



Architectural Review Commission
AGENDA

Monday, September 8, 2025, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

The agenda has been amended to reflect the meeting time to begin at 5:00 pm

SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMISSION

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. 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

1. CALL TO ORDER

Chair Mayou will call the Special Meeting of the Architectural Review Commission to order.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

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

3. CONSENT

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

3.a CONSIDERATION OF MINUTES - APRIL 7, 2025 ARCHITECTURAL REVIEW COMMISSION MINUTES

5

Recommendation:

To approve the Architectural Review Commission Minutes of April 7, 2025.

4. PUBLIC HEARINGS

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

4.a REVIEW OF A MIXED-USE PROJECT CONSISTING OF A 49-UNIT RESIDENTIAL BUILDING; AN APPROXIMATE 2,190 SQUARE FT COMMERCIAL BUILDING (HISTORIC RESOURCE TO BE REHABILITATED WITH ADDITION); AND SITE IMPROVEMENTS (251 PACIFIC ST, 1390 WALKER ST & 280 PISMO ST)

Recommendation:

Recommend the Community Development Director find the project consistent with applicable goals, policies, and guidelines in the Community Design Guidelines and Mid-Higuera Street Enhancement Plan. This action may include recommended conditions to address consistency of the project with these preceding goals, policies, and guidelines.

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Principal Planner Rachel Cohen.

6. ADJOURNMENT

The next Regular Meeting of the Architectural Review Commission is scheduled for September 15, 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

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

Council Chambers, 990 Palm Street, San Luis Obispo

Architectural Review Commissioners Present: Commissioner Kelley Abbas, Commissioner Robert Arens, Commissioner Mick Atkins, Commissioner Kyle Bell (*arrived at 5:32 p.m.*), Commissioner John Carrion, Commissioner Charles Gerencser, Vice Chair Ashley Mayou

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

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on April 7, 2025 at 5:02 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Vice Chair Mayou.

2. OATH OF OFFICE

Deputy City Clerk Sara Armas administered the Oath of Office to Mick Atkins.

3. ELECTION OF CHAIR AND VICE CHAIR

As required by the Architectural Review Commission Bylaws, the following Commissioners were elected as Chair and Vice Chair:

Motion By Commissioner Gerencser

Second By Commissioner Arens

Elect Commissioner Ashley Mayou to serve as Chair for a one-year term.

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner Atkins, Commissioner Carrion, Commissioner Gerencser, and Vice Chair Mayou

Absent (1): Commissioner Bell

CARRIED (6 to 0)

Motion By Commissioner Gerencser
Second By Commissioner Arens

Elect Commissioner John Carrion to serve as Vice Chair for a one-year term.

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner Atkins,
Commissioner Carrion, Commissioner Gerencser, and Chair Mayou

Absent (1): Commissioner Bell

CARRIED (6 to 0)

4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

5. CONSENT

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

Motion By Commissioner Carrion
Second By Commissioner Arens

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

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner
Atkins, Commissioner Gerencser, Vice Chair Carrion, and Chair Mayou

Absent (1): Commissioner Bell

CARRIED (6 to 0)

6. PUBLIC HEARING

- 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)

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

Applicant representatives Tim Ronda, SDG Architects, and Bryan Ridley, Bracket Architecture, provided a brief overview of the project and responded to questions raised.

Chair Mayou opened the Public Hearing

Public Comments:

None

--End of Public Comment--

Chair Mayou closed the Public Hearing

Motion By Commissioner Arens

Second By Commissioner Gerencser

Recommend the Planning Commission approve the project, including the proposed fencing, based on consistency with the Community Design Guidelines, Sign Regulations, and Open Space, Drainage, and Bicycle/Pedestrian Access Easement Agreement.

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner Atkins, Commissioner Gerencser, Vice Chair Carrion, and Chair Mayou

Absent (1): Commissioner Bell

CARRIED (6 to 0)

Commissioner Bell joined the meeting at 5:32 p.m. and, shortly thereafter, Deputy City Clerk Sara Armas administered his Oath of Office.

7. COMMENT AND DISCUSSION

7.a APPOINTMENT TO THE TREE COMMITTEE

Principal Planner Rachel Cohen provided an overview of the Bylaws requirement to appoint one member of the Architectural Review Commission to serve on the Tree Committee and answered inquiries from Commissioners.

Commissioner Gerencser volunteered to serve as a member of the Tree Committee in a term concurrent with his term on the Architectural Review Commission.

7.b STAFF UPDATES AND AGENDA FORECAST

Principal Planner Rachel Cohen informed the Commissioners that there were several projects in the works, but they were not ready to come before the Commissioners yet.

8. ADJOURNMENT

The meeting was adjourned at 5:42 p.m. 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.

APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/2025

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF A MIXED-USE DEVELOPMENT CONSISTING OF A 49-UNIT RESIDENTIAL BUILDING; AN APPROXIMATE 2,190 SQUARE FOOT COMMERCIAL BUILDING (HISTORIC RESOURCE TO BE REHABILITATED WITH ADDITION); AND SITE IMPROVEMENTS SUCH AS ACCESS, LANDSCAPING, AND PARKING.

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

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

APPLICATION NUMBER: ARCH-0451-2024

PROJECT ADDRESSES: 251 Pacific Street, 1390 Walker Street, and 280 Pismo Street

APPLICANT: Alamo, LLC

REPRESENTATIVE: Joel Woodruff

RECOMMENDATION

Recommend the Community Development Director find the project consistent with applicable goals, policies, and guidelines in the Community Design Guidelines and Mid-Higuera Street Enhancement Plan. This action may include recommended conditions to address consistency of the project with these preceding goals, policies, and guidelines.

1.0 PROJECT SUMMARY

Alamo, LLC (Applicant) has applied for a Development Review (ARCH-0451-2024) application to construct a proposed mixed-use development, which consists of (a) a 49-unit, four-story residential building; (b) an approximate 2,190 square foot, one-story commercial building (existing Master List Old Gas Works Historic Resource to be rehabilitated with a new addition); and (c) supporting site improvements such as access, landscaping, and parking (Attachment A). Proposed site amenities and features include private patios and balconies and common recreational spaces (i.e., lounge, fitness area, and roof deck) for the residential building; outdoor seating areas for the anticipated commercial use (i.e., restaurant); and shared courtyards and parking areas for the overall development. Aside from the existing vacant historic structure, the approximate 1.1 net acre project site, which includes 251 Pacific Street, 1390 Walker Street, and 280 Pismo Street, is currently undeveloped/underutilized (Figure 1).

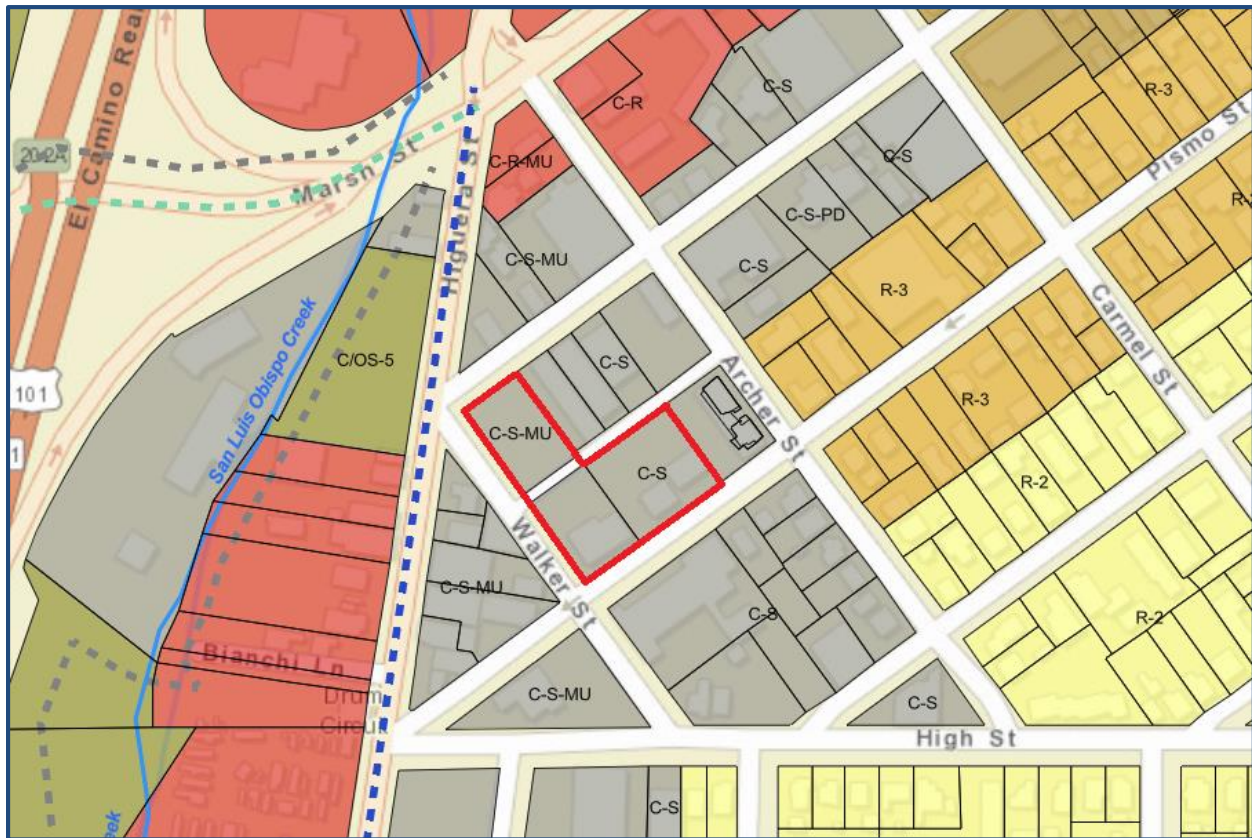


Figure 1 – Project Site

Accompanying Project Applications and Requests

Tentative Parcel Map (SBDV-0450-2024)

As part of the overall project, the Applicant has submitted a Tentative Parcel Map application for a common interest subdivision. This proposed map is for condominium purposes and would result in 49 residential units and one (1) commercial unit.

Density Bonus (AFFH-0810-2024)

To construct the mixed-use development at its desired density, it should be noted that the project includes a density bonus, which provides specific protections for housing developments and allows the flexibility to deviate from development standards – in the form of incentives/concessions and waivers/reductions. In accordance with [State Density Bonus Law](#) (SDBL, Government Code Sections 65915 – 65918), the project includes a 16 percent density bonus¹ in exchange for dedicating a minimum five (5) percent of residential units to very low income households (Attachment B).

¹ While the project is eligible for a 20 percent bonus, the Applicant is electing to only utilize a 16 percent bonus and voluntarily forgoing the remaining four (4) percent bonus. This voluntary decision does not affect, or reduce, the minimum number of affordable units required to qualify for the density bonus, and two (2) affordable one-bedroom units will be provided as part of the project.

One incentive or concession is allowed for projects that dedicate a minimum five (5) percent of units to very low-income households per San Luis Obispo Municipal Code (SLOMC) [Section 17.140.070\(A\)\(1\)](#) (Alternative or Additional Incentives). As part of the density bonus, the project qualifies for modified parking ratios for residential units under SDBL and includes a concession to reduce the overall parking requirement from 88 spaces to 65 spaces. This concession would reduce the amount of land required to be dedicated to parking and result in cost reductions that allow the project to provide for affordable housing costs and rents.

Per [Chapter 4.3](#) (Density Bonuses and Other Incentives) of Government Code Sections 65915-65918, a project qualifying for a density bonus may receive other forms of assistance such as waivers or reductions of development standards that physically preclude construction of the project at its permitted density and with the granted incentive(s)/concession(s). Waiver(s)/reduction(s) are requested for the construction of the residential building, as follows:

- **Mixed-Use Developments, Ground Floor Limitations** (SLOMC [Section 17.70.130\(D\)\(1\)\(a\)](#)) – Reduce the residential ground floor area maximum and provide 100 percent of the first 50 feet of ground floor area and 100 percent of the building frontage for residential uses, where the maximum is 50 percent of the ground floor space within the first 50 feet of floor area of each building face adjacent to a street and 30 percent of the building frontage. This reduction would allow the construction of additional residential units on the ground floor.
- **Building Height** (SLOMC [Table 2-20](#)) – Waive the maximum building height requirement of 35 feet and construct a building that is 56-feet, 6-inches tall at the roof². This waiver would allow the construction of additional residential units on the fourth floor.
- **Front/Streetside Setbacks** (SLOMC [Table 2-20](#)) – Reduce the required front/streetside setback to zero (0) feet, where the minimum is 15 feet for a building over 20 feet in height along Pismo Street. This reduction would allow the construction of additional residential units closer to the street frontage.

The 16 percent density bonus and its associated concession and waiver(s)/reduction(s) are intended to facilitate construction of the mixed-use project with 49 units, as proposed.

² The building would be 59-feet, 6-inches at the stair tower as allowed for certain building height projections per SLOMC [Section 17.70.080\(C\)\(2\)](#).

Overall Review Process

Per [Government Code Section 65905.5](#), the review of qualifying housing projects (which include mixed-use development projects with at least two-thirds of the new square footage designated for residential use) shall be limited to a total of five (5) public hearings, including hearings for continuations and appeals. The proposed mixed-use project is a housing project that qualifies for this protection under State Law.

The Cultural Heritage Committee (CHC) reviewed the project on August 25, 2025, and this Architectural Review Commission (ARC) meeting is the second hearing of the five (5) allowable hearings. Following the ARC's review and recommendation, the project will include a final review and decision by the Community Development Director (Director). As part of the final review and decision, the Director will review the recommendations from the ARC and CHC, public comment, and all accompanying project applications and requests, including the Tentative Parcel Map and density bonus request.

Prior Review and Actions

On August 25, 2025, the CHC reviewed and recommended the Director find the project consistent with applicable historic preservation policies, guidelines, and requirements in the Historic Preservation Ordinance, Historic Preservation Program Guidelines, Secretary of the Interior's Standards, and an Agreement to Retain the Historic Wood Doors and Window Features ([Item 4a Staff Report \[Pages 9-188\]](#)³). As part of their consistency recommendation to the Director, the CHC (a) concurred with recommended conditions by staff (described in the CHC Staff Report) and (b) provided additional conditions and a request for consideration. To inform the ARC's review and prevent any conflict in recommendations thus far, the recommended conditions related to historic preservation that affect exterior building and site designs are provided below for reference:

- Staff Recommended Condition
 - To ensure the proposed addition and alterations to the Old Gas Works building are consistent with the Historic Preservation Program Guidelines and Secretary of the Interior's Standards for Rehabilitation, a detailed list of high-quality materials and finishes, including custom black steel storefront systems, shall be submitted for review and approval at the time of building permit application.
- CHC Recommended Conditions
 - The addition to the Old Gas Works shall be constructed using materials represented in the development application to clearly differentiate the addition from the existing building.

³ The CHC evaluated the addition and alterations to the Old Gas Works building and new construction on the property (i.e., residential building and site improvements) for consistency with historic preservation policies, guidelines, and requirements (i.e., appropriateness of the project design, materials, placement, scale, etc.).

ARCH-0451-2024 (SBDV-0450-2024, AFFH-0810-2024)
Architectural Review Commission Report – September 8, 2025

- A replica of the historic lunette that includes a muntin pattern matching the design of the original window shall be installed above the entrance in the original doorway.
- The City Arborist shall review the final landscape plans to ensure that landscaping will not cause damage to the Old Gas Works building.
- Landscaping materials (e.g., pavers, flagstones, low walls, boulders, or other masonry) that are compatible or complementary with the Los Berros (Caen) stone of the Old Gas Works building shall be incorporated.
- Any replacement roof materials and design shall be consistent with the roof design and material of the Old Gas Works from its period of significance.
- Request by the CHC
 - Consider adding a feature to the residential building that pays homage to the Old Gas Works building.

It should be noted that the preceding listed recommendations are provided for reference only. The language for these recommended conditions would be further developed and refined prior to final review by the Director.

2.0 PURVIEW OF THE COMMISSION

As proposed, the mixed-use project includes construction of the following:

- a) A 49-unit, four-story residential building with ground-floor patios, upper-story balconies, and a roof deck;
- b) An approximate 2,190 square foot, one-story commercial building (addition and alterations to the Old Gas Works building); and
- c) Supporting site improvements such as access, parking, and landscaping.

Per [Section 17.106.040\(A\)\(1\)](#) (Recommendations from Advisory Bodies), the ARC's role for Moderate Development Review applications is to (a) evaluate the project for consistency with applicable goals, policies, and guidelines in the [Community Design Guidelines](#) and [Mid-Higuera Street Enhancement Plan](#) and (b) provide a recommendation to the Director regarding consistency of the project with these documents.

Following the ARC's review, the project is tentatively scheduled for a final review and decision by the Director on October 13, 2025.

3.0 PROJECT SITE INFORMATION

Site Data	
Location	251 Pacific Street, 1390 Walker Street, and 280 Pismo Street
Land Use Designation	Services and Manufacturing (SM)
Zones	Service Commercial Zone (C-S) and Service Commercial Zone with Mixed-Use Overlay (C-S-MU)
Project Site	Approximately 1.1 net acres
Surrounding Uses	North – Restaurant, retail, vehicle services, etc.
	South – Commercial recreation, food services, etc.
	East – Residences, offices, etc.
	West – Restaurant, retail, etc.

4.0 PROJECT DESIGN

Residential Building (New Construction)

- Architecture – contemporary four-story building (Figures 2-4)
- Design details and materials – stucco, metal vertical siding, terracotta brick veneer, flat and gable roofs, awnings, ground patios and upper story balconies, and open walkways (Sheets A5.0 – A7.1 of Project Plans)
- Colors – warm and neutral tones

Commercial Building (Existing Old Gas Works building with proposed addition)

- Architecture – existing Mission Revival style with contemporary addition (further detailed in the CHC Staff Report)
- Design details and materials (further detailed in the CHC Staff Report; Sheets A5.0 and A5.2 of Project Plans)
 - Old Gas Works building: Los Berros (Caen) stone, arched doorways, low-pitched gable roof, parapet, articulation of the eaves and walls, black steel storefront system, skylight, etc.
 - Contemporary addition: Corten siding and terracotta veneer
- Colors – warm and neutral tones

ARCH-0451-2024 (SBDV-0450-2024, AFFH-0810-2024)
Architectural Review Commission Report – September 8, 2025



Figure 2⁴ – Rendering Along Walker Street Looking South



Figure 3 – Rendering Along Pismo Street Looking West

⁴ The signage shown in renderings and elevations of the Project Plans is for reference only. The Applicant has requested for the project sign program to be a deferred submittal that would be reviewed in detail at a later date. Staff may refer the sign program for ARC review as appropriate.



Figure 4 – Rendering of the Walker Street and Pismo Street Intersection

5.0 EVALUATION

Community Design Guidelines (CDG)

Commercial Building

Per CDG Section 7.3 (Historic Resource Preservation), the preservation of cultural resources is administered by the CHC and would be subject to the Historic Preservation Program Guidelines and Secretary of the Interior's Standards. As proposed, the rehabilitation of the Old Gas Works building would preserve its Mission Revival-style and character-defining exterior. New elements include the installation of a new skylight; lighting; black steel-glazed storefront systems at the existing entrance openings; and a smaller-scale addition at the north (rear) of the building to provide a restroom and kitchen (further detailed in the CHC Staff Report; Sheets A5.0 and A5.2 of Project Plans). The restroom area would be clad with corten siding in a wood tone and the kitchen area would be clad with a terracotta veneer, and therefore, be clearly differentiated from the original Old Gas Works building. As proposed, the CHC has found these improvements to be consistent with applicable historic preservation policies subject to additional conditions identified in the preceding section.

Residential Building

The 49-unit, four-story residential building includes a contemporary colors and materials palette with a variety of exterior finishes and materials, including painted stucco in warm and neutral tones, metal vertical siding, terracotta brick veneer, and other similar details (Figures 2-4; Sheets A5.0 – A7.1 of Project Plans). The building design incorporates different architectural elements such as flat and gable roofs, awnings, patios and balconies, and open walkways throughout the evaluations. Aside from the discussion item identified in Table 1 below for the ARC's review, staff has evaluated the design of this building and found it generally consistent with applicable guidelines in the CDG, particularly Sections 5.4(C)(1) and 5.4(C)(3) for the changes in roof design and articulation to reduce scale and the inclusion of balconies and patios to break up massing.

Table 1 – Consistency with Community Design Guidelines	
Section	Discussion Item
5.2(F) <i>Exterior Finish Materials</i>	The CDG states that the use of combined materials can provide visual interest and texture; however, all sides of each single-family dwelling or multi-family structure should employ the same materials, design details, and window treatment. No residential structure should have a carefully designed and detailed facade facing the street, and use bland, featureless stucco or other simple materials on the other exterior building walls. Each residential structure should look like the same building from all sides. The ARC should discuss whether the west elevation (Figures 4-5) sufficiently incorporates exterior materials and finishes to provide architectural interest along the Walker Street frontage and be consistent or compatible with the other elevations (Figures 6-8), and whether any building design or material changes are necessary to comply with the CDG. In comparison to the north, south, and east elevations, staff finds the west elevation inconsistent with this guideline due to the limited use of exterior finishes (primarily vertical metal panels and terracotta wall covering) and architectural elements (uniform roofline and use of balconies and patios). In order to provide additional dimension and/or interest, consider whether additional and/or different features should be incorporated into the design of this elevation (e.g., use of colors, panels, stucco, etc.) for texture, shading, etc.

In addition, as part of the CHC's review of the project, it was requested that the Applicant add a feature (or features) to the residential building that would pay homage to the Old Gas Works building. **The CHC encouraged the ARC and/or Director to discuss this request with the Applicant as part of their reviews and staff recommends the ARC consider this request when evaluating the proposed building elevations.** Some examples of features for the residential building to pay homage to the Old Gas Works building include the use of stone that is complementary to the Los Berros (Caen) stone or incorporation of diamond-like elements similar to the quatrefoil vents found at the top centers on the west and east elevations of the historic resource (refer to Figure 7).



Figure 5 – West Elevation



Figure 6 – South Elevation

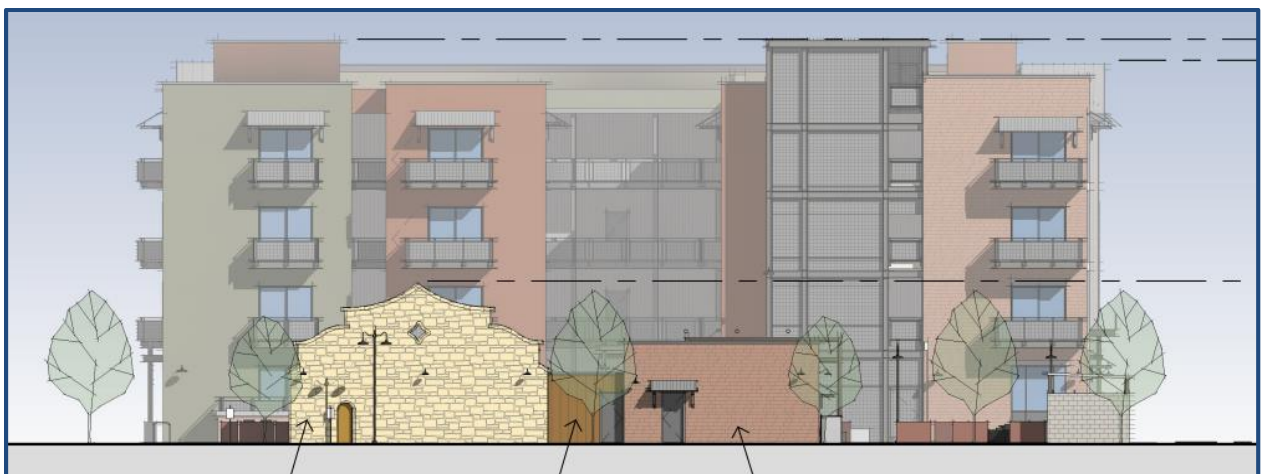


Figure 7 – East Elevation



Figure 8 – North Elevation

Mid-Higuera Street Enhancement Plan (Mid-Higuera Plan)

A portion of the project site is located in the Mid-Higuera Area, where design guidelines from the Mid-Higuera Plan would apply. The portion at 251 Pacific Street (north of the alley and proposed as parking) is identified as the former PG&E utility substation and reuse of this site is encouraged. Future uses and site development should be consistent with the Mid-Higuera Plan, where possible, while addressing area constraints related to flooding, circulation, and parking availability. At its adoption in 2001, the Mid-Higuera Plan included the possibility of the City acquiring the parcel at 251 Pacific Street for a public parking lot with an accompanying concept of the Pacific-Higuera-Walker closure that includes public amenities (Figure 9).

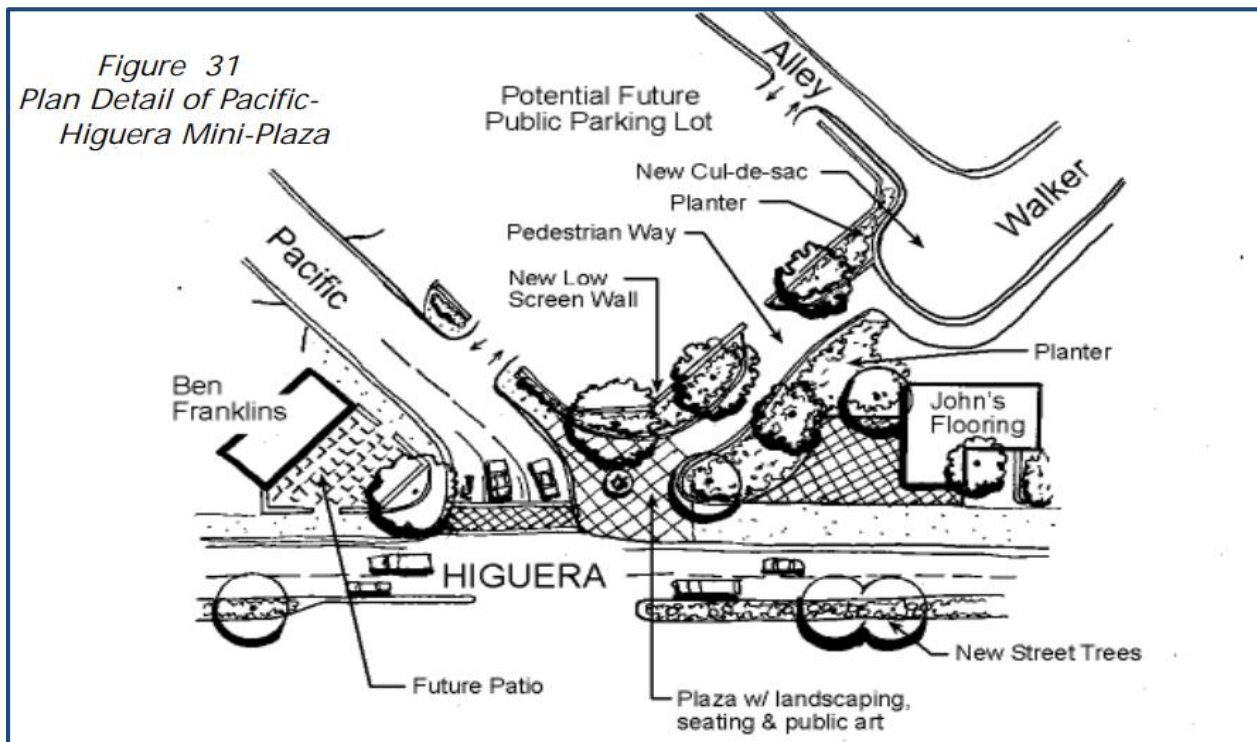


Figure 9 – Concept of the Pacific-Higuera-Walker Closure in the Mid-Higuera Plan

Parking Design

The City does not own the parcel at 251 Pacific Street; however, the project has been designed to be consistent with the intent of addressing parking needs and providing onsite parking, where possible, as described in the Mid-Higuera Plan. While parking areas are generally required or encouraged to be screened or located to the side or rear of development, the proposed site design provides parking where it was previously contemplated and consolidates different components of the development (i.e., parking, residential, and commercial areas) in order to effectively utilize the overall site, which is limited in area (approximately 1.1 net acre), must take into consideration the historic resource (Old Gas Works), and is constrained by multiple street frontages and access (Pacific, Walker, and Pismo Streets; bisected by the alley).

The Mid-Higuera Plan also includes additional design measures for new development to address flooding concerns in the Mid-Higuera Area. The Plan requires new development to be designed in a manner that limits lot coverage by structures (i.e., present amount of coverage to not be increased or reduced, if possible) and allows for unobstructed flow channels, so that floodwaters may enter the creek with less property damage. As proposed, the parking lot at 251 Pacific Street primarily includes flatwork and does not include fences, walls, or dense landscaping (i.e., features that are typically required or encouraged to screen parking but would hinder floodwater flow by being physical impediments and/or collect debris) to comply with these design measures.

Due to the unique constraints related to parking and flooding in the Mid-Higuera Area, staff has not identified any discussion items on this proposed parking lot design for the ARC's review.

Pacific-Higuera-Walker Street Closure

The Pacific-Higuera-Walker closure is a circulation and street improvement identified in the Mid-Higuera Plan and is intended to improve functionality and safety. A more recent, revised design of this closure is identified in, and would be completed as part of, the City's [Higuera Complete Streets Project](#), which is in the design phase ([Draft Design Plans](#), Figure 10). This revised design is intended to increase safety for all modes of travel and provide a pedestrian plaza. Because there would be different timelines for when these street improvements would be in place and when the project would be constructed and occupied, approval of the project would be conditioned to require the Applicant install measures to close Walker Street prior to project occupancy, if this work has not yet been completed by the City.

ARCH-0451-2024 (SBDV-0450-2024, AFFH-0810-2024)
Architectural Review Commission Report – September 8, 2025

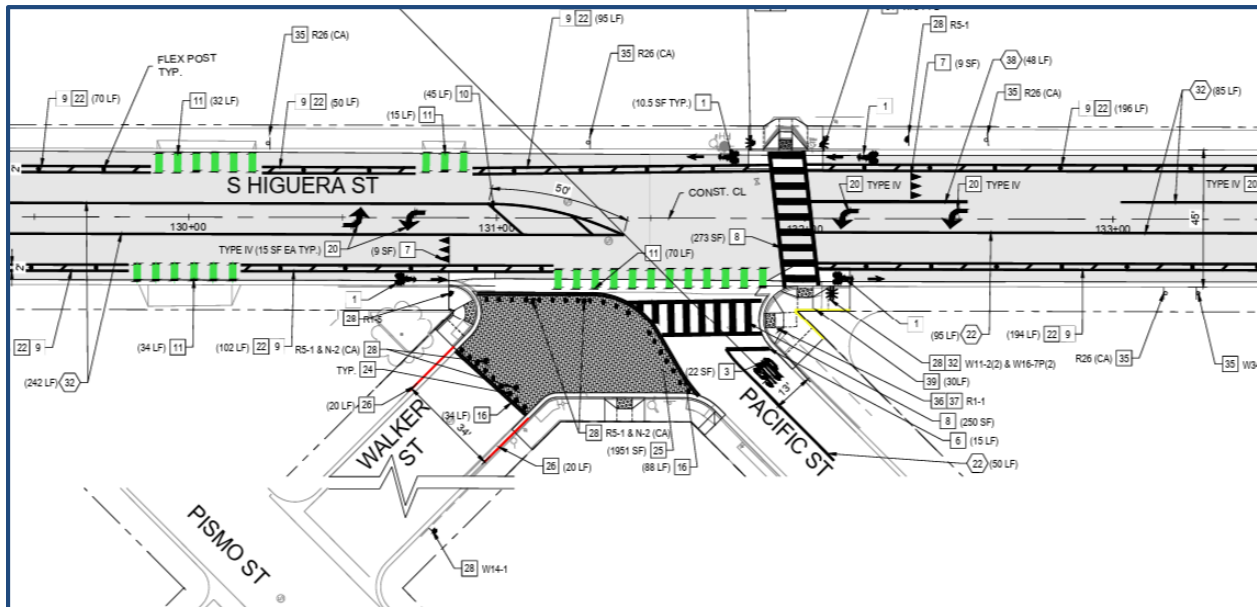


Figure 10 – Excerpt of the Higuera Corridor Design Plans

6.0 PROJECT STATISTICS

Table 2 – Summary of Development Standards		
Project Details	Proposed	Allowed / Required
Maximum Residential Density	27.85 units / net acre⁵	24 units / net acre
Minimum Front and Streetside Setbacks		
<ul style="list-style-type: none"> Parking Lot Building Height > 20 Feet Building Height ≤ 20 Feet 	5 feet 0 feet⁶ 26 feet	5 feet 15 feet 10 feet
Minimum Side Setback	18 feet	None required
Minimum Rear Setback	60 feet	None required
Maximum Building Height	56 feet, 6 inches⁷	35 feet
Maximum Lot Coverage	28%	75%

⁵ The project includes a 16 percent density bonus.

⁶ A reduction is requested to reduce the minimum front/streetside setback and allow a zero (0) foot setback along Pismo Street for the proposed residential building.

⁷ A waiver is requested to exceed the maximum building height and allow a height of 56 feet, 6 inches for the proposed residential building.

Maximum Floor Area Ratio	0.96	1.5
Inclusionary Housing	Exempt as a housing project with density bonus	
Public Art	In-lieu fee payment	Onsite, offsite, or in-lieu fee contribution
Total Number of Car Spaces⁸ • EV Ready • EV Capable	65 spaces⁹ 7 EV ready spaces 30 EV capable spaces	88 spaces 7 EV ready spaces 30 EV capable spaces
Total Number of Bicycle Spaces • Short-term • Long-term	116 spaces 16 short-term spaces 100 long-term spaces	116 spaces 16 short-term spaces 100 long-term spaces
Environmental Review	Exempt under CEQA Guidelines Section 15183 (Streamlining for Infill Projects)	

7.0 POSSIBLE ACTIONS

1. **Staff Recommendation:** Recommend the Community Development Director find the project consistent with applicable goals, policies, and guidelines in the Community Design Guidelines and Mid-Higuera Street Enhancement Plan. This action may include recommended conditions to address consistency of the project with these preceding goals, policies, and guidelines.
2. Continue the review. To ensure compliance with State Law with the processing of housing projects, an action continuing the review should include clear direction to the applicant and staff regarding the additional information required to make a recommendation and all pertinent issues related to consistency with the Community Design Guidelines and/or Mid-Higuera Street Enhancement Plan.
3. Recommend the Community Development Director find the project inconsistent with applicable policies, guidelines, and requirements in the General Plan, Zoning Regulations, Community Design Guidelines, Mid-Higuera Street Enhancement Plan, and/or other policy document(s). This action should include findings that cite the basis for the recommendation and reference inconsistency(ies) with goals, policies, guidelines, and requirements in the preceding documents.

8.0 ATTACHMENTS

- A. Gas Works Project Plans
- B. Gas Works Density Bonus Summary

⁸ The project utilizes parking ratios for residential units under the SDBL.

⁹ A concession is requested to reduce overall parking requirement for the project.

GAS WORKS

PISMO ST & WALKER ST, SAN LUIS OBISPO, CA 93401



SHEET INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	PROJECT DATA
A1.1	CONSISTENCY MATRIX
A1.2	CONSISTENCY MATRIX
A2.0	EXISTING SITE PLAN
A2.1	OVERALL SITE PLAN
A2.3	ENLARGED SITE PLAN
A2.4	ENLARGED TRASH ENCLOSURE
A3.1	FIRST FLOOR PLAN
A3.2	SECOND FLOOR PLAN
A3.3	THIRD & FOURTH FLOOR PLANS
A3.4	ROOF PLAN
A3.5	UNIT PLANS
A3.6	UNIT PLANS
A4.0	PERSPECTIVES
A4.1	PERSPECTIVES
A4.2	PERSPECTIVES
A4.3	PERSPECTIVES
A4.4	PERSPECTIVES
A4.5	PERSPECTIVES
A4.6	PERSPECTIVES
A5.0	BUILDING ELEVATIONS
A5.1	BUILDING ELEVATIONS
A5.2	BUILDING ELEVATIONS
A6.0	BUILDING SECTIONS
A7.1	COLORS & MATERIALS
CIVIL	
C1.1	OVERALL SITE AND UTILITY PLAN
C2.1	GRADING AND DRAINAGE PLAN-NORTH
C2.2	GRADING AND DRAINAGE PLAN-SOUTH
C2.3	GRADING AND DRAINAGE PLAN-EAST
ELECTRICAL	
E1.0	SCHEMATIC SITE LIGHTING PLAN
LANDSCAPE	
L1.0	LANDSCAPE PLAN
L1.1	IRRIGATION PLAN
L1.2	PLANT SCHEDULE
SURVEY	
1	TENTATIVE PARCEL MAP - EXISTING CONITIONS
2	TENTATIVE PARCEL MAP - PROPOSED



GAS WORKS

SAN LUIS OBISPO, CA

COVER SHEET

A23079

A0.0
MAY 14, 2025

PROJECT DESCRIPTION

THE PROPOSED HORIZONTAL MIXED-USE PROJECT INCLUDES AN ADAPTIVE REUSE AND EXPANSION OF THE EXISTING, HISTORIC GAS WORKS BUILDING INTO A RESTAURANT SPACE WITH AN OUTDOOR PATIO AND A SURFACE PARKING LOT ("COMMERCIAL PROJECT"). THE PROJECT ALSO INCLUDES A NEW 4-STORY RESIDENTIAL BUILDING WITH GROUND FLOOR AMENITY SPACE AND ASSOCIATED SURFACE PARKING.

THE PROJECT INCLUDES A MINOR SUBDIVISION INCLUDING A TENTATIVE PARCEL MAP WITH 1 LOT FOR CONDOMINIUM PURPOSES. THIS WILL EVENTUALLY RESULT IN 49 RESIDENTIAL UNITS AND 1 COMMERCIAL UNIT. REFER TO TENTATIVE PARCEL MAPS (SLO-24-0025) FOR ADDITIONAL INFORMATION.

THE PROJECT SITE INCLUDES THREE SEPARATE PARCELS. ALL THREE PARCELS ARE LOCATED WITHIN THE AE FLOOD ZONE. HOWEVER, ONLY PARCEL 3 IS LOCATED WITHIN THE SOUTH HIGUERA SPECIAL ZONE.

- NO NEW STRUCTURES ARE LOCATED ON PARCEL 3.
- THE EXISTING AND PROPOSED COMMERCIAL USES WILL BE DRY FLOODPROOFED.
- THE NEW RESIDENTIAL BUILDING WILL BE ELEVATED ABOVE THE BASE FLOOD ELEVATIONS (BFE).

PARKING FOR BOTH THE RESIDENTIAL AND COMMERCIAL USES IS PROVIDED IN ONSITE SURFACE PARKING LOTS.

THE PROJECT IS UTILIZING THE CALIFORNIA STATE AFFORDABLE HOUSING DENSITY BONUS PROGRAM (CA GOVERNMENT CODE SECTION 65915). REFER TO PROJECT DATA AND AFFORDABLE HOUSING SUMMARY FOR ADDITIONAL INFORMATION.

THE PROJECT WILL COMPLY WITH THE FOLLOWING REQUIREMENTS:

- THE SECRETARY OF THE INTERIOR'S STANDARDS (SOIS) FOR THE TREATMENT OF HISTORIC PROPERTIES AND THE CITY OF SLO HISTORIC PRESERVATION ORDINANCE AND GUIDELINES.
- ALL RECOMMENDATIONS MADE IN THE ESA REPORTS AND WITH DTSC REQUIREMENTS AS THE PROJECT SITE HAS KNOWN GROUND CONTAMINANTS THAT HAVE BEEN PREVIOUSLY MITIGATED.
- THE INCLUSIONARY HOUSING REQUIREMENTS TO PROVIDE DEED-RESTRICTED UNITS PURSUANT TO THE CALIFORNIA STATE DENSITY BONUS PROGRAM.
- THE PUBLIC ART REQUIREMENTS IN THE CITY OF SLO ZONING SECTION 17.70.140(A)(2) BY PAYING THE APPROPRIATE IN-LEIU FEE.
- THE CITY OF SLO ZONING REGULATION SECTION 17.70.130(F) TO HAVE BUSINESS OPERATING HOURS FROM 7AM - 8PM.

PROJECT SIGN PROGRAM TO BE SUBMITTED AS A DEFERRED SUBMITTAL PRIOR TO ISSUANCE OF BUILDING PERMITS.

PROJECT DIRECTORY

PROJECT APPLICANT - ALAMO LLC
1304 GARDEN ST
SAN LUIS OBISPO, CA 93401
ATTN: JOEL WOODRUFF
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ARCHITECT - ARRIS STUDIO ARCHITECTS
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SURVEYOR - MBS LAND SURVEYS
3559 S HIGUERA ST
SAN LUIS OBISPO, CA. 93401
ATTN: LINDA RICHARDSON
PHONE: (805) 594-1960
EMAIL: LINDA@MBSLANDSURVEYS.COM

PROJECT DATA

ADDRESSES: PARCEL 1: PARCEL 2: PARCEL 3:	1390 WALKER STREET 280 PISMO STREET 251 PACIFIC STREET	LOT COVERAGE ALLOWED: LOT COVERAGE PROPOSED:	75% 28%	FOOTNOTES: (REFER TO SEPARATE DENSITY BONUS SUMMARY DOCUMENT FOR ADDITIONAL INFORMATION)
APNs: PARCEL 1: PARCEL 2: PARCEL 3:	002-505-005 002-505-006 002-505-001	FLOOR AREA RATIO ALLOWED: FLOOR AREA RATIO PROPOSED:	1.50 0.96	* PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 95915(f) THE APPLICANT IS PROVIDING 5% OF THE BASE DENSITY DWELLING UNITS (26.40 DU x 5% = 1.32 DU) AS VERY-LOW INCOME UNITS (TWO 1-BEDROOM UNITS (>600 SF) = 1.32 DU) IN EXCHANGE FOR A 20% DENSITY BONUS. PER SECTION 95915(d)(2) (A) THE APPLICANT SHALL RECEIVE ONE INCENTIVE OR CONCESSION. UNITS 204 & 304 WILL BE DESIGNATED AFFORDABLE.
SITE AREA (AFTER PARCEL MAP RECORDATION & R.O.W. DEDICATIONS): ***** PARCEL 1: PARCEL 2: PARCEL 3: TOTAL AREA:	0.33 ACRES (14,341 SF) 0.49 ACRES (21,297 SF) 0.28 ACRES (12,277 SF) 1.10 ACRES (47,915 SF)	FRONT & STREET SIDE SETBACKS REQUIRED: *** REQUIRED AT PARKING : PROPOSED AT PARKING: REQUIRED AT BUILDINGS <20' HIGH: PROPOSED AT BUILDING <20' HIGH: REQUIRED AT BUILDINGS >20' HIGH: PROPOSED AT BUILDING >20' HIGH: INTERIOR SIDE & REAR SETBACK:	5 FEET 5 FEET 10 FEET 26 FEET 15 FEET 0 FEET NONE REQUIRED	** THE APPLICANT IS REQUESTING A WAIVER PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65915(e) FOR AN INCREASE IN THE ALLOWABLE BUILDING HEIGHT IN THE CITY OF SAN LUIS OBISPO ZONING REGULATIONS SECTION 17.40.020 TABLE 2-21.
ZONING: PARCEL 1: PARCEL 2: PARCEL 3:	C-S C-S C-S-MU	LOCATION OF GROUND FLOOR RESIDENTIAL UNITS: ***** REQUIRED: PROPOSED:	NO MORE THAN 50% OF FIRST 50' OF BUILDINGS FACING A STREET AND NO MORE THAN 30% OF BUILDING FRONTAGE 100% OF FIRST 50' & 100% OF FRONTAGE	*** THE APPLICANT IS REQUESTING A WAIVER PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65915(e) FOR A REDUCTION IN THE FRONT AND STREET SIDE SETBACK REQUIREMENTS FOR BUILDINGS OVER 20 FEET IN HEIGHT.
FLOOD ZONE: PARCEL 1: PARCEL 2: PARCEL 3:	YES (AE) YES (AE) YES (AE)	TYPE OF CONSTRUCTION: RESIDENTIAL BUILDING: RESTAURANT:	TYPE V-A TYPE V-B	**** THE APPLICANT IS REQUESTING A WAIVER PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65915(e) FOR RELIEF FROM CITY OF SAN LUIS OBISPO ZONING REGULATIONS SECTION 17.70.130(D)(1) (a) WHICH STATES THAT RESIDENTIAL UNITS SHALL NOT OCCUPY MORE THE 50% OF THE GROUND FLOOR SPACE WITHIN THE FIRST 50 FEET OF THE FLOOR AREA MEASURED FROM EACH BUILDING FACE ADJACENT TO A STREET TOWARD THE REAR OF THE BUILDING, WITH NO MORE THAN 30% OF THE BUILDING FRONTAGE TO BE OCCUPIED BY RESIDENTIAL USES.
MID-HIGUERA SPECIAL ZONE #1: PARCEL 1: PARCEL 2: PARCEL 3:	NO NO YES	SPRINKLERS:	YES (NFPA-13)	*****PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(1), THE DEVELOPER IS REQUESTING THAT THE PARKING RATIOS, INCLUSIVE OF HANDICAPPED AND GUEST PARKING BE AS FOLLOWS: - STUDIO & ONE BEDROOM: ONE ON-SITE PARKING SPACE. - TWO & THREE BEDROOMS: ONE AND ONE-HALF ON-SITE PARKING SPACES. - FOUR AND MORE BEDROOMS: TWO AND ONE-HALF PARKING SPACES. ONSITE SPACES MAY BE PROVIDED THROUGH TANDEM, COVERED, OR UNCOVERED PARKING. REQUESTING THESE PARKING STANDARDS DOES NOT COUNT AS AN INCENTIVE OR CONCESSION.
USE: EXISTING USE: PROPOSED USE:	VACANT MIXED-USE (COMMERCIAL & RESIDENTIAL)	PARKING REQUIRED: ***** STUDIO UNITS: 1 BEDROOM UNITS: 2 BEDROOM UNITS: GUESTS: TOTAL RESIDENTIAL: RESTAURANT: OUTDOOR DINING: TOTAL COMMERCIAL: TOTAL REQUIRED: *****	6 SPACES (6 UNITS x 1 SPACES/UNIT) 32 SPACES (32 UNITS x 1 SPACES/UNIT) 16.5 SPACES (11 UNITS x 1.5 SPACES/UNIT) 0 SPACES 54.5 SPACES 21.9 SPACES (2,190 SF @ 1 SPACE/100 SF) 12 SPACES (1,200 SF @ 1 SPACE/100 SF) 33.9 SPACES 88.4 SPACES	
NUMBER OF APARTMENTS: STUDIO UNITS: 1-BEDROOM UNITS (<600 SF): 1-BEDROOM UNITS (>600 SF): 2-BEDROOM UNITS: TOTAL UNITS:	6 UNITS (420 SF) 28 UNITS (595 SF) 4 UNITS (615 SF) 11 UNITS (850-900 SF) 49 UNITS	PARKING PROVIDED: RESIDENTIAL USE: COMMERCIAL USE: TOTAL PROVIDED:	55 SPACES 10 SPACES 65 SPACES	
DENSITY ALLOWABLE: * BASE DENSITY: DENSITY BONUS: TOTAL ALLOWED:	26.40 DU (24 DU/ACRE x 1.10 ACRES) 5.28 DU (26.40 DU x 20% BONUS) 31.68 DU	EV PARKING REQUIRED: EV READY RESIDENTIAL USE: COMMERCIAL USE: TOTAL REQUIRED: TOTAL PROVIDED:	5.5 SPACES (55 SPACES X 10%) 1 SPACE (10 SPACES X 10%) 6.5 SPACES 7 SPACES	
DENSITY PROPOSED: ***** (6) STUDIO UNITS: (28) 1-BEDROOM UNITS (<600 SF): (4) 1-BEDROOM UNITS (>600 SF): (11) 2-BEDROOM UNITS: (49) TOTAL UNITS:	3.00 DU (6 x 0.50 DU) 14.00 DU (28 x 0.50 DU) 2.64 DU (4 x 0.66 DU) 11.00 DU (11 x 1.00 DU) 30.64 DU	EV CAPABLE RESIDENTIAL USE: COMMERCIAL USE: TOTAL REQUIRED: TOTAL PROVIDED:	27.50 SPACES (55 SPACES X 50%) 2.5 SPACES (10 SPACES X 25%) 30 SPACES 30 SPACES	
BUILDING AREA: RESIDENTIAL BUILDING FIRST FLOOR: SECOND FLOOR: THIRD FLOOR: FOURTH FLOOR: TOTAL RESIDENTIAL BUILDING:	11,302 SF 10,915 SF 10,915 SF 10,915 SF 44,047 SF	MOTORCYCLE PARKING REQUIRED: MOTORCYCLE PARKING PROVIDED:	4 SPACES (2 SPACES / 20) 4 SPACES	***** THE APPLICANT IS REQUESTING AN INCENTIVE/CONCESSION PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65915(d) FOR A REDUCTION IN THE NUMBER OF REQUIRED ONSITE COMMERCIAL PARKING SPACES.
COMMERCIAL BUILDING EXISTING BUILDING: ADDITIONAL BUILDING: TOTAL COMMERCIAL BUILDING:	1,420 SF 770 SF 2,190 SF	BIKE PARKING REQUIRED: SHORT TERM: RESIDENTIAL USE: COMMERCIAL USE: TOTAL REQUIRED: TOTAL PROVIDED:	10 BIKES (49 UNITS @ 1 BIKE / 5 UNITS) 6 BIKES (75% OF 1 SPACE / 500 SF) 16 BIKES 16 BIKES	***** ALL PARCELS TO BE MERGED INTO ONE UPON PARCEL MAP RECORDATION.
TOTAL BUILDING AREA:	46,237 SF	LONG TERM: RESIDENTIAL USE: COMMERCIAL USE: TOTAL REQUIRED: TOTAL PROVIDED:	98 BIKES (49 UNITS @ 2 SPACES PER UNIT) 2 BIKES (25% OF 1 SPACE / 500 SF) 100 BIKES 100 BIKES	***** THE APPLICANT WILL BE FORGOING THE REMAINING 1.04 DU REMAINING FROM THE ALLOWABLE 31.68 DU.
NUMBER OF STORIES: RESIDENTIAL BUILDING: COMMERCIAL BUILDING:	4 STORIES 1 STORY			
MAX BUILDING HEIGHT: ** ALLOWABLE: PROPOSED:	35' 56'-6" (59'-6" AT STAIR TOWER)			



GAS WORKS

SAN LUIS OBISPO, CA

PROJECT DATA

A23079

A1.0
MAY 14, 2025

CONSISTENCY MATRIX

SITE LAYOUT AND PROJECT DESIGN STANDARDS. EACH PROPOSED MIXED-USE PROJECT SHALL COMPLY WITH THE PROPERTY DEVELOPMENT STANDARDS OF THE APPLICABLE ZONE AND THE FOLLOWING REQUIREMENTS:		DESIGN STANDARDS. A MIXED-USE PROJECT SHALL BE DESIGNED TO ACHIEVE THE FOLLOWING OBJECTIVES:	
1. LOCATION OF UNITS. A. GROUND FLOOR LIMITATIONS. IN THE DOWNTOWN CORE (AS SHOWN IN SECTION 17.141.020, FIGURE 8-1) AND THE C-D ZONE, RESIDENTIAL UNITS SHALL NOT OCCUPY ANY GROUND FLOOR SPACE. IN ALL OTHER ZONES, RESIDENTIAL UNITS SHALL NOT OCCUPY MORE THAN FIFTY PERCENT OF THE GROUND FLOOR SPACE WITHIN THE FIRST FIFTY FEET OF FLOOR AREA MEASURED FROM EACH BUILDING FACE ADJACENT TO A STREET TOWARD THE REAR OF THE BUILDING, WITH NO MORE THAN THIRTY PERCENT OF THE BUILDING FRONTAGE TO BE OCCUPIED BY RESIDENTIAL USES. B. NOISE. RESIDENTIAL UNITS SHALL BE LOCATED ON THE SITE TO MINIMIZE ADVERSE IMPACTS FROM EXISTING KNOWN NOISE SOURCES IN COMPLIANCE WITH THE CITY'S NOISE REGULATIONS. WHEN A PROJECT IS LOCATED ADJACENT TO A KNOWN NOISE EMISSION ABOVE THE RESIDENTIAL THRESHOLDS, A NOISE STUDY SHALL BE PROVIDED.	IN COMPLIANCE: A. SEE A3.1. B. SEE A2.1.	1. THE DESIGN SHALL PROVIDE FOR INTERNAL COMPATIBILITY BETWEEN THE DIFFERENT USES IN TERMS OF NOISE, HOURS OF OPERATION, VEHICLE AND PEDESTRIAN CIRCULATION, ACCESS, USE OF OPEN SPACE, AND SIMILAR OPERATING CHARACTERISTICS.	IN COMPLIANCE, SEE A0.0 FOR HOURS OF OPERATION LISTED UNDER PROJECT DESCRIPTION.
2. MECHANICAL SERVICE AND LOADING AREAS. SERVICE AND LOADING AREAS SHALL BE SCREENED FROM RESIDENTIAL AREAS AND INTEGRATED WITH THE DESIGN OF THE BUILDING. SPECIAL ATTENTION SHALL BE GIVEN WHEN DESIGNING LOADING AND MECHANICAL FACILITIES IN A LOCATION THAT IS PROXIMATE TO RESIDENTIAL USES. TECHNIQUES SUCH AS BLOCK WALLS, ENHANCED SETBACKS, OR ENCLOSED LOADING OR EQUIPMENT SHALL BE USED TO MINIMIZE ADVERSE IMPACTS TO RESIDENTS FROM VEHICLE AND MECHANICAL NOISE.	N/A.	2. POTENTIAL NOISE, ODORS, GLARE, PEDESTRIAN TRAFFIC, AND OTHER POTENTIALLY SIGNIFICANT IMPACTS ON RESIDENTS SHALL BE MINIMIZED TO ALLOW A COMPATIBLE MIX OF RESIDENTIAL AND NONRESIDENTIAL USES ON THE SAME SITE.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
3. TRASH AND RECYCLING AREAS. AREAS FOR THE COLLECTION AND STORAGE OF TRASH AND RECYCLABLE MATERIALS SHALL BE LOCATED ON THE SITE IN LOCATIONS THAT ARE CONVENIENT FOR BOTH THE RESIDENTIAL AND NONRESIDENTIAL USES. THE LOCATION AND DESIGN OF TRASH ENCLOSURES SHALL REDUCE NUISANCES FROM ODORS AND NOISE WHEN RESIDENTIAL USES MIGHT BE IMPACTED.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.	3. THE DESIGN OF THE MIXED-USE PROJECT SHALL TAKE INTO CONSIDERATION POTENTIAL IMPACTS ON ADJACENT PROPERTIES AND SHALL INCLUDE SPECIFIC DESIGN FEATURES TO MINIMIZE POTENTIAL IMPACTS.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
4. LIMITATIONS ON USE. THE FOLLOWING USES AND ACTIVITIES SHALL NOT BE ALLOWED WITHIN ANY MIXED-USE DEVELOPMENT: A. MAJOR VEHICLE/EQUIPMENT REPAIR (E.G., BODY OR MECHANICAL WORK, INCLUDING BOATS AND RECREATIONAL VEHICLES, VEHICLE DETAILING AND PAINTING, UPHOLSTERY, OR ANY SIMILAR USE); B. STORAGE OF FLAMMABLE LIQUIDS OR HAZARDOUS MATERIALS BEYOND THAT NORMALLY ASSOCIATED WITH A RESIDENTIAL USE; C. MANUFACTURING OR INDUSTRIAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO WELDING, MACHINING, OR ANY OPEN FLAME WORK; OR D. ANY OTHER ACTIVITY OR USE, AS DETERMINED BY THE REVIEW AUTHORITY, TO BE INCOMPATIBLE WITH RESIDENTIAL ACTIVITIES AND/OR TO HAVE THE POSSIBILITY OF AFFECTING THE HEALTH OR SAFETY OF MIXED-USE DEVELOPMENT RESIDENTS DUE TO THE POTENTIAL FOR THE USE TO CREATE DUST, GLARE, HEAT, NOISE, NOXIOUS GASES, ODOR, SMOKE, TRAFFIC, VIBRATION, OR OTHER IMPACTS, OR WOULD BE HAZARDOUS BECAUSE OF MATERIALS, PROCESSES, PRODUCTS, OR WASTES.	N/A, THESE USES ARE NOT PROPOSED.	4. THE DESIGN OF THE MIXED-USE PROJECT SHALL ENSURE THAT THE RESIDENTIAL UNITS ARE OF A RESIDENTIAL CHARACTER AND THAT PRIVACY BETWEEN RESIDENTIAL UNITS AND BETWEEN OTHER USES ON THE SITE IS MAXIMIZED.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
		5. THE DESIGN OF THE STRUCTURES AND SITE PLANNING SHALL ENCOURAGE INTEGRATION OF THE STREET PEDESTRIAN ENVIRONMENT WITH THE NONRESIDENTIAL USES THROUGH THE USE OF PLAZAS, COURTYARDS, WALKWAYS, AND STREET FURNITURE.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
		6. SITE PLANNING AND BUILDING DESIGN SHALL BE COMPATIBLE WITH AND ENHANCE THE ADJACENT AND SURROUNDING BUILT ENVIRONMENT IN TERMS OF SCALE, BUILDING DESIGN, COLOR, EXTERIOR MATERIALS, ROOF STYLES, LIGHTING, LANDSCAPING, AND SIGNAGE.	IN COMPLIANCE, SEE A5.0 - A5.2 FOR THE BUILDING ELEVATIONS.

CONSISTENCY MATRIX

PEDESTRIAN ACCESS. ON-SITE PEDESTRIAN CIRCULATION AND ACCESS SHALL BE PROVIDED PER THE FOLLOWING STANDARDS:	
1. INTERNAL CONNECTIONS. A SYSTEM OF PEDESTRIAN WALKWAYS SHALL CONNECT ALL BUILDINGS ON A SITE TO EACH OTHER, TO ON-SITE AUTOMOBILE AND BICYCLE PARKING AREAS, AND TO ANY ON-SITE OPEN SPACE AREAS OR PEDESTRIAN AMENITIES.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
2. TO CIRCULATION NETWORK. REGULAR AND CONVENIENT CONNECTIONS BETWEEN ON-SITE WALKWAYS AND THE PUBLIC SIDEWALK AND OTHER EXISTING OR PLANNED PEDESTRIAN ROUTES, SUCH AS SAFE ROUTES TO SCHOOL, SHALL BE PROVIDED. AN ON-SITE WALKWAY SHALL CONNECT THE PRINCIPAL BUILDING ENTRY OR ENTRIES TO A PUBLIC SIDEWALK ON EACH STREET FRONTAGE.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
3. TO ADJACENT AREAS. DIRECT AND CONVENIENT ACCESS SHALL BE PROVIDED FROM MIXED-USE PROJECTS TO ADJOINING RESIDENTIAL AND COMMERCIAL AREAS TO THE MAXIMUM EXTENT FEASIBLE WHILE STILL PROVIDING FOR SAFETY AND SECURITY.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
4. TO TRANSIT. SAFE AND CONVENIENT PEDESTRIAN CONNECTIONS SHALL BE PROVIDED FROM ADJACENT TRANSIT STOPS TO BUILDING ENTRANCES.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
5. INTERIOR PEDESTRIAN WALKWAY DESIGN. A. WALKWAYS SHALL HAVE A MINIMUM CLEAR UNOBSTRUCTED WIDTH OF SIX FEET, BE HARD SURFACED, AND PAVED WITH CONCRETE, STONE, TILE, BRICK, OR COMPARABLE MATERIAL. B. WHERE A REQUIRED WALKWAY CROSSES DRIVEWAYS, PARKING AREAS, OR LOADING AREAS, IT MUST BE CLEARLY IDENTIFIABLE THROUGH THE USE OF A RAISED CROSSWALK, A DIFFERENT PAVING MATERIAL, OR SIMILAR METHOD. C. WHERE A REQUIRED WALKWAY IS PARALLEL AND ADJACENT TO AN AUTO TRAVEL LANE, IT MUST BE RAISED OR SEPARATED FROM THE AUTO TRAVEL LANE BY A RAISED CURB AT LEAST FOUR INCHES HIGH, BOLLARDS, OR OTHER PHYSICAL BARRIER.	IN COMPLIANCE, SEE A2.1 FOR THE SITE PLAN.
PERFORMANCE STANDARDS.	
1. LIGHTING. LIGHTING FOR NONRESIDENTIAL USES SHALL BE APPROPRIATELY DESIGNED, LOCATED, AND SHIELDED TO NOT NEGATIVELY IMPACT THE RESIDENTIAL UNITS IN THE DEVELOPMENT OR ANY ADJACENT RESIDENTIAL USES AND SHALL ALSO COMPLY WITH SECTION 17.70.100 (LIGHTING AND NIGHT SKY PRESERVATION).	IN COMPLIANCE, SEE E1.0 FOR THE LIGHTING PLAN.
2. NOISE. ALL RESIDENTIAL UNITS SHALL BE DESIGNED TO MINIMIZE ADVERSE IMPACTS FROM NONRESIDENTIAL PROJECT NOISE AND SHALL COMPLY WITH CHAPTER 9.12 (NOISE CONTROL).	IN COMPLIANCE, SEE A3.1 - A3.3 FOR THE RESIDENTIAL FLOOR PLANS.
3. AIR QUALITY AND ODORS. ALL RESIDENTIAL UNITS SHALL BE DESIGNED TO MINIMIZE ADVERSE IMPACTS FROM MECHANICAL EQUIPMENT AND OPERATIONS OF NONRESIDENTIAL PROJECT AIR POLLUTANT EMISSIONS AND ODORS IN COMPLIANCE WITH THE AIR POLLUTION CONTROL DISTRICT AIR QUALITY HANDBOOK AND CHAPTER 8.22 (OFFENSIVE ODORS).	IN COMPLIANCE, SEE A3.1 - A3.3 FOR THE RESIDENTIAL FLOOR PLANS.
4. HOURS OF OPERATION. A. C-N AND O ZONES. THE COMMERCIAL COMPONENT OF A MIXED-USE PROJECT SHALL BE ALLOWED TO OPERATE FROM SEVEN A.M. TO EIGHT P.M. OPERATION OUTSIDE OF THESE ALLOWED HOURS SHALL REQUIRE A MINOR USE PERMIT TO ENSURE THAT THE COMMERCIAL USE WILL NOT NEGATIVELY IMPACT THE RESIDENTIAL USES WITHIN THE PROJECT. B. ALL OTHER ZONES THAT ALLOW MIXED-USE PROJECTS, THE COMMERCIAL COMPONENT OF A MIXED-USE PROJECT SHALL BE ALLOWED TO OPERATE FROM SEVEN A.M. TO EIGHT P.M. OPERATION OUTSIDE OF THESE ALLOWED HOURS SHALL REQUIRE A MINOR USE PERMIT TO ENSURE THAT THE COMMERCIAL USE WILL NOT NEGATIVELY IMPACT THE RESIDENTIAL USES WITHIN THE PROJECT. C. GENERAL. COMMERCIAL HOURS OF OPERATION ALSO MAY BE RESTRICTED UPON EVIDENCE OF A SUBSTANTIATED COMPLAINT OR INADEQUATE PARKING.	IN COMPLIANCE, SEE A0.0 FOR HOURS OF OPERATION LISTED UNDER PROJECT DESCRIPTION.
5. RESIDENTIAL NOISE NOTICE. RESIDENTS OF NEW MIXED-USE PROJECTS, WHETHER OWNERS OR TENANTS, SHALL BE NOTIFIED IN WRITING BEFORE TAKING UP RESIDENCE THAT THEY WILL BE LIVING IN AN URBAN-TYPE ENVIRONMENT AND THAT THE NOISE LEVELS MAY BE HIGHER THAN A STRICTLY RESIDENTIAL AREA.	IN COMPLIANCE, RESIDENTS WILL BE PROVIDED WITH A NOISE NOTICE.

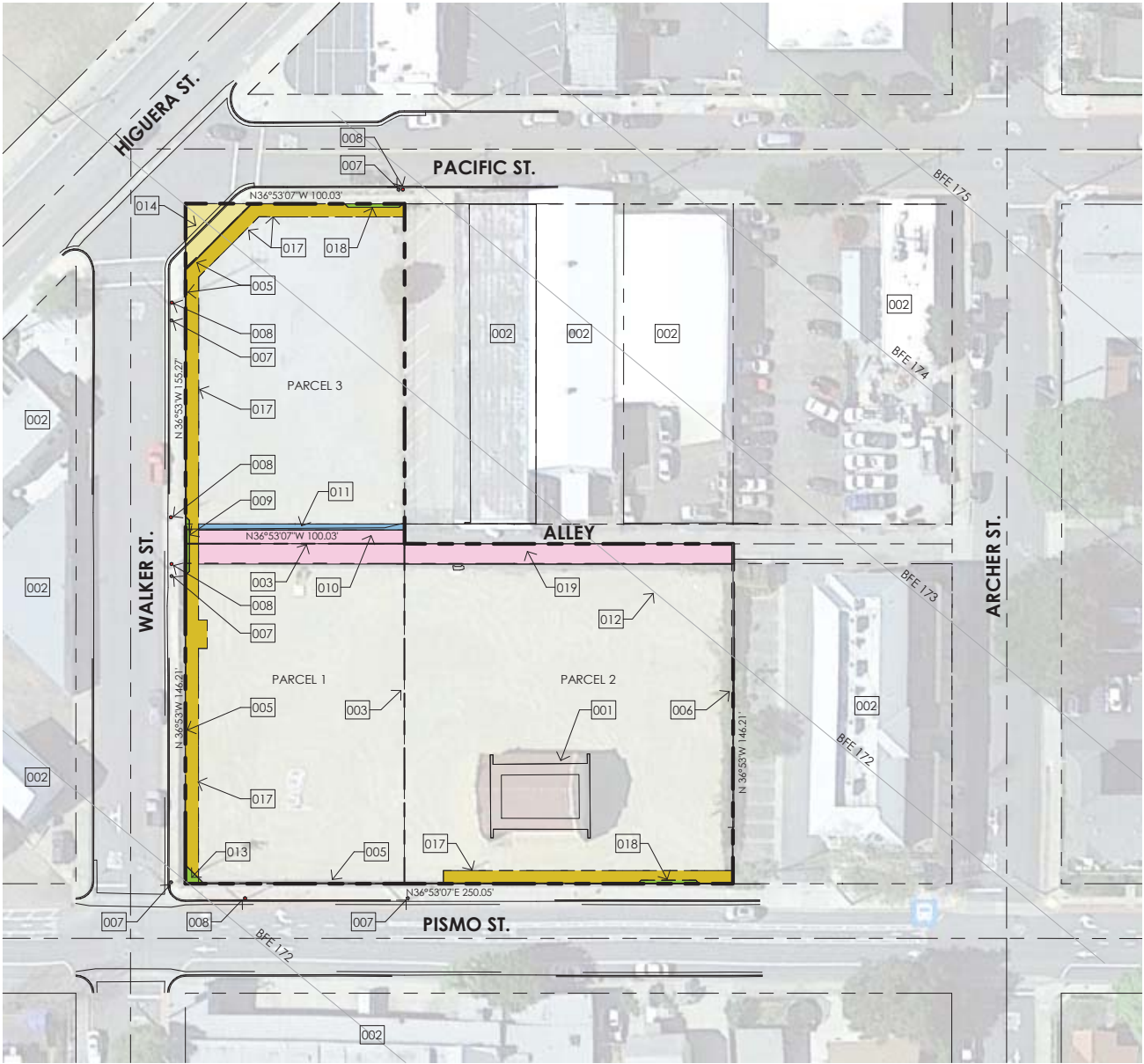
OBJECTIVE DESIGN CRITERIA.	
1. BUILDING ORIENTATION AND ENTRANCES. A. ORIENTATION. THE PRINCIPAL BUILDING OF A DEVELOPMENT SHALL BE ORIENTED TO FACE A PUBLIC STREET. BUILDING FRONTAGES SHALL BE GENERALLY PARALLEL TO STREETS. FOR ALL RESIDENTIAL, RETAIL, AND OFFICE USES, AT LEAST ONE PRIMARY ENTRANCE TO A GROUND FLOOR USE SHALL FACE THE ADJACENT STREET RIGHT-OF-WAY. GROUND-RELATED ENTRANCES INCLUDE ENTRANCES TO GROUND FLOOR USES, RESIDENTIAL UNITS, CLUSTERS OF RESIDENTIAL UNITS, LOBBIES, OR PRIVATE COURTYARDS. B. NONRESIDENTIAL ENTRANCES. ENTRIES SHALL BE CLEARLY DEFINED FEATURES OF FRONT FAÇADES AND OF A SCALE THAT IS IN PROPORTION TO THE SIZE OF THE BUILDING AND NUMBER OF UNITS BEING ACCESSED. LARGER BUILDINGS SHALL HAVE A MORE PROMINENT BUILDING ENTRANCE, WHILE MAINTAINING A PEDESTRIAN SCALE. C. TRANSITIONAL SPACE AT RESIDENTIAL ENTRIES. NEW RESIDENTIAL BUILDINGS SHALL PROVIDE TRANSITIONAL SPACES IN THE FORM OF STOOPS, OVERHANGS, AND PORCHES BETWEEN PUBLIC AREAS FRONTING THE PRIMARY STREET AND ENTRANCES. THIS TYPE OF ELEMENT OR EQUIVALENT SHALL BE REQUIRED FOR EACH UNIT OR GROUP OF UNITS, BUT NO LESS THAN ONE OF THIS TYPE OF ELEMENT SHALL BE PROVIDED.	IN COMPLIANCE: A. SEE THE SITE PLAN ON A2.1. THE RESIDENTIAL BUILDING IS ORIENTED TO FACE BOTH PUBLIC STREETS, PISMO ST AND WALKER ST. THE BUILDING FRONTAGES ARE PARALLEL TO THE STREETS. THERE IS AN ENTERANCE TO THE RESIDENTIAL BUILDING AND A MAIN ENTERANCE TO THE PASEO OFF OF PISMO ST. B. SEE ELEVATIONS ON SHEETS A5.0- A5.2 FOR THE BUILDING SIGNAGE LOCATIONS. C. SEE A2.3 FOR THE ELEVATED RESIDENTIAL COURTYARD THAT SERVES AS A TRANSITIONAL SPACE FROM THE PASEO TO THE UNITS.
2. BUILDING ARTICULATION. NO STREET FRONTAGE WALL MAY RUN IN A CONTINUOUS PLANE FOR MORE THAN TWENTY FEET WITHOUT AN OPENING OR OFFSETS, OR AS APPROVED BY THE REVIEW AUTHORITY IF THE PROJECT IS CONSTRAINED BY UNUSUAL PARCEL SIZE, SHAPE, USE, OR OTHER FEATURES THAT THE RESPONSIBLE REVIEW AUTHORITY ACCEPTS AS RENDERING THIS REQUIREMENT INFEASIBLE. OPENINGS FULFILLING THIS REQUIREMENT SHALL HAVE TRANSPARENT GLAZING AND PROVIDE VIEWS INTO WORK AREAS, DISPLAY AREAS, SALES AREAS, LOBBIES, OR SIMILAR ACTIVE SPACES. OFFSETS SHALL VARY IN DEPTH AND/OR DIRECTION OF AT LEAST EIGHTEEN INCHES, OR A REPEATED PATTERN OF OFFSETS, RECESSES, OR PROJECTIONS OF SIMILAR DEPTH. (ORD. 1726 § 5, 2023; ORD. 1705 § 24, 2021; ORD. 1650 § 3 [EXH. B], 2018)	IN COMPLIANCE, SEE A3.1 FOR THE FLOOR PLAN, AND A5.0 - A5.2 FOR THE ELEVATIONS.



GAS WORKS
SAN LUIS OBISPO, CA
CONSISTENCY MATRIX

A23079

A1.2
MAY 14, 2025

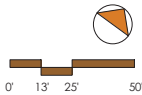
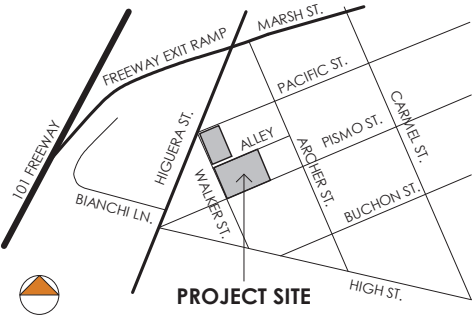


EXISTING SITE PLAN

REFERENCE NOTES

- 001 EXISTING GAS WORKS BUILDING TO REMAIN.
- 002 EXISTING BUILDING ON ADJACENT PROPERTY.
- 003 EXISTING LOT LINE TO BE REMOVED UPON PARCEL MAP RECORDATION.
- 005 EXISTING FENCE TO BE REMOVED.
- 006 EXISTING BLOCK WALL TO REMAIN.
- 007 EXISTING UTILITY POLE TO REMAIN.
- 008 EXISTING UTILITY POLE TO BE REMOVED.
- 009 PROPOSED OFFER OF DEDICATION FOR PEDESTRIAN ACCESS EASEMENT ACROSS ALLEY BEHIND SIDEWALK. (SHOWN IN GREEN)
- 010 EXISTING CITY ROAD & UTILITY EASEMENT. (SHOWN IN PINK)
- 011 PROPOSED OFFER OF DEDICATION FOR ROAD EASEMENT AND P.U.E. (SHOWN IN BLUE)
- 012 BASE FLOOD ELEVATION REFERENCE.
- 013 PROPOSED OFFER OF DEDICATION FOR PEDESTRIAN ACCESS EASEMENT. (SHOWN IN GREEN)
- 014 PROPOSED OFFER OF DEDICATION FOR ROAD EASEMENT. (SHOWN IN YELLOW)
- 017 PROPOSED PUE. (SHOWN IN ORANGE)
- 018 PROPOSED OFFER OF DEDICATION FOR PEDESTRIAN ACCESS EASEMENT BEHIND SIDEWALK. (SHOWN IN GREEN)
- 019 EASEMENT FOR PUBLIC STREET AND P.U.E. (SHOWN IN PINK)

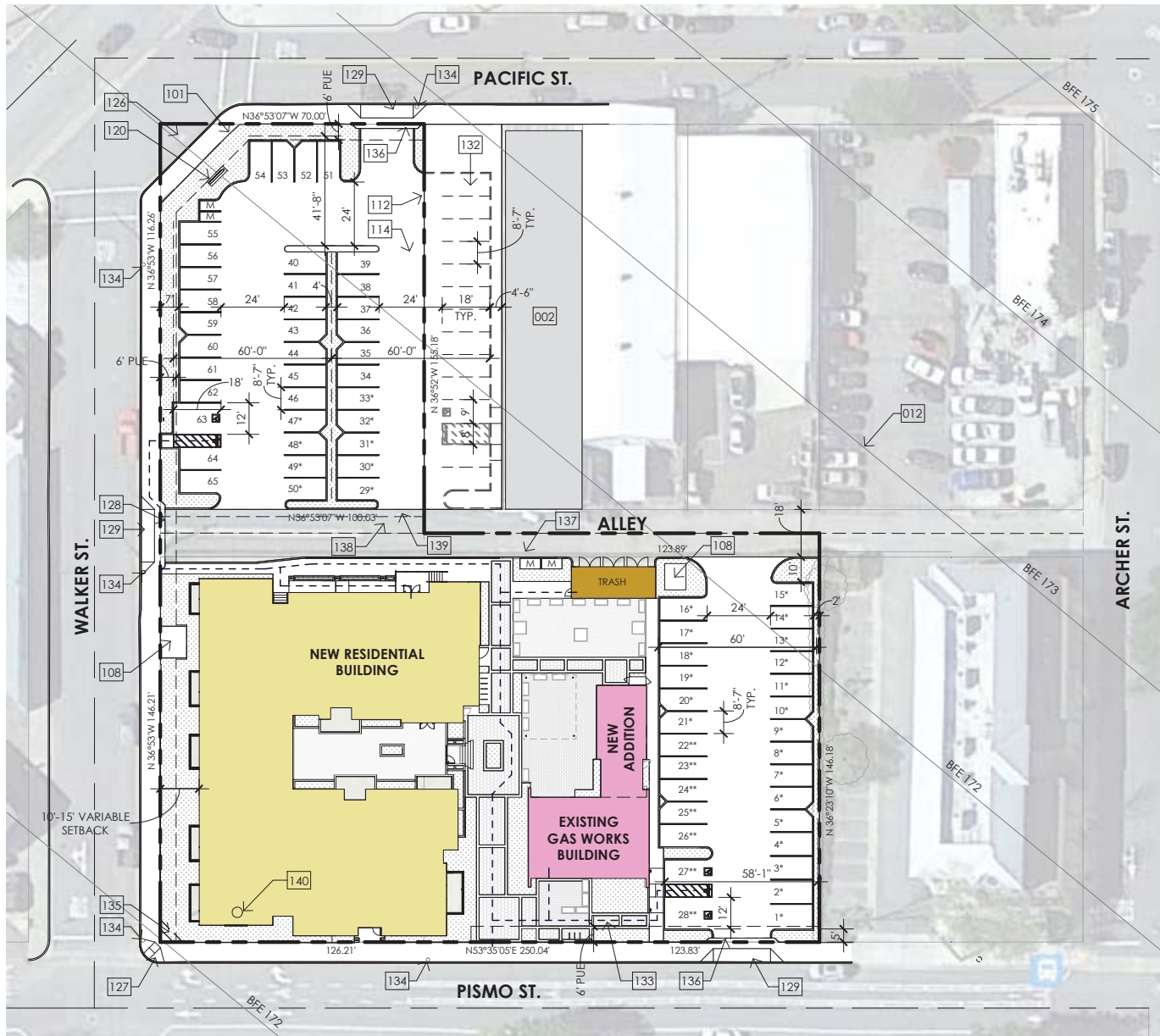
VICINITY MAP



GAS WORKS
SAN LUIS OBISPO, CA
EXISTING SITE PLAN

A23079

A2.0
MAY 14, 2025



REFERENCE NOTES

- 002 EXISTING BUILDING ON ADJACENT PROPERTY.
- 012 BASE FLOOD ELEVATION REFERENCE.
- 101 PROPERTY LINE.
- 108 TRANSFORMER & PAD. SEE SHEET L1.0 FOR LANDSCAPE SCREENING.
- 112 EDGE OF EXISTING PAVING TO REMAIN.
- 114 SHARED DRIVE AISLE.
- 120 MONUMENT SIGN IN COMPLIANCE WITH CITY OF SLO SIGN REGULATIONS (MAX 24 S.F. AND 6' TALL)
- 126 PROPOSED OFFER OF DEDICATION FOR ROAD EASEMENT.
- 127 NEW CURB RAMP.
- 128 PROPOSED OFFER OF DEDICATION FOR PEDESTRIAN ACCESS EASEMENT ACROSS ALLEY BEHIND SIDEWALK.
- 129 NEW DRIVEWAY RAMP AND SIDEWALK.
- 132 THE PARKING LOT AT 265 PACIFIC IS NOT A PART OF THIS PROJECT. HOWEVER, THERE IS COOPERATION BETWEEN THE PROPERTY OWNERS AND THE WORK WILL BE PERFORMED SIMULTANEOUSLY AND INCLUDE THE APPROPRIATE RECIPROCAL ACCESS EASEMENTS TO ALLOW SHARED USE OF THE DRIVEWAY AND PARKING LOT NECESSARY TO ACCESS THE PARKING SPACES.
- 133 ACCESSIBLE PATH CONNECTING BUILDING ENTRANCES, ACCESSIBLE PARKING & SITE AMENITIES TO PUBLIC WAY
- 134 EXISTING POWER POLE.
- 135 PROPOSED OFFER OF DEDICATION FOR PEDESTRIAN ACCESS EASEMENT.
- 136 PROPOSED OFFER OF DEDICATION FOR PEDESTRIAN ACCESS EASEMENT BEHIND SIDEWALK.
- 137 EASEMENT FOR PUBLIC STREET AND P.U.E.
- 138 EXISTING CITY ROAD & UTILITY EASEMENT.
- 139 PROPOSED OFFER OF DEDICATION FOR ROAD EASEMENT AND P.U.E.
- 140 GROUNDWATER MONITORING WELL.

PARKING LEGEND

- M MOTORCYCLE PARKING STALL, 4'-0"x8'-0"
- 00 STANDARD PARKING STALL, 8'-7"x16'-0" WITH 2'-0" OVERHANG.
- 00* EV CAPABLE
- 00** EV READY

← PARKING STALL # INDICATED ON SITE PLAN

FLOOD NOTES

ONE PARCEL OF THE PROJECT, 251 PACIFIC, FALLS WITHIN THE MID HIGUERA SPECIFIC PLAN – SPECIAL ZONE 1 AND WILL BE DEVELOPED AS A PARKING LOT, WHICH COMPLIES WITH THE CURRENT ZONING AND NO-RISE DEVELOPMENT REQUIREMENTS OF THE PLAN.

THE OTHER PARCELS, 1390 WALKER AND 280-290 PISMO, ARE IN THE FLOOD PLAIN AND SUBJECT TO FLOODING DURING HEAVY RAINS. THE RESIDENTIAL PORTION OF THE BUILDING WILL BE ELEVATED 1' ABOVE THE BASE FLOOD ELEVATION. THE COMMERCIAL PORTION WILL BE DRY FLOODPROOFED.

THE PROJECT WILL UTILIZE CURRENT FLOOD ZONE MITIGATIONS PER LATEST FEMA GUIDELINES.

BASE FLOOD ELEVATION: 172.00'
DESIGN FLOOD ELEVATION: 173.00'



GAS WORKS

SAN LUIS OBISPO, CA

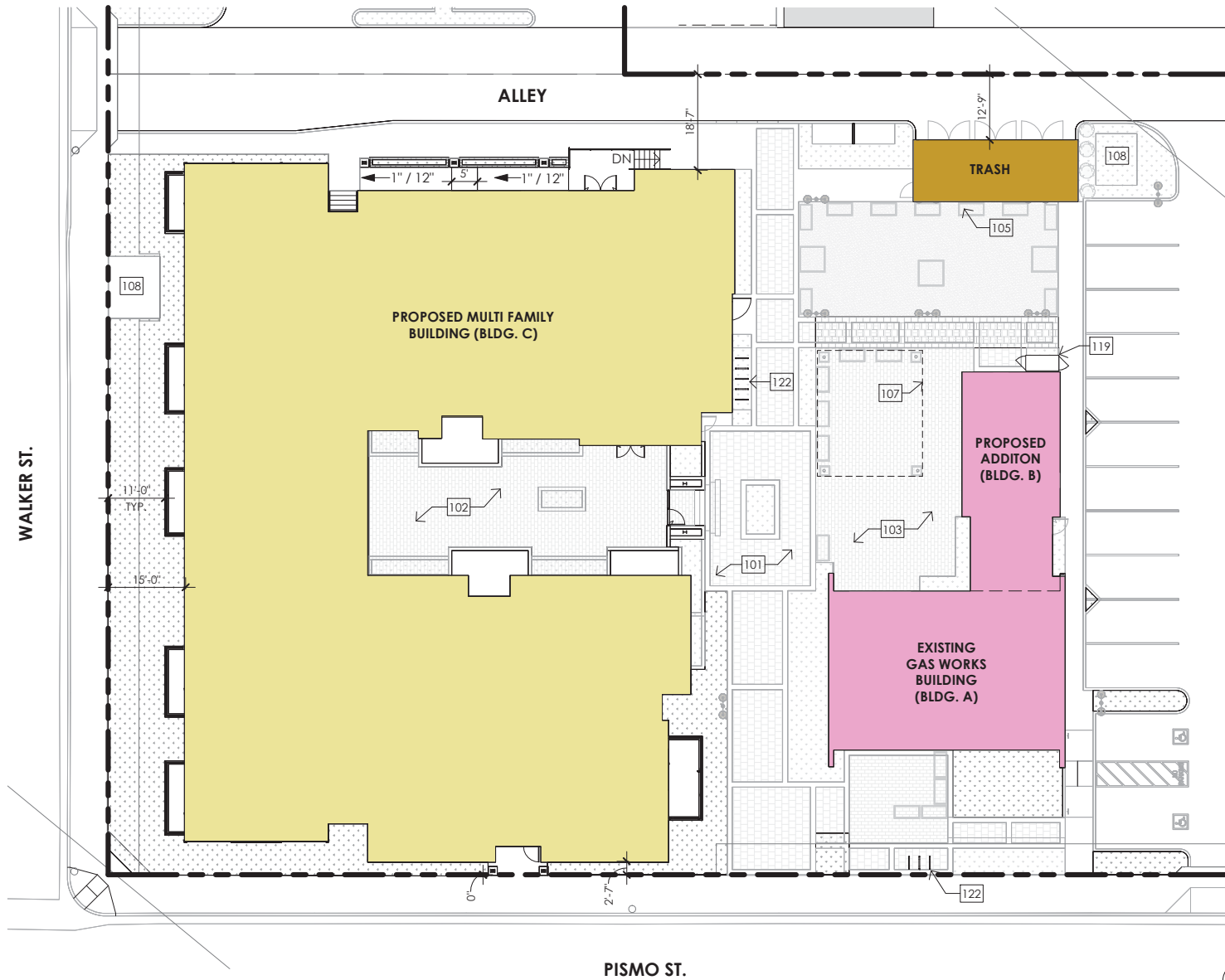
OVERALL SITE PLAN

A23079

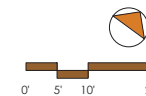
A2.1
MAY 14, 2025

REFERENCE NOTES

- 101 COURTYARD AREA
- 102 ELEVATED RESIDENTIAL COURTYARD.
- 103 DECORATIVE PAVING.
- 105 RAISED PLANTERS.
- 107 DASHED LINE INDICATES TRELLIS OVERHEAD
- 108 TRANSFORMER & PAD. SEE SHEET L1.0 FOR LANDSCAPE SCREENING.
- 119 LONG TERM BIKE PARKING (2) BIKE LOCKER SPACES AT COMMERCIAL BUILDING
- 122 SHORT TERM BIKE PARKING (10 BIKES AT RESIDENTIAL BUILDING AND 6 BIKES AT COMMERCIAL BUILDING).



ENLARGED SITE PLAN



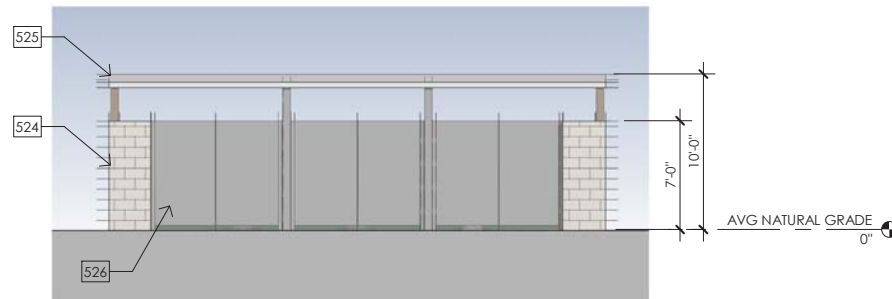
GAS WORKS
 SAN LUIS OBISPO, CA
 ENLARGED SITE PLAN

A23079

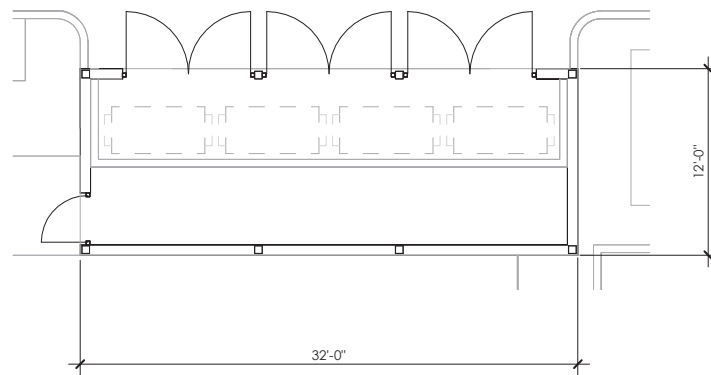
A2.3
 MAY 14, 2025

REFERENCE NOTES

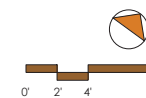
524	SPLIT-FACE CMU WALL
525	STANDING SEAM METAL ROOFING.
526	METAL GATE



TRASH ENCLOSURE ELEVATION



TRASH ENCLOSURE PLAN



GAS WORKS

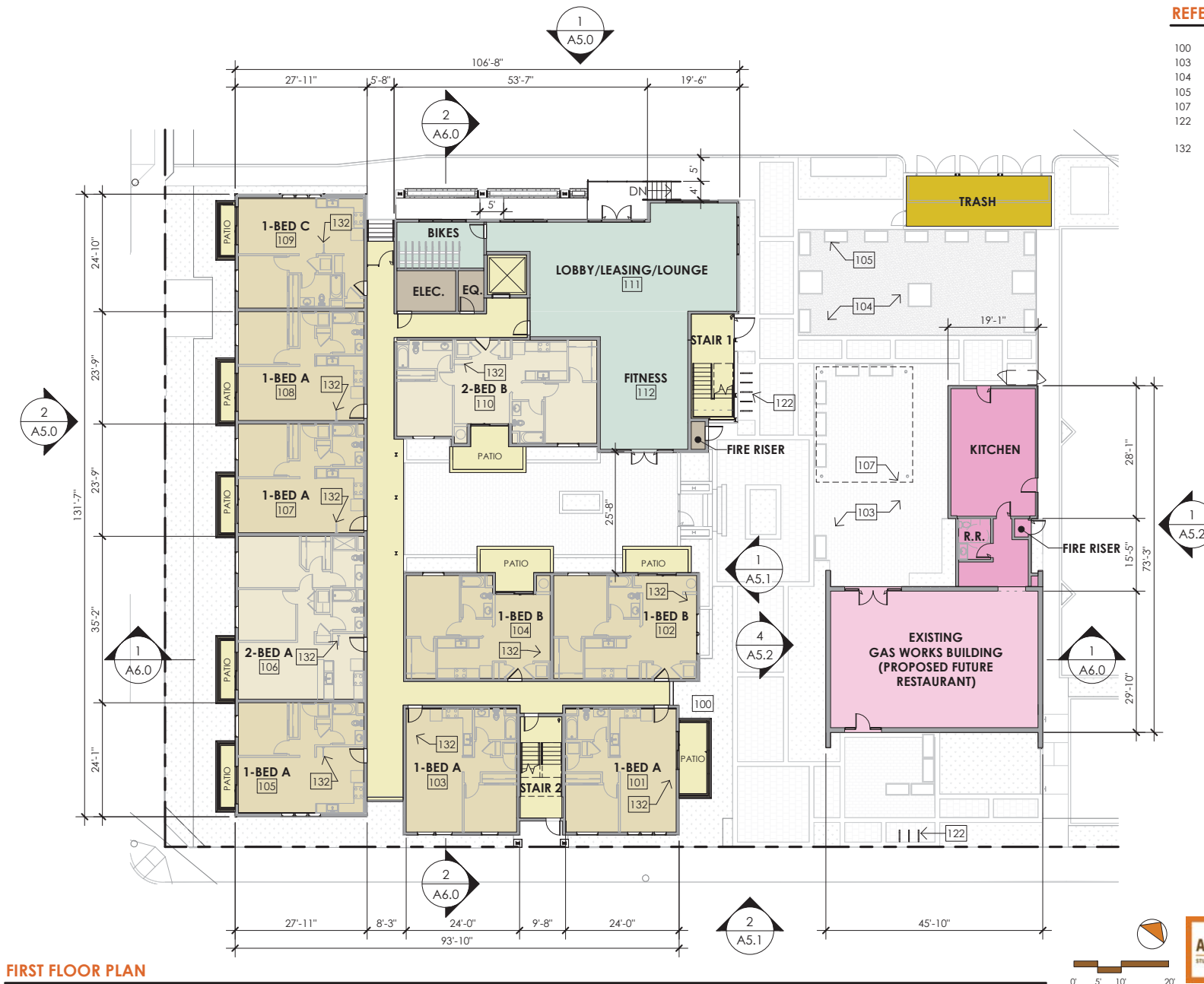
SAN LUIS OBISPO, CA

ENLARGED TRASH ENCLOSURE

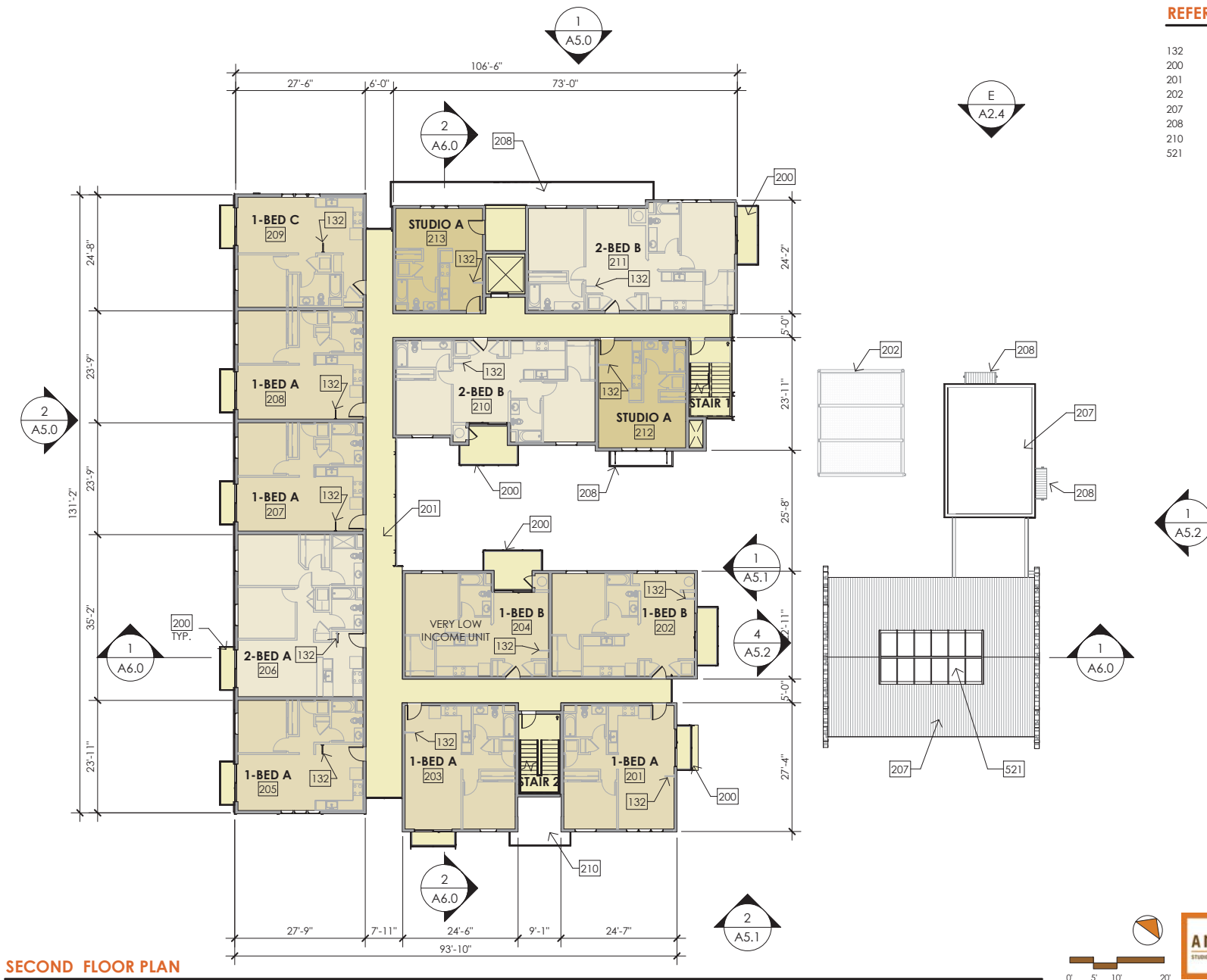
A23079

A2.4
MAY 14, 2025

- 100 LANDSCAPE AREA.
103 DECORATIVE PAVING.
104 DECOMPOSED GRANITE.
105 RAISED PLANTERS.
107 DASHED LINE INDICATES TRELLIS OVERHEAD
122 SHORT TERM BIKE PARKING (10 BIKES AT RESIDENTIAL BUILDING AND
6 BIKES AT COMMERCIAL BUILDING).
132 VERTICAL DOUBLE BIKE RACK.

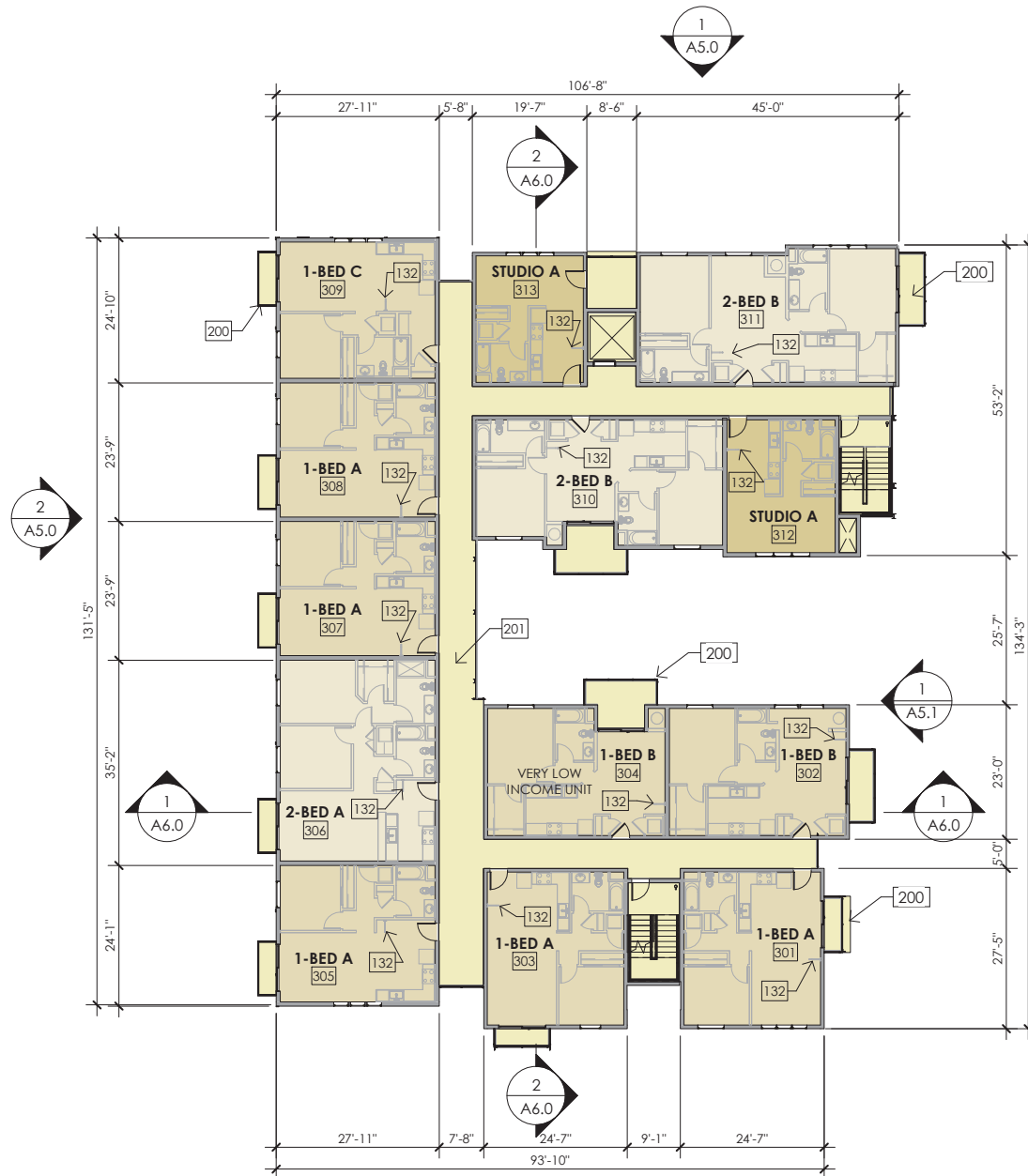


- 132 VERTICAL DOUBLE BIKE RACK.
200 EXTERIOR BALCONY.
201 WALKWAY
202 TRELLIS BELOW. SEE FIRST FLOOR PLANS
207 ROOF BELOW.
208 METAL AWNING.
210 ROOF BELOW.
521 NEW SKYLIGHT ON EXISTING MASTER LIST OLD GAS WORKS BUILDING.

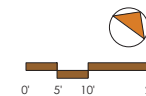


REFERENCE NOTES

- 132 VERTICAL DOUBLE BIKE RACK.
- 200 EXTERIOR BALCONY.
- 201 WALKWAY



THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)



GAS WORKS

SAN LUIS OBISPO, CA

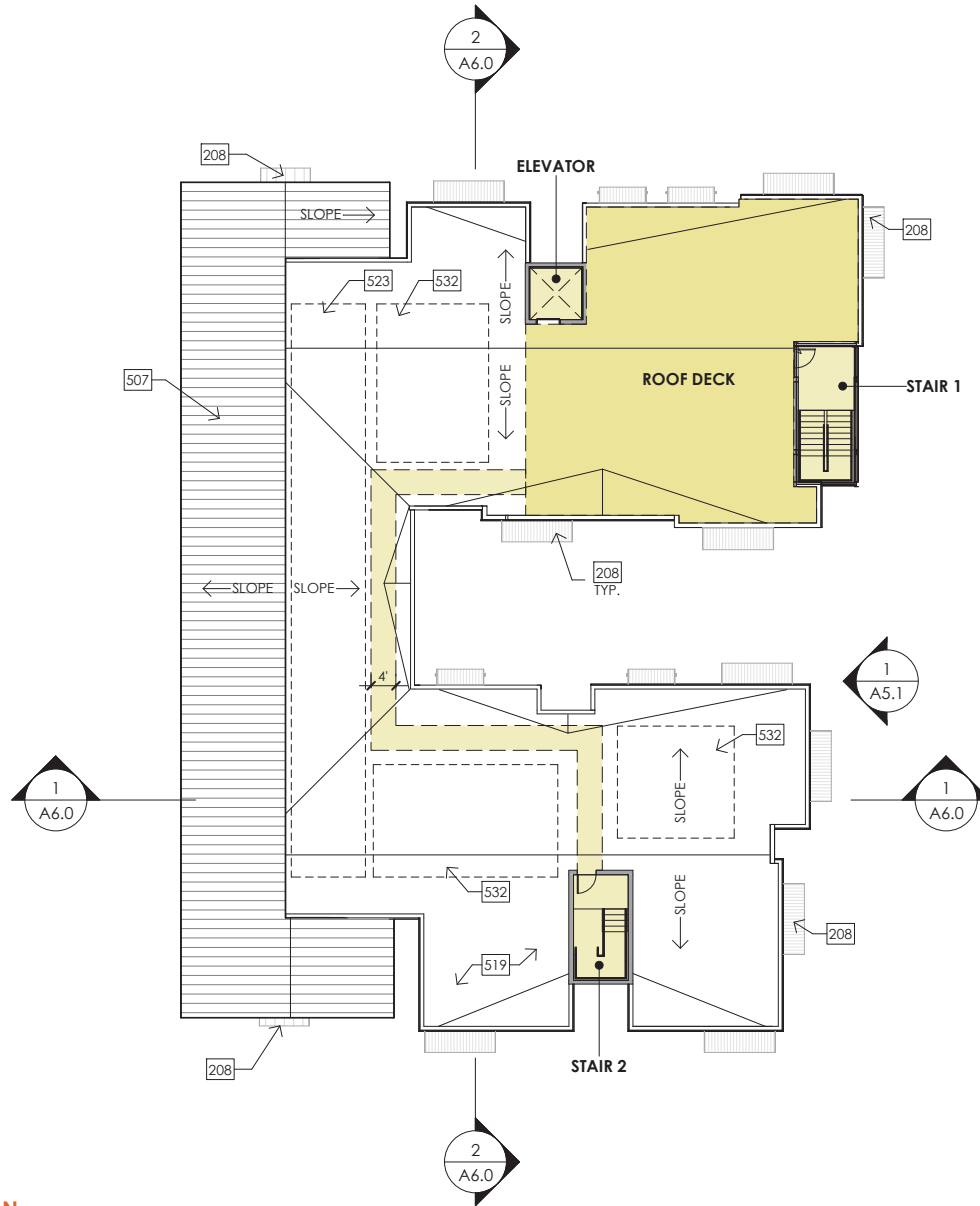
THIRD & FOURTH FLOOR PLANS

A23079

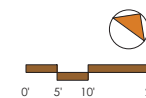
A3.3
MAY 14, 2025

REFERENCE NOTES

- 208 METAL AWNING.
- 507 STANDING SEAM METAL AWNING.
- 519 TPO ROOFING
- 523 MECHANICAL EQUIPMENT LOCATED AND SCREENED FROM VIEW FROM BELOW.
- 532 AREA FOR SOLAR EQUIPMENT.



ROOF PLAN



GAS WORKS
SAN LUIS OBISPO, CA
A23079
ROOF PLAN

A3.4
MAY 14, 2025



VIEW FROM PISMO ST LOOKING WEST



GAS WORKS

SAN LUIS OBISPO, CA

PERSPECTIVES

A23079

A4.0
MAY 14, 2025



VIEW FROM PISMO ST LOOKING NORTH



GAS WORKS

SAN LUIS OBISPO, CA

PERSPECTIVES

A23079

A4.1
MAY 14, 2025



VIEW FROM ALLEY LOOKING SOUTH



GAS WORKS

SAN LUIS OBISPO, CA

PERSPECTIVES

A23079

A4.2
MAY 14, 2025



VIEW FROM PARKING LOOKING WEST



GAS WORKS

SAN LUIS OBISPO, CA

PERSPECTIVES

A23079

A4.3
MAY 14, 2025



VIEW FROM COMMON AREA LOOKING WEST



GAS WORKS

SAN LUIS OBISPO, CA

PERSPECTIVES

A23079

A4.4
MAY 14, 2025



VIEW FROM PARKING LOOKING NORTH



GAS WORKS

SAN LUIS OBISPO, CA

PERSPECTIVES

A23079

A4.5
MAY 14, 2025



VIEW FROM PASEO LOOKING NORTH



GAS WORKS

SAN LUIS OBISPO, CA

PERSPECTIVES

A23079

A4.6
MAY 14, 2025

REFERENCE NOTES

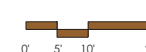
- 203 TERRACOTTA WALL COVERING
- 204 EXISTING STONE BLOCK ON EXISTING MASTER LIST OLD GAS WORKS BUILDING TO REMAIN.
- 205 EXISTING CORRUGATED METAL ROOF
- 206 CONCRETE CAP
- 503 VERTICAL METAL PANELS.
- 507 STANDING SEAM METAL AWNING.
- 508 PAINTED METAL BALCONY.
- 509 STOREFRONT SYSTEM.
- 510 DARK BRONZE VINYL WINDOW.
- 512 METAL TRIM.
- 513 PAINTED METAL AWNING
- 515 PAINTED PIPE TRELLIS
- 517 CEMENT PLASTER WALL FINISH.
- 521 NEW SKYLIGHT ON EXISTING MASTER LIST OLD GAS WORKS BUILDING.
- 522 FLAT METAL PANEL.
- 530 ADDRESS NUMBERS.
- 531 INTERNALLY ILLUMINATED CHANNEL LETTER PROJECT SIGNAGE IN COMPLIANCE WITH CITY OF SLO SIGN REGULATIONS. SIGN PROGRAM TO BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.



NORTH ELEVATION (PACIFIC PISMO ALLEY)



WEST ELEVATION (WALKER ST)



GAS WORKS

SAN LUIS OBISPO, CA

BUILDING ELEVATIONS

A23079

A5.0
MAY 14, 2025

REFERENCE NOTES

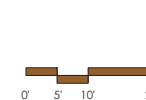
- 203 TERRACOTTA WALL COVERING
- 204 EXISTING STONE BLOCK ON EXISTING MASTER LIST OLD GAS WORKS BUILDING TO REMAIN.
- 205 EXISTING CORRUGATED METAL ROOF
- 209 NEW SKYLIGHT.
- 507 STANDING SEAM METAL AWNING.
- 508 PAINTED METAL BALCONY.
- 510 DARK BRONZE VINYL WINDOW.
- 514 SCREEN WIRE MESH SYSTEM
- 517 CEMENT PLASTER WALL FINISH.
- 530 ADDRESS NUMBERS.
- 533 NEW STOREFRONT SYSTEM ON EXISTING MASTER LIST OLD GAS WORKS BUILDING. REPURPOSE EXISTING HISTORICAL DOORS AS A BACKDROP ON INTERIOR WALLS.
- 534 INTERNALLY ILLUMINATED CHANNEL LETTER PROJECT SIGNAGE ON EXISTING MASTER LIST OLD GAS WORKS BUILDING IN COMPLIANCE WITH CITY OF SLO SIGN REGULATIONS. SIGN PROGRAM TO BE SUBMITTED PRIOR TO ISSUANCE OF BUILDING PERMIT.



SOUTH ELEVATION (PISMO ST)



NORTH ELEVATION (PASEO)



GAS WORKS

SAN LUIS OBISPO, CA

BUILDING ELEVATIONS

A23079

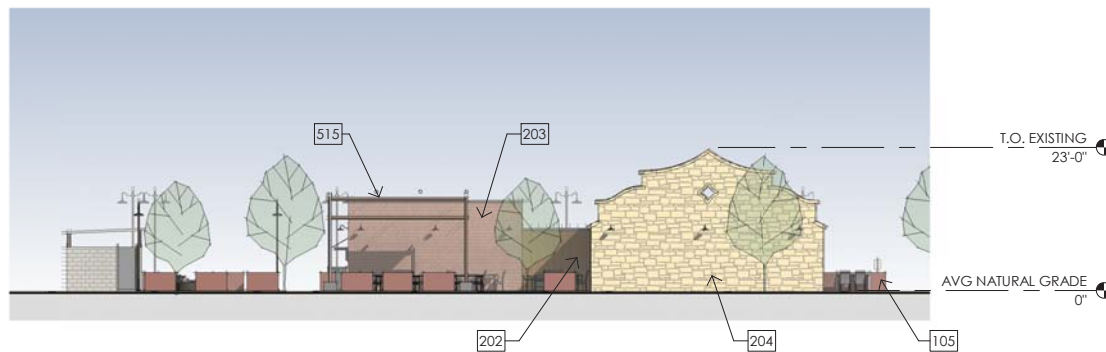
A5.1
MAY 14, 2025

REFERENCE NOTES

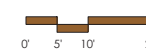
105	RAISED PLANTERS.
202	EXTERIOR CORTEN SIDING
203	TERRACOTTA WALL COVERING
204	EXISTING STONE BLOCK ON EXISTING MASTER LIST OLD GAS WORKS BUILDING TO REMAIN.
515	PAINTED PIPE TRELLIS



EAST ELEVATION (PARKING LOT)



NORTH ELEVATION (PASEO)



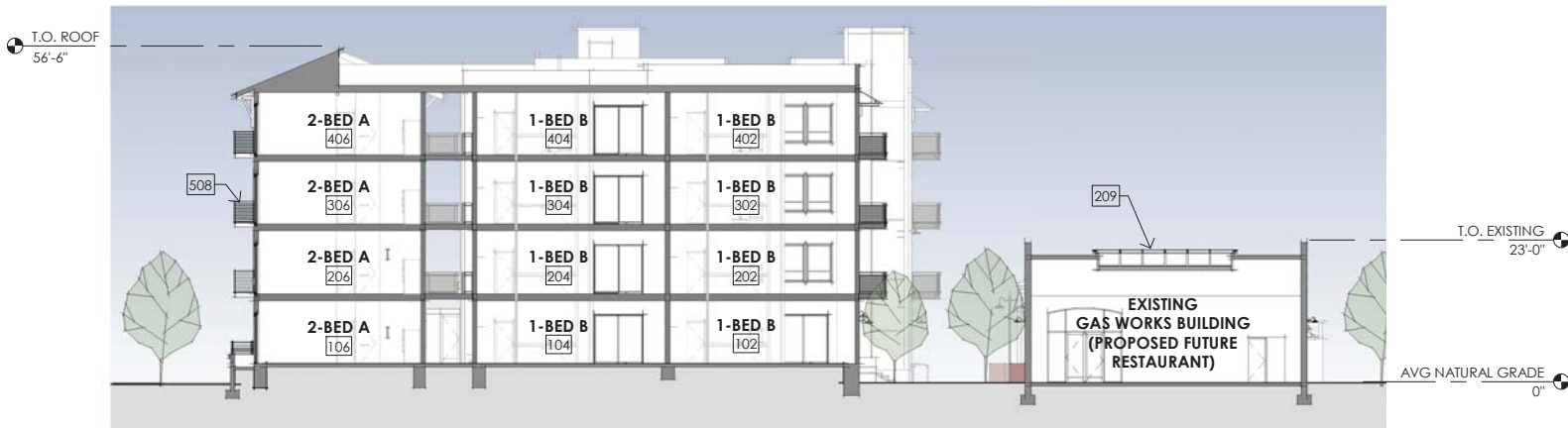
GAS WORKS
SAN LUIS OBISPO, CA
BUILDING ELEVATIONS

A23079

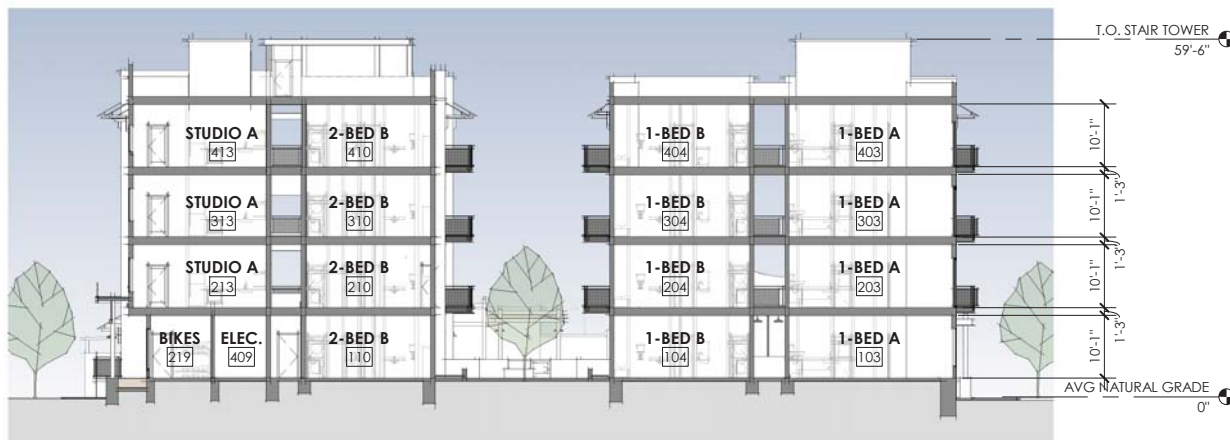
A5.2
MAY 14, 2025

REFERENCE NOTES

- 209 NEW SKYLIGHT.
508 PAINTED METAL BALCONY.



SECTION A1 (LOOKING NORTH)



SECTION A2 (LOOKING EAST)

0' 5' 10' 20'

ARRIS
STUDIO ARCHITECTS

GAS WORKS
SAN LUIS OBISPO, CA

A23079

A6.0
MAY 14, 2025

BUILDING SECTIONS



COLORS AND MATERIALS

BUILDING FACADE

	(S1) CEMENT PLASTER - PAINTED STUCCO BENJAMIN MOORE 2173-30 "TAWNY ROSE"		(M1) METAL VERTICAL SIDING - WALL SYSTEM AEP SPAN (P3) BOX RIB "COOL WALNUT"		(B1) THIN BRICK VENEER - WALL SYSTEM BELDEN BRICK "8520 COARSE VELOUR"
	(S2) CEMENT PLASTER PAINTED STUCCO BENJAMIN MOORE 1561 "CASTLE PARK GRAY"		(M2) STANDING SEAM METAL - ROOF SYSTEM AEP SPAN (P4) DESIGN SPAN HP "ZINC GRAY"		(B2) TERRACOTTA BRICK VENEER - WALL SYSTEM
			(M3) (GAS WORKS ADDITION) CORTEN VERTICAL SIDING - WALL SYSTEM WESTERN STATES (3") WESTERN REVEAL		(C1) CONCRETE - PRECAST BRICKFORM (P5) "FOG"
			(M4) METAL MESH		(C2) CONCRETE - CAST IN PLACE BRICKFORM (P6) "ALABASTER"

WINDOWS & GLAZING

	(G1) ALUMINUM STOREFRONT CLEAR GLASS
	(G2) RESIDENTIAL WINDOWS CLEAR GLASS



GAS WORKS

SAN LUIS OBISPO, CA

COLORS & MATERIALS

A23079

A7.1
MAY 14, 2025

GENERAL NOTES

A. LIGHTING LAYOUT AND FIXTURE SELECTIONS FOR SCHEMATIC PURPOSES, ELECTRICAL ENGINEER TO PROVIDE FINAL LAYOUT AND FIXTURE SELECTION AT CONSTRUCTION DOCUMENTS.
B. ALL EXTERIOR LIGHT FIXTURES TO BE DARK SKY COMPLIANT.

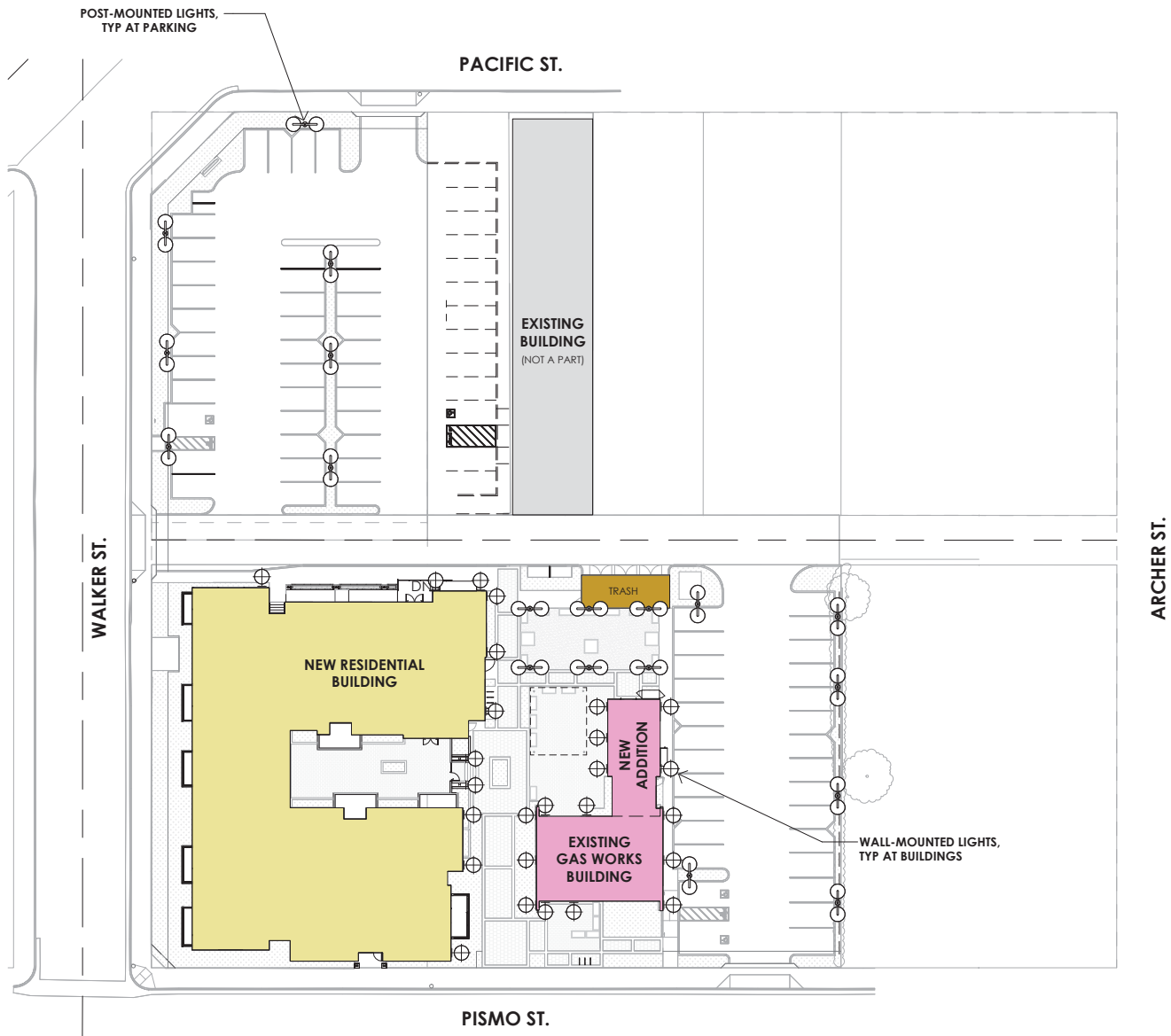
LIGHTING LEGEND



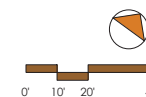
**WALL-MOUNTED SATIN BLACK BARN LIGHT
W/ GOOSENECK ARM**
HTM LIGHTING SBL17-BK-SGN24-BK OR EQ.



**POLE-MOUNTED SATIN BLACK BARN LIGHT
W/ GOOSENECK ARM**
HTM LIGHTING SBL17-BK OR EQ.
POLE BY OTHERS, 12' POLE AT COURTYARD,
20' DUAL GOOSENECK POLE AT PARKING



OVERALL SITE LIGHTING PLAN



GAS WORKS

SAN LUIS OBISPO, CA

SCHEMATIC SITE LIGHTING PLAN

A23079

E1.0
MAY 14, 2025



PLANT LEGEND

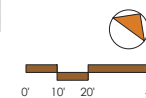
REFER TO SHEET L1.2 FOR SPECIFIC PLANT SELECTIONS

	STREET TREES		MEDIUM SHRUBS
	SHADE TREES		LOW SHRUBS
	ACCENT TREES		EXISTING TREES (TO REMAIN)
	GROUND COVER		

REFERENCE NOTES

- L01 PLANTING AT INTERSECTIONS TO BE LESS THAN 36" IN HEIGHT AND SCHEDULED TO BE TRIMMED WHEN HEIGHTS REACH 30".

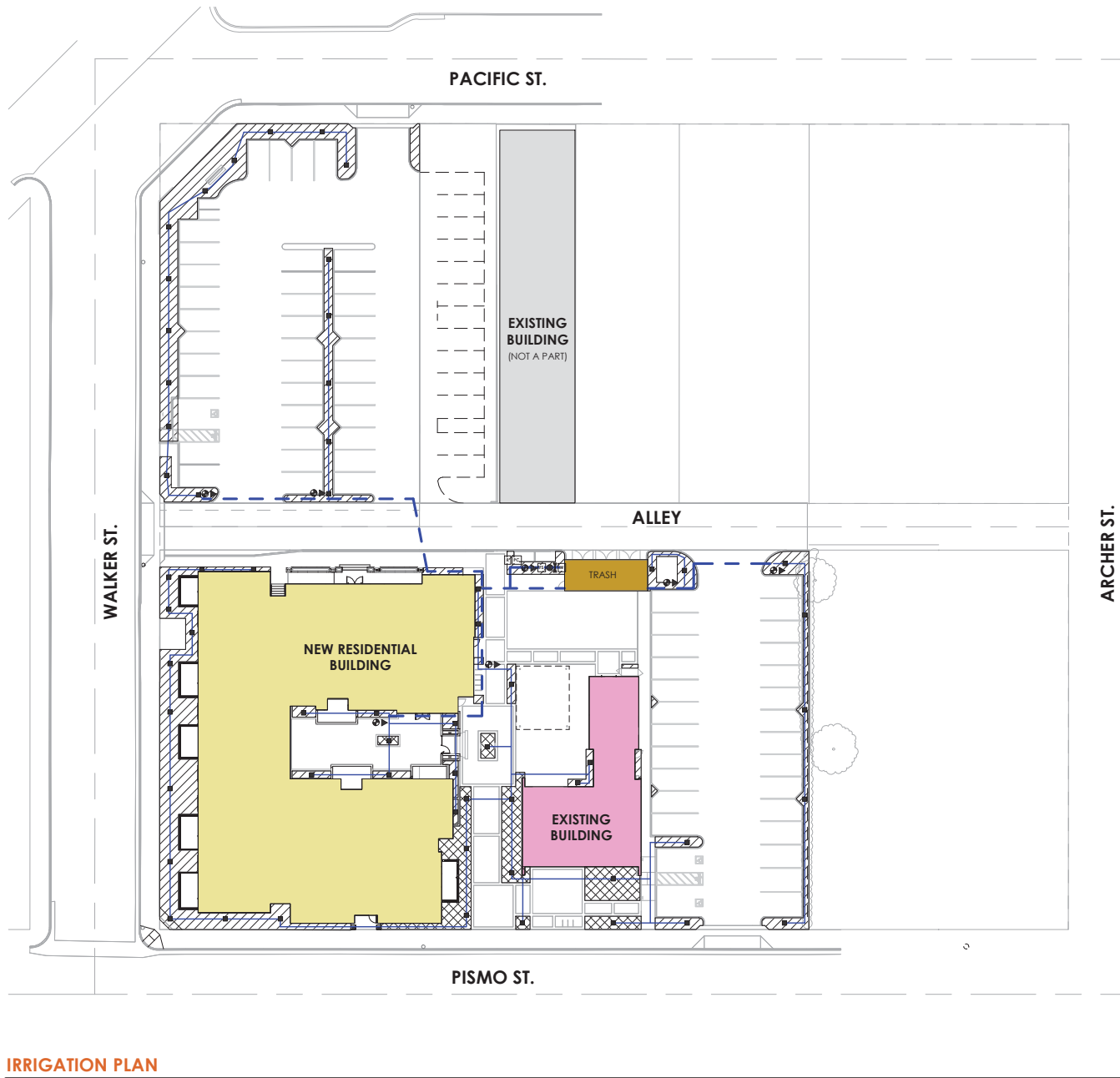
LANDSCAPE PLAN



GAS WORKS
SAN LUIS OBISPO, CA
LANDSCAPE PLAN

A23079

L1.0
NOVEMBER 22, 2024



IRRIGATION PLAN

IRRIGATION NOTES

1. THIS IRRIGATION PLAN IS DIAGRAMMATIC ONLY, CONTRACTOR SHALL VERIFY WITH GENERAL CONTRACTOR THE EXACT LOCATION OF THE POC AS WELL AS THE CONTROLLER LOCATION AND POWER SOURCE.
2. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE AND WITHIN 18" OF HARDSCAPE.
3. IRRIGATION SYSTEM RUN TIME SCHEDULING NOT TO EXCEED 8 GPM MAXIMUM AT ANY GIVEN TIME INTERVAL.
4. PVC SCHEDULE AND DIAMETER TO BE DETERMINED BY LANDSCAPE INSTALLER AFTER VERIFICATION OF PSI.
5. ANY EXPOSED PVC SHALL BE SCHEDULE 80 OR BROWNLINE.
6. IRRIGATION SHALL COMPLY WITH THE CITY OF SLO WATER EFFICIENT LANDSCAPE STANDARDS. SEE WORKSHEET ON THIS PLAN SHEET.

IRRIGATION LEGEND

POC	POINT OF CONNECTION
W	WATER METER
BP	BACKFLOW PREVENTION
MV	MASTER VALVE
CV	CONTROL VALVE
PI	PRESSURE IRRIGATOR
FS	FLOW SENSOR
DI	DRIP IRRIGATION CONNECTION
ML	MAIN LINE
LL	LATERAL LINE
R	RAIN SENSOR
PC	PROGRAMMABLE CONTROLLER
H1	HYDROZONE 1
H2	HYDROZONE 2

IRRIGATION WORKSHEET

San Luis Obispo

Maximum Applied Water Allowance / Estimated Total Water Use

Non-Residential/Potable Water

43.80 ET_c (inches/year)

Overhead Landscape Area (ft²)

6610

Drip Landscape Area (ft²)

SLA (ft²)

6.610

ft²

Hydrozone	Plant Water Use Type (Low, Moderate, High)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²)	Enter Irrigation Type	PF x HA (ft ²) x IE
Zone 1	Low	0.2	5585	Drip Irrigation	1379.01
Zone 2	Moderate	0.5	1225	Drip Irrigation	756.17
		HA	6.610		2135.18
		Total LA	6.610		

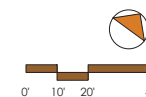
ETWU complies with MAWA

MAWA= 83,219.6

ETWU= 57,993.1 Gallons

77.9 HCF (hundred Cubic Feet) per year

0.176 Acre-feet per year



GAS WORKS

SAN LUIS OBISPO, CA

IRRIGATION PLAN

A23079

L1.1
NOVEMBER 22, 2024

PLANT IMAGERY

STREET TREES



CORN OAK
"QUERCUS SUBER"
(L)



LONDON PLANE TREE
"PLATANUS ACERIFOLIA"
(M)



JACARANDA
"JACARANDA MIMOSIFOLIA"
(M)

ACCENT TREES



GOLDEN MEDALLION TREE
"CASSIA LEPTOPHYLLA"
(L)



CHITALPA (MULTI-TRUNK
"CHITALPA TASHKENTENSIS"
(L)



CRAPE MYRTLE (CORAL PINK)
"LAGERSTROEMIA
"TUSCARORA"
(L)

SHADE TREES



BRONZE LOQUAT
"ERIOBOTRYA DEFLEXA"
(L)

SHADE TREES



COAST LIVE OAK
"QUERCUS AGRIFOLIA"
(VL)



'MARINA' ARBUTUS
"ARBUTUS MARINA"
(L)



WESTERN REDBUD
"CERCIS OCCIDENTALIS"
(L)



LITTLE GEM MAGNOLIA
"MAGNOLIA
GRANDIDLORA 'LITTLE
GEM'"
(M)



CRAPE MYRTLE (WHITE)
"LAGERSTROEMIA INDICA
'NATCHEZ'"
(L)



ARNOLD TULIP TREE
"LIRIODENDRON TULIPFERA
ARNOLD"
(M)



CAJUPUT TREE
"MELALEUCA
QUINQUINERVA"
(L)

SHRUBS



BOUGAINVILLEA (RED)
"BOUGAINVILLEA LA JOLLA"
(L)



DWARF NEW ZEALAND FLAX
"PHORMIUM TENAX MAIORI
MAIDEN"
(L)



DWARF NEW ZEALAND FLAX
"PHORMIUM YELLOW WAVE"
(L)



GOLD DUST PLANT
"AUCUBA JAPONICA
VARIEGATA"
(M)



RED FRINGE FLOWER
"LOROPETALUM PURPLE
MAJESTY"
(L)



TREE PHILODENDRON
"PHILODENDRON SELLOUM"
(M)



LILY OF THE NILE
"AGAPANTHUS AFRICANUS
QUEEN ANNE"
(M)

SHRUBS



MYER'S ASPARAGUS
"ASPARAGUS DENSIFLORUS
MYERII"
(L)



JACK OF HEARTS GERANIUM
"FELLARGONIUM JACK OF
HEARTS"
(L)



CAST-IRON PLANT
"ASPIDISTRA ELATIOR"
(L)



BIG BLUE LILY TURF
"LIRIOPE MUSCARI"
(M)



HEAVENLY BAMBOO
"NANDINA DOMESTICA
FIREPOWER"
(L)

GROUND COVER



TRAILING LANTANA
"LANTANA MONTEVIDENSIS"
(L)



PINK TRAILING MYOPORUM
"MYOPORUM PERVIFOLIUM
PINK"
(L)

WATER CONSERVATION

WATER CONSERVATION NOTES

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS, DEFINED AS "LOW" OR "VERY LOW" IN THE "WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WUCOLS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION), SHALL BE UTILIZED IN 75% OF THE TOTAL PLANT AREA.
- IRRIGATION SYSTEM SHALL BE SEPARATED INTO DISTINCT HYDROZONES BASED ON PLANT MATERIAL TYPES, EXPOSURE, AND ORIENTATION.
- SOIL AMENDMENTS AND MULCH SHALL BE UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL. ALL GROUND COVER AND PLANTER AREAS SHALL HAVE A 3" MINIMUM LAYER OF SINGLE-GRIND REDWOOD "GORILLA HAIR".
- AUTOMATIC IRRIGATION SYSTEM SHALL UTILIZE "SMART CONTROLLER" TECHNOLOGY WITH WATER BUDGETING TO ADJUST WATER APPLICATION BASED ON SOIL MOISTURE AND/OR LOCAL WEATHER DATA.

STATEMENT OF WATER-CONSERVING IRRIGATION DESIGN

THE FOLLOWING PRINCIPLES OF IRRIGATION DESIGN UTILIZED ON THIS PROJECT ARE DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM:

- ALL IRRIGATION SHALL BE DRIP OR DRIPLINE EMITTERS. NO OVERHEAD SPRAY HEADS WILL BE USED.
- UTILIZATION OF IRRIGATION SYSTEM MASTER VALVE.
- UTILIZATION OF IRRIGATION "SMART CONTROLLER" WITH WATER BUDGETING FEATURE.
- UTILIZATION OF IRRIGATION SYSTEM FLOW SENSOR.
- UTILIZATION OF RAIN SHUT-OFF DEVICE CONNECTED TO IRRIGATION CONTROLLER.

TO HELP MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN, IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY MAINTENANCE STAFF.

LEGEND

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

(VL) = VERY LOW WATER USE
(L) = LOW WATER USE
(M) = MEDIUM WATER USE
(H) = HIGH WATER USE



GAS WORKS
SAN LUIS OBISPO, CA
A23079
PLANT SCHEDULE

L1.2
NOVEMBER 22, 2024

SAN LUIS OBISPO | CALIFORNIA | 93401

Cliant:

COVELOP

1135 SANTA ROSA STREET, SUITE 210
SAN LUIS OBISPO | CALIFORNIA | 93401

No.	Revision	Date	By
DESIGN: BLM		DRAWN: SA	



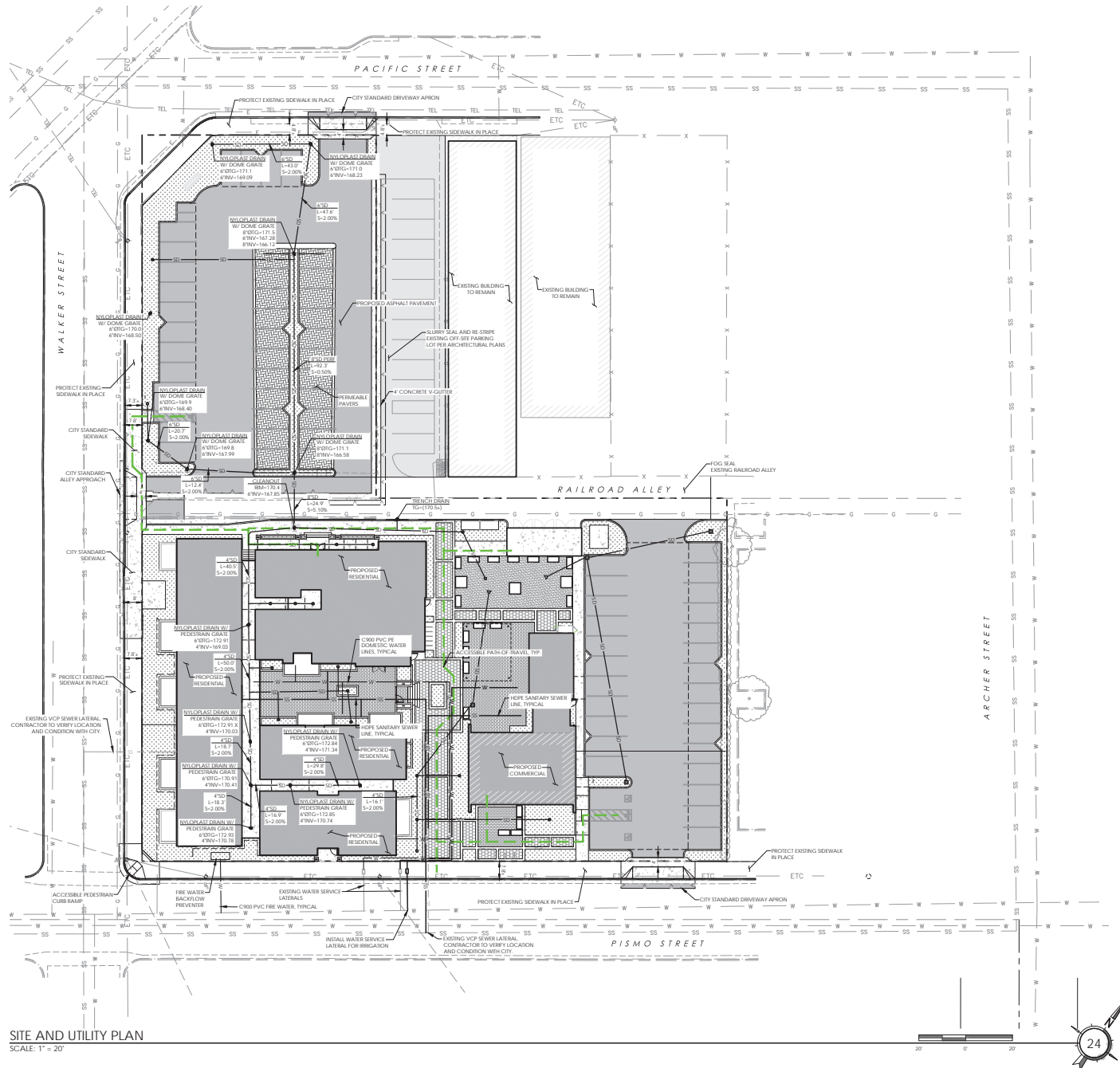
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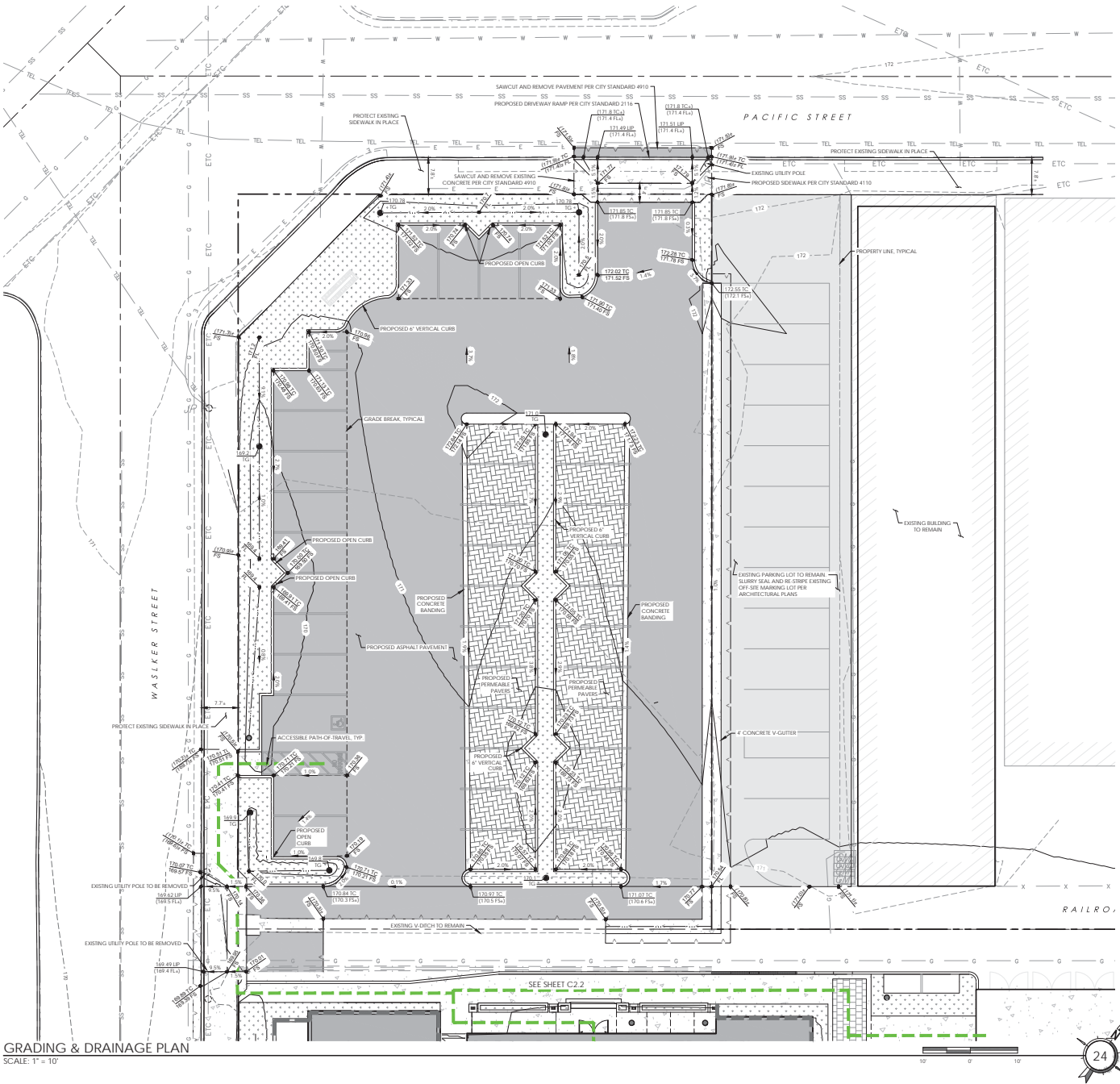
100

SHEET NUMBER:

C1.1



SITE AND UTILITY PLAN
SCALE: 1" = 20'



AREA OF DISTURBANCE:	54,199 SQUARE FEET
MAXIMUM CUT HEIGHT:	4.0 FEET
MAXIMUM FILL HEIGHT:	3.0 FEET
RAW CUT: (ASSUMED 12" HOLD-DOWN)	1600 CUBIC YARDS
RAW FILL:	1100 CUBIC YARDS
ADJUSTED FILL: (ASSUMED 25% SHRINKAGE)	1375 CUBIC YARDS
NET QUANTITY:	225 CUBIC YARDS (NET EXPORT)

THE APPROXIMATE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE CALCULATED BETWEEN THE PROPOSED SUBGRADE OR FINISHED GRADE AND EXISTING GRADE SURFACE, AND ARE SUBJECT TO CHANGE. THESE ESTIMATES DO NOT INCLUDE CONSIDERATIONS FOR LOSSES OR BUILDING DUE TO SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING, OR BENCHING SPACES, ETC. THESE CONSIDERATIONS, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES. APPROXIMATE QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALCULATE ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION AND COST ESTIMATES. CONTRACTOR IS ALSO RESPONSIBLE FOR ADJUSTMENTS TO SLOPE HINGE POINTS IN ORDER TO PROVIDE GRADED PAD AREA ADJACENT TO PAVING, WALKWAYS, AND ROADS FOR UTILITY BOXES, TRANSFORMERS, AND ABOVE GROUND UTILITY INFRASTRUCTURE.

EARTHWORK QUANTITIES

11



Project:
GAS WORKS MIXED-USE
PARCEL 1: 1390 WALKER STREET
PARCEL 2: 280 PISMO STREET
PARCEL 3: 251 PISMO STREET
SAN LUIS OBISPO | CALIFORNIA | 93401
Client:
COVELOP
1135 SANTA ROSA STREET, SUITE 210
SAN LUIS OBISPO | CALIFORNIA | 93401

40% DESIGN DEVELOPMENT			
No.	Revision	Date	By
DESIGN	BLM		DRAWING SA



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PROJECT NUMBER: 1360-01
DATE: 2024.11.22

FOR GOVERNING AGENCY USE:

SHEET TITLE:
GRADING AND DRAINAGE PLAN - NORTH

SHEET NUMBER:
C2.1



GRADING & DRAINAGE PLAN
SCALE: 1" = 10'



Project:
GAS WORKS MIXED-USE
PARCEL 1: 1390 WALKER STREET
PARCEL 2: 280 PISMO STREET
PARCEL 3: 251 PISMO STREET
SAN LUIS OBISPO | CALIFORNIA | 93401

Client:
COVELOP
1135 SANTA ROSA STREET, SUITE 210
SAN LUIS OBISPO | CALIFORNIA | 93401

40% DESIGN DEVELOPMENT

No.	Revision	Date	By
DESIGN	BLM		DRAWING SA



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PROJECT NUMBER: 1360-01

DATE: 2024.11.22

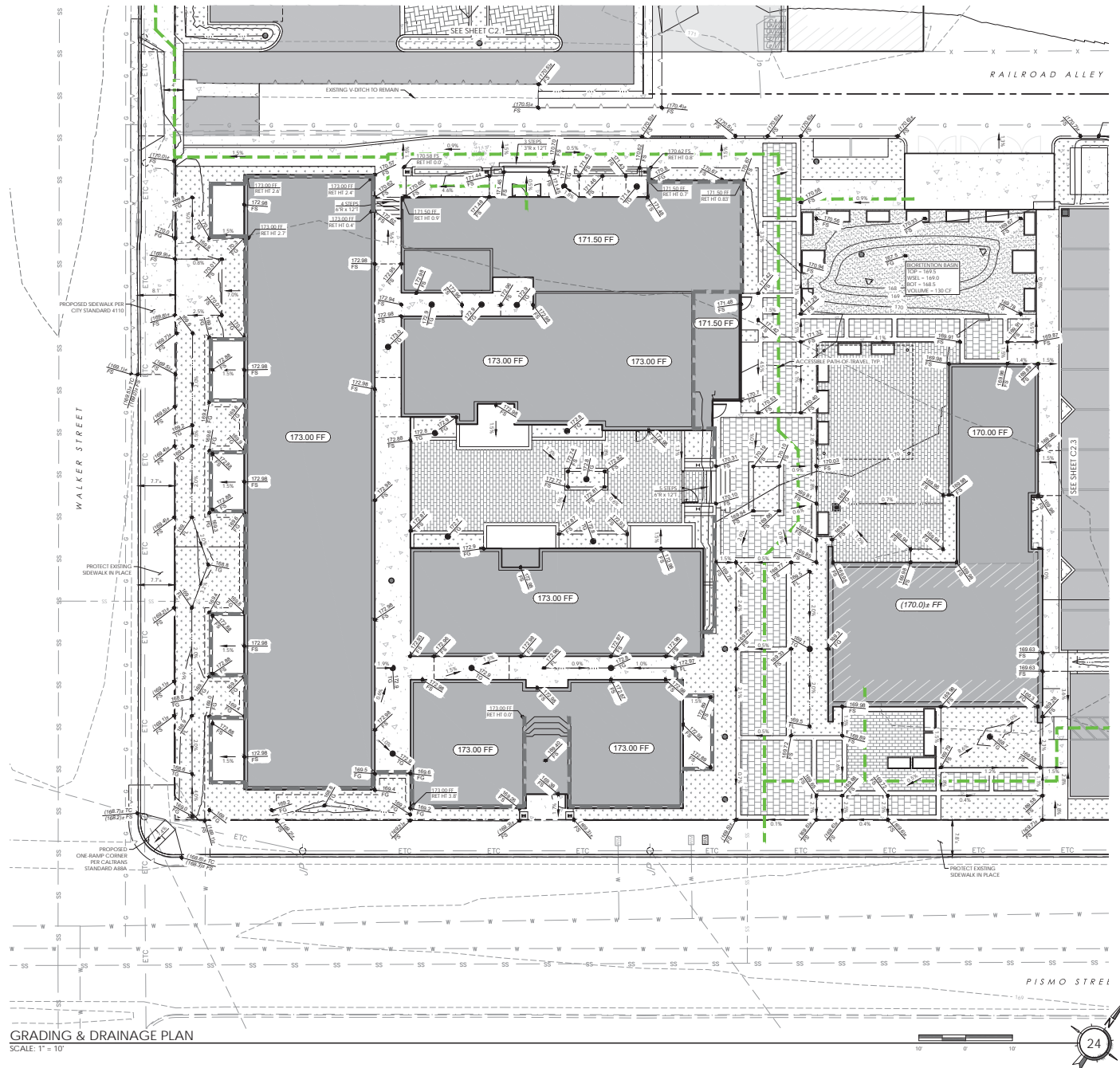
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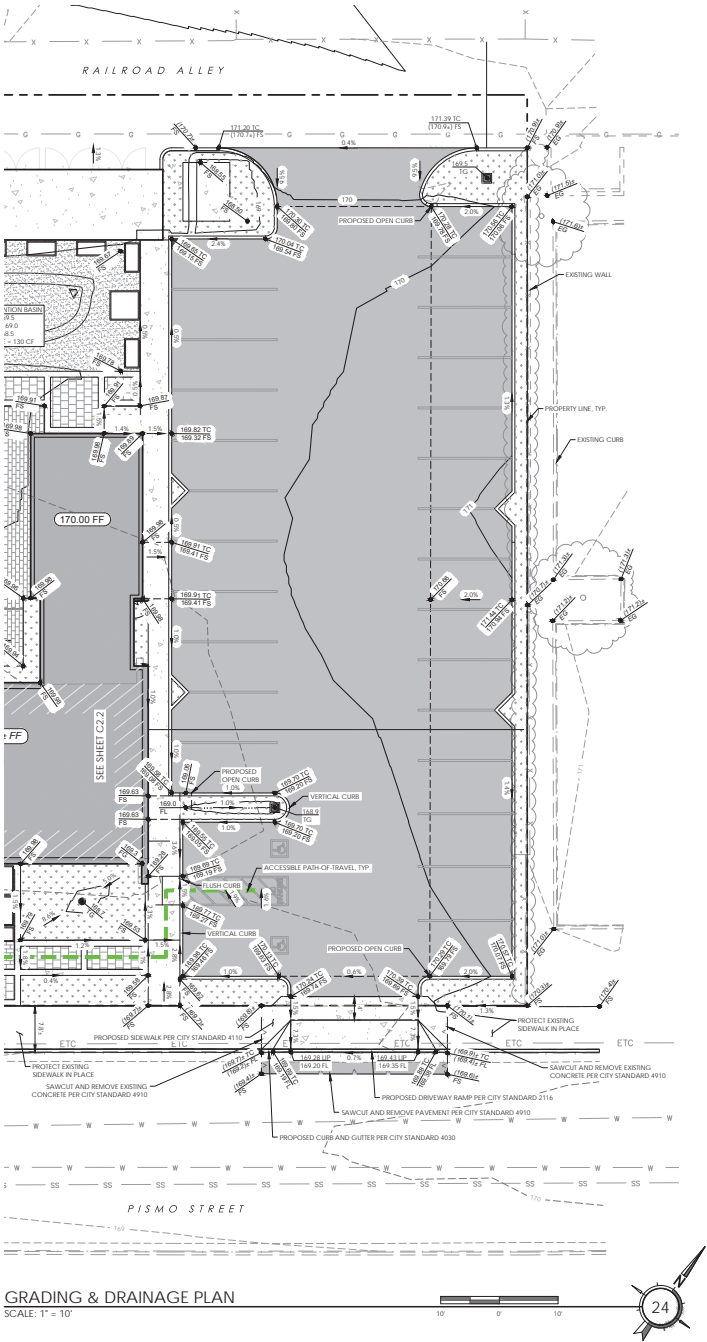


SHEET TITLE:
**GRADING AND
DRAINAGE
PLAN-SOUTH**

SHEET NUMBER:

C2.2





Project:
GAS WORKS MIXED-USE
PARCEL 1: 1390 WALKER STREET
PARCEL 2: 280 PISMO STREET
PARCEL 3: 251 PISMO STREET
SAN LUIS OBISPO | CALIFORNIA | 93401
Client:
COVELOP
1135 SANTA ROSA STREET, SUITE 210
SAN LUIS OBISPO | CALIFORNIA | 93401

40% DESIGN DEVELOPMENT

No.	Revision	Date	By
DESIGN: BLM			DRAWING: SA



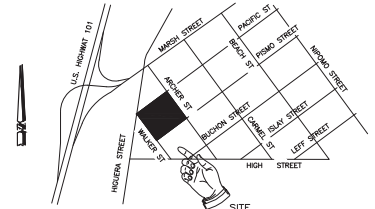
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PROJECT NUMBER: 1360-01
DATE: 2024.11.22
FOR GOVERNING AGENCY USE:

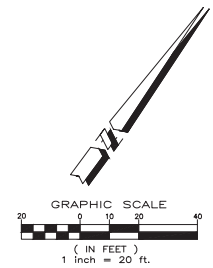
SHEET TITLE:
GRADING AND DRAINAGE PLAN-EAST

SHEET NUMBER:
C2.3





VICINITY MAP
NOT TO SCALE



FEMA FLOOD NOTE
FLOOD ZONE A WITH BASE FLOOD ELEVATION 172-174 FEET
PER FIRM MAP 6079C1068G WITH EFFECTIVE DATE OF 11-16-2012

BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS CITY OF SAN LUIS OBISPO
BENCH MARK #16
LEAD & TACK ON EASTERLY CURB 25' SOUTHERLY OF BCR AT
HIGUERA AND PACIFIC AND 14' NORTHERLY OF THE BCR AT HIGUERA
AND WALKER
ELEVATION: 171.32 (NAVE 88 DATUM)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON GPS OBSERVATION OF GEODETIC NORTH AT POINT FOUND NAIL IN CONCRETE IN MONUMENT WELL AT THE CENTERLINE INTERSECTION OF PACIFIC STREET & CARMEL STREET AS SHOWN.

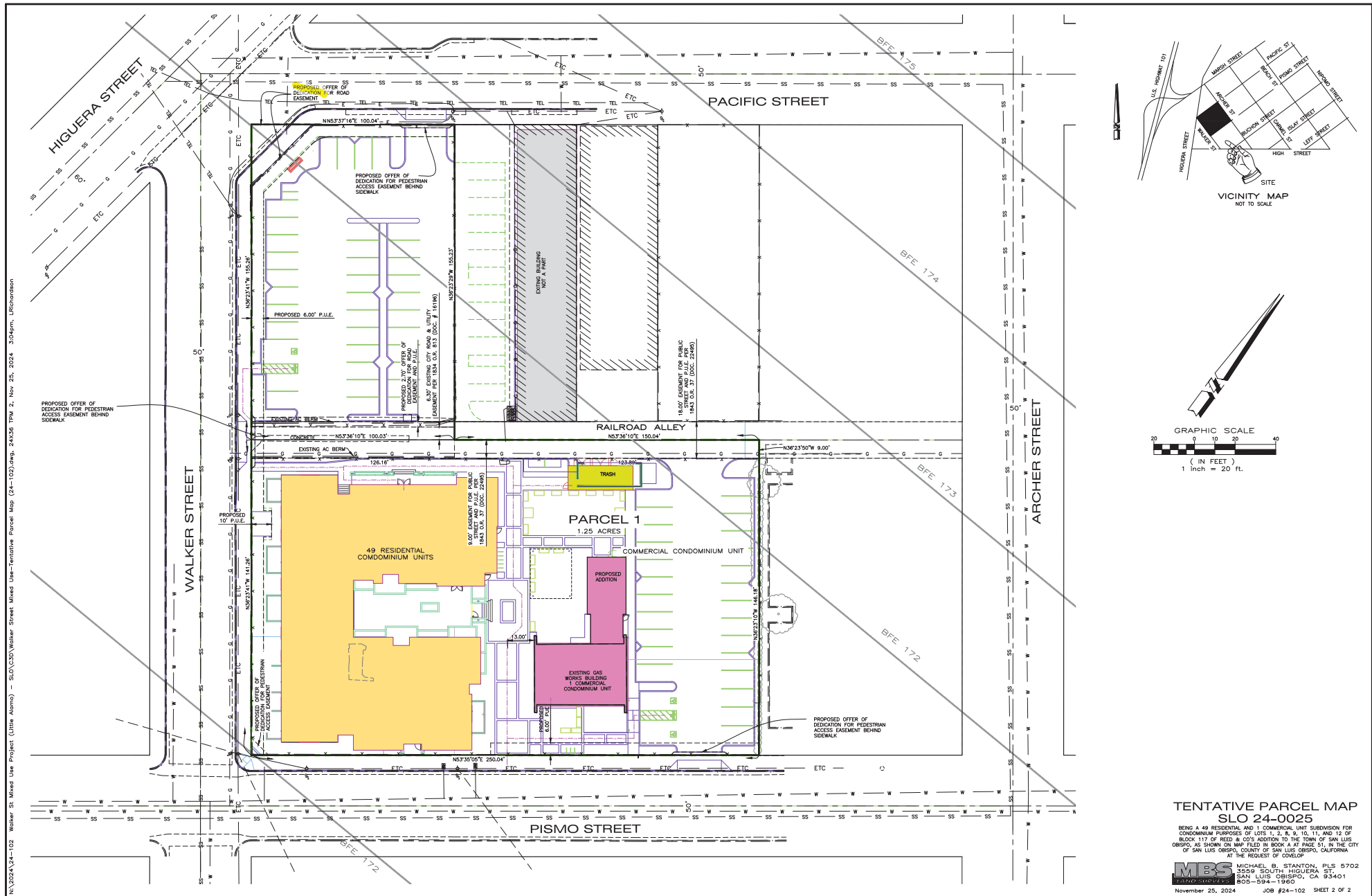
SITE DATA:
ADDRESS:
251 PACIFIC STREET
1390 WALKER STREET
280 PISMO STREET
ASSESSOR'S PARCEL NO. APN 002-505-001, 005 & 006

EXISTING CONDITIONS
TENTATIVE PARCEL MAP
SLO 24-0025

BEING A 49 RESIDENTIAL AND 1 COMMERCIAL UNIT SUBDIVISION FOR
CONDOMINIUM PURPOSES OF LOTS 1, 2, 8, 9, 10, 11, AND 12 OF
BLOCK 117 OF REED & CO'S ADDITION TO THE TOWN OF SAN LUIS
OBISPO, AS SHOWN ON MAP FILED IN BOOK 4 AT PAGE 51, IN THE CITY
OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, CALIFORNIA
AT THE REQUEST OF COVELOP

MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960

November 25, 2024 JOB #24-102 SHEET 1 OF 2



March 27, 2025

CITY OF SAN LUIS OBISPO

Hannah Hanh
Phone: (805) 781-7432
Email: hhanh@slocity.org



REGARDING: **State Density Bonus Summary**
251 Pacific Street, 1390 Walker Street & 280 Pismo Street

APPLICATION: SBDV-0450-2024 & ARCH-0451-2024

This memo describes how the State Density Bonus Law (California Government Code Section 95915) applies to the Gas Works project proposed at 251 Pacific Street, 1390 Walker Street & 280 Pismo Street in San Luis Obispo, CA.

The applicable excerpts from California Government Code Section 95915 are described below. Please note that some sections are abbreviated for clarity. If the full text is beneficial, a full copy can be found at:

https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65915&lawCode=GOV

The applicant requests to utilize the provisions of California Government Code Section 95915.

Subdivision (b)(1) states: A city shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), when an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following: (B) Five percent of the total units of a housing development for very low-income households.

Pursuant to subdivision (f) the applicant is providing 5% of the base allowable residential density as very low-income units in exchange for a 20% density bonus. **The very low-income units have been identified in the plans as Units 204 & 304. Please note that while the applicant is entitled to a 20% density bonus, the applicant has elected to only utilize a 16% density bonus and will be forgoing the remaining 4%. This decision does not impact the number of very low-income units provided as part of this development.**

Pursuant to subdivision (p) the applicant is requesting a vehicular parking ratio, inclusive of parking for persons with disabilities and guests, of: (A) zero to one bedroom: one onsite parking space. (B) two to three bedrooms: one and one-half onsite parking spaces. Utilizing this parking ratio does not reduce the number of incentives or concessions, or waivers that the applicant is eligible for.

Pursuant to subdivision (d)(2)(A) the applicant shall receive one incentive or concession for providing at least 5% for very low-income households. The applicant is requesting one concession or incentive for a reduction in the number of required restaurant parking spaces in the City of San Luis Obispo Zoning Regulations Table 3-4. The applicant is requesting a reduction of 24 parking spaces. The requested incentive or concession results in identifiable and actual cost reductions to provide for affordable housing costs, or for rents for the targeted units (subdivision (d)(1)(A)) by not having to build an additional parking lot. The requested incentive or concession would not have a specific, adverse impact upon the public health and safety or physical environment or on any real property that is listed in the California Registry of Historic Resources and for which there is no feasible method to satisfactorily

mitigate or avoid without rendering the development unaffordable to low-income and moderate-income households (subdivision (d)(1)(B)) because there is ample on street parking in the vicinity.

Pursuant to subdivision (e)(1) in no case may a city apply any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by this section. An applicant may submit to the city, a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted under this section.

The applicant is requesting three waivers or reductions of development standards that will have the effect of physically precluding the construction of the development at the density proposed. These waivers are described below.

The first waiver requests relief from city of San Luis Obispo zoning regulations section 17.70.130(D)(1)(a) which states that residential units shall not occupy more the 50% of the ground floor space within the first 50 feet of the floor area measured from each building face adjacent to a street toward the rear of the building, with no more than 30% of the building frontage to be occupied by residential uses. The development is proposing that **100%** of the ground floor space within the first 50 feet be occupied with residential units and **100%** of the building frontage be occupied by residential uses. Granting the requested waiver would not have a specific, adverse impact upon the public health and safety or physical environment or on any real property that is listed in the California Registry of Historic Resources and for which there is no feasible method to satisfactorily mitigate. Complying with this requirement would replace seven residential units with commercial uses. This change would reduce the residential density. **The applicant has explored alternatives to replace the residential density including building residential units at 251 Pacific Street. However, that parcel is identified as a “no-rise” site in the Mid Higura Specific Plan. Therefore, no development that would displace floodwaters is allowed on that parcel. Any development proposed at 251 Pacific Street would displace floodwaters or require a cost prohibitive construction technique such as structured parking. Therefore, complying with this development standard and moving the six residential units that would be lost in the currently proposed building to 251 Pacific Street is not physically feasible. Additionally, these units cannot be moved to the 280-290 Pismo St. site because that are is needed for the project’s stormwater treatment and parking (both commercial and residential), both of which make the project a more desirable mixed-use project.** Not granting this waiver would have the effect of physically precluding the construction of a development at the density proposed.

The second waiver requests a modification of the allowable building height requirement in zoning code section 17.40.020, table 2-21, of 35 feet to allow for a maximum building height of **56’-6” at the roof and 59’-6” feet at the stair tower**. Complying with this requirement would limit the residential building to three stories and eliminate thirteen residential units. Granting the requested waiver would not have a specific, adverse impact upon the public health and safety or physical environment or on any real property that is listed in the California Registry of Historic Resources and for which there is no feasible method to satisfactorily mitigate because the requested building height does not exceed the minimum building standards approved by the California Building Standards Commission and the fire department has reviewed the proposed plans and determined that the building can be adequately serviced in an emergency. **The applicant has explored alternatives to replace the residential density including building residential units at 251 Pacific Street. However, that parcel is identified as a “no-rise” site in the Mid Higura Specific Plan. Therefore, no development that would displace floodwaters is allowed on that parcel. Any development proposed at 251 Pacific Street would displace floodwaters or require a cost prohibitive construction technique such as structured parking. Therefore, complying with this development standard and moving the thirteen residential units that would be lost in the currently proposed building to 251 Pacific Street is not physically feasible. Additionally, these units cannot be moved to the 280-290 Pismo St. site because that are is needed for the project’s stormwater treatment and parking (both commercial and residential), both of which make the project a more desirable**

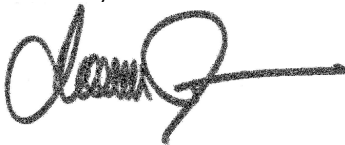
mixed-use project. Not granting this waiver would have the effect of physically precluding the construction of a development at the density proposed.

The third waiver requests a reduction in the setback requirements in the City of San Luis Obispo Zoning Regulations Table 2-20. The specific request is for a reduction in the Corner Lot Street Side setback from 15 feet to 0 feet along Pismo Street. Complying with this requirement would eliminate twelve residential units. Granting the requested waiver would not have a specific, adverse impact upon the public health and safety or physical environment or on any real property that is listed in the California Registry of Historic Resources and for which there is no feasible method to satisfactorily mitigate because the reduced setback is consistent with the adjacent buildings along Pismo and Walker Streets which also have zero setbacks and the fire department has reviewed the proposed plans and determined that the building can be adequately serviced in an emergency. **The applicant has explored alternatives to replace the residential density including building residential units at 251 Pacific Street. However, that parcel is identified as a “no-rise” site in the Mid Higura Specific Plan. Therefore, no development that would displace floodwaters is allowed on that parcel. Any development proposed at 251 Pacific Street would displace floodwaters or require a cost prohibitive construction technique such as structured parking. Therefore, complying with this development standard and moving the twelve residential units that would be lost in the currently proposed building to 251 Pacific Street is not physically feasible. Additionally, these units cannot be moved to the 280-290 Pismo St. site because that are is needed for the project’s stormwater treatment and parking (both commercial and residential), both of which make the project a more desirable mixed-use project.** Not granting this waiver would have the effect of physically precluding the construction of a development at the density proposed.

In this memo, the applicant states that granting the requested concession, incentive or waivers is necessary to allow for the construction of the development at the proposed density and complies with the requirements in California Government Code Section 95915. Alternatives that would not have required this concession, incentive or waivers, such as increasing the building footprint and placing parking under the building, have been explored. No alternatives have been found to be viable. This statement fulfills the applicant’s requirements for requesting the concession, incentive and waivers. If the city does not agree with the applicant’s statement, the applicant respectfully requests that, per subdivision (d)(1), the city make a written finding, based on substantial evidence to the contrary.

Thank you for this review. Please feel free to call or contact us with any questions or comments.

Sincerely,



ARRIS STUDIO ARCHITECTS

Thom Jess

Phone: (805) 547-2240 ext.111

Email: tjess@arris-studio.com