual / allowed	
E (actual area)	43,672	0.803	0.964
E, SM w/ height increase (allowed)	54,375		
I-4 (actual area)	7,826	0.161	
I-4 SM w/ height increase (allowed)	48,750		

PLUMBING FIXTURES		ATTACHMENT B									
ROOM	OCCUPANCY	AREA (SF) (UNO)	SF/ OCC (1)	OCC	M/F OCC	FIXTURES REQUIRED (2)				DF	
						WC	U	LAV	DF		
CLASSROOMS 1-7	I-4	5,189	35	148	74	3.5	4.5	-	1.9	1.9	1.0
PROVIDED (3):											8 TOTAL
2nd FLOOR ADMIN	B	2,916	150	19		SINGLE RR PER CPC 422.2 EX. (3)					
CLASSROOMS 8-13	E	5,097	30	170	85	1.7	2.8	0.8	2.1	2.1	1.1
CLASSROOMS 14-26	E	10,217	30	341	170	3.4	5.7	1.7	4.3	4.3	2.3
MEETING	E	382	30	13	6	0.1	0.2	0.1	0.2	0.2	0.1
LIBRARY (INCL MEZZ)	E	2,526	50	51	25	0.5	0.8	0.3	0.6	0.6	0.3
BREAK ROOM	B	692	30	23	12	0.2	0.8	0.1	0.2	0.2	0.2
ADMINISTRATION	B	1,830	150	12	6	0.1	0.4	0.1	0.1	0.1	0.1
KITCHEN	B	375	50	8	4	0.1	0.3	0.0	0.1	0.1	0.1
RECEPTION/STORE	B/M	1,618	100	16	8	0.2	0.5	0.1	0.1	0.2	0.1
GYM /MULTI-PURPOSE (4)	A4	6,218									
BLEACHERS (LF) (5):		270	0.67	90	45						
ASSEMBLY AREA:		5,678	11	516	258						
TOTAL GYM/MP:				606	303	2.3	4.7	1.3	1.3	2.7	1.7
TOTAL REQUIRED:						8.6	16.2	4.4	8.8	10.4	5.9
PROVIDED (6):						9.0	17.0	4.0	11.0	13.0	6.0

- NOTES:
- CPC TABLE 4-1
  - CPC TABLE 422.1 UNO
  - 8 SINGLE ACCOMMODATION RESTROOMS PROVIDED TO MEET TOTAL MALE PLUS FEMALE FIXTURE COUNT.
  - INCLUDES LOBBY
  - LINEAL FEET OF BLEACHERS. 50% FIXED SEATING PER CPC TABLE 4-1 AT ONE PERSON FOR EACH 18" OF SEATING LENGTH PER CBC 1004.6
  - 12 SINGLE ACCOMMODATION RESTROOMS ARE PROVIDED IN ADDITION TO 4 MULTIPLE ACCOMMODATION RESTROOMS TO MEET THE TOTAL MALE PLUS FEMALE PLUMBING FIXTURE COUNT. ADDITIONAL WATER CLOSETS PROVIDED INSTEAD OF URINALS.



2ND FLOOR OFFICES  
(MAX 3,000 SF)

LIBRARY MEZZANINE  
(MAX 1/2 OF LIBRARY AREA)

- LEGEND:
- 2-HR FIRE BARRIER PER CBC 707
  - OCCUPANCY & # OF OCCUPANTS IN SPACE
  - CUMULATIVE OCCUPANT LOAD
  - CUMULATIVE OCCUPANT LOAD AT EXIT DOOR
  - DOOR SIZE OCCUPANT ALLOWANCE\*:  
3' DOOR = 240 PERSONS  
6' DOOR = 480 PERSONS
  - 0.15" PER OCCUPANT W/ AUDIBLE VOICE EVAC & AUTO SPRINKLER PER 1009.3.2 EXCEPTION #1

FLOOR PLAN – CODE COMPLIANCE

3450 Broad Street, San Luis Obispo



STUDIO DESIGN GROUP ARCHITECTS, INC.

BRACKET ARCHITECTURE

SLO CLASSICAL ACADEMY  
3450 BROAD STREET CAMPUS

Feb 14, 2025

FLOOR PLAN – CODE COMPLIANCE

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A2

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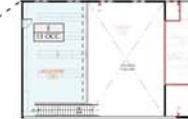


**LEGEND**

- CIRCULATION
- ADMIN
- RESTROOMS
- GYM / MULTI-PURPOSE
- LIBRARY
- TINY WONDERS
- PRIMARY — 1ST & 2ND
- INTERMEDIATE — 3RD & 4TH
- LOWER MIDDLE SCHOOL — 5TH & 6TH
- UPPER MIDDLE SCHOOL — 7TH & 8TH
- MEZZANINE & 2ND FLOOR OFFICE COMMON

**REFERENCE NOTES:**

- A. ACCESSIBLE CURB RAMP / PATH.
- B. SPEED BUMPS TO REMAIN UNLESS INDICATED GATES ARE AN ACCEPTABLE METHOD TO PREVENT CUT-THROUGH TRAFFIC. IF SPEED BUMPS REMAIN, UPGRADE TO CURRENT STANDARDS AS REQUIRED.
- C. OUTDOOR MECHANICAL EQUIPMENT AND FLATWORK OUTSIDE OF OPEN SPACE EASEMENT.
- D. ADD RIGHT TURN ONLY SIGNAGE @ BROAD STREET.
- E. EXISTING TRASH ENCLOSURE TO REMAIN.
- F. ENCLOSED PRIVATE CLASSROOM PATIO.
- G. SHORT TERM BIKE RACKS
- H. LONG TERM BIKE PARKING STORAGE
- J. NEW FIRE HYDRANT
- K. 1-HR CORRIDOR FOR I-4 EGRESS.
- L. DECK CANTILEVERS INTO EASEMENT, FOOTINGS OUTSIDE.



**LIBRARY MEZZANINE**  
(MAX 1/2 OF LIBRARY AREA)

**TYP. PARKING DIMENSIONS**

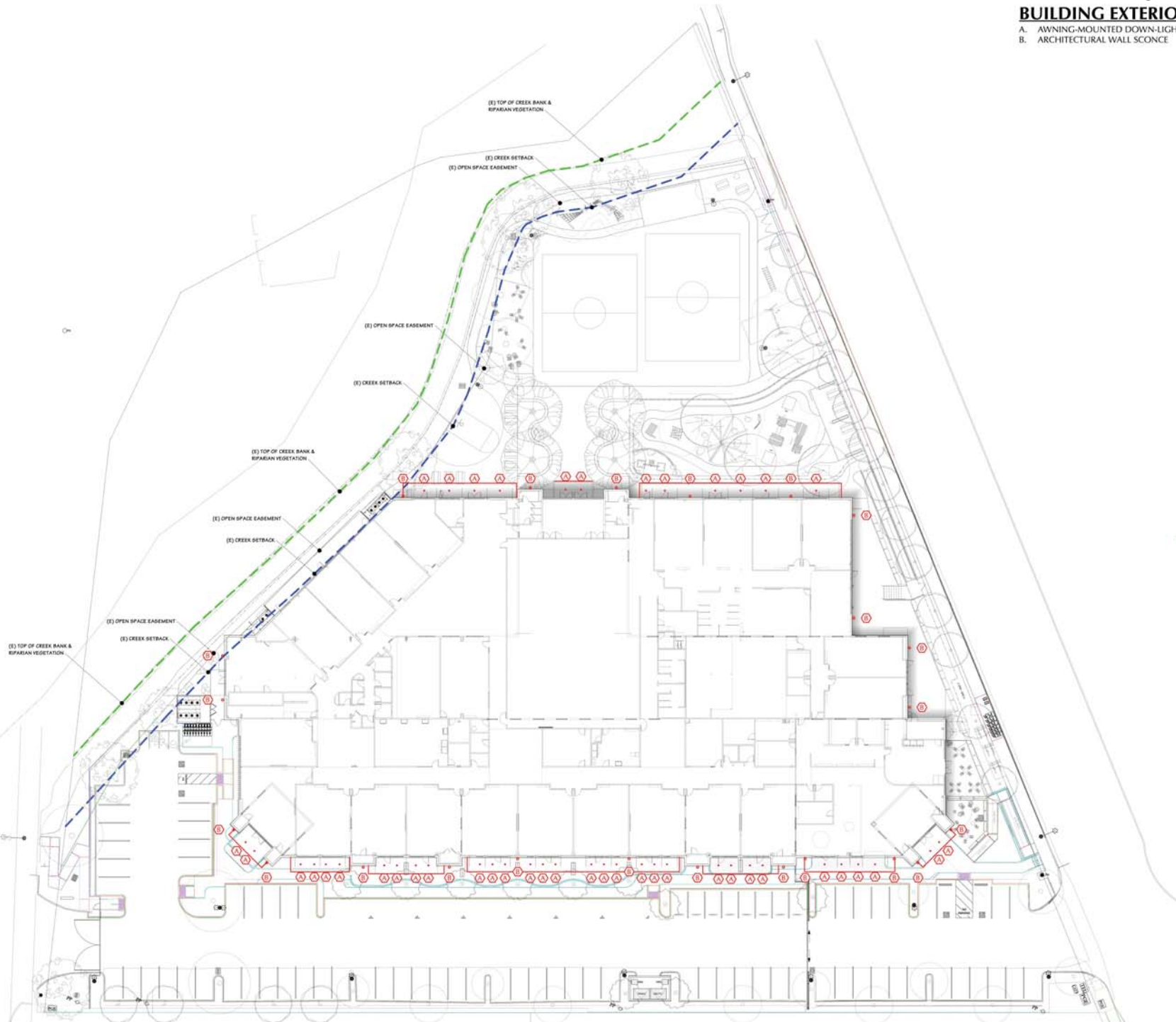
ADA:	9' x 18'
LOADING:	22' x 9'
COMPACT:	* 8' x 16'
STANDARD:	* 8.6' x 18.4'
MOTORCYCLE:	8' x 4'

\*INCL. 30" OVERHANG



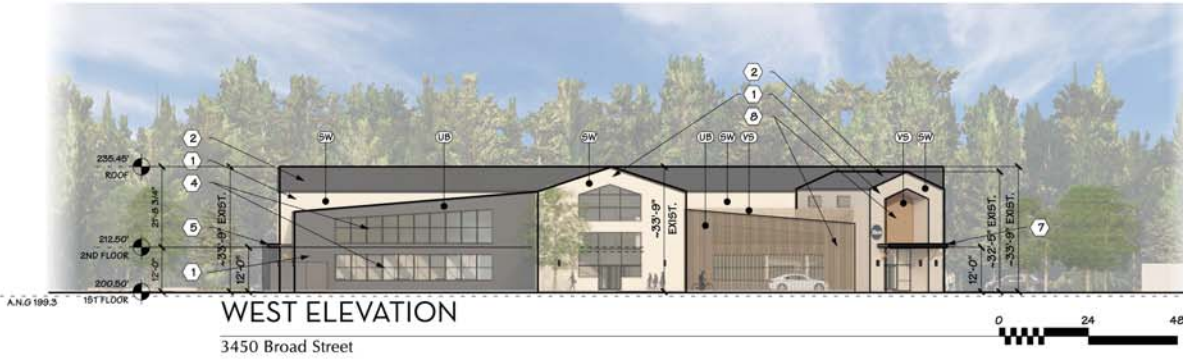
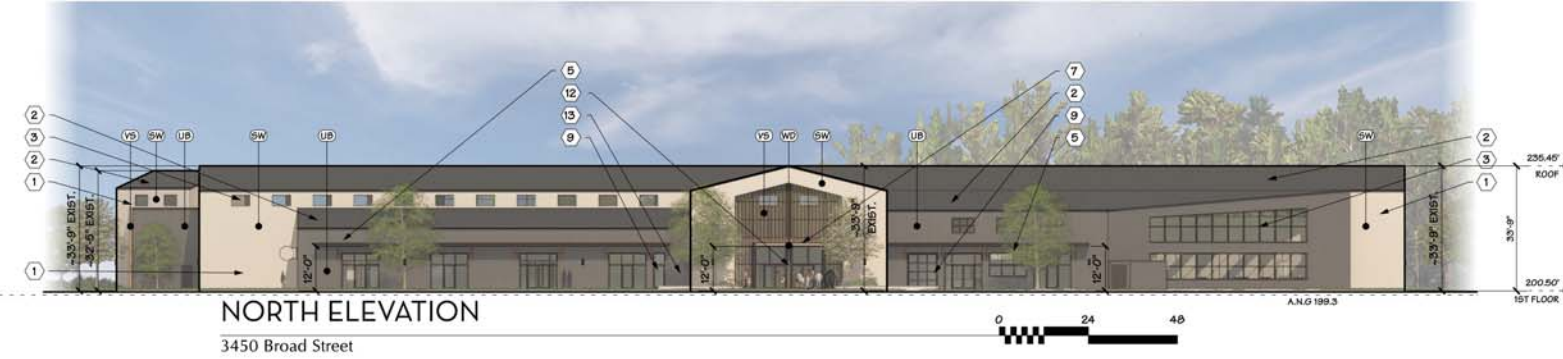
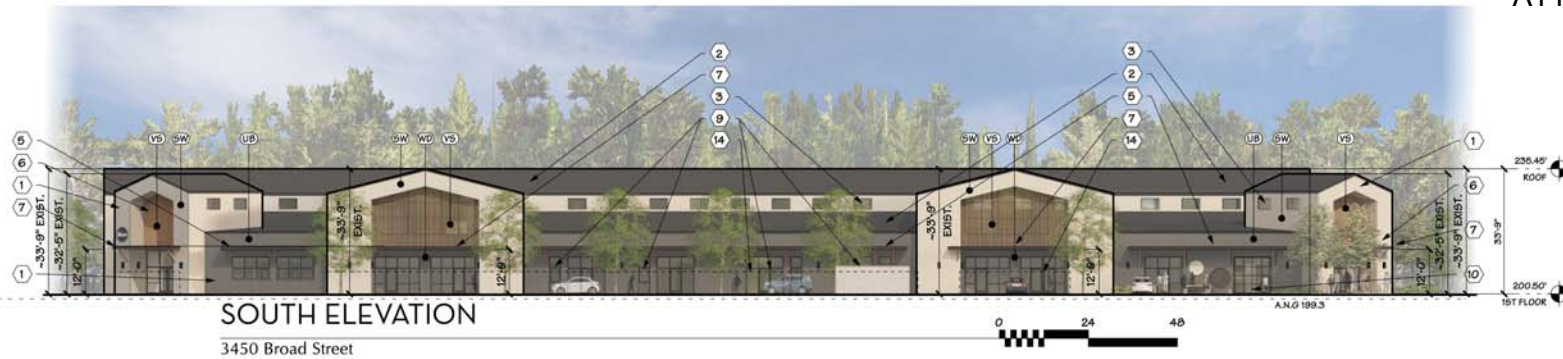
**PROPOSED SITE / FLOOR PLAN**  
3450 Broad Street, San Luis Obispo





EXTERIOR LIGHTING PLAN  
 3450 Broad Street, San Luis Obispo





**ELEVATION REFERENCE NOTES**

1. EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE.
2. EXISTING CORRUGATED METAL ROOFING TO REMAIN.
3. EXISTING ALUMINUM CLERESTORY WINDOWS RE-PAINTED PER COLOR SCHEDULE.
4. EXISTING ALUMINUM STOREFRONT WINDOWS / DOORS, RE-PAINTED PER COLOR SCHEDULE, TYP.
5. NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING
6. NEW SIGNAGE.
7. NEW METAL AWNING WITH WOOD SOFFIT (1 OF 5).
8. WOOD-FINISHED ALUMINUM SCREEN WALL SPACED AS INDICATED, 6"/12" O.C. (2x6 KEBONY ALT)
9. NEW STOREFRONT WINDOWS / DOORS TO MATCH RE-PAINTED EXISTING.
10. NEW, ROLL-UP GLASS DOOR IN EXISTING STOREFRONT OPENING.
11. NEW DOOR IN EXISTING STOREFRONT.
12. INFILL LOADING DOCK W/ NEW STOREFRONT SYSTEM.
13. INFILL (E) UTILITY DOOR, W/ CORRUGATED METAL FINISH.
14. 6' CLASSROOM PATIO FENCE FACING PARKING LOT, STYLE TBD.

**COLOR & MATERIALS**

<b>SW</b> PAINTED SIDING	<b>UB</b> PAINTED SIDING & STOREFRONT	<b>WD</b> WOOD T&G	<b>VS</b> VERTICAL SCREEN
SHERWIN WILLIAMS SW 7042 SHOJI WHITE	SHERWIN WILLIAMS SW 7046 URBANE BRONZE	1x6 PINE T&G W/ PENETRATING OIL CLEAR SEALER	FORTINA 50 x 150mm "VENT WALNUT" #TA-756 COLOR



- NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING.
- NEW SCHOOL LOGO / SIGNAGE
- EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE
- VERTICAL SCREEN. SEE COLOR & MATERIALS ON SHEET A4.
- NEW SCHOOL SIGNAGE
- METAL FASCIA
- METAL SUPPORTS, TYP.
- WOOD SOFFIT, TYP.
- LOCATION OF NEW ROLL-UP GLASS DOOR

PERSPECTIVE A



- EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE
- VERTICAL SCREEN. SEE COLOR & MATERIALS ON SHEET A4.
- NEW SCHOOL LOGO / SIGNAGE
- METAL FASCIA
- NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING.
- METAL SUPPORTS, TYP.
- NEW STOREFRONT @ FORMER LOADING DOCK
- WOOD SOFFIT, TYP.

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PERSPECTIVE B

SLO MUNICIPAL CODE NOTES:

- 15.40.460: ZONE C-S SERVICE COMMERCIAL  
MAX. CUMULATIVE AREA: 200 S.F.
- 15.40.430: LIGHTING SHALL BE SHIELDED FROM  
VIEW AND NOT CREATE HAZARDOUS  
GLARE FOR PEDESTRIANS OR VEHICLES.

PROPOSED AREA CALC

Item	Description	Area (SF)	Qty
S1	ENTRY AWNING	14.25	(1)
S2	ENTRY RAMP	30	(1)
S3	BROAD ST. MONUMENT	48	(1)
S4	GYM MEDALLION	28.26	(1)
S5	SCRIPT MEDALLION	12.5	(2)
S6	WONDERS	12.5	(1)
S7	THE DEN	25	(1)

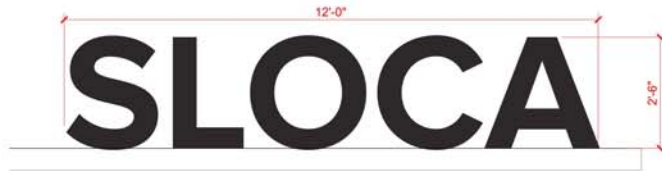
TOTAL: 183 SF



AREA:  $17.17' \times 0.83' = 14.25$  SF  
 MATERIAL: METAL, PAINTED BLACK / DARK BRONZE  
 S1 ENTRY AWNING SIGNAGE



AREA:  $\pi * r^2 = 12.5$  SF  
 MATERIAL: METAL, PAINTED BLACK / DARK BRONZE  
 (QTY. 2)  
 S5 SLOCA SCRIPT MEDALLION



AREA:  $12' \times 2.5' = 30$  SF  
 MATERIAL: METAL, PAINTED BLACK / DARK BRONZE  
 MOUNTED TO FLATWORK ADJACENT ENTRY RAMP (LIGHTED?)  
 (SEE LANDSCAPE PLAN)  
 S2 ENTRY RAMP SIGNAGE



AREA:  $\pi * r^2 = 12.5$  SF  
 MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

S6 WONDERS PROJECTING SIGNAGE



AREA:  $\pi * r^2 = 12.5$  SF (2-SIDED)  $12.5 + 12.5 = 25$  SF  
 MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

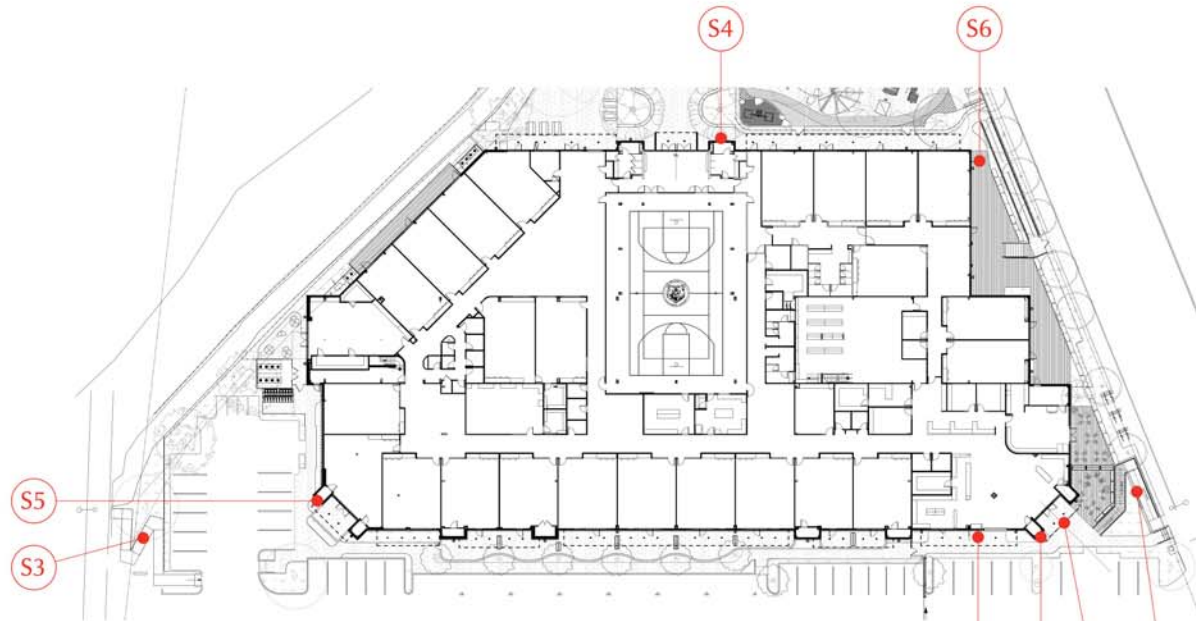
S7 THE DEN PROJECTING SIGNAGE



MONUMENT SIGN  
 6' x 4' DOUBLE SIDED WITH ADDRESS NUMERALS ON END  
 AREA:  $6' \times 4' = 24$  SF (2-SIDED)  $24 + 24 = 48$  SF  
 MATERIAL: METAL, PAINTED BLACK / DARK BRONZE  
 S3 BROAD STREET MONUMENT



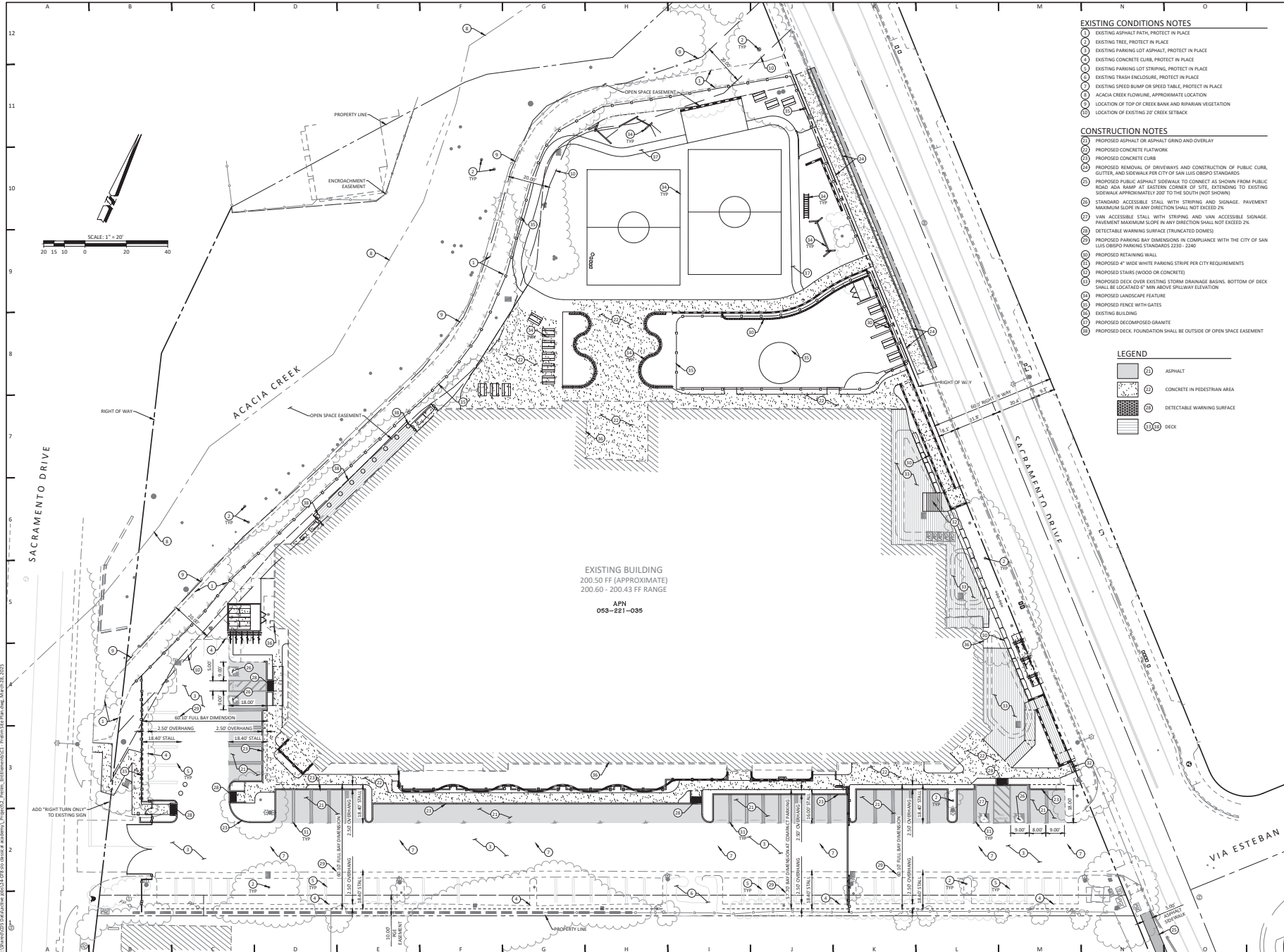
AREA:  $\pi * r^2 = 28.26$  SF  
 MATERIAL: METAL, PAINTED BLACK / DARK BRONZE  
 S4 GRIZZLIES GYM MEDALLION



**SIGNAGE PLAN**  
 3450 Broad Street, San Luis Obispo







**CIVIL DESIGN STUDIO**  
CIVIL ENGINEERING PLANNING PERMITTING

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**SLO CLASSICAL ACADEMY**  
BROAD STREET CAMPUS

PROJECT LOCATION:  
3450 BROAD ST  
SAN LUIS OBISPO, CA 93401  
APN: 053-221-035

**SLO CLASSICAL ACADEMY**  
185 GRAND AVE  
SAN LUIS OBISPO, CA 93405

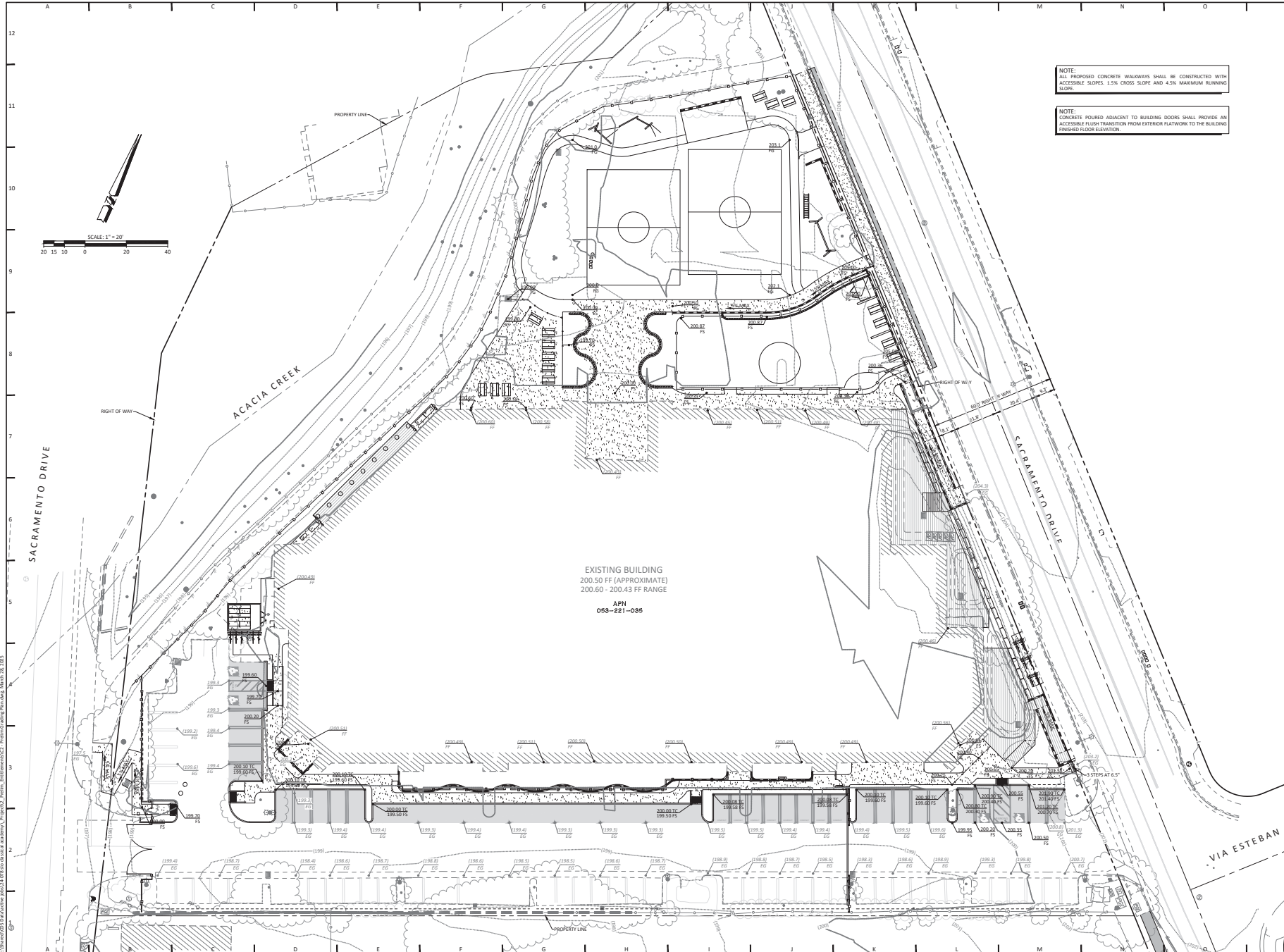
REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	March 28, 2025
SCALE:	AS SHOWN
CGS JOB #:	24-078

**PRELIMINARY CIVIL SITE PLAN**

**C1**

SHEET 1 OF 3 SHEETS



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**SLO CLASSICAL ACADEMY**  
BROAD STREET CAMPUS

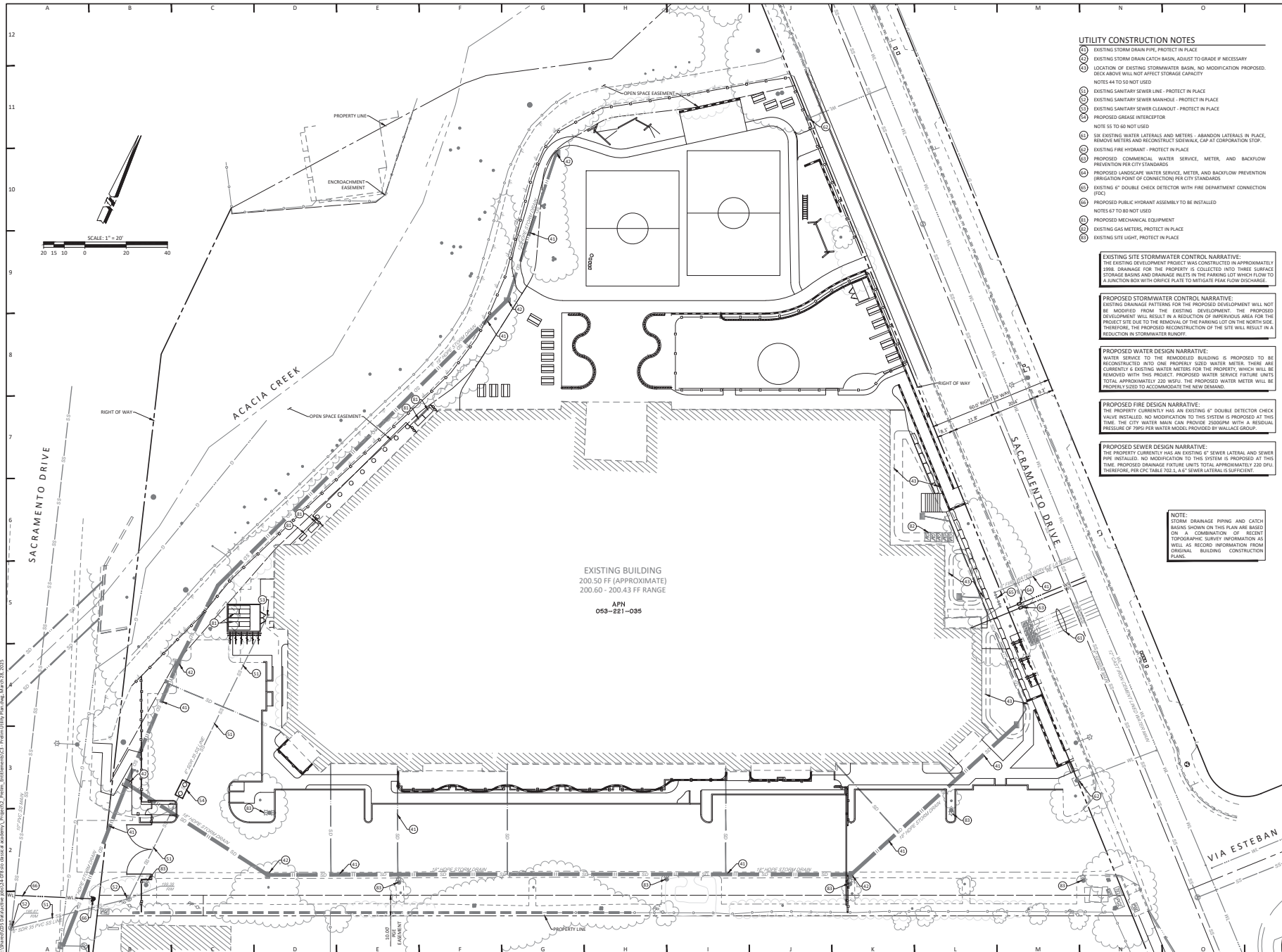
PROJECT LOCATION:  
3450 BROAD ST  
SAN LUIS OBISPO, CA 93401  
APN: 053-221-035

**SLO CLASSICAL ACADEMY**  
185 GRAND AVE  
SAN LUIS OBISPO, CA 93405

REVISIONS:

REVIEWED BY: MRS  
PREPARED BY: MRS  
DATE: March 28, 2025  
SCALE: AS SHOWN  
EGS JOB #: 24-078

**PRELIMINARY GRADING PLAN**  
**C2**  
SHEET 2 OF 3 SHEETS



- UTILITY CONSTRUCTION NOTES**
- ① EXISTING STORM DRAIN PIPE, PROTECT IN PLACE
  - ② EXISTING STORM DRAIN CATCH BASIN, ADJUST TO GRADE IF NECESSARY
  - ③ DECK ABOVE WILL NOT AFFECT STORAGE CAPACITY
  - ④ LOCATION OF EXISTING STORMWATER BASIN, NO MODIFICATION PROPOSED.
  - ⑤ NOTES 44 TO 50 NOT USED
  - ⑥ EXISTING SANITARY SEWER LINE - PROTECT IN PLACE
  - ⑦ EXISTING SANITARY SEWER MANHOLE - PROTECT IN PLACE
  - ⑧ EXISTING SANITARY SEWER CLEANOUT - PROTECT IN PLACE
  - ⑨ PROPOSED GREASE INTERCEPTOR
  - ⑩ NOTES 55 TO 60 NOT USED
  - ⑪ SIX EXISTING WATER LATERALS AND METERS - ABANDON LATERALS IN PLACE, REMOVE METERS AND RECONSTRUCT SIDEWALK, CIP AT CORPORATION STOP.
  - ⑫ EXISTING FIRE HYDRANT - PROTECT IN PLACE
  - ⑬ PROPOSED COMMERCIAL WATER SERVICE, METER, AND BACKFLOW PREVENTION PER CITY STANDARDS
  - ⑭ PROPOSED LANDSCAPE WATER SERVICE, METER, AND BACKFLOW PREVENTION (IRRIGATION POINT OF CONNECTION) PER CITY STANDARDS
  - ⑮ EXISTING 6" DOUBLE CHECK DETECTOR WITH FIRE DEPARTMENT CONNECTION (FDC)
  - ⑯ PROPOSED PUBLIC HYDRANT ASSEMBLY TO BE INSTALLED
  - ⑰ NOTES 67 TO 80 NOT USED
  - ⑱ PROPOSED MECHANICAL EQUIPMENT
  - ⑲ EXISTING GAS METERS, PROTECT IN PLACE
  - ⑳ EXISTING SITE LIGHT, PROTECT IN PLACE

**EXISTING SITE STORMWATER CONTROL NARRATIVE:**  
 THE EXISTING DEVELOPMENT PROJECT WAS CONSTRUCTED IN APPROXIMATELY 1996. DRAINAGE FOR THE PROPERTY IS COLLECTED INTO THREE SURFACE STORAGE BASINS AND DRAINAGE INLETS IN THE PARKING LOT WHICH FLOW TO A JUNCTION BOX WITH ORIFICE PLATE TO MITIGATE PEAK FLOW DISCHARGE.

**PROPOSED STORMWATER CONTROL NARRATIVE:**  
 EXISTING DRAINAGE PATTERNS FOR THE PROPOSED DEVELOPMENT WILL NOT BE MODIFIED FROM THE EXISTING DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL RESULT IN A REDUCTION OF IMPERVIOUS AREA FOR THE PROJECT SITE DUE TO THE REMOVAL OF THE PARKING LOT ON THE NORTH SIDE. THEREFORE, THE PROPOSED RECONSTRUCTION OF THE SITE WILL RESULT IN A REDUCTION IN STORMWATER RUNOFF.

**PROPOSED WATER DESIGN NARRATIVE:**  
 WATER SERVICE TO THE REMODELED BUILDING IS PROPOSED TO BE RECONSTRUCTED INTO ONE PROPERLY SIZED WATER METER. THERE ARE CURRENTLY 6 EXISTING WATER METERS FOR THE PROPERTY, WHICH WILL BE REMOVED WITH THIS PROJECT. PROPOSED WATER SERVICE FUTURE UNITS TOTAL APPROXIMATELY 220 WSFU. THE PROPOSED WATER METER WILL BE PROPERLY SIZED TO ACCOMMODATE THE NEW DEMAND.

**PROPOSED FIRE DESIGN NARRATIVE:**  
 THE PROPERTY CURRENTLY HAS AN EXISTING 6" DOUBLE DETECTOR CHECK VALVE INSTALLED. NO MODIFICATION TO THIS SYSTEM IS PROPOSED AT THIS TIME. THE CITY WATER MAIN CAN PROVIDE 200PSI WITH A RESIDUAL PRESSURE OF 75PSI PER WATER MODEL PROVIDED BY WALLACE GROUP.

**PROPOSED SEWER DESIGN NARRATIVE:**  
 THE PROPERTY CURRENTLY HAS AN EXISTING 6" SEWER LATERAL AND SEWER PIPE INSTALLED. NO MODIFICATION TO THIS SYSTEM IS PROPOSED AT THIS TIME. PROPOSED DRAINAGE FUTURE UNITS TOTAL APPROXIMATELY 200 OFU. THEREFORE, PER CPC TABLE 702.1, A 6" SEWER LATERAL IS SUFFICIENT.

**NOTE:**  
 STORM DRAINAGE PIPING AND CATCH BASINS SHOWN ON THIS PLAN ARE BASED ON A COMBINATION OF RECENT TOPOGRAPHIC SURVEY INFORMATION AS WELL AS RECORD INFORMATION FROM ORIGINAL BUILDING CONSTRUCTION PLANS.

EXISTING BUILDING  
 200.50 FF (APPROXIMATE)  
 200.60 - 200.43 FF RANGE  
 APN  
 053-221-035

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ENGINEER OF RECORD:  
  
 PAUL A. TREVINO  
 CIVIL ENGINEER

**SLO CLASSICAL ACADEMY**  
 BROAD STREET CAMPUS  
 PROJECT LOCATION:  
 3450 BROAD ST  
 SAN LUIS OBISPO, CA 93401  
 APN: 053-221-035

**SLO CLASSICAL ACADEMY**  
 185 GRAND AVE  
 SAN LUIS OBISPO, CA 93405

REVISIONS:

REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	March 28, 2025
SCALE:	AS SHOWN
CDS JOB #:	24-078

**PRELIMINARY UTILITY PLAN**  
**C3**  
 SHEET 3 OF 3 SHEETS

**SITE FENCING KEY**

- F1 FENCE 1: 6' TALL BLACK ALUMINUM FENCE, PLANTED W/ VINES.
- F2 FENCE 2: 4' TALL, CUSTOM DESIGN.
- F3 FENCE 3: 3'-6" TALL 3-RAIL WOOD FENCE TO REMAIN
- F4 FENCE 4: SCREENING FENCE @ EQUIPMENT

**MATERIALS KEY**

- A PERMEABLE PFA GRAVEL MIX CH
- B PLANTING AREA (WUCOLS LOW)
- C WOOD PLAY MULCH (PERMEABLE)
- D POURED-IN-PLACE RUBBER (PERMEABLE)
- E COLORED CONCRETE W/ TOPCAST FINISH (IMPERMEABLE)
- F COMPOSITE WOOD DECKING (PERMEABLE)
- G DECOMPOSED GRANITE (PERMEABLE)
- H WALK-ON BARK MULCH

**PROGRAM KEY**

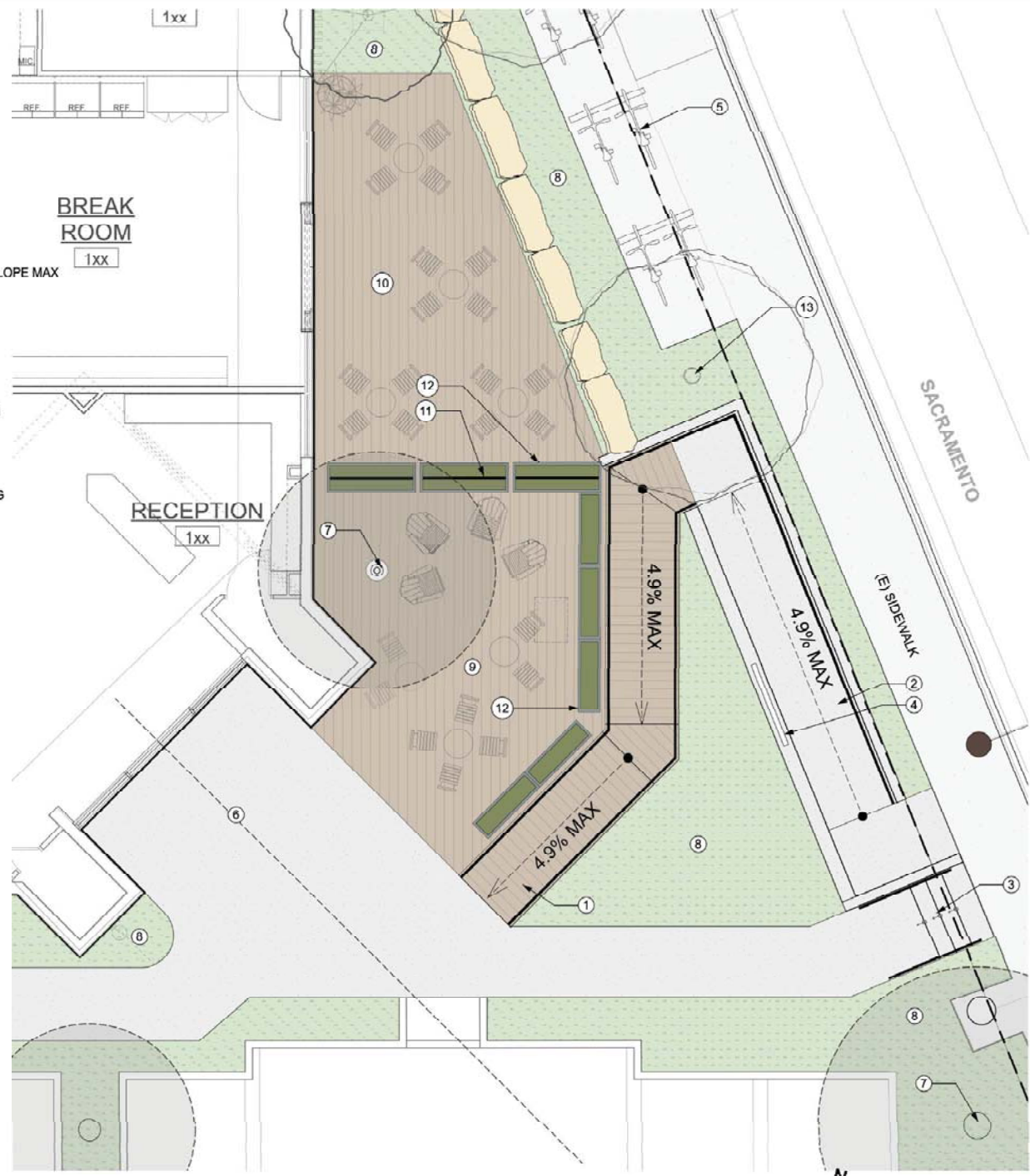
- 1 SACRAMENTO NORTH ENTRANCES
- 2 MAIN ENTRANCE
- 3 SOCCER FIELDS - WARM SEASON GRASS (WUCOLS MEDIUM)
- 4 LOUNGE AREA AT EXISTING OAK TREES
- 5 SWINGS
- 6 CLIMBING WALL W/ MURAL. SEE EXHIBIT ON 1.3
- 7 BACKBOARD/BALL WALL
- 8 PARKOUR COURSE
- 9 JOGGING LOOP
- 10 BASKETBALL COURT
- 11 THE QUAD: CURVILINEAR SEAT WALLS AND MOVEABLE FURNITURE
- 12 LUNCH TABLES
- 13 OUTDOOR CLASSROOM
- 14 BIKE PARKING
- 15 WONDERS YARD
  - VARIOUS CLIMBING STRUCTURES
  - SHADE STRUCTURES
  - MUD/SAND PLAY AREA
  - DIKE TRIKE PATHWAY
  - PLAY HOUSES
  - MUSIC PLAY
  - CUSTOM PLAY STRUCTURE
  - SPECIMEN SHADE TREES
- 16 STAFF LOUNGE
- 17 PARENT LOUNGE
- 18 (E) BIKE PATH



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**KEY NOTES**

- ① COMPOSITE WOOD DECKING SLOPED WALKWAY, 4.9% SLOPE MAX
- ② CONCRETE SLOPED WALKWAY, 4.9% SLOPE MAX
- ③ CONCRETE STEPS
- ④ ENTRY SIGNAGE
- ⑤ BIKE PARKING : 6 BIKES
- ⑥ ENTRY PATH - COLORED CONCRETE W/ TOPCAST FINISH
- ⑦ (E) PEAR TREE TO REMAIN
- ⑧ PLANTING AREA
- ⑨ PARENT GATHERING AREA - COMPOSITE WOOD DECKING
- ⑩ STAFF GATHERING AREA - COMPOSITE WOOD DECKING
- ⑪ TRELLIS W/ VINE PLANTING FOR PRIVACY
- ⑫ MOVEABLE PLANTERS
- ⑬ NEW TREE



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PROJECT DATE:	01/2024
DESIGNER:	BOSKY
LOCATION:	3400 BROAD STREET, SAN LUIS OBISPO, CA
PROJECT #:	24-001
DATE:	01/2024

REVS / SUBS	DATE	BY	DESCRIPTION
1	01/2024	BOSKY	ISSUED FOR PERMITS
2	01/2024	BOSKY	ISSUED FOR PERMITS
3	01/2024	BOSKY	ISSUED FOR PERMITS
4	01/2024	BOSKY	ISSUED FOR PERMITS

SHEET:  
**L1.1**

**TREE PROTECTION PLAN PRE-CONSTRUCTION**

**Fencing and Signage**

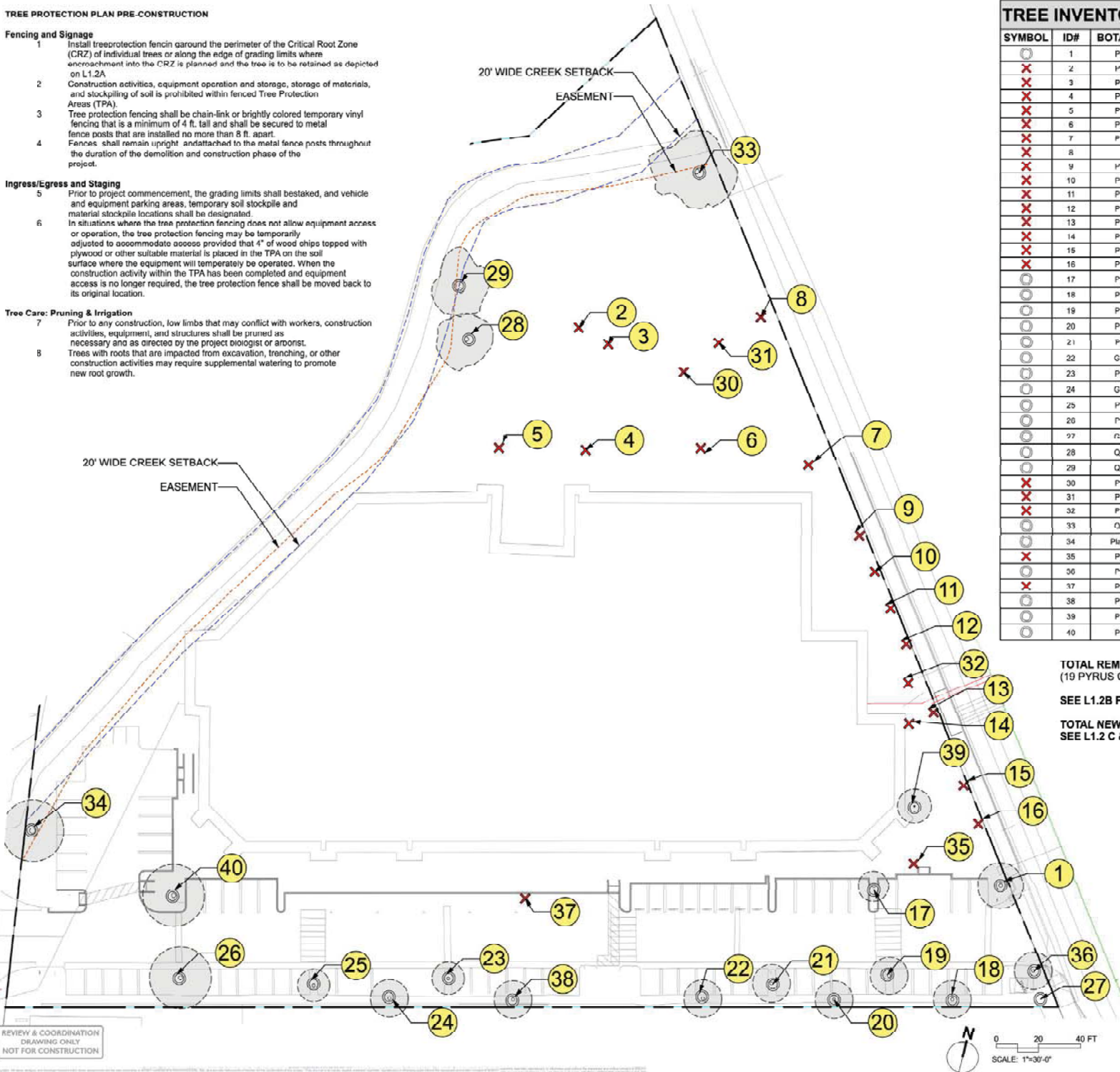
- 1 Install tree protection fence around the perimeter of the Critical Root Zone (CRZ) of individual trees or along the edge of grading limits where encroachment into the CRZ is planned and the tree is to be retained as depicted on L1.2A.
- 2 Construction activities, equipment operation and storage, storage of materials, and stockpiling of soil is prohibited within fenced Tree Protection Areas (TPA).
- 3 Tree protection fencing shall be chain-link or brightly colored temporary vinyl fencing that is a minimum of 4 ft. tall and shall be secured to metal fence posts that are installed no more than 8 ft. apart.
- 4 Fences shall remain upright and attached to the metal fence posts throughout the duration of the demolition and construction phase of the project.

**Ingress/Egress and Staging**

- 5 Prior to project commencement, the grading limits shall be staked, and vehicle and equipment parking areas, temporary soil stockpile and material stockpile locations shall be designated.
- 6 In situations where the tree protection fencing does not allow equipment access or operation, the tree protection fencing may be temporarily adjusted to accommodate access provided that 4" of wood chips topped with plywood or other suitable material is placed in the TPA on the soil surface where the equipment will temporarily be operated. When the construction activity within the TPA has been completed and equipment access is no longer required, the tree protection fence shall be moved back to its original location.

**Tree Care: Pruning & Irrigation**

- 7 Prior to any construction, low limbs that may conflict with workers, construction activities, equipment, and structures shall be pruned as necessary and as directed by the project biologist or arborist.
- 8 Trees with roots that are impacted from excavation, trenching, or other construction activities may require supplemental watering to promote new root growth.



**TREE INVENTORY**

SYMBOL	ID#	BOTANICAL NAME	DBH	IMPACT DESIGNATION
○	1	<i>Pyrus calleryana</i>	6"	PROTECT
✗	2	<i>Pyrus calleryana</i>	3"	TO BE REMOVED
✗	3	<i>Pyrus calleryana</i>	8"	TO BE REMOVED
✗	4	<i>Pyrus calleryana</i>	8"	TO BE REMOVED
✗	5	<i>Pyrus calleryana</i>	0"	TO BE REMOVED
✗	6	<i>Pyrus calleryana</i>	9"	TO BE REMOVED
✗	7	<i>Pyrus calleryana</i>	8"	TO BE REMOVED
○	8	Plum	6"	TO BE REMOVED
✗	9	<i>Pyrus calleryana</i>	12"	TO BE REMOVED
✗	10	<i>Pyrus calleryana</i>	7"	TO BE REMOVED
✗	11	<i>Pyrus calleryana</i>	11"	TO BE REMOVED
✗	12	<i>Pyrus calleryana</i>	11"	TO BE REMOVED
✗	13	<i>Pyrus calleryana</i>	6"	TO BE REMOVED
✗	14	<i>Pyrus calleryana</i>	9"	TO BE REMOVED
✗	15	<i>Pyrus calleryana</i>	4"	TO BE REMOVED
✗	16	<i>Pyrus calleryana</i>	8"	TO BE REMOVED
○	17	<i>Pyrus calleryana</i>	0"	PROTECT
○	18	<i>Pyrus calleryana</i>	8"	PROTECT
○	19	<i>Pyrus calleryana</i>	7"	PROTECT
○	20	<i>Pyrus calleryana</i>	9"	PROTECT
○	21	<i>Pyrus calleryana</i>	5"	PROTECT
○	22	<i>Geijera parviflora</i>	7"	PROTECT
○	23	<i>Pyrus calleryana</i>	9"	PROTECT
○	24	<i>Geijera parviflora</i>	8.5 - 15.5"	PROTECT
○	25	<i>Pyrus calleryana</i>	6"	PROTECT
○	26	<i>Pyrus calleryana</i>	12"	PROTECT
○	27	<i>Geijera parviflora</i>	8.5 - 15.5"	PROTECT
○	28	<i>Quercus agrifolia</i>	12" - 8" - 10"	PROTECT
○	29	<i>Quercus agrifolia</i>	6" - 6" - 12" - 12"	PROTECT
✗	30	<i>Pyrus calleryana</i>	3"	TO BE REMOVED
✗	31	<i>Pyrus calleryana</i>	11"	TO BE REMOVED
✗	32	<i>Pyrus calleryana</i>	10"	TO BE REMOVED
○	33	<i>Quercus agrifolia</i>	3"	PROTECT
○	34	<i>Platanus racemosa</i>	3"	PROTECT
✗	35	<i>Pyrus calleryana</i>	8"	TO BE REMOVED
○	36	<i>Pyrus calleryana</i>	6"	PROTECT
✗	37	<i>Pyrus calleryana</i>	8"	TO BE REMOVED
○	38	<i>Pyrus calleryana</i>	9"	PROTECT
○	39	<i>Pyrus calleryana</i>	6"	PROTECT
○	40	<i>Pyrus calleryana</i>	12"	PROTECT

TOTAL REMOVED TREES = 20  
(19 PYRUS CALLERYANA + 1 PLUM)

SEE L1.2B FOR IMAGES OF TREES TO BE REMOVED

TOTAL NEW TREES = 45  
SEE L1.2 C & L2.0 FOR REPLACEMENT TREES

REVIEW & COORDINATION  
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San Luis Obispo Classical Academy  
3400 Broad Street  
San Luis Obispo, CA

REVISIONS / SUBS  
 1. 11/15/24 PLANNING  
 2. 11/15/24 PLANNING  
 3. 11/15/24 PLANNING  
 4. 11/15/24 PLANNING

SHEET:  
L1.2A



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DATE:	01/20/20
PROJECT:	San Luis Obispo Classical Academy
PROJECT NO.:	19-0001
PROJECT NAME:	San Luis Obispo Classical Academy

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1	PLANNING
2	PLANNING
3	PLANNING
4	PLANNING
5	PLANNING
6	PLANNING
7	PLANNING

SHEET:  
**LI.2B**

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PROPOSED TREE INVENTORY

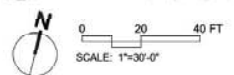
SYMBOL	ID#	BOTANICAL NAME	SCHEDULE SIZE
○	1	Chitalpa taskentensis	36" B
○	2	Chitalpa taskentensis	36" B
○	3	Chitalpa taskentensis	36" B
○	4	Lopostemon confertus	24" B
○	5	Lopostemon confertus	24" B
○	6	Lopostemon confertus	24" B
○	7	Lopostemon confertus	24" B
○	8	Lopostemon confertus	24" B
○	9	Lopostemon confertus	24" B
○	10	Lopostemon confertus	24" B
○	11	Lopostemon confertus	24" B
○	12	Quercus agrifolia	48" B
○	13	Quercus agrifolia	48" B
○	14	Quercus agrifolia	46" B
○	15	Quercus agrifolia	48" B
○	16	Quercus agrifolia	48" B
○	17	Quercus agrifolia	48" B
○	18	Quercus agrifolia	48" B
○	19	Quercus engelmannii	60" B
○	20	Quercus engelmannii	60" B
○	21	Quercus engelmannii	60" B
○	22	Quercus engelmannii	60" B
○	23	Quercus torreyana	36" B
○	24	Quercus tomentella	36" B
○	25	Quercus tomentella	36" B
○	26	Quercus tomentella	36" B
○	27	Quercus tomentella	36" B
○	28	Quercus tomentella	36" B
○	29	Quercus tomentella	36" B
○	30	Quercus tomentella	36" B
○	31	Quercus tomentella	36" B
○	32	Quercus tomentella	36" B
○	33	Quercus tomentella	36" B
○	34	Quercus tomentella	36" B
○	35	Quercus tomentella	36" B
○	36	Tristanopsis laurina	24" B
○	37	Tristanopsis laurina	24" B
○	38	Tristanopsis laurina	24" B
○	39	Tristanopsis laurina	24" B
○	40	Tristanopsis laurina	24" B
○	41	Tristanopsis laurina	24" B
○	42	Ulmus parvifolia	60" B
○	43	Ulmus parvifolia	48" B
○	44	Ulmus parvifolia	60" B
○	45	Ulmus parvifolia	60" B



San Luis Obispo Coastal Academy  
 3410 Broad Street  
 San Luis Obispo, CA



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San Luis Obispo Classical Academy  
3400 Bonnet Street  
San Luis Obispo, CA



1 LOOKING EAST TOWARD CLIMBING WALL  
Scale: 1/4" = 1'-0"



2 LOOKING WEST FROM SACRAMENTO  
Scale: 1/4" = 1'-0"

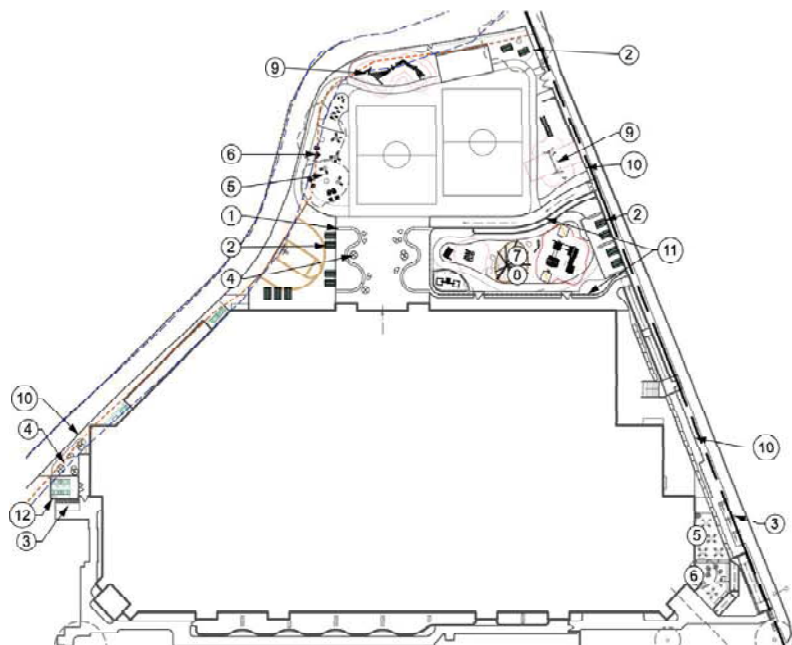


REFERENCE IMAGE OF CLIMBING WALL

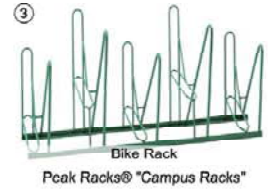
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DATE: 10/21  
DRAWN BY: TMM  
CHECKED BY: JMM  
PROJECT NO: 210100  
DATE: 10/21/2021

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1	10/21/2021	PLANNING
2	10/21/2021	PLANNING
3	10/21/2021	PLANNING
4	10/21/2021	PLANNING

SHEET:



**SITE FURNISHINGS**



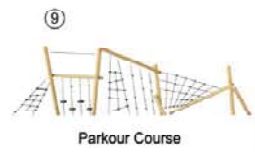
**PLAY EQUIPMENT  
LITTLE WONDERS**



**PLAY EQUIPMENT  
TINY WONDERS**



**PLAY EQUIPMENT  
T-K AND UP**



**FENCING**



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1	11/15/23	ISSUED FOR PERMITS
2	11/15/23	ISSUED FOR PERMITS
3	11/15/23	ISSUED FOR PERMITS
4	11/15/23	ISSUED FOR PERMITS
5	11/15/23	ISSUED FOR PERMITS

SHEET:  
**L1.4**



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**San Luis Obispo Classical Academy**  
3410 Broad Street  
San Luis Obispo, CA

PLANT SCHEDULE					
Image	Qty	Botanical Name	Common Name	Size	WUCOLS
<b>Trees</b>					
	3	<i>Chitalpa taskentensis</i>	Chitalpa	36"B	Medium
	7	<i>Quercus agrifolia</i>	Coast Live Oak	48"B	Low
	4	<i>Quercus engelmannii</i>	Engelman Oak	60"B	Low
	13	<i>Quercus tomentella</i>	Island Oak	36"B	Low
	6	<i>Tristania laurina</i>	Water Gum	24"B	Low
	1	<i>Ulmus parvifolia</i>	Drake Chinese Elm	48"B	Medium
	3	<i>Ulmus parvifolia</i> 'Drake' 60"	Drake Chinese Elm	60"D	Medium
	8	<i>Lophostemon confertus</i>	Brisbane Box	24"B	Low

Total = 45 Trees

Palette	NAME	WUCOLS
	Acacia 'Cousin It'	Low
	Ceanothus 'Yankee Point'	Low
	Lantana 'Alba'	Low
	Pennisetum spathiolatum	Low
	Rhaphiolepis umbellata 'Minor'	Low
	Salvia 'Celestial Blue'	Low
	Lomandra 'Baby Breeze'	Low
	Rhaphiolepis 'Minor'	Low
	Rhoicissus copenata	Low
	Lantana 'Alba'	Low
	Muhlenbergia rigens	Low
	Pennisetum spathiolatum	Low
	Rhaphiolepis umbellata 'Minor'	Low
	Agave attenuata 'Nova'	Low
	TifTuf® Hybrid Bermuda	Med



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2	11/15/20	ISSUED FOR PERMIT
3	11/15/20	ISSUED FOR PERMIT
4	11/15/20	ISSUED FOR PERMIT

SHEET: **L2.0**

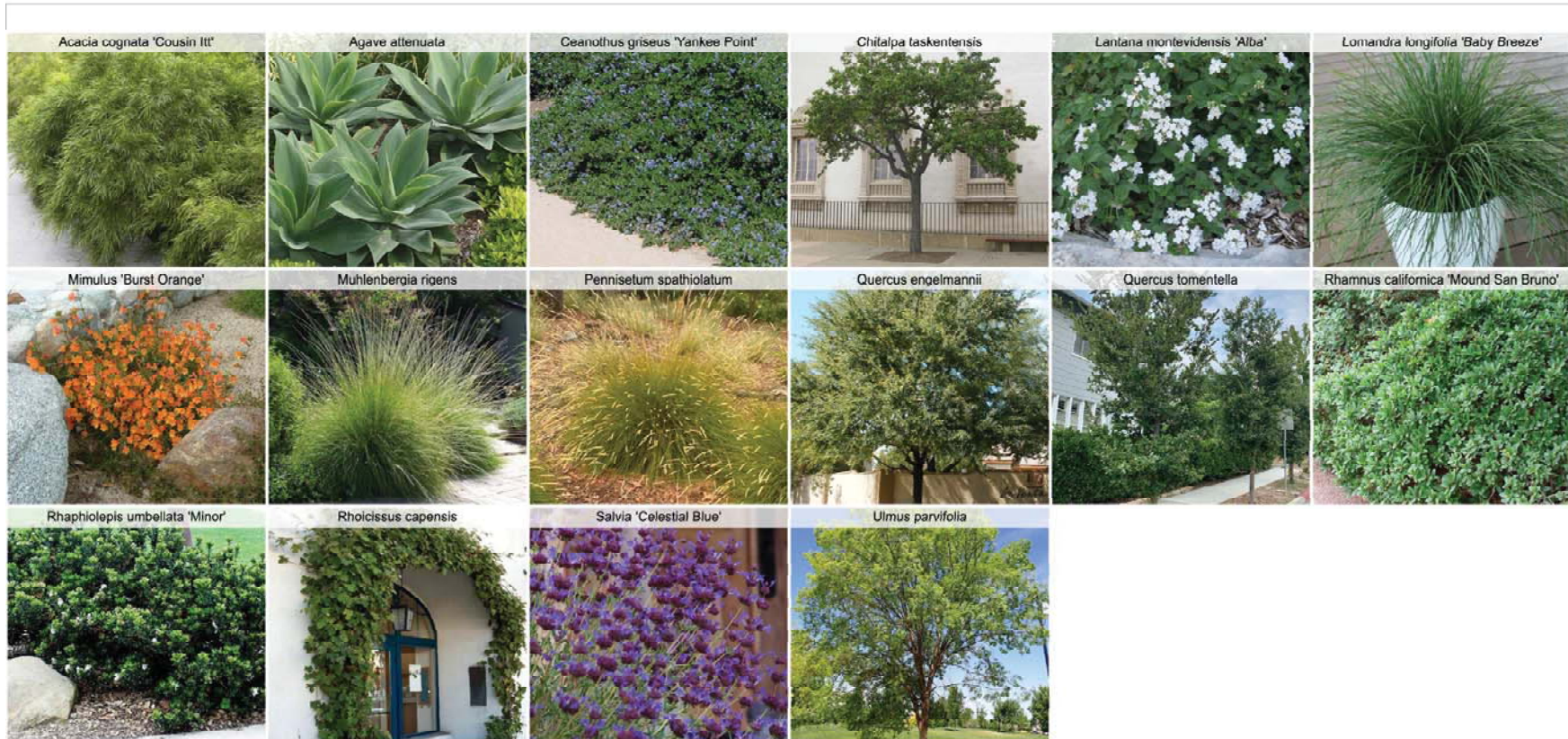


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San Mateo, CA 94403  
415.353.8888



**San Luis Obispo Classical Academy**  
3450 Bonard Street  
San Luis Obispo, CA



REVIEW & COORDINATION  
DRAWING ONLY  
NOT FOR CONSTRUCTION

PRINT DATE: 1/11/2024  
DESIGN BY: TMM  
CHECKED BY: YH  
PROJECT # 2023-001  
PHASE: PLANNING

REVS / SUBS	DATE	DESCRIPTION
1	1/11/2024	PLANNING
2	1/11/2024	PLANNING
3	1/11/2024	PLANNING
4	1/11/2024	PLANNING

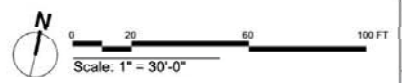
SHEET:  
**L2.1**

HYDROZONE LEGEND

- VERY LOW WATER USE
- LOW WATER USE
- MODERATE WATER USE



REVIEW & COORDINATION  
DRAWING ONLY  
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REVISION DATE	07/2020
DESIGNER	TMM
APPROVER	...
PROJECT NO.	...
PARCEL	...

REVS / SUBS	
△	REVISION
△	REVISION
△	REVISION
△	REVISION
△	REVISION

SHEET:  
**L2.2**



**BOSKY**  
LANDSCAPE  
ARCHITECTURE  
www.boskyland.com



**Remy**  
Professional Engineer  
3450 Bower Street  
San Luis Obispo, CA

**CALIFORNIA MWELo WATER BUDGET**

Zone Number / Name	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>								
1-3	Turf Grass	0.5	Overhead Spray	0.75	0.667	7,762	5,175	199,454
4	Trees	0.1	Drip	0.81	0.123	85	10	323
5	Trees	0.6	Drip	0.81	0.617	338	209	6,427
6	Shrubs	0.2	Drip	0.81	0.247	3,045	752	23,164
7	Shrubs	0.2	Drip	0.81	0.247	2,270	561	17,272
8	Trees	0.2	Drip	0.81	0.247	128	32	974
9	Shrubs	0.2	Drip	0.81	0.247	1,738	429	13,226
10	Shrubs	0.2	Drip	0.81	0.247	82	20	627
11	Shrubs	0.5	Drip	0.81	0.617	50	31	947
12	Shrubs	0.2	Drip	0.81	0.247	3,214	794	24,455
13	Shrubs	0.2	Drip	0.81	0.247	2,430	600	18,490
14	Trees	0.2	Drip	0.81	0.247	138	34	1,050
<b>Totals:</b>						<b>21,280</b>	<b>8,646</b>	<b>266,408</b>
<b>SPECIAL LANDSCAPE AREAS</b>								
* = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.						<b>Totals:</b>	<b>0</b>	<b>0</b>
							<b>ETWU Total:</b>	<b>266,408 gal/yr</b>
							<b>ETWU Total:</b>	<b>0.81758 af/yr</b>
							<b>Maximum Applied Water Allowance (MAWA):</b>	<b>360,653 gal/yr</b>
							<b>Maximum Applied Water Allowance (MAWA):</b>	<b>1.10680 af/yr</b>
<b>ETAF CALCULATIONS</b>								
<b>REGULAR LANDSCAPE AREAS</b>								
Total ETAF x Area:	8,646							
Total Area:	21,280							
Average ETAF*:	0.41							
<b>ALL LANDSCAPE AREAS</b>								
Total ETAF x Area:	8,646							
Total Area:	21,280							
Sitewide ETAF:	0.41							
* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.								
This budget is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California.								

I HAVE COMPLIED WITH THE CRITERIA IN MWELo AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

*Remy* 2/13/2025  
(Signature) (Date)

REVIEW & COORDINATION  
DRAWING ONLY  
NOT FOR CONSTRUCTION

REV#	DATE	DESCRIPTION
1	2/13/25	ISSUED FOR PERMIT
2	2/13/25	ISSUED FOR PERMIT
3	2/13/25	ISSUED FOR PERMIT
4	2/13/25	ISSUED FOR PERMIT

SHEET:  
**L2.3**

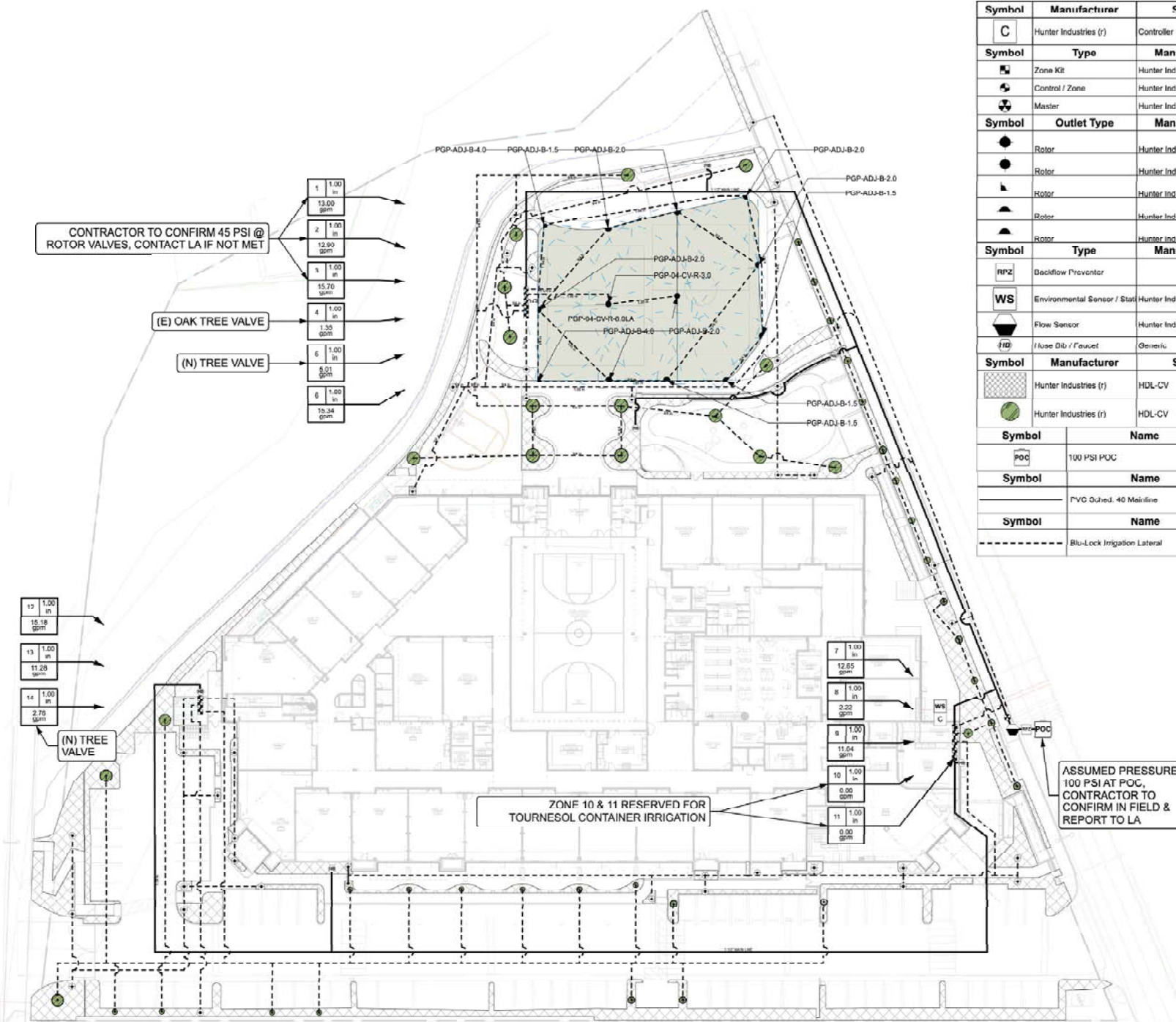


San Luis Obispo Classical Academy  
3450 Broad Street  
San Luis Obispo, CA

REVISIONS / SUBS  
 SHEET:  
**L2.4**

Symbol	Manufacturer	Series	Model	
C	Hunter Industries (r)	Controller	PHC-2400	
Symbol	Type	Manufacturer	Series	Model
[Symbol]	Zone Kit	Hunter Industries(R)	Drip Control Zone Kit	ICZ-101-2S
[Symbol]	Control / Zone	Hunter Industries(R)	1in PGV Jar Top	PGV-100.IT-G
[Symbol]	Master	Hunter Industries (r)	IBV	IBV-201G-FS
Symbol	Outlet Type	Manufacturer	Series	Model
[Symbol]	Rotor	Hunter Industries(R)	PGP(R) Ultra Pop-up 0.4in	PGP-04-CV-R-3.0
[Symbol]	Rotor	Hunter Industries(R)	PGP(R) Ultra Pop-up 0.4in	PGP-04-CV-R-8.0LA
[Symbol]	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-4.0
[Symbol]	Rotor	Hunter Industries(D)	PGP(D)	PGP-ADJ-B-1.5
[Symbol]	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-2.0
Symbol	Type	Manufacturer	Series	Model
RPZ	Backflow Preventer		(E) Reduced Pressure Zone	(E) B25Y RP DEVIC
WS	Environmental Sensor / Stat	Hunter Industries		RAIN-CLIK® SENS
[Symbol]	Flow Sensor	Hunter Industries (r)	HC Flow Meter	HC-150-Flow
[Symbol]	Fluse Obj / Faucet	Generic		
Symbol	Manufacturer	Series	Model	Row Spacing
[Symbol]	Hunter Industries (r)	HDL-CV	HDL-06-18-CV	1'0"
[Symbol]	Hunter Industries (r)	HDL-CV	HDL-09-12-CV	1'0"
Symbol	Name			
[Symbol]	100 PSI POC			
Symbol	Name			
[Symbol]	PVC Dished, 40 Mainline			
Symbol	Name			
[Symbol]	Blu-Lock Irrigation Lateral			

**NOTE: PIPE RUNS ARE DIAGRAMATIC TO ILLUSTRATE ZONE CONNECTIONS. CONTRACTOR TO CONFIRM PIPE & SLEEVE LAYOUT IN FIELD W/ LA**



CONTRACTOR TO CONFIRM 45 PSI @ ROTOR VALVES, CONTACT LA IF NOT MET

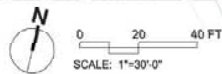
(E) OAK TREE VALVE

(N) TREE VALVE

ZONE 10 & 11 RESERVED FOR TOURNEOSOL CONTAINER IRRIGATION

ASSUMED PRESSURE 100 PSI AT POC, CONTRACTOR TO CONFIRM IN FIELD & REPORT TO LA

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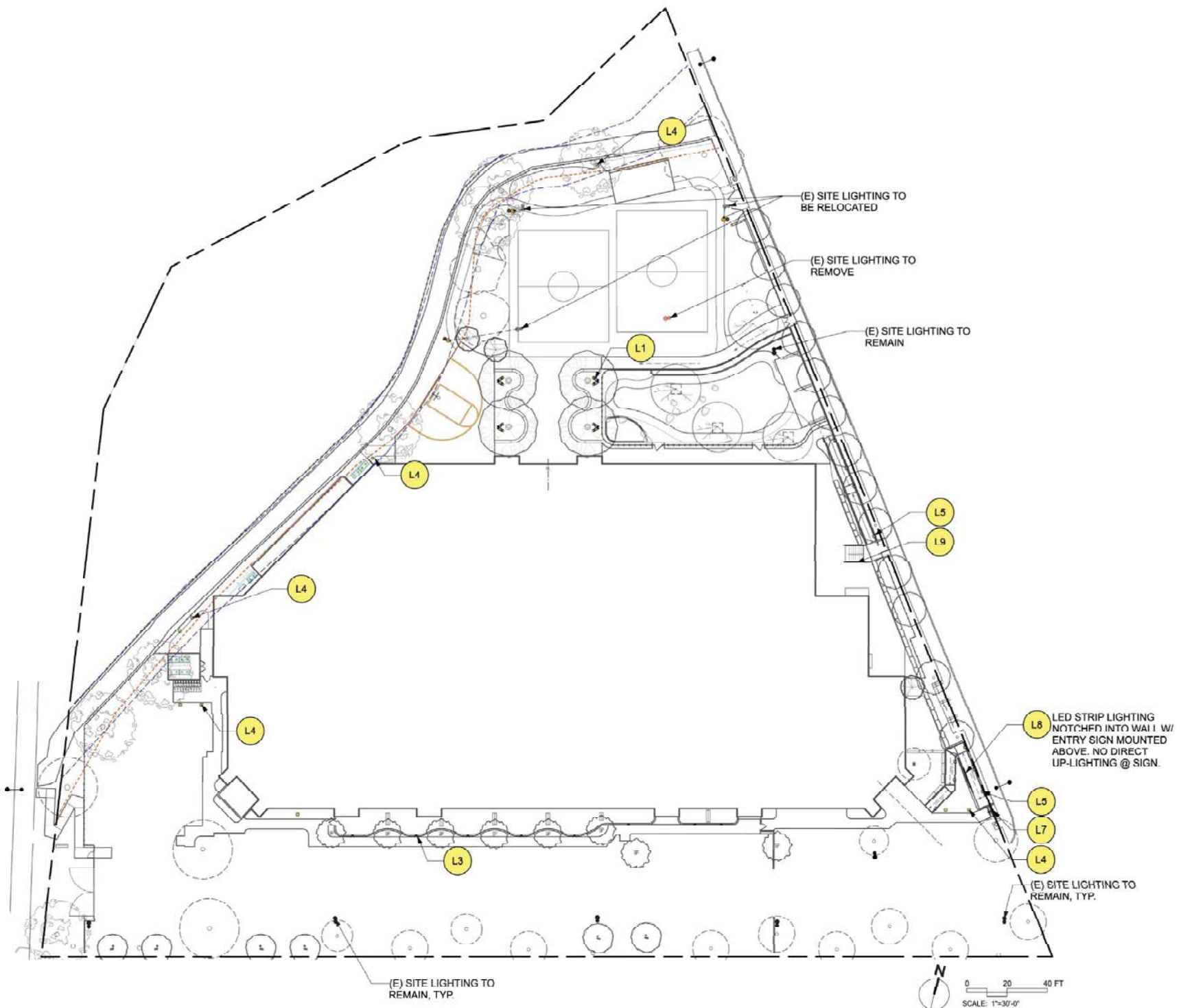


BOSKY  
LANDSCAPE  
ARCHITECTURE  
www.boskyland.com

10000 Wilshire Blvd  
Suite 1000  
Los Angeles, CA 90024  
Tel: 310.206.1111  
Fax: 310.206.1112



San Luis Obispo Coastal Academy  
3410 Broad Street  
San Luis Obispo, CA



REVIEW & COORDINATION  
DRAWING ONLY  
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PROJECT DATE: 01/2020  
DRAWING: 1001  
APPROVED BY: [Signature]  
PROJECT #:  
SHEET #:

REVS / SUBS	DATE	DESCRIPTION
1	01/2020	ISSUED FOR PERMIT
2	01/2020	ISSUED FOR PERMIT
3	01/2020	ISSUED FOR PERMIT

SHEET:  
**L3.0**



SITE LIGHTING SCHEDULE									
SYMBOL	KEY	REF	MAKE	DESCRIPTION	MODEL	LAMP / KELVIN	WATTS	QUANTITY	NOTES
	L1		FX LUMINAIRE	DOWN LIGHT	QT - 1LED - DZ	2700	2	6	BRONZE METALLIC FINISH. AT TREES INSTALL W/ TREE BOX MOUNT. 2 LIGHTS PER TREE
	L3		FX LUMINAIRE	WALL LIGHT	RH - Z33LED - W - KB - FB	2700	4	8	FLAT BLACK FINISH
	L4		FX LUMINAIRE	DIRECTIONAL PATH LIGHT	M-PJ - ZD - 3LED - FB	2700	4	9	FLAT BLACK FINISH, INSTALL W/ L33 HEAVY DUTY LONG SLOT SPIKES
	L5		SPJ	DIRECTIONAL IN-GRADE LIGHT	SPJ-GDG-LB1	2700	2	10	BLACK FINISH, INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L7		SPJ	STEP LIGHT	SPJ-119-RL	2700	3	3	BLACK FINISH, INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L8		aspectLED	LED TAPE LIGHT	AL-SL-WW-U-RGB4W	RGB+3000K	4.4	13	QUANTITY REPRESENTS TOTAL LF. SET IN 13 LF OF STANDARD WIDE STRIP LIGHT MOUNTING CHANNEL W/ FROSTED LENS. RECESSED LIGHT TO BE HELD 2" FROM EDGE OF WALL. INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L9		FX LUMINAIRE	LED TAPE LIGHT   2	SRP - 10	2700	0.6	18	QUANTITY REPRESENTS TOTAL LF. TO BE INTEGRATED INTO STEEL STAIR STRINGER

**FX Luminaire**  
Down Light

**QT Down Light**

The QT from FX Luminaire completes the directional down light category with its smallest option. Small enough to recess into the 1-LED board, the QT will fit inside even against a corner.

**Quick Facts**

- Die-cast aluminum
- Non-slip mounting plate
- Compatible with Luxor® technology
- Dimmable
- Input voltage: 120V
- Target-resistant features
- Color temperature: 2700K
- Compatible with Luxor® technology

**FX Luminaire**  
RH Recessed Wall/Step Light

**Quick Facts**

- Die-cast aluminum
- Non-slip mounting plate
- Compatible with Luxor® technology
- Dimmable
- Input voltage: 120V

**FX Luminaire**  
M-PJ Path Light

The M-PJ path light adds style and functionality to modern installations. Durable aluminum construction stands up to the elements.

**Quick Facts**

- Die-cast aluminum
- Target-resistant features
- Non-slip mounting plate
- Compatible with Luxor® technology
- Dimmable
- Input voltage: 120V

**SPJ LIGHTING Inc.**  
SPECIFICATION SHEET

**Master Light & Access**  
SPJ-GDG-LB1

**Quick Facts**

- Die-cast aluminum
- Non-slip mounting plate
- Compatible with Luxor® technology
- Dimmable
- Input voltage: 120V

**SPJ LIGHTING Inc.**  
SPECIFICATION SHEET

**Recessed Fixture**  
SPJ-119-RL

**Quick Facts**

- Die-cast aluminum
- Non-slip mounting plate
- Compatible with Luxor® technology
- Dimmable
- Input voltage: 120V

**aspectLED**  
W-SERIES RGBW 4-IN-1 COLOR CHANGING FLEXIBLE LED STRIP LIGHT

**Model: AL-SL-W-U-RGB4W**

**Description**

aspectLED High-Performance RGBW 4-in-1 LED strip lights are designed for applications requiring multi-color lighting. Each foot contains 12 LEDs with 3000K warm white and 6 LEDs with 4000K cool white. The strip is 1/2" wide and 1/8" thick. It is designed to be installed in a 1/2" deep channel.

**FX Luminaire**  
SRP Strip Light

Highly versatile, the SRP Strip Lights are constructed with extruded aluminum to provide superior protection against tough outdoor conditions. A full spectrum of accessories allows easy installation in a variety of settings.

**Quick Facts**

- 12 LED per foot
- Handy 2" wide cutout
- 2,700K and 3,000K color
- IP65 rating for outdoor use
- Designed for outdoor and wet/dry use
- Compatible with Luxor® technology
- Input voltage: 120V

REVIEW & COORDINATION  
DRAWING ONLY  
NOT FOR CONSTRUCTION



San Luis Obispo Classical Academy  
3410 Broad Street  
San Luis Obispo, CA

REV#	DATE	BY	CHKD	DESCRIPTION
1	10/20/2023	RYAN	RYAN	ISSUED FOR PERMIT
2	10/20/2023	RYAN	RYAN	ISSUED FOR PERMIT
3	10/20/2023	RYAN	RYAN	ISSUED FOR PERMIT

SHEET:  
L3.1



**RESOLUTION NO. 8753(1998 Series)****A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN LUIS OBISPO  
DENYING AN APPEAL OF THE ARCHITECTURAL REVIEW COMMISSION'S  
ACTION, THEREBY UPHOLDING THE DECISION TO GRANT FINAL APPROVAL  
TO THE ACACIA CREEK COMMERCIAL CENTER AT  
3450 BROAD STREET (ARC 88-97)**

**WHEREAS**, the City Council conducted a public hearing on January 6, 1998, and has considered testimony of interested parties including the appellant, the records of the Architectural Review Commission's action of November 17, 1997, and the evaluation and recommendation of staff; and

**WHEREAS**, the City Council has considered the Negative Declaration with Mitigation Measures (ER 88-97) as prepared by staff, reviewed by the Architectural Review Commission, and approved by the Administrative Hearing Officer.

**BE IT RESOLVED**, by the City Council of the City of San Luis Obispo as follows:

**SECTION 1. Finding**. That this Council, after consideration of the proposed project (ARC 88-97), the appellant's statement, staff recommendations and reports thereof, makes the following findings:

1. The proposed project as designed and conditioned is consistent with the general criteria contained in the City's architectural review guidelines.
2. Project approval by the ARC included a creek setback exception for portions of a required City bicycle path through the site in accordance with the findings included in the ARC action letter per SLO Municipal Code Section 17.16.025 G.
3. The building scale and amount of parking provided are appropriate for a project developed in the C-S zone.

**SECTION 2. Action**. The appeal is hereby denied, and the action of the ARC to grant final approval to the project is upheld.

Resolution No. <sup>8753</sup> (1998 Series)  
Page 2

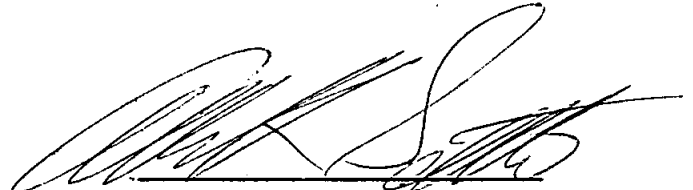
On motion of Council Member Romero, seconded by  
Council Member Williams, and on the following roll call vote:

AYES: Council Members Romero, Williams, Smith and Mayor Settle

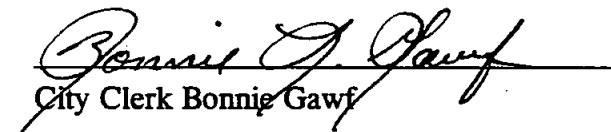
NOES: None

ABSENT: Council Member Roalman

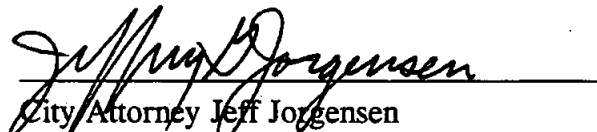
the foregoing resolution was passed and adopted this 6<sup>th</sup> day of January, 1998.

  
Mayor Allen Settle

ATTEST:

  
City Clerk Bonnie Gawf

APPROVED:

  
City Attorney Jeff Jorgensen

res:larc 88-97 (Acacia Ck. - deny)

RECORDING REQUESTED BY AND  
 WHEN RECORDED RETURN TO:  
 City of San Luis Obispo  
 City Clerk's Office  
 990 Palm Street  
 San Luis Obispo, CA 93401-3249

**NO RECORDING FEE - EXEMPT**

**OPEN SPACE, DRAINAGE AND BICYCLE/PEDESTRIAN  
 ACCESS EASEMENT**

This indenture, made and entered into this 15th day of September, 19 98, by and between Acacia Creek, LLC, a California Limited Liability Company, hereinafter called "owner", and the CITY OF SAN LUIS OBISPO, a municipal corporation of the State of California, hereinafter called "City".

**W I T N E S S E T H**

WHEREAS, Owner possesses certain property situated within the City of San Luis Obispo, as described in Exhibit "A", attached hereto and made a part of this easement by reference, commonly known as 3450 Broad Street (Assessors Parcel Number: 053-221-026).

WHEREAS, the subject property has certain natural scenic beauty and existing openness, as well as public value for non-vehicular access, more particularly described in Exhibit "B" attached hereto and made a part of this easement by reference; and

WHEREAS, an irrevocable offer of dedication of an open space easement, including provision for non-vehicular access to accommodate a bicycle path and pedestrian access, was required as a condition of the City's approval of the Acacia Creek Commercial Center; and

WHEREAS, both Owner and City desire to preserve, conserve, and enhance for the public benefit and the natural scenic beauty and existing openness, natural condition and present state of use of the subject property; and

WHEREAS, both owner and City wish to make available the public values of the site for non-vehicular access; and

WHEREAS, the Owner has offered to dedicate the subject easement to preserve the site's scenic beauty and existing openness by restricting Owner's use of and activities on subject property through the imposition of a perpetual open space and non-vehicular access easement with conditions hereinafter expressed; and

WHEREAS, the Owner is willing to grant said easement on the subject property, as part of a development approval.

Open Space Easement and Agreement  
Page 2

NOW THEREFORE, in consideration of the subject property and in compliance with Chapter 6.6 of Part I of Division 1 of Title 5 of the Government Code of the State of California commencing with Section 51070, and in further consideration of the mutual promises, covenants and the conditions herein contained and of the substantial public benefits to be derived therefrom, the parties agree as follows:

1. Owner hereby grants to City, an open space, drainage and bicycle/pedestrian access easement over the subject property. Said grant of easement conveys to City, an estate and interest in the subject property. The nature, character and the extent of the open space easement is as described below, and results from the restrictions hereby imposed upon the use of the subject property by Owner. To that end, and for the purpose of accomplishing the intent of the parties hereto, Owner covenants on behalf of itself, its heirs, successors and assigns, with the City, its heirs, successors and assigns, to do and refrain from doing severally and collectively upon the subject property, the various acts hereinafter mentioned.
2. The bicycle/pedestrian access referenced in this easement includes a 10-foot (3.3 meters) wide Class I bicycle path along the southeastern edge of Acacia Creek to accommodate both bicyclists and pedestrians.
3. The restrictions hereby imposed upon the use of the open space portion of the subject property by Owner and the acts which owner shall refrain from doing upon the subject property are, and shall be, as follows:
  - a. No structures will be placed or erected upon said premises. If desired, see-through fencing appropriate to open space preservation may be allowed if approved by the city's Architectural Review Commission.
  - b. No signs, billboards, similar structures or devices, or advertising of any kind or nature shall be located on or within the subject property.
  - c. Owners shall not plant nor permit to be planted any vegetation upon the subject property, except as may be associated with riparian corridor restoration, erosion control, fire protection, soil stabilization, or as allowed and approved by the City's Community Development Director and Natural Resources Manager. Any such vegetation shall be native riparian.
  - d. Except for the construction and maintenance of the proposed bicycle path and any future planned and City-endorsed trails within the open space area, the general topography of the subject property shall be preserved in its natural condition.
  - e. No extraction of surface or subsurface natural resources shall be allowed.
  - f. No removal of natural vegetation shall be allowed except for fire

Open Space Easement and Agreement  
Page 3

protection, elimination of dead growth or riparian corridor restoration as directed and approved by the Community Development Director and Natural Resources Manager.

- g. No use of said described premises which will or does materially alter the landscape or other attractive scenic features of said premises other than those above specified shall be done or suffered.
4. This easement shall remain in effect in perpetuity.
5. The City shall have the right to construct, or reconstruct, public trails and related improvements reasonably necessary for the public use and consignment of the open space easement, and be responsible for the maintenance thereof.
6. This grant may not be abandoned by the City except pursuant to all of the provisions of Section 51093 of the Government Code of the State of California.
7. This grant of open space easement, as specified in Section 51096 of the Government Code of the State of California, upon execution and acceptance in accordance with Chapter 6.6 of Part 1 of Division 1 of Title 5 of the Government Code of the State of California commencing with Section 51070, shall be deemed to be an enforceable restriction within the meaning of Article XIII, Section 8 of the Constitution of the State of California.
8. Land uses permitted or reserved to the owner by this grant shall be subject to the ordinances of City regulating the use of land.
9. The City shall have the right of access to remove any drainage obstructions as needed to provide for the conveyance of creek flows, subject to the review and approval of other agencies with regulatory control over work done in the riparian corridor, specifically the State Department of Fish and Game and the U.S. Army Corps of Engineers.
10. The terms contained herein shall be binding on the parties hereto and their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this document on the day and year first above written.

**ALL SIGNATURES MUST BE NOTARIZED**

Open Space Easement and Agreement  
Page 4

Acacia Creek, LLC

9/22/98

Owner Patrick N. Smith date  
Manager

Acacia Creek, LLC

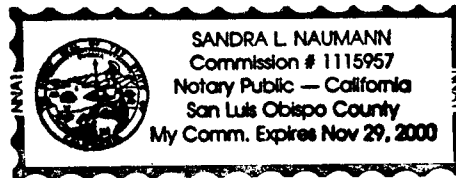
Owner Alex N. Pananides date  
Manager

City of San Luis Obispo by  
Community Development Director

State of California }  
County of San Luis Obispo }

On September 22, 1998, before me, Sandra L. Naumann, Notary Public, personally  
appeared Patrick N. Smith (x) personally known to me  
- or - ( ) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/hers/their capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or  
the entity upon behalf of which the person(s) acted, executed the instrument.  
Witness my hand and official seal.

Sandra L. Naumann  
Notary Public



Capacity claimed by signer(s):

( ) individual(s) ( ) corporation (x) partnership ( ) attorney-in-fact ( ) political agency



Open Space Easement and Agreement  
Page 5

Santa Barbara Bank & Trust

Bruce I. Wennerstrom

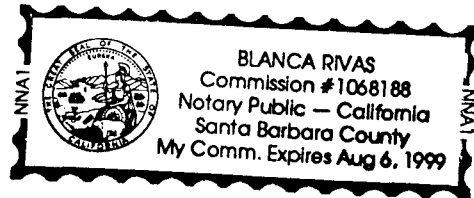
By: Bruce I. Wennerstrom  
His: Senior Vice President

STATE OF CALIFORNIA )  
COUNTY OF SANTA BARBARA ) ss.

On 9/15/98, before me, BLANCA RIVAS, Notary Public,  
personally appeared BRUCE I. WENNERSTROM personally known to me (or proved to  
me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to  
the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their  
authorized capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument the person(s) or  
the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Blanca Rivas  
Signature of Notary



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Santa Barbara

On September 25, 1998 before me, Sandra L. Naumann, Notary Public

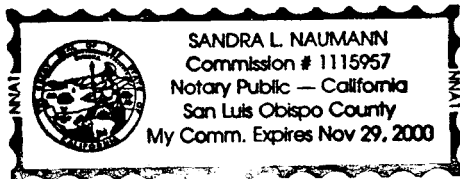
DATE

NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Alex N. Pananides

NAME(S) OF SIGNER(S)

[X] personally known to me - OR - [ ] proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Handwritten signature of Sandra L. Naumann, SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- [ ] INDIVIDUAL
[ ] CORPORATE OFFICER

TITLE(S)

- [ ] PARTNER(S) [ ] LIMITED
[ ] GENERAL

- [ ] ATTORNEY-IN-FACT
[ ] TRUSTEE(S)
[ ] GUARDIAN/CONSERVATOR
[X] OTHER: Manager (LLC)

SIGNER IS REPRESENTING:

Acacia Creek, LLC

DESCRIPTION OF ATTACHED DOCUMENT

Open Space, Drainage and Bicycle/ Pedestrian Access Easement

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

September 15, 1998

DATE OF DOCUMENT

Patrick N. Smith and the City of San Luis Obispo Community Devl. Dir.

SIGNER(S) OTHER THAN NAMED ABOVE

**Exhibit "A"**

## Open Space and Bikeway Easement

File no: 273.05

September 16, 1998

An Open Space and bikeway easement over a portion of Lot 88 of San Luis Obispo Suburban Tract in the City of San Luis Obispo, County of San Luis Obispo, State of California, as shown on the map filed in Book 1 of Licensed Surveys at page 92 in the County Recorders Office of said County, also being the land described in the deed recorded in Volume 2862 of Official Records at Page 567 in said County Recorders Office, described as follows:

Commencing at a 2" iron pipe tagged "RCE 30412" at the southwest corner of said land, as shown on the Record of Survey filed in Book 75 of Licensed Surveys at page 58 in said County Recorders, said point being on the easterly right of way of California State Highway 227 as shown on said Record of Survey; thence along said easterly right of way, north 17° 26' 45" west 69.34 feet to the True Point of Beginning; thence leaving said easterly right of way, the following courses:

north 05° 16' 55" east            58.25 feet to the beginning of a curve concave to the east having a radius of 22.00 feet and a central angle of 11° 53' 47";  
 northerly along the arc of said curve 4.57 feet;  
 north 17° 10' 42" east            71.46 feet to the beginning of a curve concave to the east having a radius of 24.00 feet and a central angle of 5° 25' 33";  
 northerly along the arc of said curve 2.27 feet;  
 north 22° 36' 15" east            93.51 feet to the beginning of a curve concave to the east having a radius of 24.00 feet and a central angle of 7° 46' 04";  
 northeasterly along the arc of said curve 3.25 feet;  
 north 30° 22' 19" east            17.35 feet;  
 north 24° 02' 08" east            8.94 feet to the beginning of a curve concave to the west having a radius of 44.00 feet and a central angle of 15° 44' 47";  
 northerly along the arc of said curve 12.09 feet;  
 north 08° 17' 21" east            42.32 feet to the beginning of a curve concave to the west having a radius of 25.00 feet and a central angle of 27° 35' 34";  
 northerly along the arc of said curve 12.04 feet;  
 north 19° 18' 13" west            38.91 feet to the beginning of a curve concave to the southeast having a radius of 24.00 feet and a central angle of 54° 57' 22";  
 northeasterly along the arc of said curve 23.02 feet;  
 north 35° 39' 09" east            17.56 feet to the beginning of a curve concave to the south having a radius of 24.00 feet and a central angle of 23° 46' 32";  
 easterly along the arc of said curve 9.96 feet;  
 north 59° 25' 41" east            35.61 feet to the beginning of a curve concave to the north having a radius of 36.00 feet and a central angle of 5° 50' 32";  
 easterly along the arc of said curve 3.67 feet;  
 north 53° 35' 09" east            47.97 feet to a point on the westerly right of way of the Pacific Coast Railroad also being 30 feet westerly of the center line of Sacramento Drive

**Exhibit "A"**

## Open Space and Bikeway Easement

File no: 273.05

September 16, 1998

as shown on said Record of Survey; thence along said westerly line, north 46° 05' 25" west 74.39 feet to a point on the northerly line of said land; thence along said northerly line the following courses:

south 23° 23' 23" west 82.54 feet;

south 58° 23' 23" west 61.41 feet;

south 46° 12' 18" west 11.47 feet;

south 37° 53' 23" west 128.10 feet;

south 01° 39' 30" west 78.42 feet a point on said easterly highway right of way;

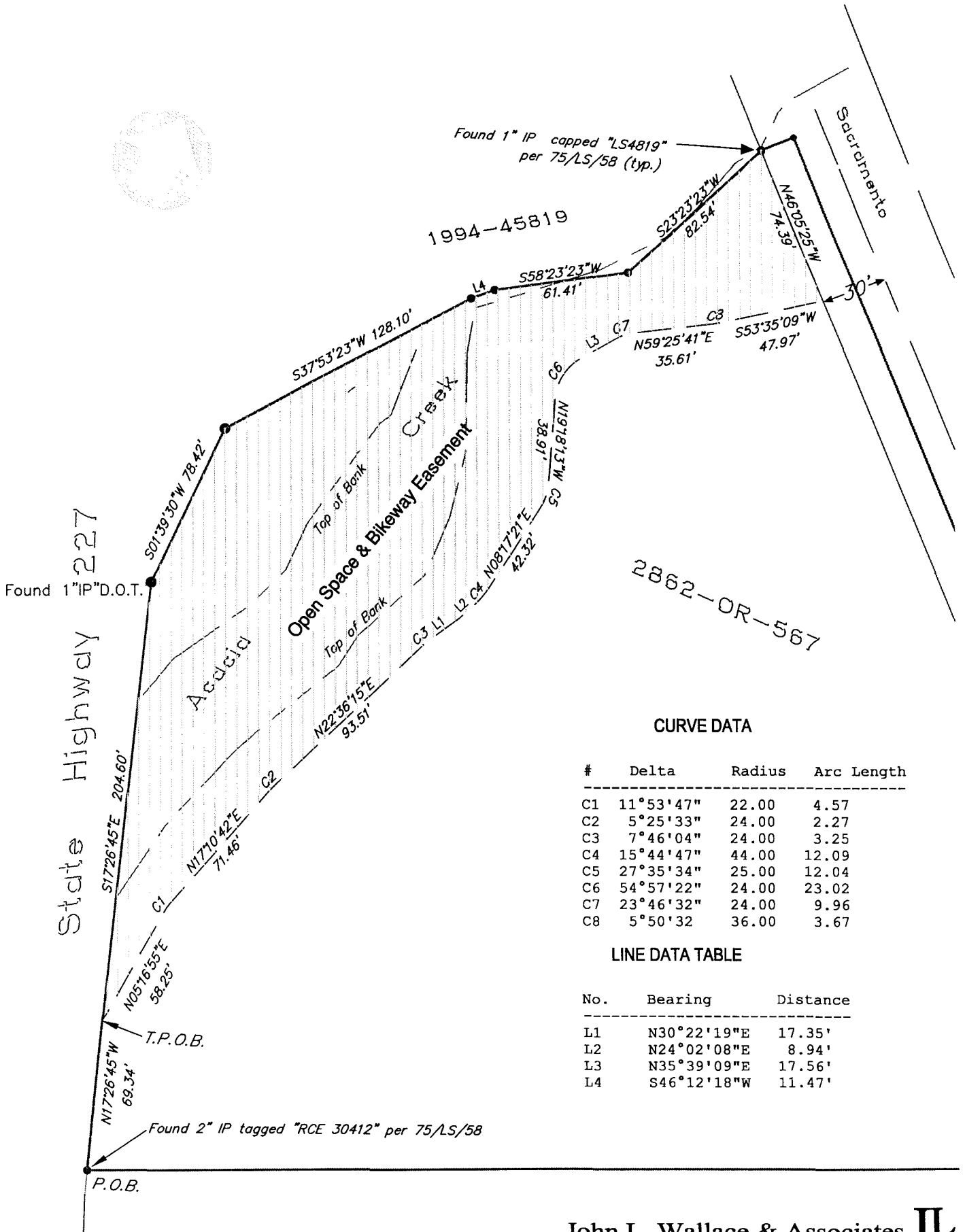
thence along said right of way south 17° 26' 45" east 204.60 feet; to the True Point of Beginning.

Containing 0.8 acres more or less.

Said easement is shown on the attached exhibit "B"



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Tom Mastin LS 4819 Exp 9/2000



**CURVE DATA**

#	Delta	Radius	Arc Length
C1	11°53'47"	22.00	4.57
C2	5°25'33"	24.00	2.27
C3	7°46'04"	24.00	3.25
C4	15°44'47"	44.00	12.09
C5	27°35'34"	25.00	12.04
C6	54°57'22"	24.00	23.02
C7	23°46'32"	24.00	9.96
C8	5°50'32"	36.00	3.67

**LINE DATA TABLE**

No.	Bearing	Distance
L1	N30°22'19"E	17.35'
L2	N24°02'08"E	8.94'
L3	N35°39'09"E	17.56'
L4	S46°12'18"W	11.47'