



Architectural Review Commission  
AGENDA

Monday, August 16, 2021, 5:00 p.m.

Teleconference - Broadcast via Webinar

Due to the recent increase in COVID-19 cases in San Luis Obispo County, City Administration has made the difficult decision to return to a virtual meeting format. Using the most rapid means of communication available at this time, members of the public are encouraged to participate in ARC meetings in the following ways:

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

View the Webinar on Zoom:

URL: <https://slocity->

[org.zoom.us/j/85768153795?pwd=aFNpbVQyTXNaSVVzaWVlV05xKzNzd09](https://slocity-)

Webinar ID: 857 6815 3795

Telephone Attendee: (669) 900-6833; Passcode: 286054

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

**Public Comment** - The ARC will still be accepting public comment for items within their purview.

Public comment can be submitted in the following ways:

Mail or Email Public Comment:

**Received by 3:00 PM on the day of meeting** - Can be submitted via email to

[advisorybodies@slocity.org](mailto:advisorybodies@slocity.org) or U.S. Mail to City Clerk at: 990 Palm St. San Luis Obispo, CA 93401

**Emails sent after 3:00 PM** – Can be submitted via email to [advisorybodies@slocity.org](mailto:advisorybodies@slocity.org) and will be archived/distributed to members of the Advisory Body the day *after* the meeting. Emails **will not** be read aloud during the meeting.

Verbal Public Comment:

**Received by 3:00 PM on the day of the meeting** - Call (805) 781-7164; state and spell your name, the agenda item number you are calling about and leave your comment. The verbal comments must be limited to 3 minutes. All voicemails will be forwarded to Advisory Body Members and saved as Agenda Correspondence. Voicemails **will not** be played during the

meeting.

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

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**Pages**

**1. CALL TO ORDER**

**2. PUBLIC COMMENT**

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

**3. CONSENT**

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

Recommendation:

Approve Consent Item 3a.

**3.a. CONSIDERATION OF MINUTES - JULY 19, 2021 ARCHITECTURAL  
REVIEW COMMISSION MINUTES**

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**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. 175 VENTURE DR. (ARCH-0624-2020) REVIEW OF THE PROPOSED DESIGN AND LAYOUT FOR THE PHASED MEDIUM RESIDENTIAL DENSITY (R-2) COMPONENT OF THE AVILA RANCH DEVELOPMENT PROJECT**

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Recommendation:

Review the proposed project in terms of its consistency with the Airport Area Specific Plan, Avila Ranch Development Plan, Community Design Guidelines, and applicable City Standards, and provide comments and recommendations to the Planning Commission.

**4.b. REVIEW OF A DRAFT ZONING REGULATIONS AMENDMENT CONSISTING OF OBJECTIVE DESIGN STANDARDS FOR QUALIFYING HOUSING PROJECTS**

101

Recommendation:

Recommend the proposed draft Objective Design Guidelines to the Planning Commission for review. This action may include recommended revisions or changes to the draft Objective Design Standards.

**5. COMMENT AND DISCUSSION**

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

Senior Planner Shawna Scott will provide an update of upcoming projects and the agenda forecast.

## 6. ADJOURNMENT

The next *rescheduled* Regular Meeting of the Architectural Review Commission will be held on September 13, 2021 at 5:00 p.m. via teleconference.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

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

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

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

<https://opengov.slocity.org/WebLink/Browse.aspx?id=60946&dbid=0&repo=City Clerk>





# Minutes

## ARCHITECTURAL REVIEW COMMISSION

### Monday, July 19, 2021 Regular Meeting of the Architectural Review Commission

#### **CALL TO ORDER**

A Regular Meeting of the Architectural Review Commission was called to order on Monday, July 19, 2021 at 5:02 p.m. in the Council Hearing Room at City Hall, 990 Palm Street, San Luis Obispo, by Chair Christie Withers.

#### **ROLL CALL**

**Present:** Commissioners Michael DeMartini (*arrived at 5:09 p.m.*), Mandi Pickens, Brian Pineda, Allen Root, Micah Smith, and Chair Christie Withers

**Absent:** Vice Chair Ashley Mayou

**Staff:** Senior Planner Shawna Scott and Deputy City Clerk Kevin Christian

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

None

*--End of Public Comment--*

#### **CONSIDERATION OF MINUTES**

##### **1. Minutes of the Architectural Review Commission meeting of June 21, 2021.**

**ACTION:** MOTION BY COMMISSIONER ROOT, SECOND BY COMMISSIONER SMITH, CARRIED 5-0-2 (Commissioner DeMartini and Vice Chair Mayou absent), to approve the Minutes of the Architectural Review Commission meeting of June 21, 2021.

## **PUBLIC HEARING**

*Commissioner DeMartini arrived at 5:09 p.m., the beginning of the staff presentation for this item.*

2. Development review of a mixed-use project consisting of 94 residential units and 924 square feet of commercial space, with a 24% density bonus. The project includes a request for an affordable housing concession regarding the Edge Conditions standards for open space orientation and window placement for properties that are along transition zones. An Addendum to the previously adopted Mitigated Negative Declaration has been prepared (ER#0286-2014). **Project address: 279 Bridge Street; Case#: ARCH-0587-2020, USE-0412-2021, & AFFH-0413-2021; Zone: M-zone; Housing Authority of San Luis Obispo, owner/applicant.**

Associate Planner Kyle Bell presented the staff report and responded to Commissioner inquiries.

Applicant representative, Scott Smith, CEO HASLO, and Jim Duffy, Ten Over Studios, provided an overview of the project objectives and provided comments in response to Commissioner questions.

### **Public Comments:**

Justice and Bill Towers

Amy Sanchez

Devin Gallagher

*--End of Public Comment--*

**ACTION:** MOTION BY COMMISSIONER PICKENS, SECOND BY COMMISSIONER SMITH, CARRIED 6-0-1 (Vice Chair Mayou absent), to recommend approval to the Planning Commission and confirm consistency with Community Design Guidelines, with the following recommendations:

- Provide additional screening to the balconies on south and east building elevations, screening thresholds of the balconies shall be up to the discretion of the developer; and
- Reduce height of screening features surrounding the interior playground courtyard to provide a balance of vehicle screening and pedestrian safety; and
- Consider that trees along the south perimeter be planted at a greater maturity; and
- Incorporate addition of an accent color.

## **COMMENT AND DISCUSSION**

### **3. Staff Updates**

Senior Planner Shawna Scott provided a brief agenda forecast.

## **ADJOURNMENT**

The meeting was adjourned at 6:15 p.m. The next Regular Meeting of the Architectural Review Commission will be held on Monday, August 16, 2021 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, CA 93401.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: XX/XX/2021



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## **ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT**

**SUBJECT:** REVIEW OF THE PROPOSED DESIGN AND LAYOUT FOR THE PHASED MEDIUM RESIDENTIAL DENSITY (R-2) COMPONENT OF THE AVILA RANCH DEVELOPMENT PROJECT, CONSISTING OF 297 RESIDENTIAL UNITS; THE PROJECT INCLUDES A FENCE HEIGHT EXCEPTION FOR A MAXIMUM 13-FOOT TALL COMBIN

**PROJECT ADDRESS:** 175 Venture (Main)    **BY:** John Rickenbach, Contract Planner  
Phone Number: (805) 610-1109  
Email: JFRickenbach@aol.com

**FILE NUMBER:** ARCH-0624-2020    **FROM:** Shawna Scott, Senior Planner

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### **RECOMMENDATION**

Review the proposed project in terms of its consistency with the Airport Area Specific Plan (AASP); Avila Ranch Development Plan (ARDP); Community Design Guidelines (CDG); and applicable City Standards and provide comments and recommendations to the Planning Commission.

### **1.0 PROJECT BACKGROUND AND DESCRIPTION SUMMARY**

In September 2017, the City Council approved the Avila Ranch project, which envisioned phased development of up to 720 homes and 15,000 square feet of neighborhood-serving commercial uses on a 150-acre site on three parcels in the southern portion of the City of San Luis Obispo, generally northeast of Buckley Road and Vachell Lane (APNs 053-259-004, -005 and -006). The project as approved was determined to be consistent with the City's General Plan, Airport Area Specific Plan (as amended), and the City's Community Design Guidelines. It was also determined to be consistent with the County's Airport Land Use Plan.

The following entitlements were included as part of project approval to facilitate development:

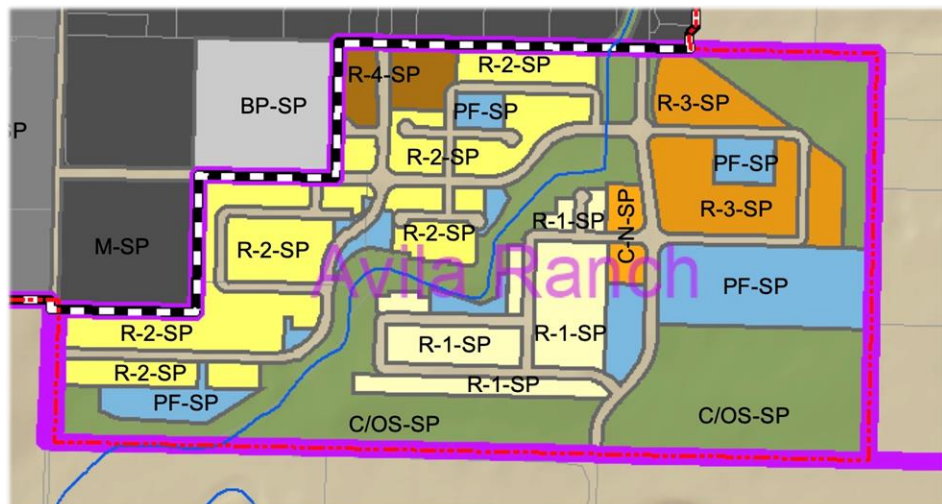
- **Resolution 1832 (2017 Series)** certifying the Final Environmental Impact Report for the project, amending both the Airport Area Specific Plan and General Plan, and approving Vesting Tentative Tract Map No. 3089.

ARCH-0624-2020 (175 Venture Drive – Avila Ranch)  
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- **Resolution 1638 (2017 Series)** rezoning property at 175 Venture Drive (the Project) from Business Park/Specific Plan Area (BP-SP) and Conservation /Open Space/Specific Plan Area (C/OS/SP) to be consistent with the Project's Development Plan and with the General Plan and Airport Area Specific Plan, as amended to enable development of 720 residential units and 15,000 square feet of neighborhood commercial on a 150-acre site. The Project also includes 18 acres of parks and 53 acres of designated open space.
- **Ordinance 1639 (2017 Series)** approving the Development Agreement (DA) between the City and Avila Ranch LLC. The Project was subsequently sold to Wathen Castanos Homes, and with it, the rights and obligations associated with the DA. The DA ensures phased and orderly development of the Project, and includes provisions for reimbursement for public infrastructure and improvements beyond project requirements.

The applicant now requests that the ARC review and the Planning Commission approve the proposed design and layout for the Medium Residential Density (R-2) component of the project. The majority of the R-2 zoned property is located within Phase 1 of the approved Development Plan, with the remainder of the R-2 zoning in Phases 2 and 3, consistent with what is described in the Development Plan. In all, the project would accommodate 297 R-2 units, which would be constructed in three phases (refer to Figure 2, Avila Ranch Project Phasing and R-2 Locations). Phase 1 would include 179 R-2 units, with 29 R-2 units as part of Phase 2 and 89 R-2 units in Phase 3. The current application also includes a fence height exception request to provide screening between the residential development and the adjacent existing industrial/manufacturing development north and west of portions of Phase 1 development.

The project site is within a portion of the Airport Area Specific Plan and is designated as Medium Density Residential (R-2). Figure 1 shows the proposed project site and key information about the site.



**Figure 1. Avila Ranch Project Site**

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**General Location:** Generally, north of Buckley Road and east of Vachell Lane.

**Site Area:** 150 acres for the Avila Ranch project (27.3 acres within the R-2-SP zone)

**Present Use:** Vacant land

**Zoning:** R-2-SP within the Airport Area Specific Plan

**General Plan:** Medium Density Residential

**Surrounding Uses** (*outside the Avila Ranch Planning Area*)

East: County jurisdiction; Agriculture zoning

West: M-SP (Manufacturing) Lockheed Martin; C-S (Service Commercial) further west across Vachell Lane

North: M (Manufacturing); BP-SP (Business Park); warehousing & industrial uses

South: County jurisdiction; Agriculture zoning

Zoning surrounding the R-2-SP zoned land include M-SP, BP-SP, R-4-SP, PF-SP, and C/OS-SP (refer to Figure 1, Avila Ranch Project Site).

**Existing Site Characteristics**

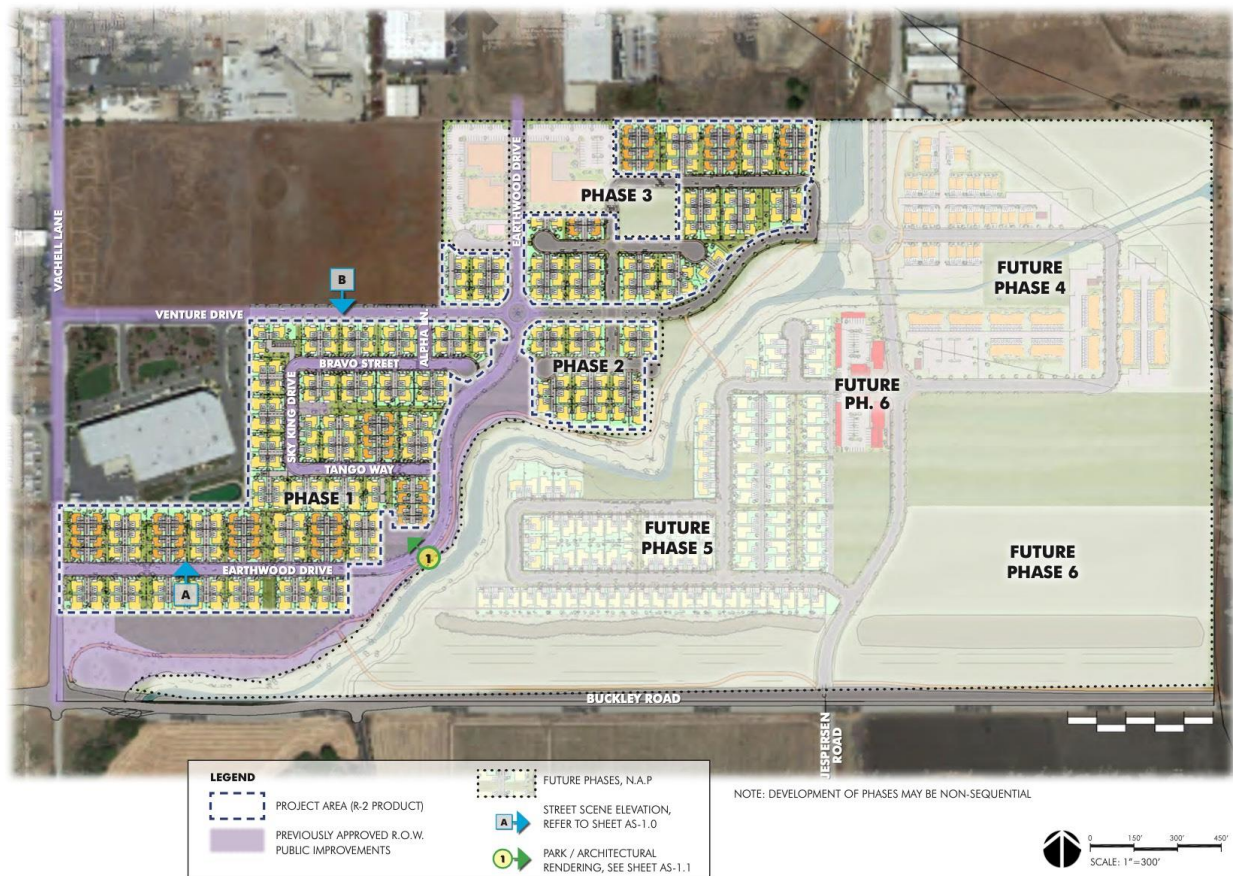
The Avila Ranch site includes 150 contiguous acres at the northeast corner of Buckley Road and Vachell Lane. The land is currently vacant. The site generally slopes from the northeast to southwest, although there are localized undulations. It is diagonally bisected by a drainage channel known as Tank Farm Creek, which conveys on and offsite storm water to San Luis Creek. The R-2 portion of Avila Ranch, which is the subject of this report, includes the westerly 27.3 acres of the 150-acre site.

**2.0 PROPOSED DESIGN**

The proposed application is for ARC to consider and make recommendations to the Planning Commission concerning the design of the R-2 component of the Avila Ranch project, which would be constructed in Phases 1-3 of the project. If approved, the R-2 product as envisioned would be developed in the framework of existing project entitlements, subject to the policies of the General Plan, AASP, and requirements of the Avila Ranch Development Plan. Figure 2 shows the phasing within Avila Ranch, and the R-2 areas in more detail, which is exclusively in the first 3 phases of the 6-phase project. The layout shown is consistent with the approved Tract Map.



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**Figure 2. Avila Ranch Project Phasing and R-2 Locations**

Two types of R-2 products are proposed, and these are described in the Avila Ranch Development Plan. These are called the Cluster and Pocket Cottage units, which differ in their design, size and layout. These are briefly described below, but described in detail on Sheets A1.1 through A9.2 of the application packet (Attachment 1).

Cluster units are intended to provide workforce housing and housing for moderate income families, and would range in size from 1,609 to 2,273 square feet (SF). These are 3-bedroom units, most with 2.5 bathrooms, although some have 3 full bathrooms. Overall, six floor plans are proposed, including two floor plans that are repeated from the pocket cottage product. The Pocket Cottage units are slightly smaller, ranging in size from 819 to 1,708 SF, with five floor plans proposed. The smallest unit has 2 bedrooms and 1 bathroom, while the others have 1.5 to 2.5 bathrooms.

### **Architectural Design Concept**

The overall community has been designed in small motor court clusters, sharing a drive aisle and landscaped paseo on either side of the homes. This design approach is intended to present a pedestrian friendly street façade and scale along the main circulation streets by eliminating the street facing garage door and driveways. Consistent with the Development Plan, five architectural styles are proposed.



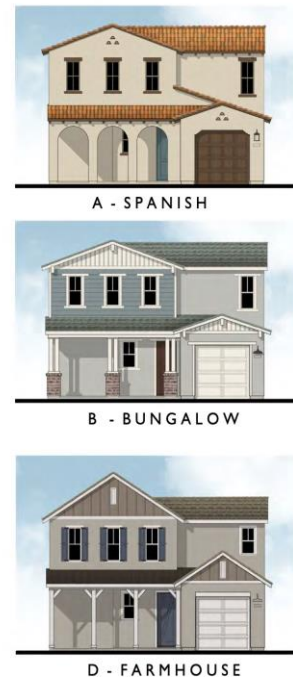
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These include Spanish (Mission), Bungalow, Craftsman, Farmhouse and Contemporary. In the case of the cluster units, any of the five styles could be applied to any of the six proposed floor plans. For the cottage units, there is a greater emphasis on the Spanish style, especially for the smallest units, which would be exclusively in this style.

Table 1 on the following page summarizes the proposed floor plans within the R-2 zone, including key features and the applicability of the various architectural styles.



**Figure 3. Architectural Elevations - Cluster Development**



**Figure 4. Architectural Elevations - Cottage Development**

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Table 1. Summary of Proposed R-2 Development						
Cluster Units						
Plan #	Size	Stories	Bedroom/ Baths	Garage	Architectural Styles	# of Units in Phase 1
Same as Cottage plan 2	1,609 SF	2	3BR / 1.5BA	1 car	A, B, C, D, E	15
Same as Cottage plan 3	1,708 SF	2	3BR / 2.5BA	1 car	A, B, C, D, E	5
1	1,805 SF	2	3BR / 2.5BA	2 car	A, B, C, D, E	17
2	1,900 SF	2	3BR / 2.5BA	2 car	A, B, C, D, E	20
3	2,066 SF	2	3BR / 2.5BA	2 car + bonus room	A, B, C, D, E	43
4	2,273 SF	2	3BR / 3BA	2 car + bonus room	A, B, C, D, E	31
<b>TOTAL</b>						<b>131</b>
Pocket Cottage Units						
1	1,169 SF	2	3BR / 1.5BA	1 car	A, B, D	8
2	1,609 SF	2	3BR / 2.5BA	1 car	A, B, C, D, E	12
3	1,708 SF	2	3BR / 2.5BA	1 car	A, B, C, D, E	13
4	1,551 SF	2	3BR / 2.5BA	1 car	A	2
5	819 SF	1	2BR / 1BA	1 car	A	13
<b>TOTAL</b>						<b>48</b>
<b>All Phase 1</b>						<b>179</b>
<b>Architectural Style Key:</b> A – Spanish (Mission)   B – Bungalow   C – Craftsman   D – Farmhouse   E – Contemporary						

The following Figures 5 and 6 show renderings of the development concept, and how the various architectural and design elements would interact with parks and pedestrian paseos. The intent of the overall design is to mix architectural styles and floor plans throughout the development consistent with the intent of the Development Plan. Additional renderings and design details are included in the application package (Attachment 1, Sheets AS1.0 through AS1.4)

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**Figure 5. Rendering of Development Concept**



**Figure 6. Rendering of Development Concept**

Details related to the treatment of pedestrian paseos, particularly how they would interact with neighboring development and landscaping, are included on Sheets L1.0 to L1.8. Additional details related to lighting, colors and materials are included on Sheets A10.0 to A10.5 (Attachment 1, Project Plans).



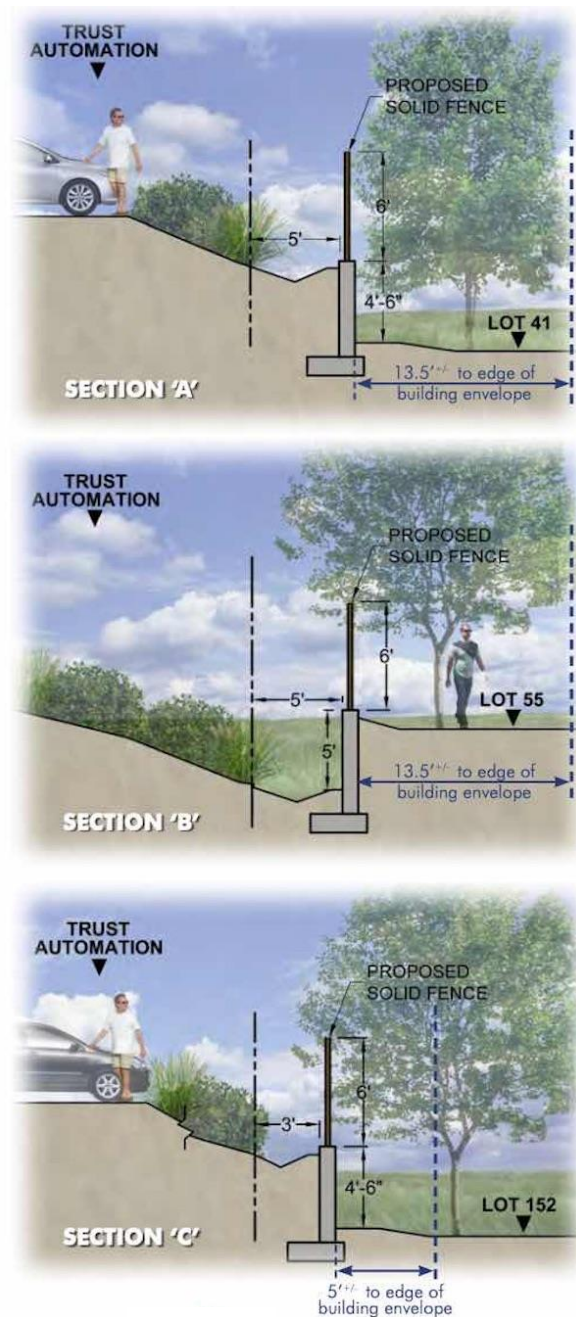
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### **Proposed Fence Height Exception**

Municipal Code section 17.70.070 allows a maximum wall/fence height of 6 feet along rear and side setbacks or up to 9 feet when combined with a retaining wall. Exceptions to these requirements can be granted for circumstances relating to topography and privacy. A fence height exception is requested along the north and west tract boundaries adjacent to an industrial property (APN 053-259-003) to allow for a 6-foot high solid fence atop a previously approved retaining wall. The requested maximum total combined wall/fence height is proposed at 13 feet.

This exception is requested in response to the site topography and to provide privacy for proposed residential uses from the adjacent active industrial development, notably the parking areas near the property line. The majority of the retaining wall would face the residential development. The proposed fences would be located in the rear and side yards of the residential development and would not be visible along public roads.

See Figure 7 for the proposed fencing concept, which shows some of the detail from Sheet E1.0, included as Attachment 1. The site retaining walls were approved and permitted as part of Tract 3089 Phase 1 Improvements (FMAP-1563- 2018) and are included for graphic reference only to depict the total wall/fence height. The retaining wall varies in height from 2 to 7 feet. Although the combined height of the retaining wall and fence could be as high as 13 feet, because of topographic variation, in other areas it would be under 9 feet. Due to the tract drainage improvements, topography, and location of the approved walls, it is infeasible to offset the fence from the retaining wall.



**Figure 7. Proposed Fence Height Exception**

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### 3.0 FOCUS OF REVIEW

The ARC's role is to 1) review the proposed project in terms of its consistency with the Airport Area Specific Plan (AASP); Avila Ranch Development Plan (ARDP); Community Design Guidelines (CDG); and applicable City Standards; and 2) provide comments and recommendations to the Planning Commission.

#### Airport Area Specific Plan:

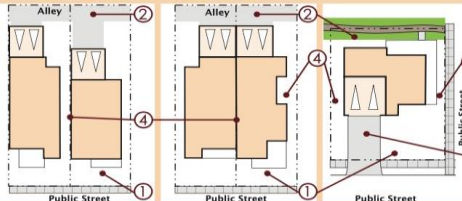
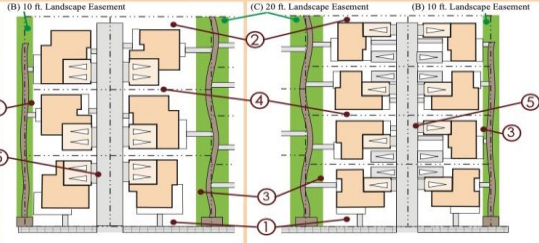
<https://www.slocity.org/home/showpublisheddocument/4294/637493456364330000>

**Avila Ranch Development Plan:** <https://www.slocity.org/government/department-directory/community-development/planning-zoning/specific-area-plans/avila-ranch>

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

### 4.0 DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed development must be consistent with the requirements of the General Plan, Zoning Regulations, AASP, ARDP and CDG. Notably, upon its approval, the project (including the ARDP) was found to be consistent with the General Plan and AASP, and is directly referenced in the AASP. The ARDP was also previously considered by the ARC in the context of the CDG. Therefore, consistency with the ARDP is the key consideration for ARC with respect to this project, although relevant aspects of the CDG will be highlighted in the analysis that follows. For development within Avila Ranch, the AASP defers to the design standards included in the ARDP. Figure 8 from the ARDP summarizes the design standards for R-2 development (also see Attachment 2).

Medium Density Residential Building Standards (R-2)					
<b>EXAMPLES</b> These sketches show basic lot layouts based on the Development Standards. Not all features are shown in each layout.					
	<b>ALLEY OR STREET ACCESS</b>			<b>CLUSTER DEVELOPMENT</b> 4 TO 6 LOTS	<b>POCKET COTTAGE DEVELOPMENT</b> 8 LOTS
<b>STANDARDS</b> Minimums, unless otherwise noted. (A)	<b>DETACHED - ZERO LOT LINE</b>	<b>ATTACHED - ZERO LOT LINE</b> (includes pairs of dwellings on adjacent lots)	<b>DETACHED</b> (parking access from street)		
Lot Area	3,575 sf Min.	3,575 sf Min.	3,575 sf Min.	3,575 sf Min.	2,620 sf Min.
Lot Coverage	60% Max	60% Max	60% Max	60% Max	60% Max
1- Street Setback: Dwelling	15 ft	15 ft	15 ft	15 ft	15 ft
Front Porch	10 ft	10 ft	10 ft	10 ft	10 ft
2- Rear Setback: Dwelling	20 ft (F)	20 ft (F)	3.5 ft	5 ft	5 ft
Garage	13 ft (F)	13 ft (F)	N/A	5 ft	5 ft
3- Side Setback: Dwelling	4 ft	4 ft	4 ft	8 ft (B) / 13 ft (C)	8 ft (B) / 13 ft (C)
Porch	N/A	N/A	N/A	5 ft (B) / 10 ft (C)	5 ft (B) / 10 ft (C)
4- Interior Setback	0 ft / 4 ft (D)	0 ft (attached) / 4 ft	4 ft	4 ft	4 ft (E)
5- Garage Setback	see rear setback	see rear setback	18.5 ft	13 ft (F)	13 ft (F)
6- Side Street Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Building Height (G)	35 ft Max	35 ft Max	35 ft Max	35 ft Max	35 ft Max
<b>Notes:</b> A- Tract 3089 Final Map(s) to include any parcel-specific encroachments into setback and/or easements based on map and lotting configurations beyond elements allowed per Zoning Regulation §17.70.170 (Allowed Projections into Setback Area). B- Setback is from property line to dwelling in areas with 10-foot landscape easements. C- Setback is from property line to dwelling in areas with 20-foot landscape easements. D- Where a building wall is located on a lot line, there shall be an easement of at least 4 feet wide on the neighboring lot for maintenance access. E- Setback for uncovered parking spaces is 1 foot. F- Assumes property line and center line of driveway/alley are coterminous. G- Second floor setbacks shall match ground floor setbacks.					

**Figure 8. R-2 Standards from the Avila Ranch Development Plan**

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Staff has identified the discussion items below related to consistency with relevant provisions of the ARDP and CDG. Table 2 summarizes the applicable standards within these documents, and how the project responds to them.

**Table 2. Discussion Items**

Highlighted Sections	Discussion Items
<b><i>Avila Ranch Development Plan – Design Framework</i></b>	
<i>ARDP Standard 1.1: Adherence to AASP Building Orientation and Setback Standards</i>	The ARDP builds on the streetscape and pedestrian orientation standards included in the AASP, and follows the intent of setback requirements included in the Municipal Code related to the R-2 zone. The proposed design adheres to these standards and meets the intent of ARDP standards that relate to these issues. Figure 8 above shows the relevant standards for the R-2 zone within the ARDP. The proposed design adheres to these requirements related to setbacks and building heights.
<i>ARDP Standards 1.2, 1.6 and 1.7 and related guidelines: Building Height and Setback relationship; driveway orientation; open space orientation</i>	<p>The intent of this standard is to avoid blocking distant views of the background topography through the relationship of setbacks to building height. As designed, the project would adhere to setback and building height restrictions of the R-2 zone as applied elsewhere in the City, and as described in the ARDP (see Figure 8). The project meets the intent of City requirements, including the municipal code and applicable ARDP standards.</p> <p>The project as designed meets the intent of standards related to driveway and garage orientation away from major street, and with its paseos and parks, meet the intent of open space orientation standards. These are consistent with direction in AASP and CDG.</p>
<i>ARDP Standard 7.1.2: Required Architectural Styles</i>	This standard requires that development use one or more of these architectural styles: Farmhouse, California Bungalow, Contemporary, Craftsman, or Mission (Spanish). The project design uses all five styles, distributed throughout the project.
<i>ARDP Standard 7.1.3 and related guidelines: Distribution of Architectural Styles</i>	This standard includes a detailed approach to ensure that architectural styles are distributed throughout the planning area. The intent is to ensure visual variety and interest throughout, and large enclaves of overly uniform style and architecture. The design as envisioned includes six different floor plans for the cluster units, and five floor plans for cottage units, with architectural styles that could apply to those floor plans. As proposed, there are no specific provisions for ensuring a distribution of

Highlighted Sections	Discussion Items
	<p>styles throughout the project based on the formulas included in the standard, although the project meets the intent of this by distributing the variety of floor plans (and associated architectural styles) throughout the project area. Sheets AS1.0-AS1.4 demonstrate the intent of the applicant, and show a variety of styles, colors and floor plans within a given street scene. In addition, porches are included in the project consistent with Guideline 7.1.3.E.</p>
<p><i>ARDP Standards 7.2.3, 7.3.2, 7.3.5 and related guidelines: Scale and massing, including the relationship between building height and setbacks</i></p>	<p>The ARDP builds on the streetscape and pedestrian orientation standards included in the AASP, and follows the intent of setback requirements included in the Municipal Code related to the R-2 zone. The proposed design adheres to these standards and meets the intent of ARDP standards that relate to these issues. Figure 8 above shows the relevant standards for the R-2 zone within the ARDP. The proposed design adheres to these requirements related to setbacks and building heights.</p>
<p><i>ARDP Standards 7.4.1 and 7.5.1: Architectural facades and treatment; colors and materials</i></p>	<p>The intent of this standard to ensure that visually prominent design details are compatible with the overall architectural style, and that compatible colors and materials are chosen. Key features include entries, windows, doors, and garages. See Sheets A1.0 through A9.2 reflect this standard, showing details related to each of these features, which are consistent with the applicable architectural theme. Colors and materials proposed are shown on Sheets A10.0 to A10.5. These reflect a variety of color and material choices within compatible parameters. Colors range from muted grays, whites and browns augmented a variety of color choices. Materials differ depending on architectural style.</p>
<p><i>ARDP Standards 8.1.1-8.1.4: Landscaping</i></p>	<p>The proposed project responds to these standards with a landscape plan that enhances and complements the architectural design, as shown on several project sheets, notably Sheets L1.0-L1.8, and the renderings shown on Sheets AS1.0-AS1.4.</p>
<p><i>ARDP Standards 9.3.2-9.3.8: Lighting</i></p>	<p>The project has not yet established a formal lighting plan, although Sheet A10.0 shows potential lighting fixtures as they relate to the different architectural styles. The project will be required to comply with the City's night sky ordinance; however, the ARC may provide specific direction regarding exterior lighting for the project.</p>

Highlighted Sections	Discussion Items
<i>ARDP Standard 12.1: Fencing</i>	The intent of this standard is to ensure that fencing design does not block views of open spaces or Tank Farm Creek. The proposed exception to the fence height would apply to areas between residences and industrial areas, not areas associated with open space or the creek.
<b><i>CDG Chapter 5 – Residential Project Design Guidelines</i></b>	
<i>§ Section 5.2: Subdivision Design and General Residential Design Principles</i>	This section of the CDG includes several key principles related to integrating open space into the design, project scale, and pedestrian orientation. More specifically related to architectural review, the section also calls for durable and low maintenance finishes, the use of a variety of materials, building articulation, and garage orientation. The project seems generally responsive to these issues, and consistent with the intent of these principles. Sheets A10.0 to A10.5 illustrate a variety of complementary colors and materials that would be applied to the varied design details shown on Sheets A1.0-A9.2.
<i>§ Section 5.5: Single-Family Housing Design</i>	<p>The ARDP was previously found to be consistent with the CDG, and reflects and expands on many of the same principles articulated in the CDG. Among the principles articulated in this section of the CDG include:</p> <ol style="list-style-type: none"> <li>1. pedestrian orientation;</li> <li>2. architectural variety, housing sizes and design details;</li> <li>3. variable setbacks in compliance with the Municipal Code;</li> <li>4. primary entrances facing a street, encouraging porches to transition between public and private spaces; and</li> <li>5. garages subordinate to living spaces, preferably not facing the primary street entrance to the home.</li> </ol> <p>The project is responsive to these principles. Sheets L1.1-L1.4 show how homes are integrated into and have access to pedestrian paseos. Also see the renderings in Figures 5 and 6 above. Consistent with the ARDP, five architectural styles are proposed throughout the project, with considerable design variation as described above. Garages are oriented to the side along alleys, as shown in Sheets A1.1, A2.1, A3.1, A4.1, A5.1, A6.1, A7.1, A8.1 and A9.1.</p>



## **5.0 ACTION ALTERNATIVES**

- 5.1 Recommend the Planning Commission find the project consistent with the AASP, ARDP Design Framework and Community Design Guidelines. The ARC's recommendation will be forwarded to the Planning Commission for final action. This action may include recommendations for design modifications and/or conditions of approval to address consistency with the ARDP Design Framework and Community Design Guidelines.
- 5.2 Continue the project. An action continuing the application should include direction to the applicant and staff on pertinent issues.
- 5.3 Recommend the Planning Commission find the project inconsistent with the AASP, ARDP Design Framework and Community Design Guidelines. The ARC's recommendation will be forwarded to the Planning Commission for final action. This action may include recommendations for design modifications and/or conditions of approval to achieve potential consistency with the ARDP Design Framework and Community Design Guidelines.

## **6.0 ATTACHMENTS**

- A - Project Plans (ARCH-0624-2020)
- B - Avila Ranch Development Plan Medium Density Residential Building Standards



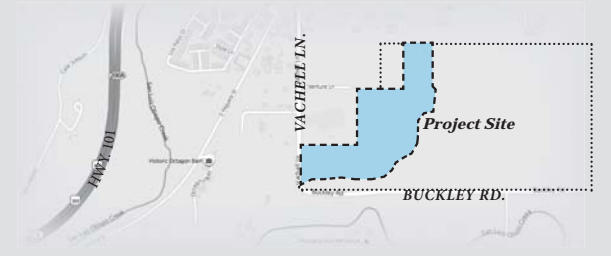


# AVILA RANCH

## Architectural Development Review

Applicant:

**Wathen Castanos Homes**  
1446 Tollhouse Road, Suite 103  
Clovis, CA 93611



### SHEET INDEX

T-1.01 Title Sheet  
P1.0 - P1.5 Project Description  
E1.0 Fence/Wall Height Exception  
SP1.0 Illustrative Site Plan

L-1.0 Overall Landscape Plan  
L-1.1 Paseo Enlargement - 20' Easement  
L-1.2 Paseo Enlargement - 10' Easement  
L-1.3 Paseo Enlargement, 4-Pack with 10' Easement  
L-1.4 Residential Landscape Plan Sample  
L-1.5 Proposed Plant Material  
L-1.6 Landscape Buffer Plan  
L-1.7 Landscape Buffer Section  
L-1.8 Landscape Inspiration

AS1.0 Street Scene Elevations  
AS1.1 Park & Architectural Rendering  
AS1.2 Typical Paseo & Architecture Rendering  
AS1.3 Typical Paseo & Architecture Rendering  
AS1.4 Typical Paseo Entry & Architecture Rendering

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A1.4 Cluster Plan 1C Craftsman Elevations & Roof Plan  
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A3.3 Cluster Plan 3B Bungalow Elevations & Roof Plan  
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A4.1 Cluster Plan 4 Typical Floor Plan  
A4.2 Cluster Plan 4A Spanish Elevations & Roof Plan  
A4.3 Cluster Plan 4B Bungalow Elevations & Roof Plan  
A4.4 Cluster Plan 4C Craftsman Elevations & Roof Plan  
A4.5 Cluster Plan 4D Farmhouse Elevations & Roof Plan  
A4.6 Cluster Plan 4E Contemporary Elevations & Roof Plan

#### COTTAGE ELEVATIONS & FLOOR PLANS (8 Unit Pack)

A5.0 Cottage Plan Front Elevations  
A5.1 Cottage Plan 1 Typical Floor Plan  
A5.2 Cottage Plan 1A Spanish Elevations & Roof Plan  
A5.3 Cottage Plan 1B Bungalow Elevations & Roof Plan  
A5.4 Cottage Plan 1D Farmhouse Elevations & Roof Plan

A5.5 Cottage Plan 1D Farmhouse Elevations & Roof Plan  
A5.6 Cottage Plan 1E Contemporary Elevations & Roof Plan

A6.1 Cottage Plan 2 Typical Floor Plan  
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A6.3 Cottage Plan 2B Bungalow Elevations & Roof Plan  
A6.4 Cottage Plan 2C Craftsman Elevations & Roof Plan  
A6.5 Cottage Plan 2D Farmhouse Elevations & Roof Plan  
A6.6 Cottage Plan 2E Contemporary Elevations & Roof Plan

A7.1 Cottage Plan 3 Typical Floor Plan  
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A7.4 Cottage Plan 3C Craftsman Elevations & Roof Plan  
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A10.0 Architectural Images & Lighting Examples  
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A10.3 C. Craftsman - Color and Material Matrix  
A10.4 D. Farmhouse - Color and Material Matrix  
A10.5 E. Contemporary - Color and Material Matrix



THIS PROJECT IS SUBJECT TO THE ENERGY REACH CODE.  
Ordinance No. 1684 (SLOMC 15.04.110)

Choose one of the following:

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

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

Signature Reed J. J. J.

Position/Title Director Forward Planning

Date 1/15/2021

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

ATTACHMENT 1

**WATHEN  
CASTANOS  
HOMES**

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**OASIS ASSOCIATES**  
LANDSCAPE ARCHITECTURE • PLANNING

**AVILA  
RANCH**

TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

11.24.20  
Revised 01.20.21  
Revised 06.11.21

TITLE SHEET

**T-1.0**

**SUPPLEMENT TO THE  
ARCHITECTURAL DEVELOPMENT REVIEW APPLICATION**  
*for the*  
**AVILA RANCH R-2 MEDIUM DENSITY RESIDENTIAL COMPONENT** *of the*  
**AVILA RANCH DEVELOPMENT PLAN**

11 June 2021

## I. PROJECT HISTORICAL OVERVIEW

Avila Ranch (Project) implements the City's vision for the project site as guided by the 2014 Land Use and Circulation Elements of the General Plan (LUCE). The LUCE specifically identifies the project site as a Special Focus Area that included planning and environmental design and analysis of the designation of an appropriate land use mix, the need for a variety of housing types and levels of affordability, provision of open space, parks and trails, restoration of Tank Farm Creek, protection and mitigation of impacts to agricultural resources, a circulation network and linkages to the surrounding community, and incorporation of utility and infrastructure.

The Avila Ranch site encompasses three (3) adjacent parcels (APN 053-259-008, 011, and 012) totaling 150-acres. It is located at the northeast corner of Buckley Road and Vachell Lane. The Project site is currently undeveloped and has historically been used for agriculture. Tank Farm Creek, a tributary to San Luis Obispo Creek, diagonally bisects the Project site from northeast to southwest and conveys storm water from the Chevron Tank Farm and adjacent properties to San Luis Creek. Prior to its annexation to the City in 2008, the Project site was zoned by the County of San Luis Obispo (County) for Business Park and Conservation/Open Space (COS) uses. The City's 2005 AASP also designated the site for Business Park uses and the Project site remained zoned Business Park and COS since its annexation. However, the City's 2014 Land Use Element of the General Plan rejected past Business Park land use designations in favor of new housing and designated the Project site as a Special Focus Area (SP-4) for provision of residential units and small-scale neighborhood commercial uses, with associated policies and performance standards that would guide future development.

The following represents the entitlements received for the Project.

- **Resolution No. 1832 (2017 Series)** certifying the Final Environmental Impact Report for the Project, amending both the Airport Area Specific Plan and General Plan, and approving Vesting Tentative Tract Map No. 3089.
- **Resolution No. 1638 (2017 Series)** rezoning property at 175 Venture Drive (the Project) from Business Park/Specific Plan Area (BP-SP) and Conservation /Open Space/Specific Plan Area (C/OS/SP) to be consistent with the Project's Development Plan and with the General Plan and Airport Area Specific Plan, as amended to enable development of 720 residential units and 15,000 square feet of neighborhood commercial on a 150-acre site. The Project also includes 18-acres of parks and 53-acres of designated open space.
- **Ordinance No. 1639 (2017 Series)** approving the Development Agreement (DA) between the City and Avila Ranch LLC. The Project has subsequently been sold to Wathen Castanos Homes. In essence, the DA represents a negotiated agreement on important areas related to the phased and orderly development of the Project. It includes extended vesting of the development entitlements and reimbursement for public in fracture and improvements beyond project requirements

## A. Applicant's Request

This application includes information for the Architectural Review Commission's and Planning Commission's review and approval of the Medium Residential Density (R-2) component of the project. The majority of the R-2 zoned property is part of the Phase I construction, with additional R-2 zoning/product in Phases II and III, as noted in the Development Agreement and related Project conditions of approval and mitigation measures. The application also includes a fence height exception request to provide adequate screening between the residential development and the adjacent existing industrial/manufacturing development (see Sheet EI.0 for additional information).

## B. Previous Entitlements & Permits

As noted above, the City Council certified the Environmental Impact Report (EIR) and approved amendments to the General Plan and Airport Area Specific Plan, the Vesting Tentative Tract Map in addition to various Project-related documents. In addition, the following plans have been reviewed, approved, and/or permitted to date.

- Conformance Determination by the County of San Luis Obispo Airport Land Use Plan, Airport Land Use Commission,
- General Plan Parks & Recreation Element Consistency Determination, Parks & Recreation Commission for the proposed seven (7) parks totaling 18-acres, 04 January 2017.

## Issued Permits:

- Avila Ranch Offsite Improvements - COA 114 - FMAP-1622-2018 - Tank Farm/South Higuera
- Avila Ranch - Tract 3089 - Mass Grading Plans - FMAP-1844-2018 - Onsite early grading and walls.
- Sidewalk on Higuera between Los Osos Valley Road and Vachell Lane - FMAP-1537-2018 - Partial improvements along Vachell Lane regarding drainage management.
- Higuera Street to South Street Right-turn Extension - FMAP-1538-2018
- Avila Ranch Phase I Tract 3089 Improvement Plans - FMAP-1563-2018
- Buckley Road Extension, County of San Luis Obispo, ENC 20200306, May 2021
- Miscellaneous Permits: These permits authorize work within the regulatory jurisdiction of each entity.
  - Lake & Streambed Alteration Agreement - CA Department of Fish & Wildlife
  - Waste Discharge Permit 34018WQ35 - Regional Water Quality Control Board

## II. ARCHITECTURAL DEVELOPMENT REVIEW SUBMITTAL

### A. Avila Ranch Development Plan

The Avila Ranch Development Plan (Plan), dated May 2017, was prepared in collaboration with the applicant's design and environmental team, City staff, and City decision-makers. While not technically a Specific Plan, it nonetheless contains many of the requisite components - Land Use Plan & Framework, Design Framework, Circulation, and Infrastructure Framework.



**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS



TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

11.24.20  
Revised 06.11.21

PROJECT DESCRIPTION

**P-1.0**

The focus of this and subsequent applications is the Design Framework. This section of the Plan includes design standards and guidelines specific to the Project and are meant to work in conjunction with the adopted goals, policies, standards, and guidelines found in the Airport Area Specific Plan, the City's Community Design Guidelines, the City's Zoning Regulations (Chapter 17 of the Municipal Code) and related documents.

*Standards* define actions or requirements that must be fulfilled by the Project, while *Guidelines* refer to methods or approaches that may be used to achieve a stated goal, but allow for flexibility and interpretation given specific conditions. The development standards for the R-2 product have been modified to better reflect the minor revisions to the product type to account for the transition from a conceptual design through design development and, ultimately, construction document level design. These minor revisions are in keeping with the intent of the Development Plan and are in substantial conformance with the project-specific documents that regulate the design and implementation of the Avila Ranch project. The R-2 development standard table is noted below.

#### B. Mitigation Measures and Conditions of Approval

The Avila Ranch project was approved under a certified EIR. The EIR described potential impacts and related mitigation measures. While the majority of measures relate to the physical environment (e.g., transportation improvements, biological considerations, public services, etc.), there are measures that specifically address design aspects that are under the purview of the Architectural Review Commission (ARC) and the Planning Commission (PC).

The project vesting tentative tract map was approved with a set of conditions of approval that were created by all City departments, reviewed by the various City advisory bodies, and ultimately approved by the City Council. Development of the project should be consistent with these conditions, which will allow for a detailed review of the development plans to assure compliance with City plans, policies, and standards. Again, while the majority of the conditions relate to major transportation and other improvements, there are conditions that specifically address design components that are under the purview of the ARC and PC. Those specific mitigation measures and conditions of approval are noted on the table below.

Table 2. Mitigation Measure and Conditions of Approval Conformance

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
<u>32. Private street lighting</u> may be provided along the private streets/alleys/parking areas, pocket parks, and linear parks per City Engineering Standards and/or as approved in conjunction with the final ARC approvals.	Private lighting is depicted on sheets L-1.1 and L-1.2. Shared driveway lighting consists of wall light fixtures, as shown on building elevations (See Architectural Sheets)
<u>43. Retaining wall and/or retaining wall/fence combinations along property lines</u> shall be approved to the satisfaction of the Planning Division and shall conform with the zoning regulations for allowed combined heights or shall be approved through the	See sheet EI.0 for details regarding the requested Fence/Wall Height exception for a maximum combined wall/fence height of 11 feet along the shared boundary with Trust Automation (APN 053-259-003).

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
ARC, Specific Plan, or separate Fence Height exception process.	Fence heights in all other areas of the development area are consistent with the Zoning Regulations.
<u>44. The ARC plans and public improvement plans</u> shall show the location of the <u>proposed mail receptacles or mailbox units</u> (MBU's) to the satisfaction of the Postmaster and the City Engineer. The subdivider shall provide a mailbox unit or multiple units to serve all dwelling units within this development as required by the Postmaster. MBU's shall not be located within the public right-of-way or public sidewalk area unless specifically approved by the City Engineer. Contact the Postmaster at 543-2605 to establish any recommendations regarding the number, size, location, and placement for any MBU's to serve the several neighborhoods and occupancies.	Mailbox locations are shown on sheet L-1.1 and L-1.2.
<u>45. Porous concrete, pavers, or other surface treatments</u> as approved by the City Engineer shall be used for <u>private parking areas, V-gutters, private curb and gutter</u> , etc. to the extent feasible within the over-all drainage design for water quality treatment/retention in accordance with the specific plan and General Plan.	Surface treatments for shared and private areas depicted on sheet L-1.1 and L-1.2
<u>AG-2c.</u> To augment the existing 100-foot agricultural buffer to the Caltrans property to the west of the Project site, the Applicant shall add a 20-foot hedgerow/windrow of trees and vegetation along the east side of Vachell Lane.	See sheet L-1.7 for the Vachell Lane Landscape Buffer.
<u>NO-3a.</u> R-1 and R-2 residential units planned in the area of the Project site within 300 feet of Buckley Road and R-4 units in the northwest corner of the Project site shall include noise mitigation for any potential indoor space and outdoor activity areas that are confirmed to be above 60 dBA as indicated in the Project's Sound Level Assessment. The following shall be implemented for residential units with noise levels exceeding 60 dBA:	All homes that may be impacted by projected noise levels of 60 dBA or greater will be acoustically constructed utilizing Sound Transmission Class (STC) rated materials (e.g., sealing & weatherproofing, window, doors, walls, ceilings, flooring, ventilations, etc.), as noted. <ul style="list-style-type: none"> <li>Outdoor Activity Area Noise Mitigation. Where exterior sound levels exceed CNEL = 60 dBA, noise reduction measures shall be implemented, including but not limited to:</li> <li>Exterior living spaces of residential units such as yards and patios shall be oriented away from Project boundaries that are adjacent to noise-producing uses that exceed exterior noise levels</li> </ul>



MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
<p>of CNEL = 60 dBA, such as roadways and industrial/commercial activities.</p> <ul style="list-style-type: none"> <li>Construction of additional sound barriers/berms with noise-reducing features for affected residences.</li> <li>Exterior Glazing. Exterior window glazing for residential units exposed to potential noise above Ldn-60 dBA shall achieve a minimum Outdoor-Indoor Transmission Class (OITC) 24 / Sound Transmission Class (STC) 30. Glazing systems with dissimilar thickness panes shall be used.</li> <li>Exterior Doors Facing Noise Source. According to Section 1207.7 of the California Building Code, residential unit entry doors from interior spaces shall have a combined STC 28 rating for any door and frame assemblies. Any balcony and ground floor entry doors located at bedrooms shall have an STC 30 rating. Balconies shall be oriented away from the northwest property line.</li> <li>Exterior Walls. Construction of exterior walls shall consist of a stucco or engineered building skin system over sheathing, with 4-inch to 6-inch deep metal or wood studs, fiberglass batt insulation in the stud cavity, and one or two layers of 5/8-inch gypsum board on the interior face of the wall. If possible, electrical outlets shall not be installed in exterior walls exposed to noise. If not possible, outlet box pads shall be applied to all electrical boxes and sealed with non-hardening acoustical sealant.</li> <li>Supplemental Ventilation. According to the California Building Code, supplemental ventilation adhering to OITC/STC recommendations shall be provided for residential units with habitable spaces facing noise levels exceeding Ldn-60 dBA, so that the opening of windows is not necessary to meet ventilation requirements. Supplemental ventilation can also be provided by passive or by fan-powered, ducted air inlets that extend from the building's rooftop into the units. If installed, ducted air inlets shall be acoustically lined through the top-most 6 feet in length and incorporate one or more 90-degree bends between openings, so as not to compromise the noise insulating performance of the residential unit's exterior envelope.</li> </ul>	

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
<ul style="list-style-type: none"> <li>Sound Walls. Sound walls shall be built on the north and east property lines of the Project in Phase 3 that adjoin Suburban Road. The barrier shall consist of mortared masonry. Further, proposed carports with solar canopies shall be installed around the western and northern perimeter of the R-4 units, and these units shall be setback a minimum of 100 feet from the property line.</li> <li>Landscaping. Landscaping along the north and east Project site boundaries that adjoin Suburban Road shall include a line of closely space trees and shrubs with sufficient vegetative density to help reduce sound transmission.</li> </ul>	

#### C. The Proposed Project – Architecture & Landscape Architecture Narratives

To accompany the graphics in this submittal, the following narrative provides an overview of the design from an architectural and landscape architectural perspective for the proposed R-2 homes. The Avila Ranch development includes a total of 297 R-2 units when fully built. The majority of the R-2 units (179 units) are part of the Phase 1 development with 29 units as part of Phase 2 and 89 units in Phase 3.

##### 1. Architectural Design Concept – The Cottage Units & The Cluster Units

The proposed architecture presents five (5) different floor plan designs of the Cottage units and six (6) different floor plan designs for the Cluster units, with a combination of five (5) different elevation styles for both the Cottage and Cluster product types. The overall community has been designed in small motor court clusters, sharing a drive aisle and landscaped paseo on either side the homes. This design approach to the community presents a much more pedestrian friendly street façade and scale along the main circulation streets by eliminating the street facing garage door and driveways.

The floor plans have been specifically designed to cover a diversity of potential future homeowners. From the more affordable 819 sq. ft. two-bedroom Cottage plan up to a potential four-bedroom 2,273 sq. ft. Cluster plan, each plan is designed with an open plan concept that engages both sides of the home by providing an entry to both the paseo and motorcourt. Specific attention was given to the end units facing the community streets with massing designs that include variation in the wall plane, in wall height, and rooflines at different levels to help create an inviting and identifiable sense of place.

The elevations styles designated in the Avila Ranch Development Plan reflect the character of San Luis Obispo's agricultural heritage and now associated with its greenbelt, as well as architectural styles typically found within the City. The proposed elevation styles include Spanish (Mission), Bungalow, Craftsman, Farmhouse (Agrarian), and Contemporary. The goal in the selection of architectural styles is to aid in defining context and character for the site – a character that both engages and identifies itself amongst the surrounding properties to the northern and southern edges of the City.

In keeping with the overall community vision to create individual and distinct neighborhoods, the project is divided, accordingly, with an integration of the five (5) elevations styles. Each neighborhood will have a proportional mixed use of the different architectural styles, with specific neighborhoods having both dominant and subordinate architectural styles, as prescribed by the Avila Ranch Development Plan.

## 2. Architectural Floor Plans - The Cottage Units & The Cluster Units

The following tables represents the architectural style, unit types, square footage, and bedroom/bath counts for the R-2 Cottage units. A total of 48 Cottage units are included in the Phase 1 development. Detailed design information is also depicted on the building elevations, related floor plans, and color/material matrix.

Table 3. Cottage Units

UNIT STYLE	PLAN TYPE	SIZE (SF)*/ STORIES	BEDROOMS/BATHROOMS+ GARAGES
<b>Style Key:</b> A - Spanish; B - Bungalow; C - Craftsman; D - Farmhouse; & E - Contemporary			
A, B & D	Plan 1	1,169 SF/2-Stories	3BR/1.5 BA +1-Car Garage
A - E	Plan 2	1,609 SF/2-Stories	3 BD/2.5 BA + 1-Car Garage
A - E	Plan 3	1,708 SF/2-Stories	3 BD/2.5 BA + 1-Car Garage
A -	Plan 4	1,551 SF/2-Stories	3 BD/2.5 BA + 1-Car Garage
A -	Plan 5	819 SF/ 1-Story	2 BD/1 BA + 1-Car Garage

**NOTE:** Unit sizes (SF) shown are subject to minor changes in Construction Documents.

The following tables represents the architectural style, unit types, square footage, and bedroom/bath counts for the R-2 Cluster units. A total of 131 Cluster units are planned for the Phase 1 development. Detailed design information is also depicted on the building elevations, related floor plans, and color/material matrix.

Table 4. Cluster Units

UNIT STYLE	PLAN TYPE	SIZE (SF)/ STORIES	BEDROOMS/BATHROOMS+ BONUS + GARAGES
<b>Style Key:</b> A - Spanish; B - Bungalow; C - Craftsman; D - Farmhouse; & E - Contemporary			
A - E	Plan 1	1,805 SF/2-Stories	3 BR/2.5 BA +2-Car Garage
A - E	Plan 2	1,900 SF/2-Stories	3 BD/2.5 BA + 2-Car Garage
A - E	Plan 3	2,066 SF/2-Stories	3 BD/2.5 BA + Bonus Room + 2-Car Garage
A - E	Plan 4	2,273 SF/2-Stories	3 BD/3 BA + Bonus Room + 2-Car Garage

**NOTE:** Unit sizes (SF) shown are subject to minor changes in Construction Documents.

To increase the mix of units, and in response to specific lot-fit configurations, fifteen (15) units of Cottage Plan 2 and five (5) units of the Cottage Plan 3 are included in the 131 Cluster unit development configuration for Phase 1.

## 3. Color and Material Boards -

Attached, separately, are the physical color and material boards for the project. The project balances the use of traditional residential color and material palettes to a more contemporary vernacular with some modern color accents to work in harmony with the architectural design.

In the spirit of creating a unique and desirable neighborhood, each elevation design portrays a unique elevation appearance that provides variation, and yet uniformity throughout the overall community design. As shown on the color and material boards, there are five (5) different color schemes for each of the five (5) elevation styles, which will create additional variation between both the homes elevation and also the exterior color. Each board contains photographs and samples of the materials and colors for the stucco body, painted blocking accents, front doors, and brick masonry elements.

## 4. Landscape Architectural Design Concept

The overall landscape design concept is one that embraces connectivity and cohesiveness, that helps to encourage social interaction, while providing a sense of community. The pedestrian-oriented paseos are at the heart of this community and provide access to the numerous trails that link to a wide array of outdoor amenities.

Each pedestrian paseo (walkway) is individually marked by a decorative entry space with pilaster column, identifying each home's address along the well-lit meandering pathway. A low height semi-private decorative fence surrounds the perimeter of most homes' front yards and offers an opportunity for social interaction between neighbors. An entry gate allows access into each front yard or porch. A taller, solid fence encloses the rear and side yards and provides homeowner privacy.

The pedestrian paseos are planted with a mix of deciduous and evergreen trees, to provide shade during the summer months and solar access during the winter. Flowering shrubs and perennials, grasses, and groundcover provide an attractive, drought-tolerant mix of colors and textures to provide year-round interest while reducing water use. Swaths of decomposed granite weave amongst the plant material to provide additional interest and water use reduction.

Each of the four neighborhood's streets are identified with its own signature specimen canopy tree, adding a distinctive feel to each neighborhood. Each home's lot showcases the drought-tolerant, Mediterranean-style plant palette along the vegetated streetscapes and motor courts.

The overall landscape design embraces low impact development (LID) and best management practices (BMPs) through energy conservation, soil regeneration, integrated pest management, mulching, and species diversity. Additionally, the design of efficient automatic irrigation systems reflects the latest technology and are designed specifically for particular plant species water demand, soil type, and exposure.

## 4. Architectural & Landscape Architectural Image Boards -

While the Avila Ranch Development Plan and the City's Community Design Guidelines provide the basis for implementing the project's design, "image boards" were created to allow for a window into the designer's inspiration and thought process. The architectural images focus on the interpretation of the guidelines via building style, related details (e.g.,



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PROJECT DESCRIPTION

P-1.3

doors and window styles, lighting, architectural features) and miscellaneous components of the proposed units.

The landscape architectural image board includes proposed landscape materials that complement the community's architectural styles and promote the Central Coast lifestyle. Hardscape materials were selected for cohesive aesthetics, longevity, and maintenance considerations while the softscape material reflect a native and Mediterranean-style plant palette appropriate for our climate.

### III. AFFORDABLE (INCLUSIONARY) HOUSING – R-2 HOUSING PROJECT

The Development Agreement describes the long-term housing affordability component of the Avila Ranch project, including design and development strategies to provide lower cost housing. These strategies include the design and construction of a range of housing sizes and types, while providing a greater number of inclusionary housing units than required by the City's Inclusionary Housing Ordinance. A total of seventy-one (71) inclusionary units are included in the overall development of the project. A total of nine (9) inclusionary units will be constructed within the R-2 land use. Phase 1 includes six (6) moderate income for sale units, while Phase 3 includes three (3) moderate income for sale units.



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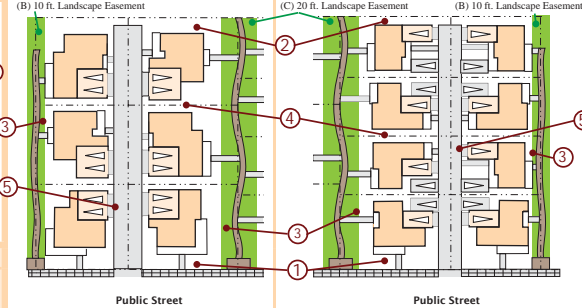
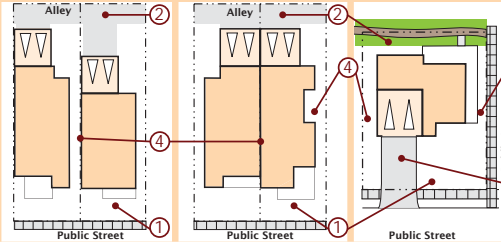
PROJECT DESCRIPTION

**P-1.4**



**Medium Density Residential Building Standards (R-2)**

**EXAMPLES**  
These sketches show basic lot layouts based on the Development Standards. Not all features are shown in each layout.



STANDARDS Minimums, unless otherwise noted. (A)	ALLEY OR STREET ACCESS			CLUSTER DEVELOPMENT 4 TO 6 LOTS	POCKET COTTAGE DEVELOPMENT 8 LOTS
	DETACHED - ZERO LOT LINE	ATTACHED - ZERO LOT LINE (includes pairs of dwellings on adjacent lots)	DETACHED (parking access from street)		
Lot Area Lot Coverage	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	2,620 sf Min. 60% Max
1- Street Setback: Dwelling Front Porch	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft
2- Rear Setback: Dwelling Garage	20 ft (F) 13 ft (F)	20 ft (F) 13 ft (F)	3.5 ft N/A	5 ft 5 ft	5 ft 5 ft
3- Side Setback Dwelling Porch	4 ft N/A	4 ft N/A	4 ft N/A	8 ft (B) / 13 ft (C) 5 ft (B) / 10 ft (C)	8 ft (B) / 13 ft (C) 5 ft (B) / 10 ft (C)
4- Interior Setback	0 ft / 4 ft (D)	0 ft (attached) / 4ft	4 ft	4 ft	4 ft (E)
5- Garage Setback	see rear setback	see rear setback	18.5 ft	13 ft (F)	13 ft (F)
6- Side Street Setback	10 ft	10 ft	10 ft	10 ft	10 ft
Building Height (G)	35 ft Max	35 ft Max	35 ft Max	35 ft Max	35 ft Max

**Notes:**

- A- Tract 3089 Final Map(s) to include any parcel-specific encroachments into setback and/or easements based on map and lotting configurations beyond elements allowed per Zoning Regulation §17.70.170 (Allowed Projections into Setback Area).
- B- Setback is from property line to dwelling in areas with 10-foot landscape easements.
- C- Setback is from property line to dwelling in areas with 20-foot landscape easements.
- D- Where a building wall is located on a lot line, there shall be an easement of at least 4 feet wide on the neighboring lot for maintenance access.
- E- Setback for uncovered parking spaces is 1 foot.
- F- Assumes property line and center line of driveway/alley are coterminous.
- G- Second floor setbacks shall match ground floor setbacks.

Excerpt of updated R-2 development standards from the Avila Ranch Development Plan. The design of the R-2 product is consistent with the applicable standards.

### \$17.70.070 Fences, Walls, and Hedges

City of San Luis Obispo Zoning Regulations

Maximum wall/fence height in the rear and side setbacks is 6 feet. When located on a retaining wall the combined height maximum is 9 feet as measured from the base of the retention wall to the top of the fence. Exceptions to these requirements can be granted for circumstances relating to topography and privacy.

### Chapter 6.1.B.2: Fences and Walls

Community Design Guidelines

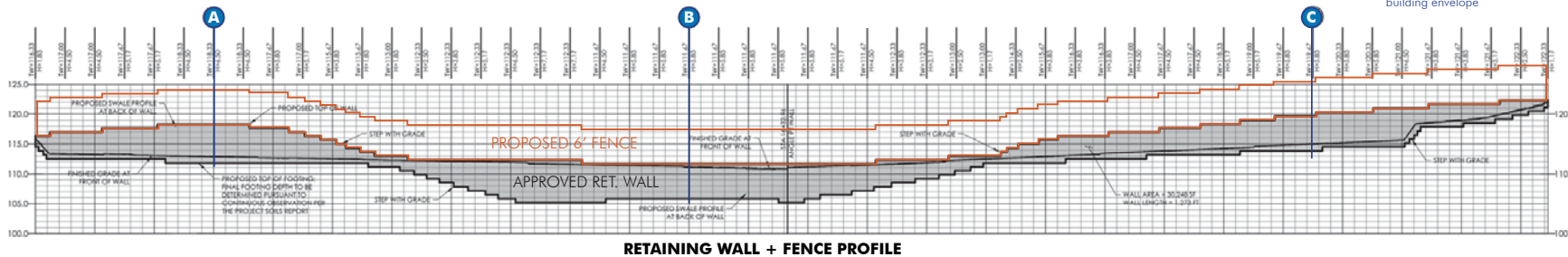
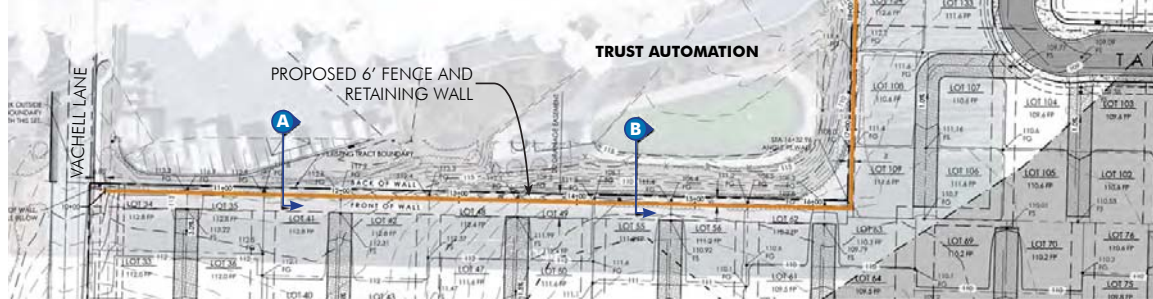
Tall retaining walls (five feet and higher) should be divided up into two or more shorter walls (depending on height), with the upper portion of the wall set back from the lower wall at least two feet, with the slope between the walls not exceeding 4:1.

### Project Condition

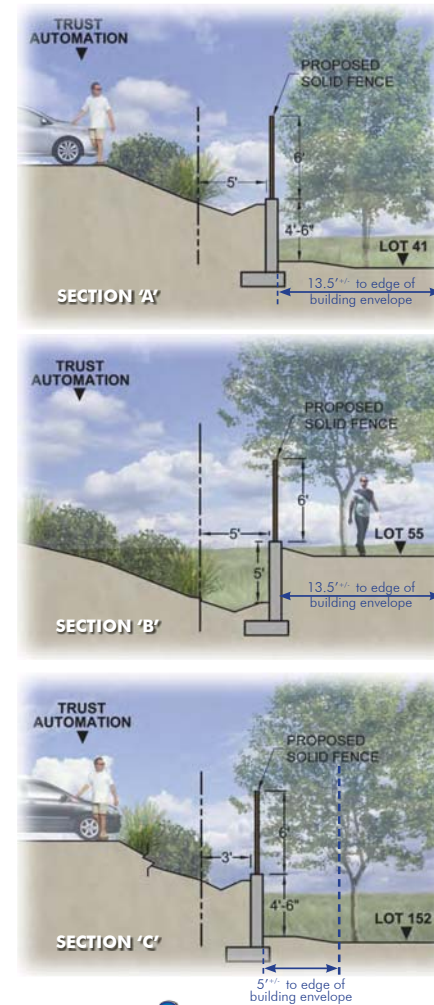
A fence height exception is requested along the north and west tract boundaries adjacent to the industrial property (APN 053-259-003) to allow for a 6-foot tall solid fence atop a previously approved retaining wall. The requested maximum total combined wall/fence height is proposed at 13-feet.

This exception is requested in response to the site topography and to provide privacy for the residential use(s) from the adjacent active industrial development (i.e., parking areas near the property lines). The majority of the retaining wall faces the residential development. The proposed fences are located in the rear and side yards of the residential development and would not be visible along public roads. The portion of the retaining wall that faces the adjacent property is visually minimized at the side of the property which is the lowest area of the property.

The site retaining walls were approved and permitted as part of Tract 3089 Phase 1 Improvements (FMAP-1563-2018) and are included for graphic reference only to depict the total wall/fence height. The retaining wall varies in height from 2- to 7-feet. The requested maximum total combined wall/fence height of 13 feet is required in few locations; in many areas the combined height is under 9 feet. Due to the tract drainage improvements, topography, and location of the approved walls, it is infeasible to off-set the fence from the retaining wall.



RETAINING WALL + FENCE PROFILE



ATTACHMENT 1

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RANCH**

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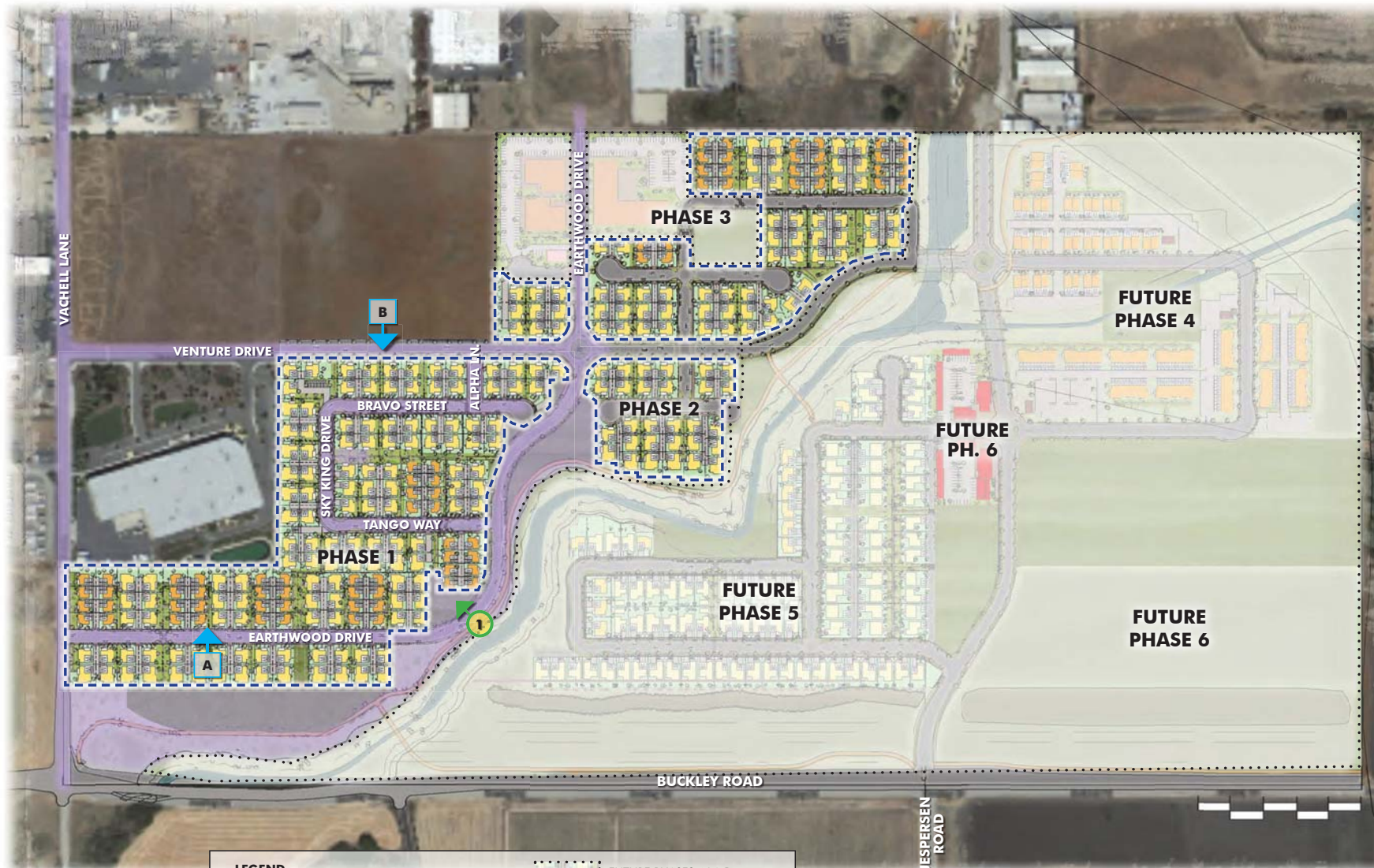
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Fence / Wall Height  
Exception

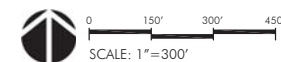
**E1.0**





LEGEND	
	PROJECT AREA (R-2 PRODUCT)
	PREVIOUSLY APPROVED R.O.W. PUBLIC IMPROVEMENTS
	FUTURE PHASES, N.A.P
	STREET SCENE ELEVATION, REFER TO SHEET AS-1.0
	PARK / ARCHITECTURAL RENDERING, SEE SHEET AS-1.1

NOTE: DEVELOPMENT OF PHASES MAY BE NON-SEQUENTIAL



ATTACHMENT 1  
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OVERALL SITE  
DEVELOPMENT PLAN

**SP-1.0**



## LEGEND

20' WIDE PEDESTRIAN  
PASEO, TYPICAL OF 7,  
THROUGHOUT PHASE 1



10' WIDE PEDESTRIAN  
PASEO, TYPICAL OF 38,  
THROUGHOUT PHASE 1



PREVIOUSLY APPROVED  
LANDSCAPE PUBLIC  
IMPROVEMENTS



MAILBOX KIOSK(S), 7  
LOCATIONS TOTAL. SEE  
EXAMPLE, BELOW.



20' WIDE PEDESTRIAN PASEO  
ENLARGEMENT, SEE SHEET L-1.1

10' WIDE PEDESTRIAN PASEO  
ENLARGEMENT, SEE SHEET L-1.2

LANDSCAPE BUFFER, SEE  
SHEET L-1.6

10' WIDE PEDESTRIAN PASEO  
ENLARGEMENT WITHIN 4-PACK,  
SEE SHEET L-1.3

LOCATION OF PROPOSED  
PROJECT MONUMENT SIGN,  
SEE EXAMPLE, ABOVE



**PROPOSED MONUMENT SIGN**  
MAXIMUM SIGN AREA ALLOWED: 24 SQ. FT. (EXCLUSIVE  
OF SUPPORT STRUCTURE)



0 150' 300' 450'  
SCALE: 1"=300'



## MAILBOX KIOSK



Kiosks are equipped with up to  
19 front loading tenant mail  
compartments, 2 parcel locker  
compartments, and 1 drop slot.  
There may be more than one unit  
at each location, depending on  
addresses served.

Final mailbox kiosk locations shall  
be approved by the Postmaster and  
be ADA compliant.

## PROPOSED RESIDENTIAL STREET TREES



*Pistacia chinensis* / CHINESE PISTACHE  
SIZE: 24" BOX WUCOLS: L  
DECIDUOUS, FALL COLOR



*Ulmus parv. 'Sempervirens'* / EVERGREEN ELM  
SIZE: 24" BOX WUCOLS: L  
EVERGREEN, BROAD CANOPY



*Zelkova serrata* / SAWLEAF ZELKOVA  
SIZE: 15 GAL WUCOLS: L  
DECIDUOUS, BROAD CANOPY



*Lophostemeon confertus* / BRISBANE BOX  
SIZE: 15 GAL WUCOLS: L  
EVERGREEN, UPRIGHT

ATTACHMENT 1

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OVERALL LANDSCAPE  
PLAN

**L-1.0**





11 EXAMPLE OF PASEO ENTRY PILASTER



17 EXAMPLE OF PASEO BOLLARD LIGHT WITH CUSTOMIZABLE LIGHT DISTRIBUTION

NOTE: FENCING THAT BORDERS UNMANAGED BRUSH-COVERED LANDS WILL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.

#### KEYNOTE LEGEND #

- 1 PASEO LANDSCAPING, EQUAL MIX OF LOW WATER-USE PLANTS WITH DECOMPOSED GRANITE AS PART OF EACH LOT WITHIN PASEO EASEMENT
- 2 FRONT YARD LANDSCAPING BY HOMEOWNER
- 3 PRIVATE YARDS BY HOMEOWNER
- 4 COVERED PORCH, TYP.
- 5 4' TALL SOLID WOOD FENCE WITH GATE, WHERE SHOWN
- 6 6' TALL SOLID WOOD FENCE WITH GATE, WHERE SHOWN
- 7 TRASH BIN LOCATION, TYP.
- 8 MEANDERING CONCRETE PASEO WALK
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- 17 PASEO BOLLARD DIRECTIONAL LIGHT
- 18 BOLLARD LIGHT(S) AT END OF ALLEY

#### 20' PASEO PRELIMINARY MAWA/ETWU CALC'S FOR DEVELOPER-INSTALLED LANDSCAPE PER 7-LOT COLLECTION ADJACENT TO 20' WIDE PASEO

San Luis Obispo	Name of City
43.80	ET <sub>z</sub> (inches/year)
0	Overhead Landscape Area (ft <sup>2</sup> )
5510	Drip Landscape Area (ft <sup>2</sup> )
0	SLA (ft <sup>2</sup> )
5,510.00	
82,296.26	Gallons
11,001.45	Cubic Feet
110.01	HCF
0.25	Acre-feet
0.08	Millions of Gallons

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft <sup>2</sup> ) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft <sup>2</sup> ))/IE
Zone 1	Drip	Low	0.25	5,510	0.81	1,701
						1,701
		SLA		0		0
		Sum		5,510		
<b>Results</b>		ETWU=	46,189	Gallons	<b>ETWU complies with MAWA</b>	
MAWA =		82,296	6,175	Cubic Feet		
			62	HCF		
			0	Acre-feet		
			0	Millions of Gallons		



ATTACHMENT 1  
**WATHEN CASTANOS HOMES**

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**AVILA RANCH**

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PASEO ENLARGEMENT  
20' EASEMENT

**L-1.1**



NOTE: FENCING THAT BORDERS UNMANAGED BRUSH-COVERED LANDS WILL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.

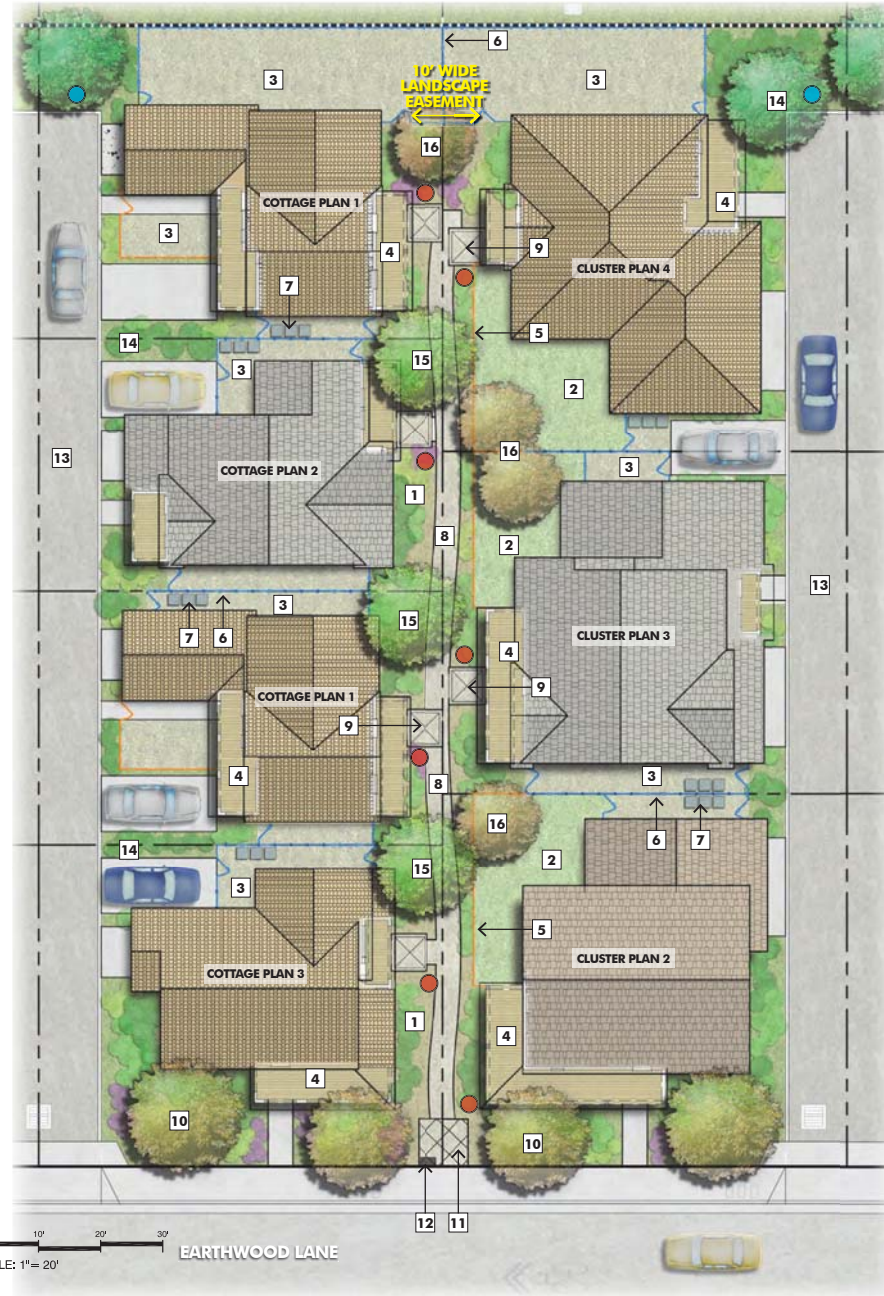
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- 18 BOLLARD LIGHT(S) AT END OF ALLEY

#### 10' PASEO PRELIMINARY MAWA/ETWU CALC'S FOR DEVELOPER-INSTALLED LANDSCAPE PER 7-LOT COLLECTION ADJACENT TO 10' WIDE PASEO

San Luis Obispo	Name of City
43.80	ET <sub>2</sub> (inches/year)
0	Overhead Landscape Area (ft <sup>2</sup> )
4453	Drip Landscape Area (ft <sup>2</sup> )
0	SLA (ft <sup>2</sup> )
4,453.00	
66,509.12	Gallons
8,891.01	Cubic Feet
88.91	HCF
0.20	Acre-feet
0.07	Millions of Gallons

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft <sup>2</sup> ) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft <sup>2</sup> ))/IE
Zone 1	Drip	Low	0.25	4,453	0.81	1,374
						1,374
		SLA		0		0
		Sum		4,453		
<b>Results</b>						
		ETWU=	37,328	Gallons	ETWU complies with MAWA	
MAWA =			4,990	Cubic Feet		
			50	HCF		
			0	Acre-feet		
			0	Millions of Gallons		



ATTACHMENT 1

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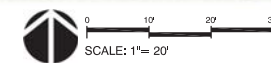
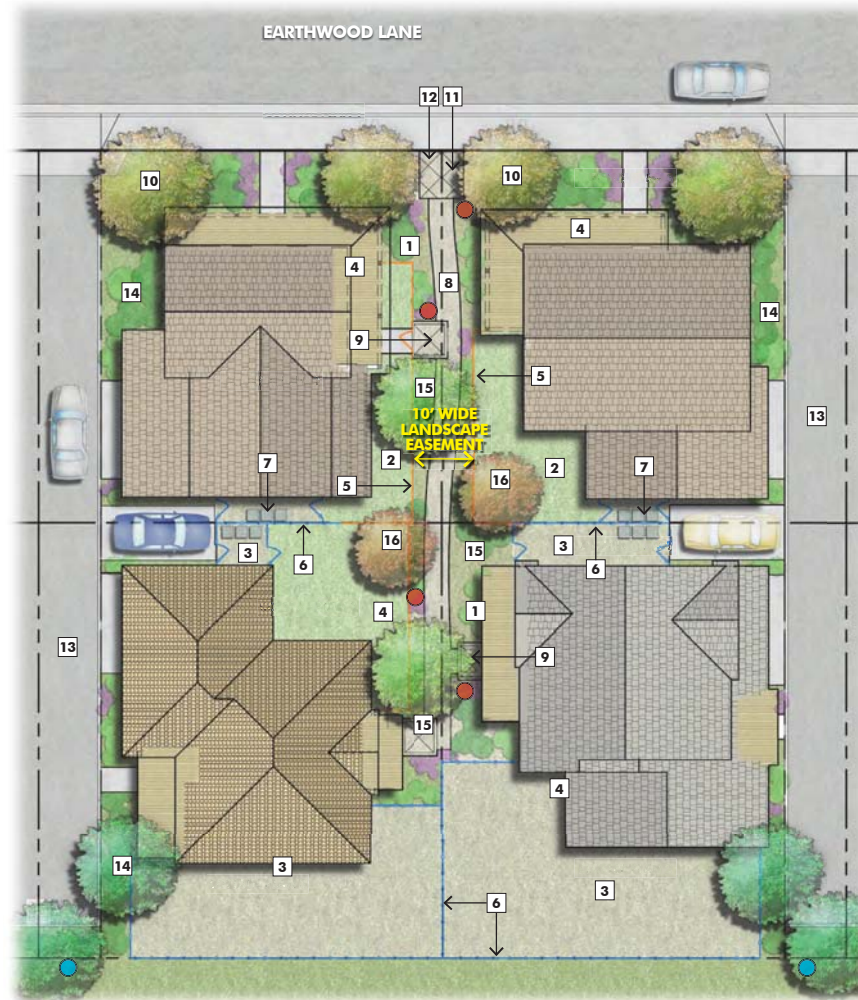
PASEO ENLARGEMENT  
10' EASEMENT

**L-1.2**

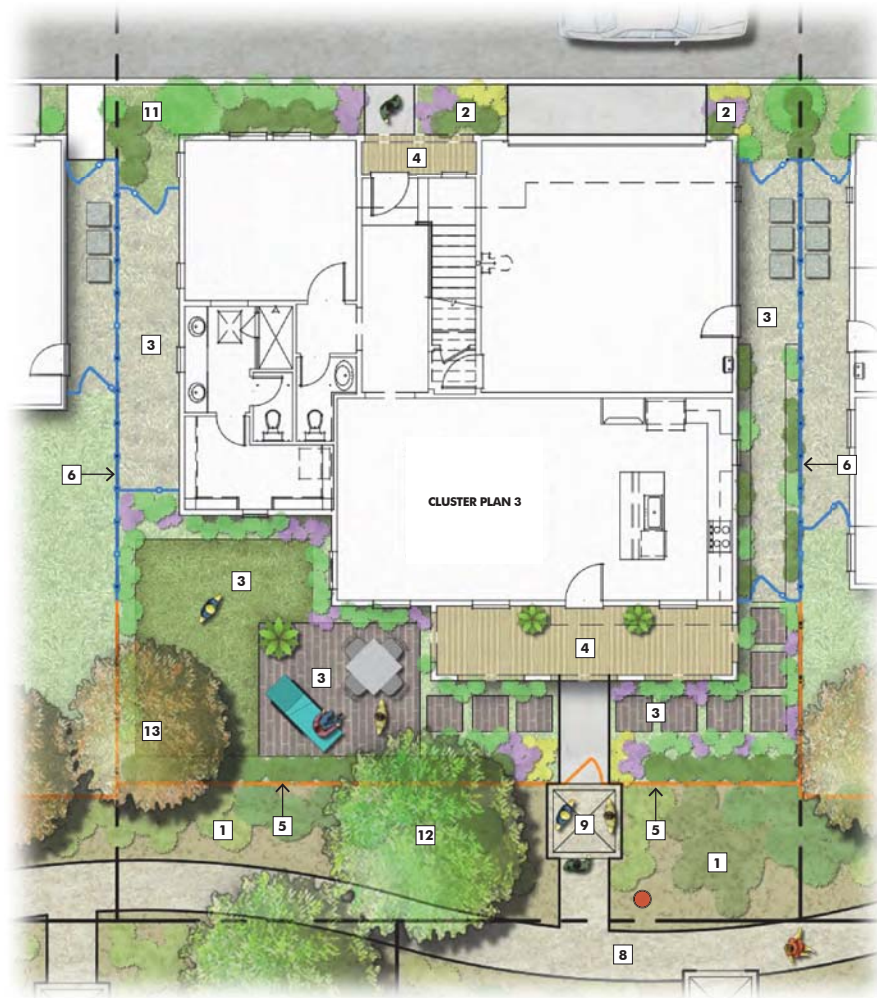
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**KEYNOTE LEGEND**

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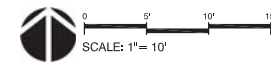






#### KEYNOTE LEGEND #

- |   |  |    |                                 |
|---|--|----|---------------------------------|
| 1 | PASEO LANDSCAPING, AS PART OF EACH LOT, BY DEVELOPER             | 7  | TRASH BIN LOCATION, TYP.        |
| 2 | ALLEY LANDSCAPE DESIGN, BY DEVELOPER                             | 8  | MEANDERING CONCRETE PASEO WALK  |
| 3 | ALTERNATIVE PRIVATE YARD LANDSCAPE DESIGN SCENARIO, BY HOMEOWNER | 9  | 6' SQ. FRONT GATE ENTRY NODE    |
| 4 | COVERED PORCH, TYP.  | 10 | PASEO BOLLARD DIRECTIONAL LIGHT |
| 5 | 4' TALL SOLID WOOD FENCE WITH GATE, WHERE SHOWN                  | 11 | ALLEY TREE, TYP.                |
| 6 | 6' TALL FENCE WITH GATE, WHERE SHOWN                             | 12 | PASEO TREE, TYP.                |
|   |  | 13 | FRONT YARD TREE, TYP.           |



ATTACHMENT 1

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RESIDENTIAL LANDSCAPE  
PLAN SAMPLE

**L-1.4**



## PROPOSED PLANT LIST - PASEOS AND LOTS

EVERGREEN TREES		WUCOLS*	NOTES
A	AR BUTUS 'MARINA' / MARINA STRAWBERRY	L	LOW-BRANCH, FLOWERING
	MAGNOLIA GRAND, 'LITTLE GEM' / MAGNOLIA	M	WHITE BARK, UPRIGHT FORM
B	OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	L	ROUNDED FORM
DECIDUOUS TREES			
	CERCIS OCCIDENTALIS / WESTERN REDBUD	L	LOW-BRANCH, FLOWERING
C	COTINUS COGGYGRIA / SMOKEBUSH	L	SMALL COLOR ACCENT
	PYRUS CALLERYANA 'CHANTICLEER' / ORNAMENTAL PEAR	M	WHITE FLOWERS
MEDIUM SHRUBS			
	ARCTOSTAPHYLOS 'HOWARD MCMINN' / MANZANITA	L	CA. NATIVE, PINK FLOWERS
D	BERBERIS THUNB. 'ROSE GLOW' / JAPANESE BARBERRY	L	BURGUNDY FOLIAGE
E	CARPENTERIA CALIFORNICA / BUSH ANENOME	L	CA. NATIVE, WHITE FLOWERS
F	LEUCADENDRON 'SAFARI SUNSET' / SAFARI CONEBUSH	L	RED NEW GROWTH
G	OLEA 'LITTLE OLIE' / DWARF OLIVE	L	ROUNDED FORM
H	COPROSMA REPENS 'PICTURATA' / MIRROR PLANT	L	VARIEGATED FOLIAGE
SMALL SHRUBS			
	CISTUS 'SUNSET' / MAGENTA ROCKROSE	L	MAGENTA FLOWERS
	NANDINA DOMESTICA 'GULFSTREAM' / HEAVENLY BAMBOO	L	RED/ORANGE NEW GROWTH
	POLYGALA FRUTIC. 'PETITE BUTTERFLIES' / SWEET PEA SHRUB	L	PURPLE FLOWERS
Y	ROSA 'FLOWER CARPET' / FLOWER CARPET ROSE	M	FLOWERING
I	TEUCRIUM X LUCIDRYS / GERMANDER	L	LAVENDER FLOWERS
	WESTRINGIA FRUIT. 'MORNING LIGHT' / COAST ROSEMARY	L	YELLOW/GREEN FOLIAGE
PERENNIALS			
J	ANIGOZANTHOS CTVS. / KANGAROO PAW	L	FLOWERING
K	KNIPHOFIA 'SHINING SCEPTER' / RED HOT POKER	M	ORANGE FLOWERS
L	LAVANDULA SPS. / LAVENDER	L	PURPLE FLOWERS
	LIMONIUM PEREZII / SEA LAVENDER	L	PURPLE FLOWERS
M	PENSTEMON CLTVS. / PENSTEMON	L	FLOWERING
	SALVIA SPS. / SAGE	L	FLOWERING
ACCENTS			
N	AGAVE ATTENUATA / FOXTAIL AGAVE	L	SUCCULENT
O	CORDYLIN 'RED STAR' / CABBAGE PALM	L	RED FOLIAGE, VERTICAL
	PHORMIUM CLTVS. / NEW ZEALAND FLAX	L	STRAP-SHAPED LEAVES
P	YUCCA 'COLOR GUARD' / VARIEGATED ADAM'S NEEDLE	L	YELLOW/GREEN LEAVES
ORNAMENTAL GRASSES			
Q	LOMANDRA LONGIFOLIA 'BREEZE' / BLUE OAT GRASS	L	GREEN FOLIAGE
R	CAREX TESTACEA / ORANGE SEDGE	L	ORANGE FOLIAGE
X	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	L	BLUE FOLIAGE FOLIAGE
S	CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	L	VERTICAL TAN STALKS
	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	L	STRAW COLORED STALKS
GROUND COVER			
T	ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA	L	WHITE FLOWERS
U	CISTUS SALVIFOLIUS / ROCKROSE	L	WHITE FLOWERS
	COPROSMA KIRKII / KIRK'S COPROSMA	L	GREEN FOLIAGE
V	CORREA 'DUSKY BELLS' / AUSTRALIAN FUCHSIA	L	PINK FLOWERS
	ROSMARINUS OFFIC. 'PROSTRATUS' / TRAILING ROSEMARY	L	BLUE FLOWERS
W	SENECIO MANDRALISCAE / BLUE CHALKSTICKS	L	BLUE SUCCULENT

\*WUCOLS (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES) IS A GUIDE TO HELP IDENTIFY IRRIGATION WATER NEEDS OF PLANT SPECIES. DEVELOPED BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, CALIFORNIA DEPARTMENT OF WATER RESOURCES, 2000.

FINAL PLANT MATERIAL SELECTION WILL INCLUDE FIRE-RESISTIVE TREE, SHRUB AND GROUND COVER SPECIES.

## PROPOSED PLANT PHOTOS



## WATER CONSERVATION STATEMENT

THE CONCEPTUAL LANDSCAPE PLAN, CONCURRENT WITH THE PLANTING AND IRRIGATION CONSTRUCTION DOCUMENTS, PLAN INSTALLATION, RELATED SPECIFICATIONS AND NOTES, QUALIFIES THIS PROJECT AS ONE WHICH EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP-TYPE AND/OR MICROSPRAY SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE GROUP.
4. PLANTS INSTALLED WITH MOISTURE RETENTIVE SOIL AMENDMENTS, ENABLING STRONG ROOT AND PLANT GROWTH, WITH THE USE OF LESS WATER.
5. 3" DEEP MULCHING OF ALL PLANT BASINS AND PLANTING AREAS, INHIBITING EVAPORATION.
6. USE OF LOW WATER USE PLANTS.

## CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATABILITY WITH THE MACRO/MICROCLIMATIC CONDITIONS OF THE REGION AND SITE; TOLERANCE OF WIND; TOLERANCE OF DROUGHT CONDITIONS; LONGEVITY; SCREENING CAPABILITIES; AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLONAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP-TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, NARRATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.

ATTACHMENT 1

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HOMES**

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**OASIS ASSOCIATES**  
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**AVILA  
RANCH**

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PROPOSED PLANT  
MATERIAL

**L-1.5**

### KEYNOTE LEGEND #

1. 8'-12' WIDE MEANDERING BERM (18" TALL)
2. EVERGREEN SCREENING TREE, TYP.
3. EVERGREEN CANOPY TREE, TYP.
4. ACCENT TREE, TYP.
5. LOW WATER-USE SHRUBS (4'-6' HEIGHT)
6. LOW WATER-USE SHRUBS, PERENNIALS, AND GROUNDCOVER (2'-3' HEIGHT)
7. LOW-HEIGHT PLANT MATERIAL WITHIN VEHICULAR SIGHT LINES
8. PROPOSED INTERIOR STREET TREE

### PROPOSED PLANT LIST - LANDSCAPE BUFFER AT VACHELL LANE FRONTAGE

#### EVERGREEN SCREENING TREES

WUCOLS*	NOTES
GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	L ROUNDED FORM
MELALEUCA QUINQUENRVA / CAJUPUT TREE	L WHITE BARK, UPRIGHT FORM
QUERCUS AGRIFOLIA / COAST LIVE OAK	VL CA. NATIVE

#### ACCENT TREES

CERCIS OCCIDENTALIS / WESTERN REDBUD	L LOW-BRANCH, FLOWERING
ARBUTUS 'MARINA' / MARINA STRAWBERRY TREE	L FLOWERING. RED BARK.
LAURUS NOBILIS 'SARATOGA' / SWEET BAY	L EVERGREEN

#### MEDIUM SHRUBS

ARCTOSTAPHYLOS 'HOWARD MCMINN' / MANZANITA	L CA. NATIVE, PINK FLOWERS
CARPENTERIA CALIFORNICA / BUSH ANEMONE	L CA. NATIVE, WHITE FLOWERS
OLEA 'LITTLE OLLIE' / DWARF OLIVE	L ROUNDED FORM
RHAMNUS CALIFORNICA 'EVE CASE'	L RED BERRIES

#### SMALL SHRUBS

CISTUS 'SUNSET' / MAGENTA ROCKROSE	L MAGENTA FLOWERS
SALVIA CLEVELANDII / CLEVELAND SAGE	L PURPLE FLOWERS
PHLOMIS FRUTICOSA / JERUSALEM SAGE	L YELLOW FLOWERS
WESTRINGIA FRUIT. 'MORNING LIGHT' / COAST ROSEMARY	L YELLOW/GREEN FOLIAGE

#### PERENNIALS

ACHILLEA VARIETIES / YARROW	L FLOWERING
LAVANDULA SPS. / LAVENDER	L PURPLE FLOWERS
PENSTEMON CLTVS. / PENSTEMON	L FLOWERING
SALVIA SPS. / SAGE	L FLOWERING

#### ORNAMENTAL GRASSES

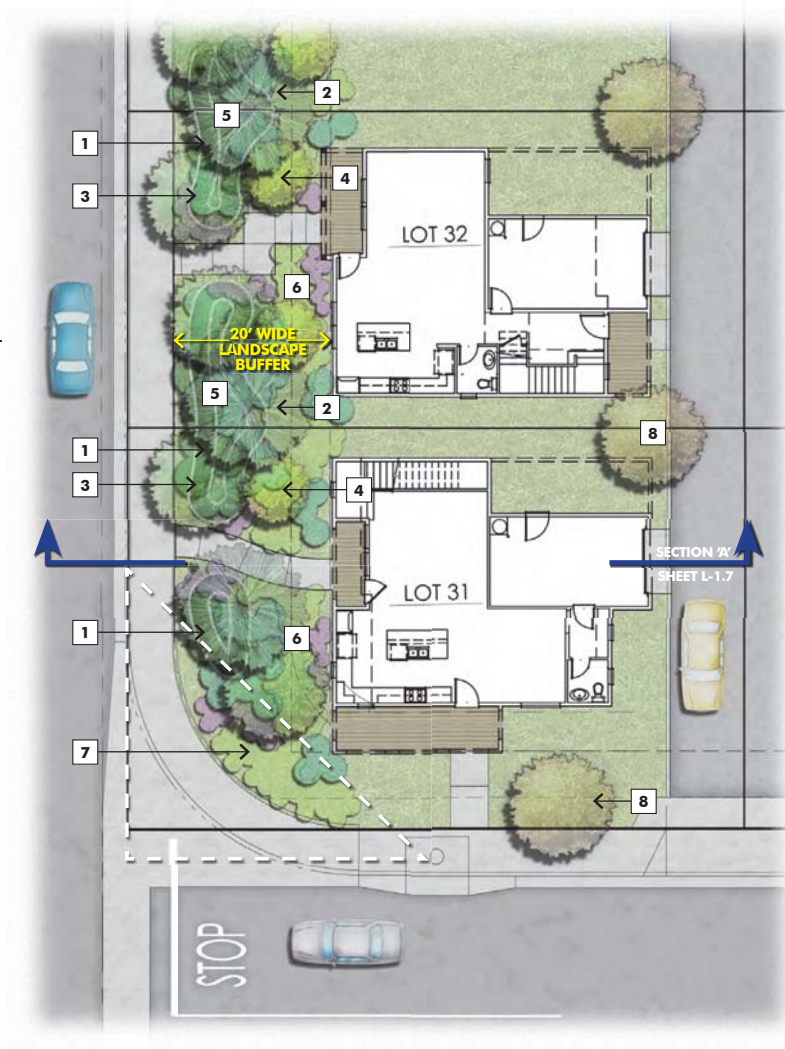
HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	L BLUE FOLIAGE FOLIAGE
CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	L VERTICAL TAN STALKS
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	L STRAW COLORED STALKS

#### GROUNDCOVER

ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA	L WHITE FLOWERS
CISTUS SALVIFOLIUS / ROCKROSE	L WHITE FLOWERS
CORREA 'DUSKY BELLS' / AUSTRALIAN FUCHSIA	L PINK FLOWERS

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LANDSCAPE BUFFER  
PLAN

**L-1.6**





**SECTION 'A': LANDSCAPE BUFFER AT VACHELL LANE FRONTAGE** NOT TO SCALE

**KEYNOTE LEGEND**

- |   | # |
|---|---|
| 1. 8'-12' WIDE MEANDERING BERM (18\"                                |   |
| 2. EVERGREEN CONIFEROUS TREE, TYP.                                  |   |
| 3. EVERGREEN CANOPY TREE, TYP.                                      |   |
| 4. ACCENT TREE, TYP.  |   |
| 5. LOW WATER-USE SHRUBS (4'-6' HEIGHT)                              |   |
| 6. LOW WATER-USE SHRUBS, PERENNIALS, AND GROUNDCOVER (2'-3' HEIGHT) |   |



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LANDSCAPE INSPIRATION

**L-1.8**





**PLAN 1A**  
SPANISH  
LOT 59

MOTOR COURT

**PLAN 2B**  
BUNGALOW  
LOT 66

**PLAN 1E**  
CONTEMPORARY  
LOT 67

MOTOR COURT

**PLAN 2B**  
BUNGALOW  
LOT 72

**PLAN 2CR**  
CRAFTSMAN  
LOT 73

**A. EARTHWOOD STREET SCENE**



ALPHA LANE

**PLAN 1BR**  
BUNGALOW  
LOT 174

**PLAN 2D**  
FARMHOUSE  
LOT 173

**PLAN 1A**  
SPANISH  
LOT 170

**PLAN 2C**  
CRAFTSMAN  
LOT 169

**PLAN 2ER**  
CONTEMPORARY  
LOT 165

**PLAN 2A**  
SPANISH  
LOT 147

**B. VENTURE STREET SCENE**







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RENDERING 2

**AS-1.2**





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RENDERING 3

**AS-1.3**



ATTACHMENT 4

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RENDERING 4

**AS-1.4**





A - SPANISH



B - BUNGALOW



C - CRAFTSMAN



D - FARMHOUSE



E - CONTEMPORARY



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SHEET NAME

CLUSTER PLAN 1  
FRONT ELEVATIONS

**A1.0**

### PLAN I

3 BEDROOMS / 2.5 BATHS  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	868 SQ. FT.
2ND FLOOR	937 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,805 SQ. FT.</b>
2 - CAR GARAGE	418 SQ. FT.
PORCH	365 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED  
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1

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HOMES**

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SHEET NAME

CLUSTER PLAN 1  
A-SPANISH FLOOR PLAN

## A1.1



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PHASES 1, 2 & 3  
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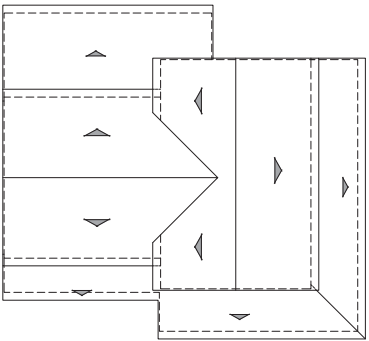
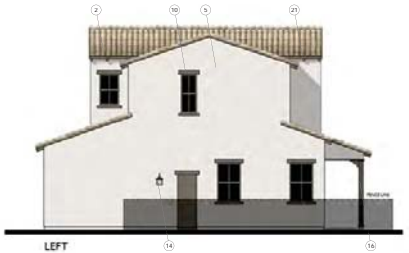
SHEET NAME

CLUSTER PLAN 1  
A-SPANISH ELEVATIONS  
AND ROOF PLAN

A1.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN A  
PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES







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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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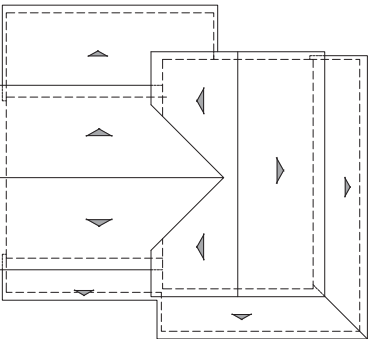
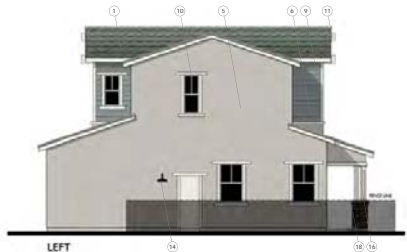
SHEET NAME

CLUSTER PLAN 1  
B-BUNGALOW ELEVATIONS  
AND ROOF PLAN

A1.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN B  
PITCH: 4:12  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



FRONT - PASEO SIDE

B - BUNGALOW





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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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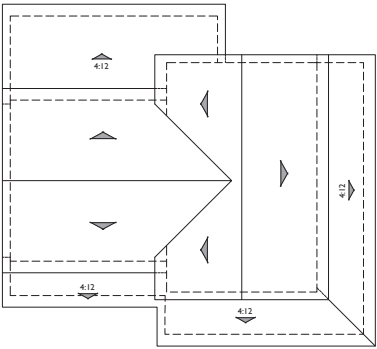
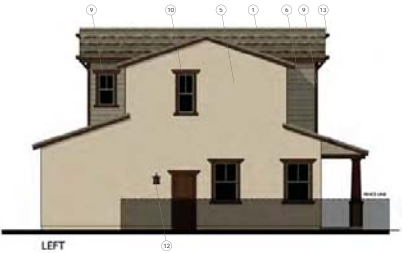
SHEET NAME

CLUSTER PLAN 1  
C-CRAFTSMAN ELEVATIONS  
AND ROOF PLAN

A1.4

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 3:12 U.N.O.  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES





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R-2 LAND USES WITHIN  
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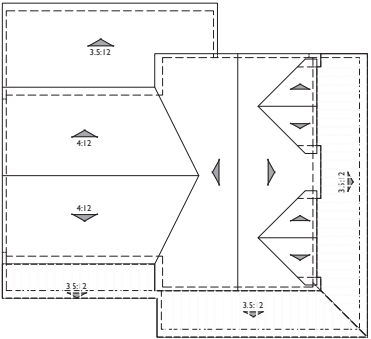
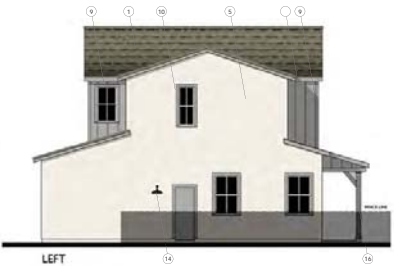
SHEET NAME

CLUSTER PLAN 1  
D-FARMHOUSE ELEVATIONS  
AND ROOF PLAN

A1.5

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



**ROOF PLAN** D  
PITCH: 7:12 U.N.O  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES



FRONT - PASEO SIDE

D - FARMHOUSE





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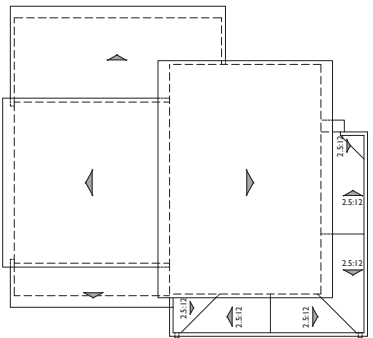
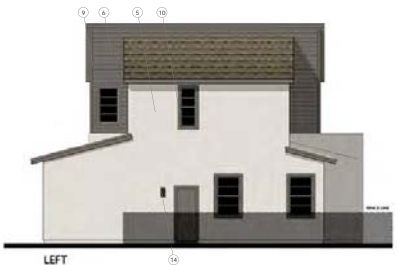
SHEET NAME

CLUSTER PLAN 1  
E- CONTEMPORARY  
ELEVATIONS AND ROOF PLAN

A1.6

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING

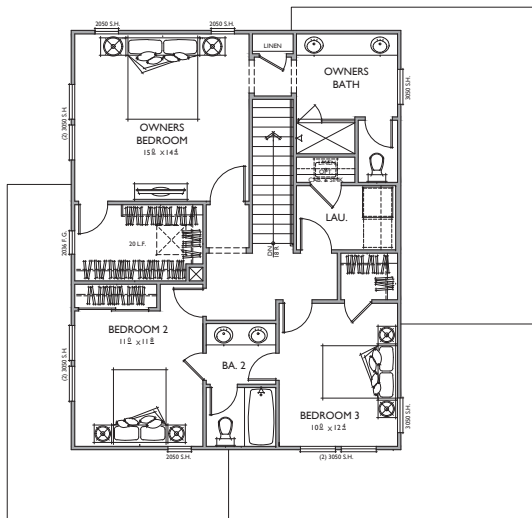


**ROOF PLAN** E  
PITCH: 3:12 U.N.O  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES

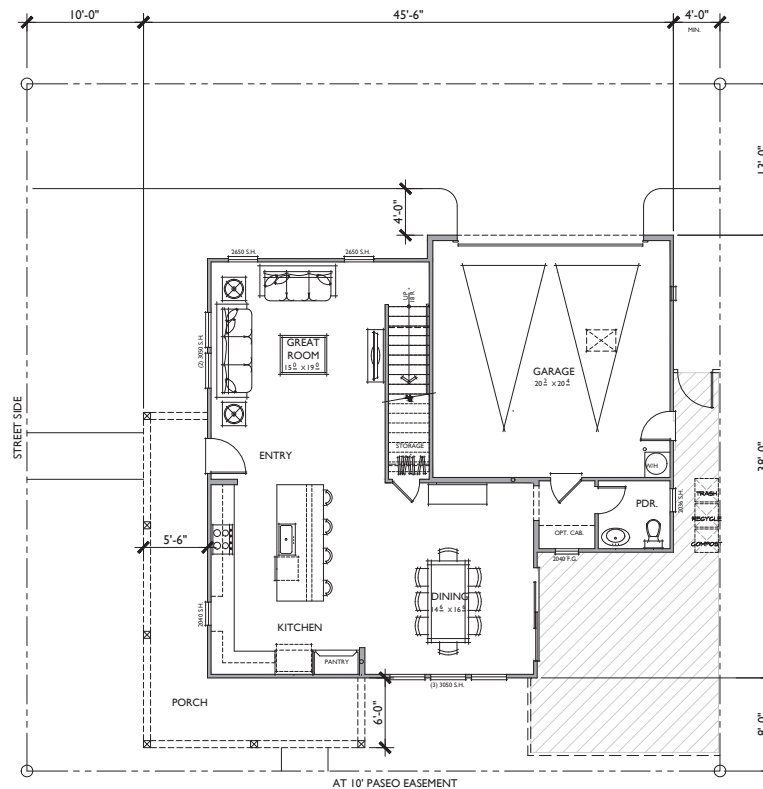


FRONT - PASEO SIDE E - CONTEMPORARY





2ND FLOOR



1ST FLOOR

**PLAN 2**  
3 BEDROOMS / 2.5 BATHS  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	925 SQ. FT.
2ND FLOOR	975 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,900 SQ. FT.</b>
2 - CAR GARAGE	431 SQ. FT.
PORCH	239 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION  
NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1

**WATHEN  
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HOMES**

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**AVILA  
RANCH**

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SHEET NAME

CLUSTER PLAN 2  
A-SPANISH FLOOR PLAN

A2.1



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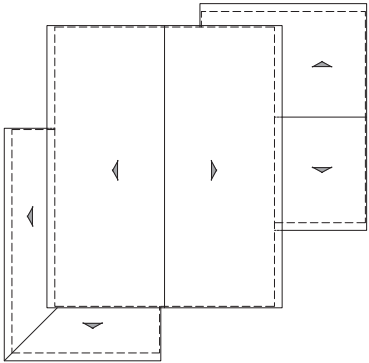
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CLUSTER PLAN 2  
A-SPANISH ELEVATIONS  
AND ROOF PLAN

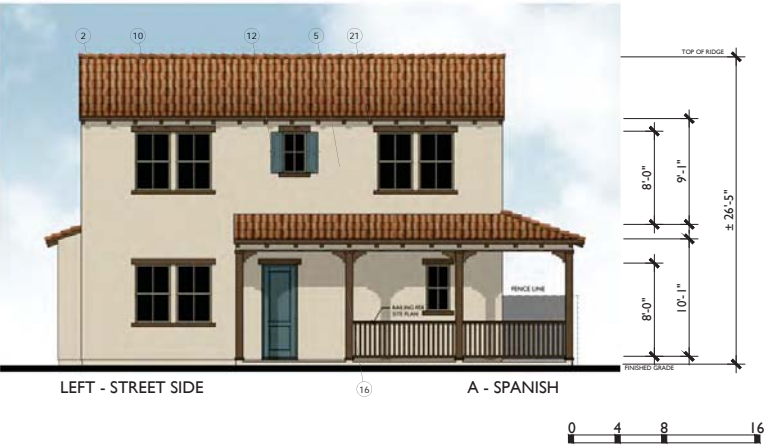
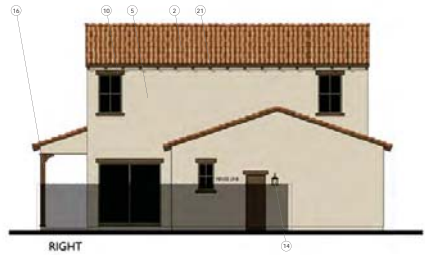
A2.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES







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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

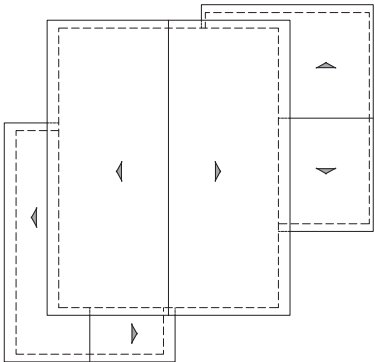
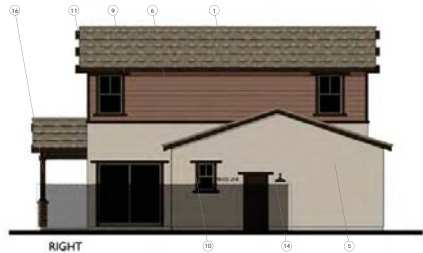
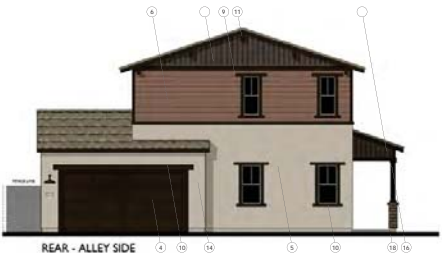
SHEET NAME

CLUSTER PLAN 2  
B-BUNGALOW ELEVATIONS  
AND ROOF PLAN

A2.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN

B

PITCH: 4:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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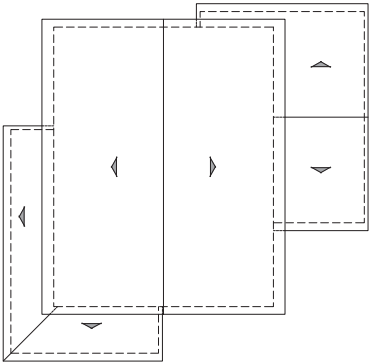
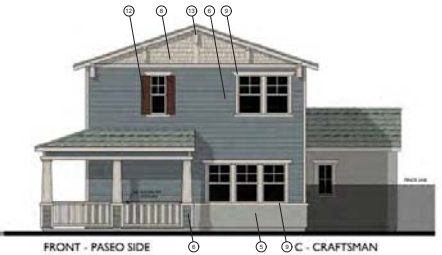
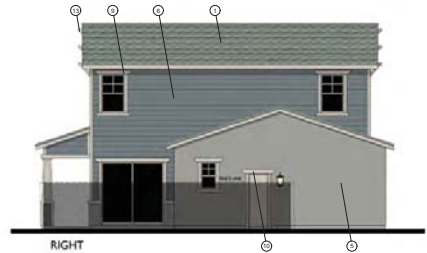
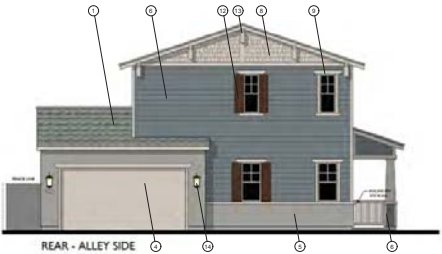
SHEET NAME

CLUSTER PLAN 2  
C-CRAFTSMAN ELEVATIONS  
AND ROOF PLAN

A2.4

**MATERIAL LEGEND**

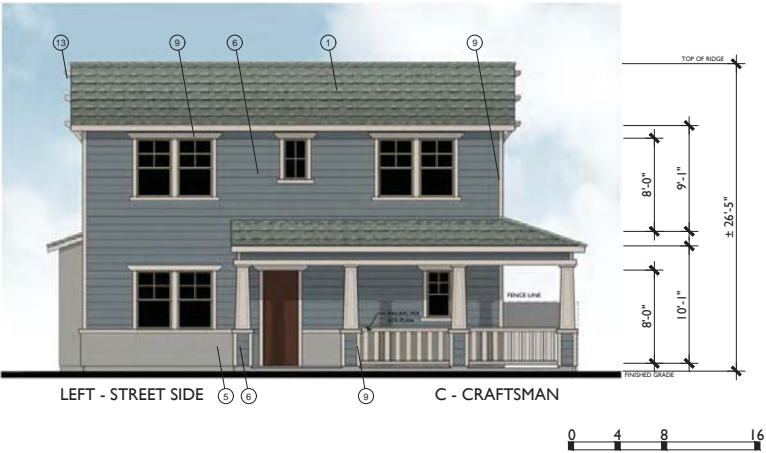
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2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



**ROOF PLAN**

PITCH: 4:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES

C





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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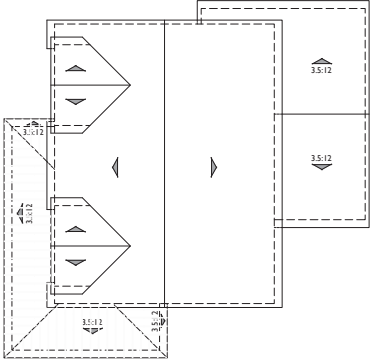
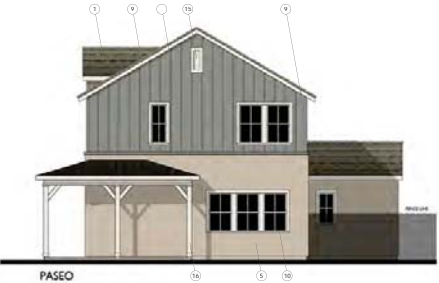
SHEET NAME

CLUSTER PLAN 2  
D-FARMHOUSE ELEVATIONS  
AND ROOF PLAN

A2.5

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 7:12 U.N.O  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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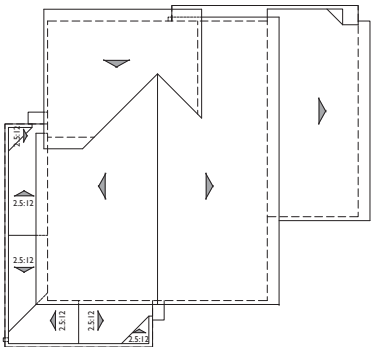
SHEET NAME

CLUSTER PLAN 2  
E- CONTEMPORARY  
ELEVATIONS AND ROOF PLAN

A2.6

**MATERIAL LEGEND**

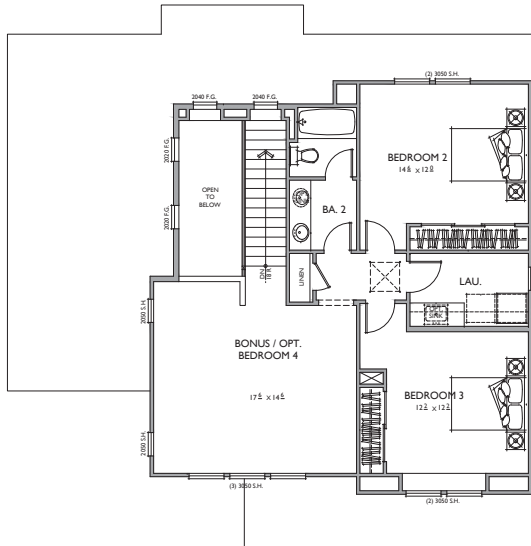
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2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
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12. COMPOSITE SHUTTER
13. WOOD BRACKET
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18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



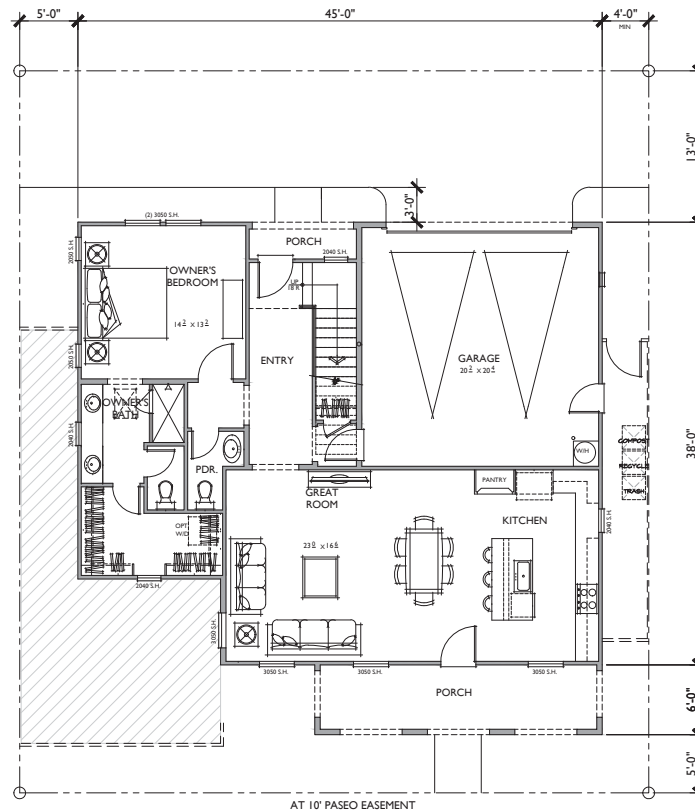
**ROOF PLAN** E  
PITCH: 3:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE ROOF SHINGLES







**2ND FLOOR**



**1ST FLOOR**

**PLAN 3**

3 BEDROOMS / 2.5 BATHS / BONUS RM  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,157 SQ. FT.
2ND FLOOR	909 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,066 SQ. FT.</b>
2 - CAR GARAGE	434 SQ. FT.
PORCH	148 SQ. FT.
PORCH 2	29 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED  
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1



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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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SHEET NAME

CLUSTER PLAN 3  
A - SPANISH FLOOR PLAN

**A3.1**



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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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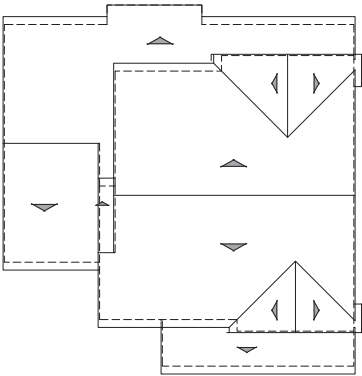
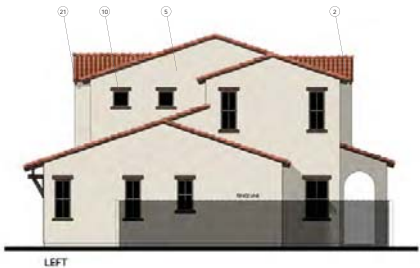
SHEET NAME

CLUSTER PLAN 3  
A-SPANISH ELEVATIONS  
AND ROOF PLAN

A3.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE  
A  
1/8" = 1'-0"





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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DEVELOPMENT REVIEW

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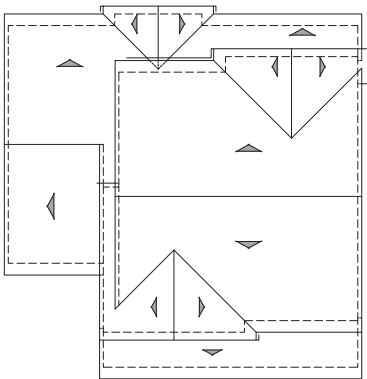
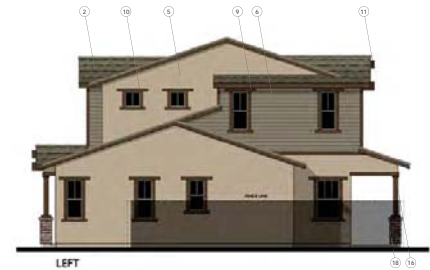
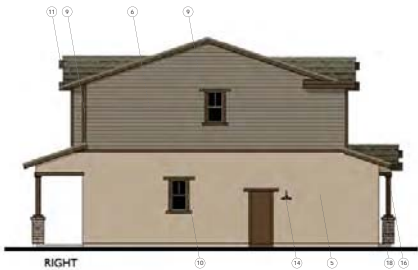
SHEET NAME

CLUSTER PLAN 3  
B-BUNGALOW ELEVATIONS  
AND ROOF PLAN

A3.3

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
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8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



**ROOF PLAN** **B**  
PITCH: 4:12  
RAKE: 6" & 12"  
EAVE: 18"  
ROOF MATERIAL: COMPOSITE SHINGLE  
1/8"=1'-0"





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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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DEVELOPMENT REVIEW

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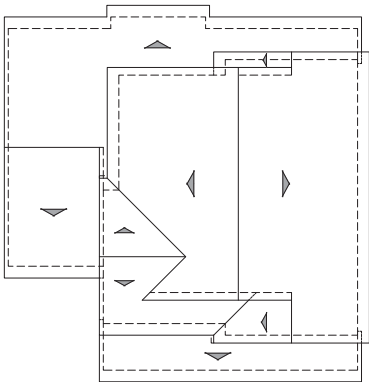
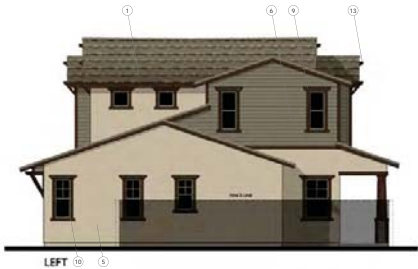
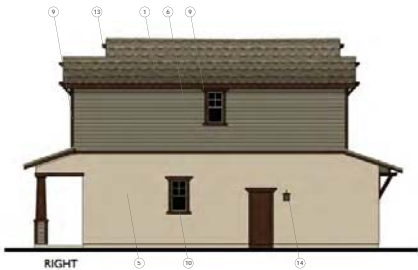
SHEET NAME

CLUSTER PLAN 3  
C-CRAFTSMAN ELEVATIONS  
AND ROOF PLAN

A3.4

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 4:12  
RAKE: 6" & 12"  
EAVE: 18"  
ROOF MATERIAL: COMPOSITE SHINGLE







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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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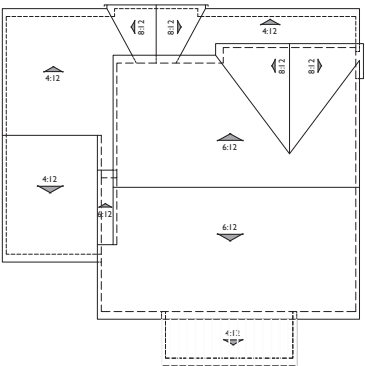
SHEET NAME

CLUSTER PLAN 3  
D-FARMHOUSE ELEVATIONS  
AND ROOF PLAN

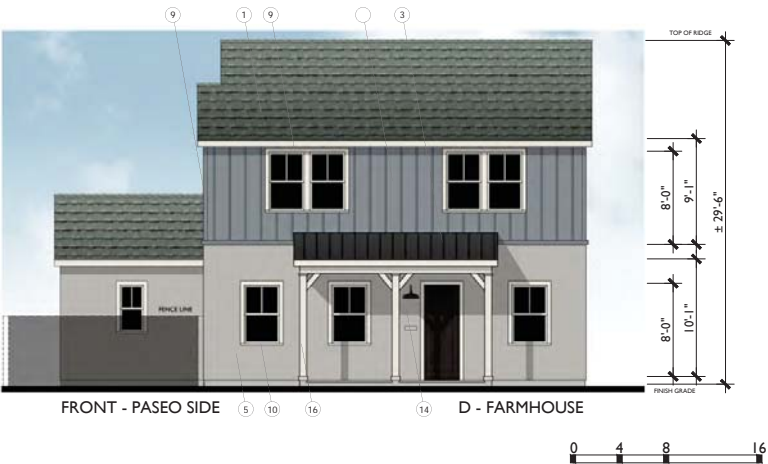
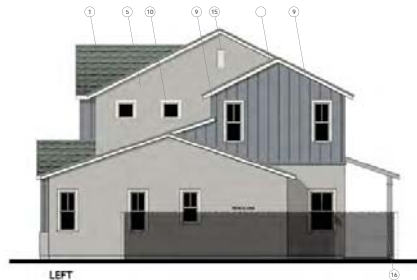
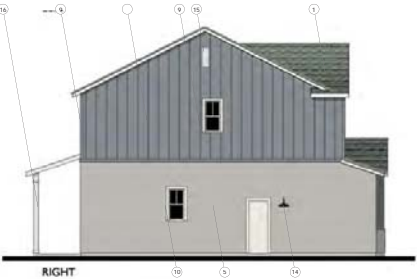
A3.5

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
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12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 8:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE  
D  
1/8"=1'-0"





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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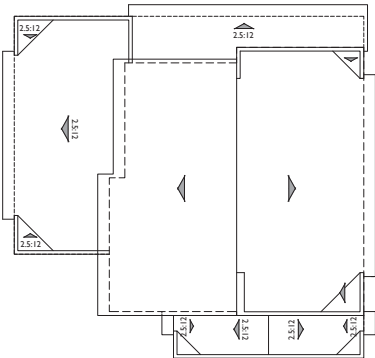
SHEET NAME

CLUSTER PLAN 3  
E- CONTEMPORARY  
ELEVATIONS AND ROOF PLAN

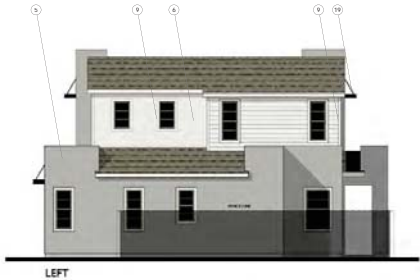
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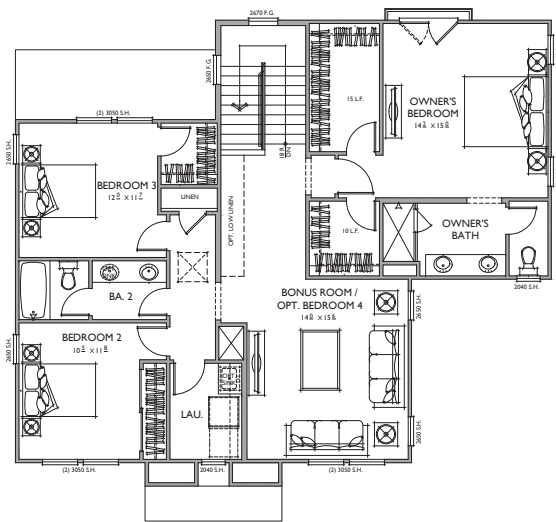
**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
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12. COMPOSITE SHUTTER
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14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING

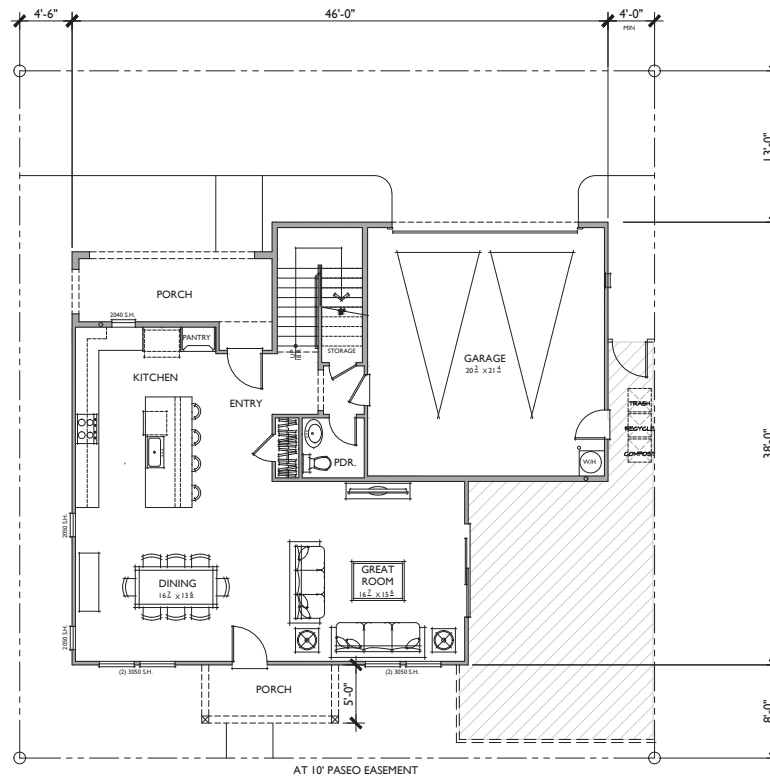


**ROOF PLAN** E  
PITCH: 2.5:12 U.N.O  
RAKE: 6"  
EAVE: 18"  
ROOF MATERIAL: COMPOSITE SHINGLE





2ND FLOOR



1ST FLOOR

PLAN 4

4 BEDROOMS / 3 BATHS / BONUS ROOM  
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	946 SQ. FT.
2ND FLOOR	1,327 SQ. FT.
<b>TOTAL LIVING</b>	<b>2,273 SQ. FT.</b>
2 - CAR GARAGE	455 SQ. FT.
PORCH 1	114 SQ. FT.
PORCH 2	59 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION  
NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1



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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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SHEET NAME

CLUSTER PLAN 4  
A-SPANISH FLOOR PLAN

A4.1



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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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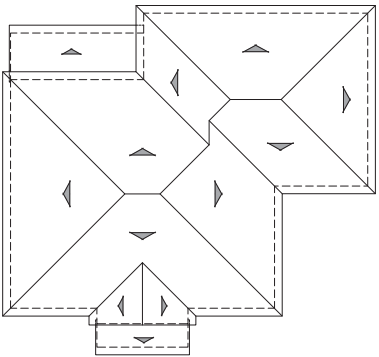
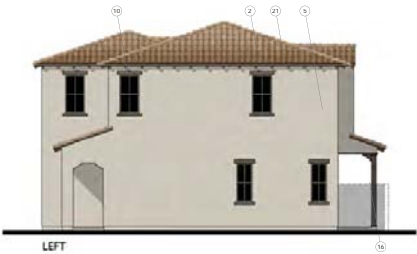
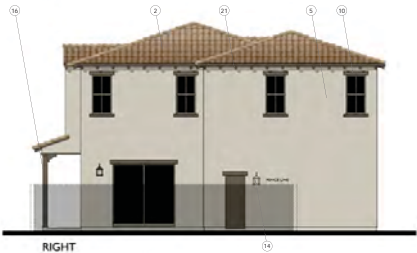
SHEET NAME

CLUSTER PLAN 4  
A-SPANISH ELEVATIONS  
AND ROOF PLAN

A4.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE  
A  
1/8"=1'-0"







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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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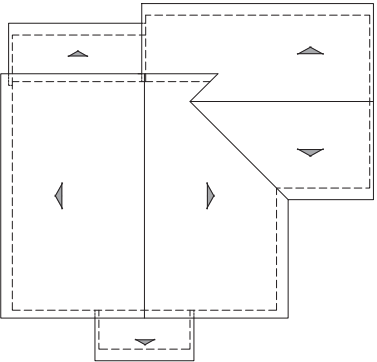
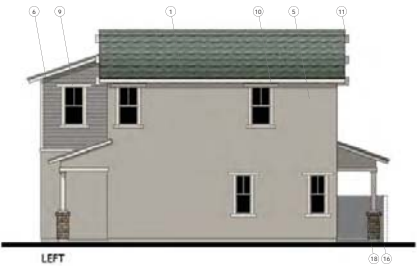
SHEET NAME

CLUSTER PLAN 4  
B-BUNGALOW ELEVATIONS  
AND ROOF PLAN

A4.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 4:12  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: COMPOSITE SHINGLE  
1/8"=1'-0"





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

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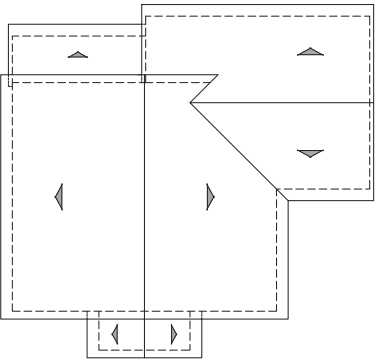
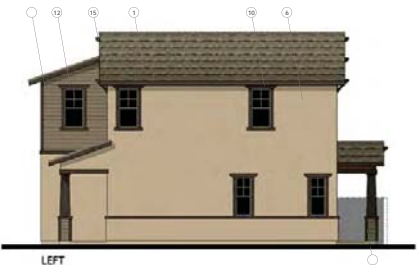
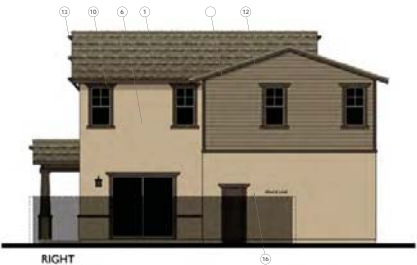
SHEET NAME

CLUSTER PLAN 4  
C-CRAFTSMAN ELEVATIONS  
AND ROOF PLAN

A4.4

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



**ROOF PLAN** C  
PITCH: 4:12  
RAKE: 12"  
EAVE: 18"  
ROOF MATERIAL: COMPOSITE SHINGLE  
1/8"=1'-0"





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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DEVELOPMENT REVIEW

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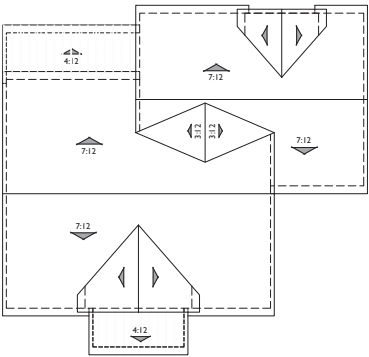
SHEET NAME

CLUSTER PLAN 4  
D-FARMHOUSE ELEVATIONS  
AND ROOF PLAN

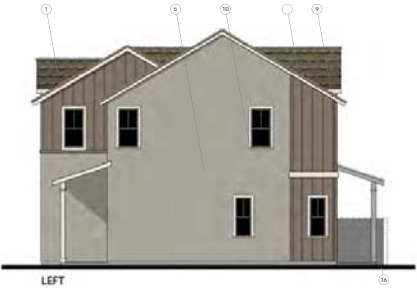
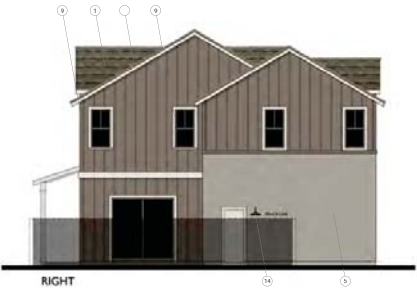
A4.5

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



ROOF PLAN  
PITCH: 8:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE  
D  
1/8"=1'-0"





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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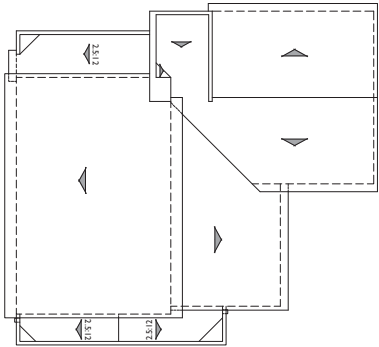
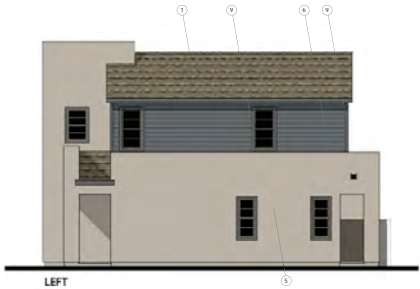
SHEET NAME

CLUSTER PLAN 4  
E- CONTEMPORARY  
ELEVATIONS AND ROOF PLAN

A4.6

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING



**ROOF PLAN** E  
PITCH: 3:12 U.N.O.  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE  
1/8"=1'-0"







A - SPANISH



B - BUNGALOW



D - FARMHOUSE



ATTACHMENT 1

**WATHEN  
CASTANOS**  
HOMES

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**OASIS ASSOCIATES**  
LANDSCAPE ARCHITECTURE • PLANNING

 **AVILA  
RANCH**

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PHASES 1, 2 & 3  
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SHEET NAME

COTTAGE PLAN 1  
FRONT ELEVATIONS

**A5.0**



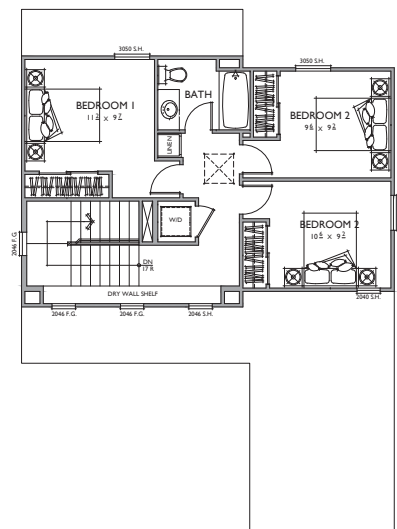
TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

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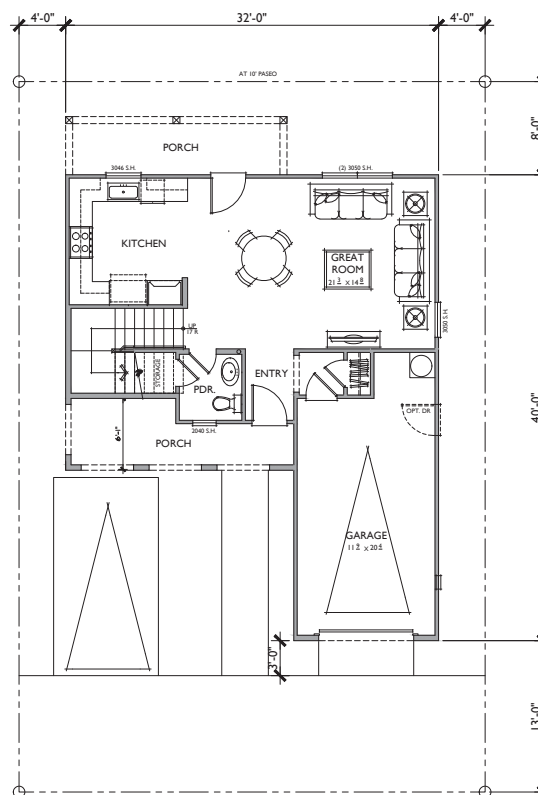
SHEET NAME

COTTAGE PLAN 1  
A-SPANISH FLOOR PLAN

## A5.1



## 2ND FLOOR



## 1ST FLOOR

3 BEDROOMS / 1.5 BATHS  
1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	615 SQ. FT.
2ND FLOOR	554 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,169 SQ. FT.</b>
1 - CAR GARAGE	280 SQ. FT.
PORCH	99 SQ. FT.
PORCH 2	95 SQ. FT.

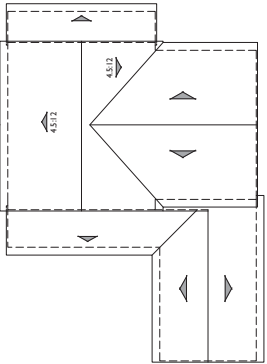
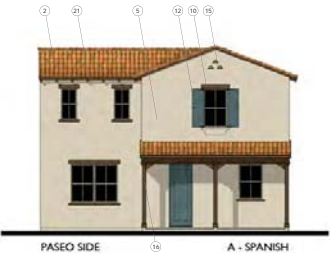
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED  
IN THE AVILA RANCH DEVELOPMENT PLAN

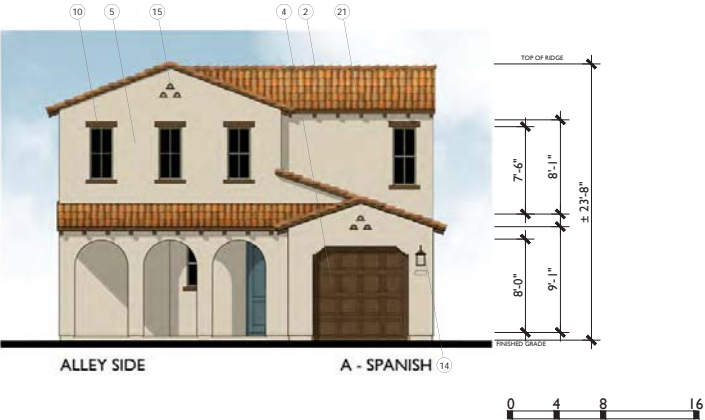
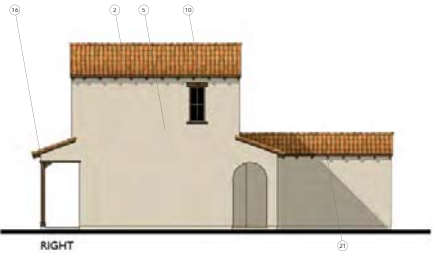
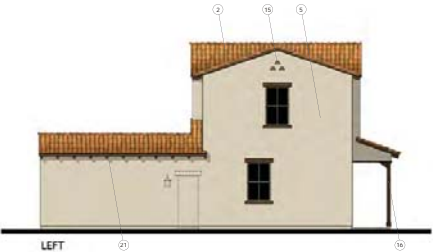


**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** **A**  
PITCH: 4:12 U.N.O.  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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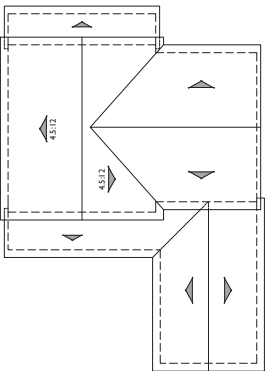
SHEET NAME

COTTAGE PLAN 1  
B-BUNGALOW ELEVATIONS  
AND ROOF PLAN

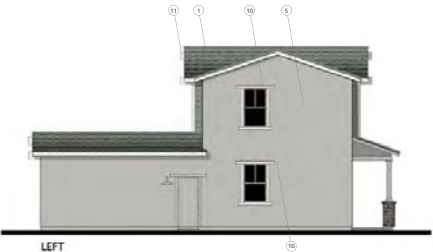
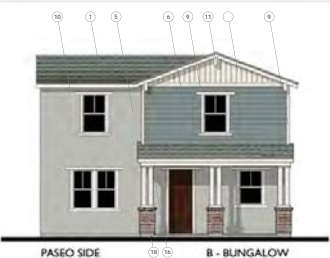
A5.3

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



ROOF PLAN B  
PITCH: 4:12 U.N.O.  
RAKE: 6" & 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE



0 4 8 16







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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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DEVELOPMENT REVIEW

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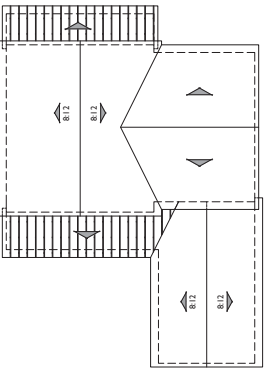
SHEET NAME

COTTAGE PLAN 1  
D-FARMHOUSE ELEVATIONS  
AND ROOF PLAN

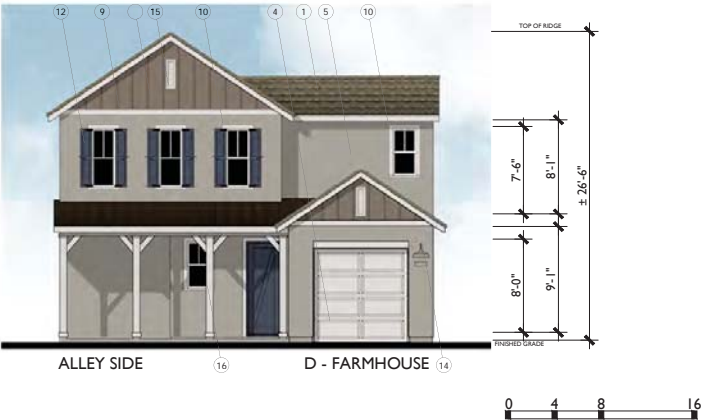
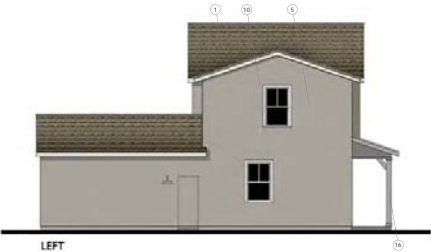
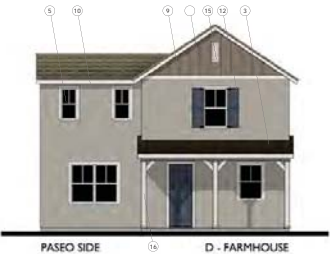
A5.4

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** D  
PITCH: 4:12 U.N.O.  
RAKE: 6" & 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

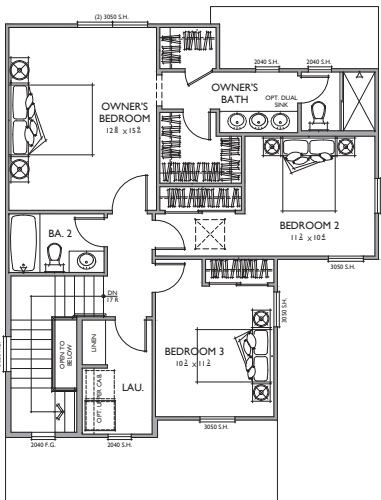
ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

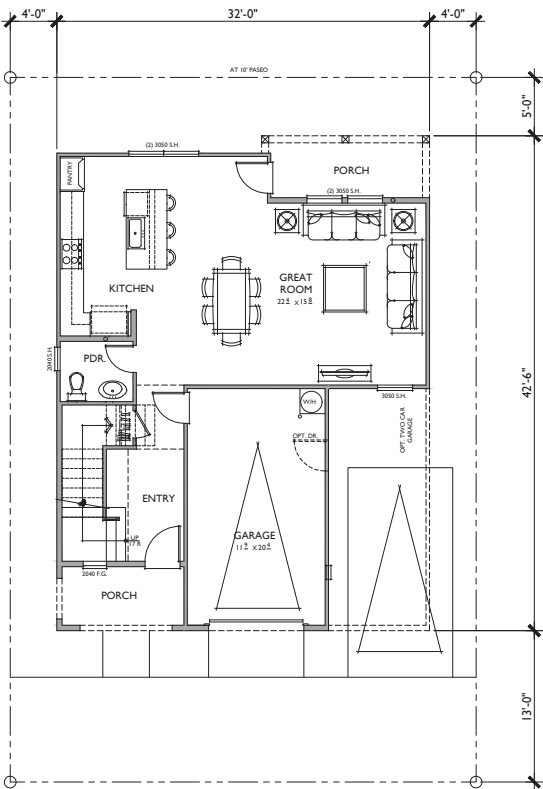
SHEET NAME

COTTAGE PLAN 2  
A-SPANISH FLOOR PLAN

A6.1



2ND FLOOR



1ST FLOOR

PLAN 2

3 BEDROOMS / 2.5 BATHS  
1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	766 SQ. FT.
2ND FLOOR	843 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,609 SQ. FT.</b>
1 - CAR GARAGE	254 SQ. FT.
PORCH	135 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED  
IN THE AVILA RANCH DEVELOPMENT PLAN





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

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DEVELOPMENT REVIEW

06.11.21

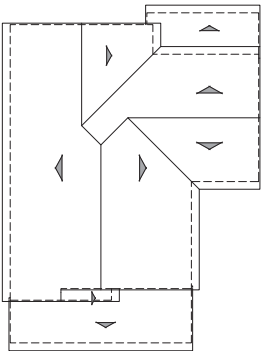
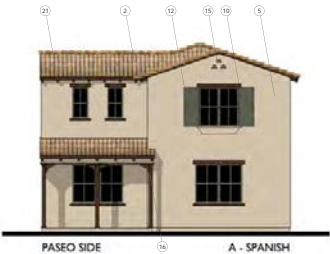
SHEET NAME

COTTAGE PLAN 2  
A-SPANISH ELEVATIONS  
AND ROOF PLAN

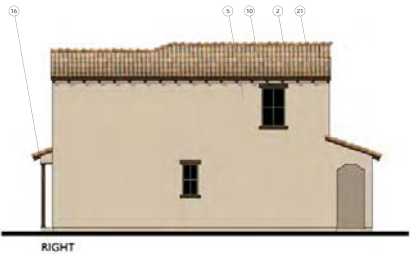
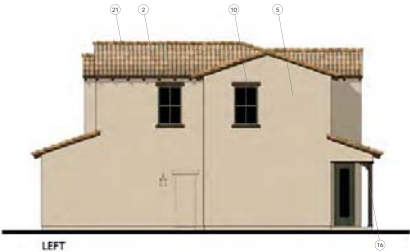
A6.2

MATERIAL LEGEND

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



ROOF PLAN A  
PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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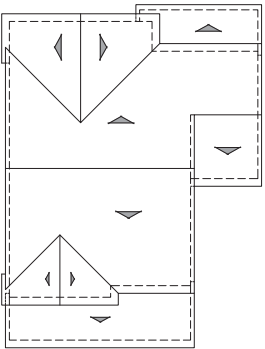
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COTTAGE PLAN 2  
B-BUNGALOW ELEVATIONS  
AND ROOF PLAN

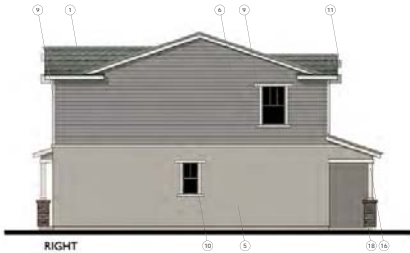
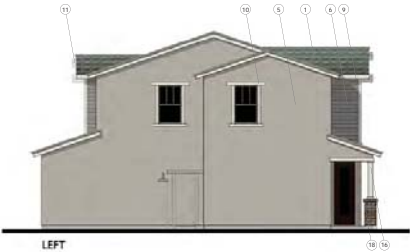
A6.3

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** **B**  
PITCH: 4:12 U.N.O  
RAKE: 6" & 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE







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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
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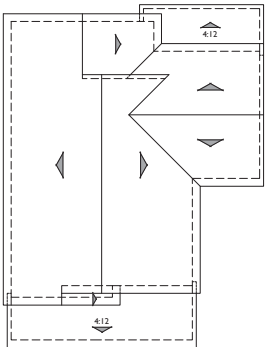
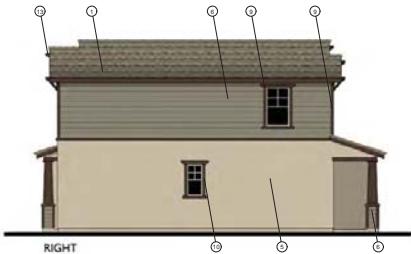
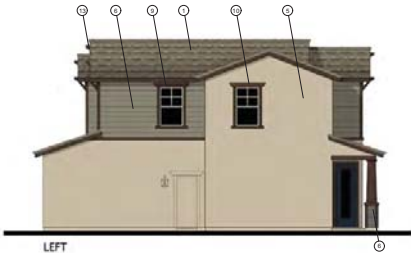
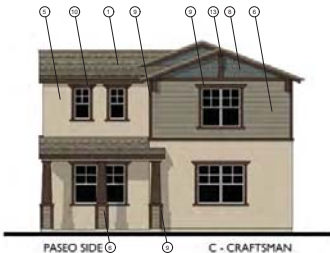
SHEET NAME

COTTAGE PLAN 2  
C-CRAFTSMAN ELEVATIONS  
AND ROOF PLAN

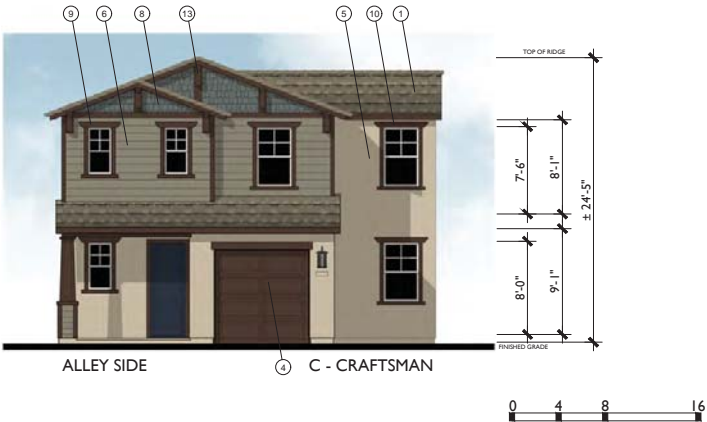
A6.4

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
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18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

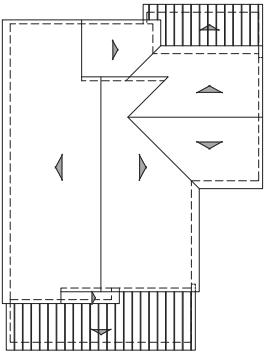
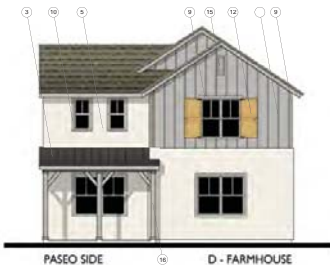


**ROOF PLAN** C  
PITCH: 4.5:12 U.N.O  
RAKE: 6" & 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE

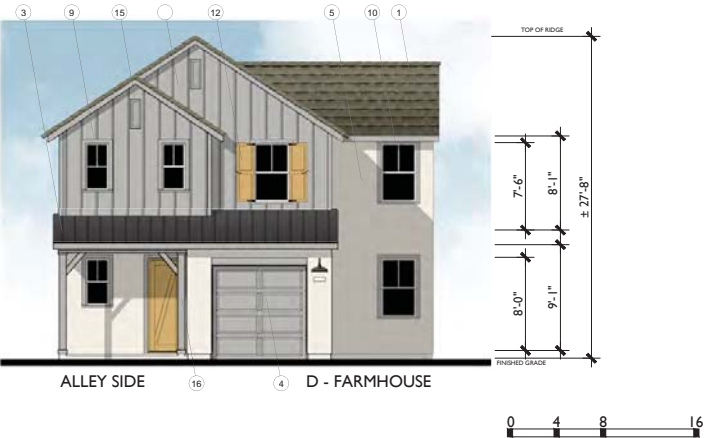
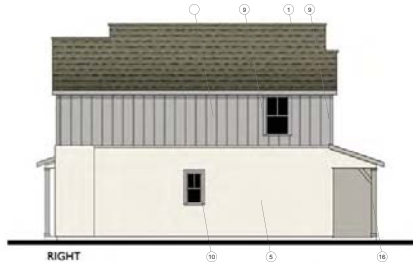


**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



PITCH: 4:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE





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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

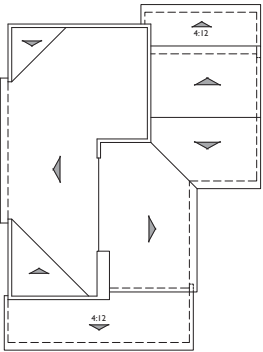
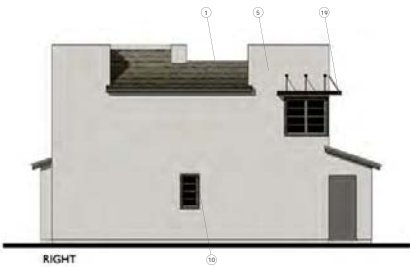
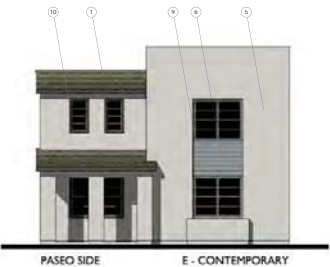
SHEET NAME

COTTAGE PLAN 2  
E- CONTEMPORARY  
ELEVATIONS AND ROOF PLAN

A6.6

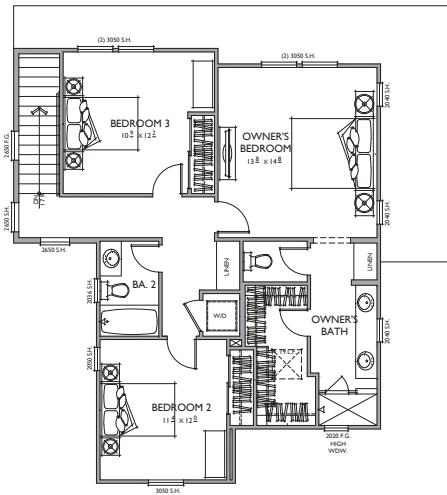
**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

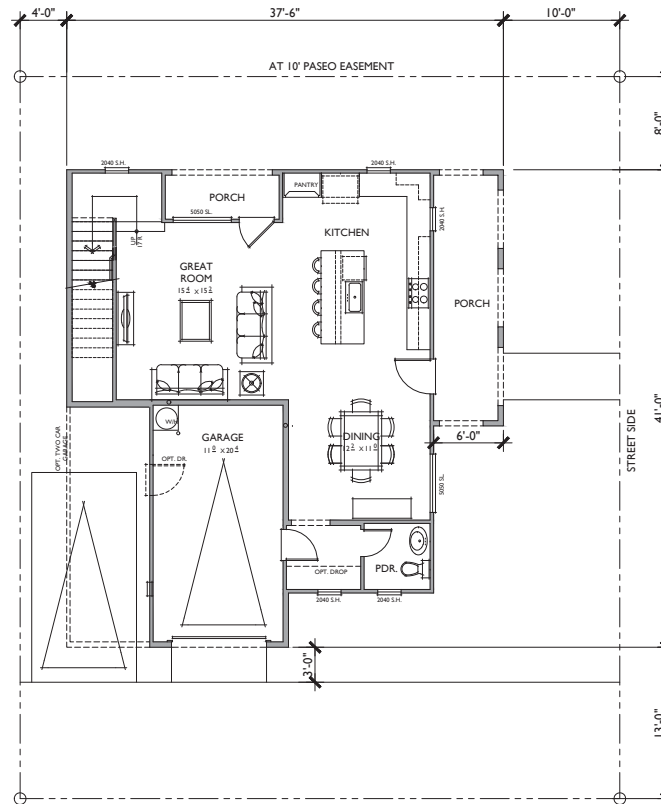


**ROOF PLAN** E  
PITCH: 3:12 U.N.O  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE





2ND FLOOR



1ST FLOOR

**PLAN 3**

3 BEDROOMS / 2.5 BATHS  
1 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	805 SQ. FT.
2ND FLOOR	903 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,708 SQ. FT.</b>
1 - CAR GARAGE	240 SQ. FT.
PORCH 1	132 SQ. FT.
PORCH 2	42 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED  
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1

**WATHEN  
CASTANOS  
HOMES**

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**OASIS ASSOCIATES**  
LANDSCAPE ARCHITECTURE • PLANNING

**AVILA  
RANCH**

TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

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SHEET NAME

COTTAGE PLAN 3  
A-SPANISH FLOOR PLAN

**A7.1**





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R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

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DEVELOPMENT REVIEW

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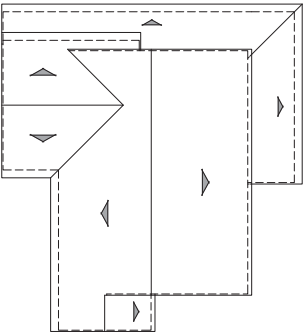
SHEET NAME

COTTAGE PLAN 3  
A-SPANISH ELEVATIONS  
AND ROOF PLAN

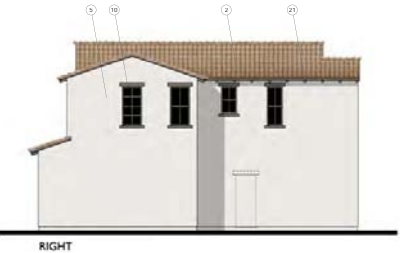
A .2

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** A  
PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE  
1/8"=1'-0"





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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

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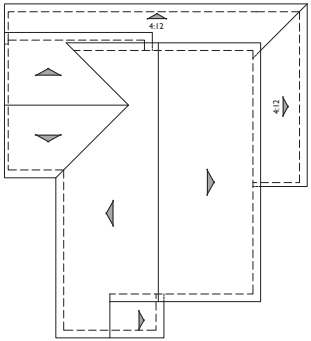
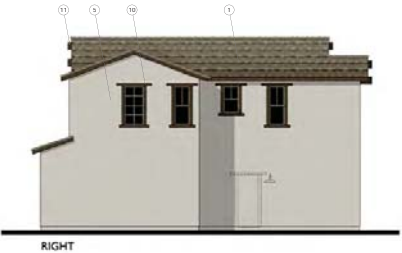
SHEET NAME

COTTAGE PLAN 3  
B-BUNGALOW ELEVATIONS  
AND ROOF PLAN

A .3

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** **B**  
PITCH: 4.5:12 U.O  
RAKE: 6" & 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE  
1/8"=1'-0"





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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

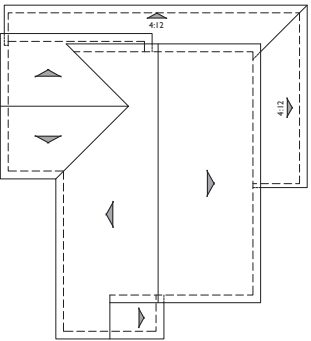
SHEET NAME

COTTAGE PLAN 3  
C-CRAFTSMAN ELEVATIONS  
AND ROOF PLAN

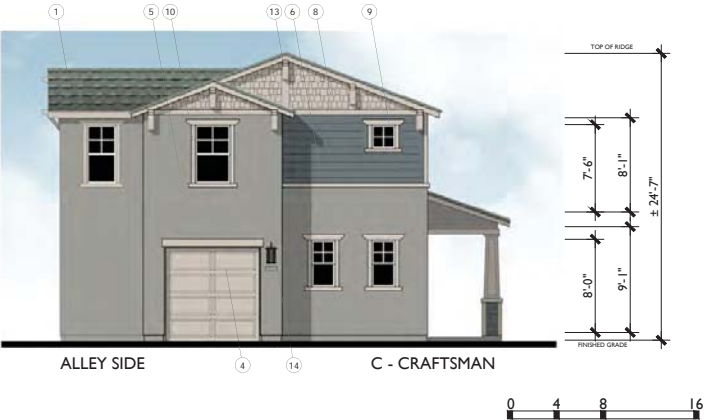
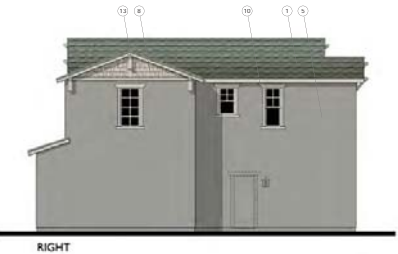
A .4

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** C  
PITCH: 4.5:12 U.N.O  
RAKE: 6" & 12"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE  
1/8"=1'-0"





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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

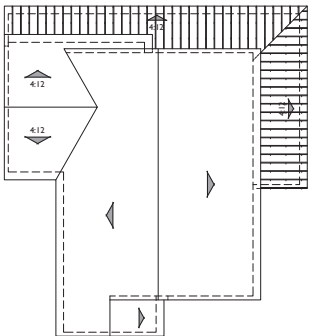
SHEET NAME

COTTAGE PLAN 3  
D-FARMHOUSE ELEVATIONS  
AND ROOF PLAN

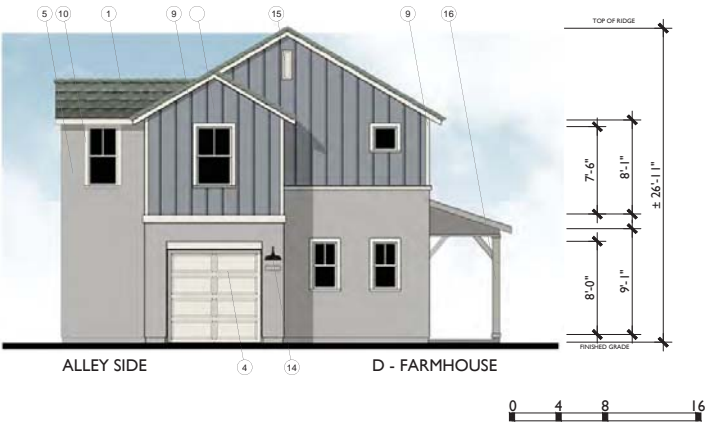
A .5

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** D  
PITCH: 7:12 U.N.O  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE



0 4 8 16

0 4 8 16



ATTACHMENT 1

**WATHEN  
CASTANOS  
HOMES**

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**OASIS ASSOCIATES**  
LANDSCAPE ARCHITECTURE • PLANNING

**AVILA  
RANCH**

TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

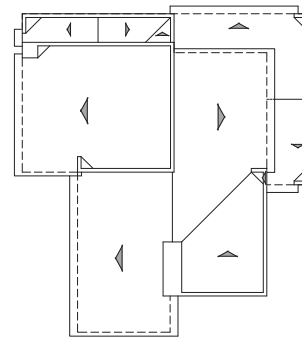
SHEET NAME

COTTAGE PLAN 3  
E- CONTEMPORARY  
ELEVATIONS AND ROOF PLAN

A .6

**MATERIAL LEGEND**

1. COMPOSITION ROOF
2. CONCRETE 'S' TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

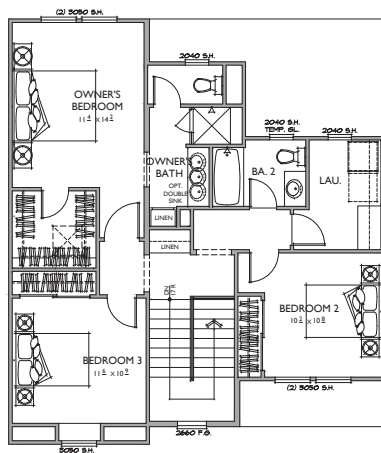


**ROOF PLAN** D  
PITCH: 3:12  
RAKE: 6"  
EAVE: 12"  
ROOF MATERIAL: COMPOSITE SHINGLE  
1/8"=1'-0"

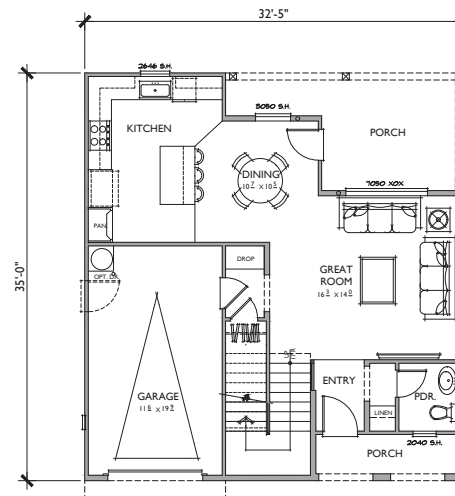


0 4 8 16

0 4 8 16



2ND FLOOR



1ST FLOOR

**PLAN 4**  
3 BEDROOMS / 2.5 BATHS  
1 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	695 SQ. FT.
2ND FLOOR	856 SQ. FT.
<b>TOTAL LIVING</b>	<b>1,551 SQ. FT.</b>
1 - CAR GARAGE	202 SQ. FT.
PORCH	50 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION  
NOTE: ALL LOT SIZES AND SETBACKS AS DEFINED  
IN THE AVILA RANCH DEVELOPMENT PLAN



ATTACHMENT 1



**Bassenian | Lagoni**  
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TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

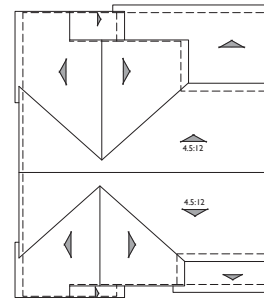
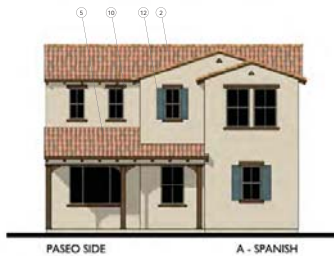
SHEET NAME

COTTAGE PLAN 4  
A-SPANISH FLOOR PLAN

A8.1

**MATERIAL LEGEND**

1. COMPOSITION: ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTON SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS

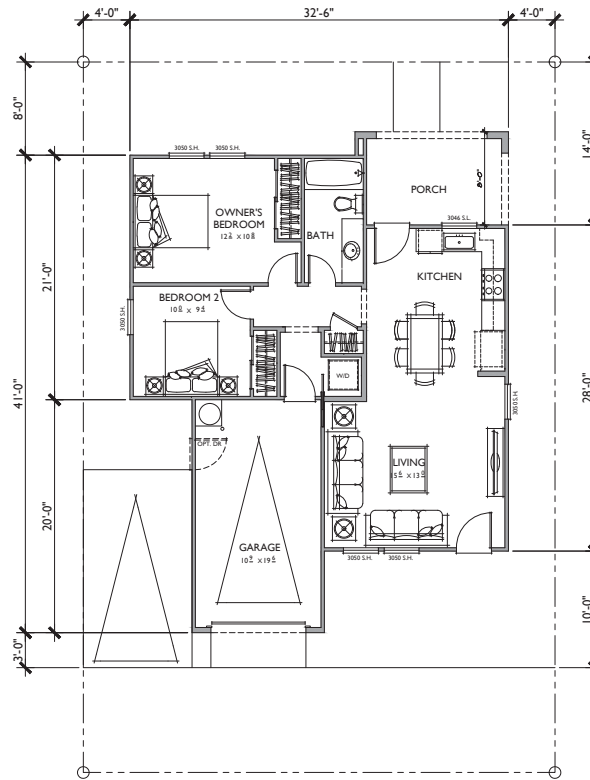


PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE



0 4 8 16





**PLAN 5**  
2 BEDROOMS / 1 BATHS  
1 - CAR GARAGE

FLOOR AREA TABLE	
<b>TOTAL LIVING</b>	<b>819 SQ. FT.</b>
1 - CAR GARAGE	224 SQ. FT.
PORCH	73 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



ATTACHMENT 1

**WATHEN  
CASTANOS  
HOMES**

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

  
**OASIS ASSOCIATES**  
LANDSCAPE ARCHITECTURE • PLANNING

 **AVILA  
RANCH**

TRACT 3089  
R-2 LAND USES WITHIN  
PHASES 1, 2 & 3  
SAN LUIS OBISPO, CA

ARCHITECTURAL &  
DEVELOPMENT REVIEW

06.11.21

SHEET NAME

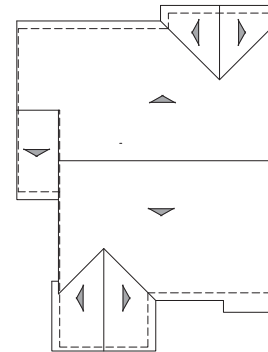
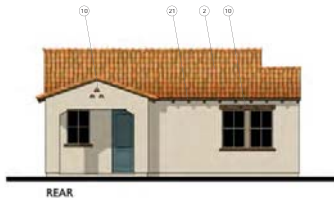
COTTAGE PLAN 5  
A-SPANISH FLOOR PLAN

**A9.1**

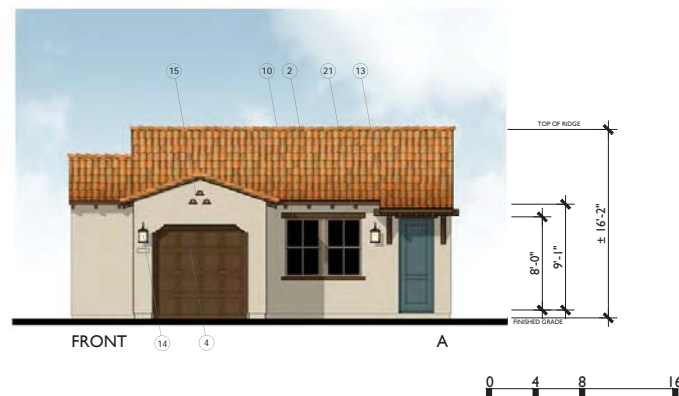


**MATERIAL LEGEND**

1. COMPOSITION: ROOF
2. CONCRETE "S" TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. SAND FINISH STUCCO
6. CEMENTITIOUS HORIZONTAL SIDING
7. CEMENTITIOUS BOARD AND BATTION SIDING
8. CEMENTITIOUS SHINGLE SIDING
9. CEMENTITIOUS TRIM
10. STUCCO OVER FOAM TRIM
11. WOOD GRAIN CORBEL
12. COMPOSITE SHUTTER
13. WOOD BRACKET
14. LIGHT FIXTURE
15. GABLE END DETAIL
16. WOOD POST
17. POT SHELF
18. BRICK VENEER
19. METAL AWING
20. METAL RAILING
21. EXPOSED RAFTER TAILS



**ROOF PLAN** A  
PITCH: 4:12  
RAKE: 2"  
EAVE: 12"  
ROOF MATERIAL: CONCRETE "S" TILE





FRONT DOORS



GARAGE DOORS



SIDING



COLUMNS + POSTS



METAL AWNINGS



LIGHTING

ATTACHMENT 1

**WATHEN  
CASTANOS  
HOMES**

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LANDSCAPE ARCHITECTURE • PLANNING

**AVILA  
RANCH**

TRACT 3089  
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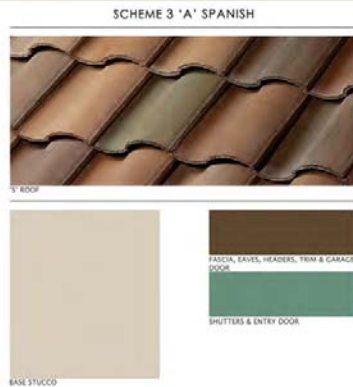
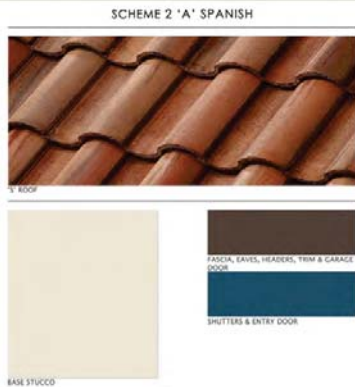
SHEET NAME

CONCEPTUAL  
ARCHITECTURAL DETAILS


**A10.0**

AVILA RANCH COTTAGE SFD & CLUSTER SFD JOB# 457-19201 & 457-19202 COLOR SELECTION CHART					
PAINT: SHERWIN WILLIAMS ROOF: BORAL, CERTAINTED BRICK: MCNEAR, BORAL STUCCO: OMEGA (TBD) WROUGHT IRON: SW6990 CAVIAR FAUX CLAY VENTS: SW 6096 JUTE BROWN					
SCHEMES 1-5 ARE FOR 'A' SPANISH					
SCHEME	1	2	3	4	5
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7019 GAUNTLET GREY	SW 7510 CHATEAU BROWN	SW 6104 KAFFEE	SW 7026 GRIFFIN	SW 6041 OTTER
SHUTTERS & ENTRY DOOR	SW 7614 ST. BART'S	SW 9150 ENDLESS SEA	SW 6466 GRANDVIEW	SW 6349 PENNYWISE	SW 6432 GARDEN SPOT
BASE STUCCO	SW 7757 HIGH REFLECTIVE WHITE	SW 7563 RESTFUL WHITE	SW 6148 WOOL SKEIN	SW 7050 USEFUL GRAY	SW 7529 SAND BEACH
'S' ROOF (BORAL)	1HBCS0300 BRONZE PEARL BLEND	1HBCS 6169 CASA GRANDE BLEND	1HBCS6330 SALERNO CLAY	1HBCS0431 APPLE BARK	1HBCS6464 CA MISSION BLEND
GUTTERS & DOWNSPOUTS	BRONZE	BEAVER BROWN	BEAVER BROWN	BRONZE	BEAVER BROWN

AVILA RANCH COTTAGE SFD & CLUSTER SFD JOB# 457-19201 & 457-19202 COLOR SELECTION CHART					
PAINT: SHERWIN WILLIAMS ROOF: BORAL, CERTAINTED BRICK: MCNEAR, BORAL STUCCO: OMEGA (TBD) WROUGHT IRON: SW6990 CAVIAR FAUX CLAY VENTS: SW 6096 JUTE BROWN					
SCHEMES 1-5 ARE FOR 'A' SPANISH					
SCHEME	1	2	3	4	5
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7019 GAUNTLET GREY	SW 7510 CHATEAU BROWN	SW 6104 KAFFEE	SW 7026 GRIFFIN	SW 6041 OTTER
SHUTTERS & ENTRY DOOR	SW 7614 ST. BART'S	SW 9150 ENDLESS SEA	SW 6466 GRANDVIEW	SW 6349 PENNYWISE	SW 6432 GARDEN SPOT
BASE STUCCO	SW 7757 HIGH REFLECTIVE WHITE	SW 7563 RESTFUL WHITE	SW 6148 WOOL SKEIN	SW 7050 USEFUL GRAY	SW 7529 SAND BEACH
'S' ROOF (BORAL)	1HBCS0300 BRONZE PEARL BLEND	1HBCS 6169 CASA GRANDE BLEND	1HBCS6330 SALERNO CLAY	1HBCS0431 APPLE BARK	1HBCS6464 CA MISSION BLEND
GUTTERS & DOWNSPOUTS	BRONZE	BEAVER BROWN	BEAVER BROWN	BRONZE	BEAVER BROWN







# AVILA RANCH

## COTTAGE SFD & CLUSTER SFD

JOB# 457-19201 & 457-19202

### COLOR SELECTION CHART

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**PAINT:** SHERWIN WILLIAMS

**ROOF:** BORAL, CERTAINTED

**BRICK:** MCNEAR, BORAL

**STUCCO:** OMEGA (TBD)

**WROUGHT IRON:** SW6990 CAVIAR

**FAUX CLAY VENTS:** SW 6096 JUTE BROWN

DECEMBER 23, 2019

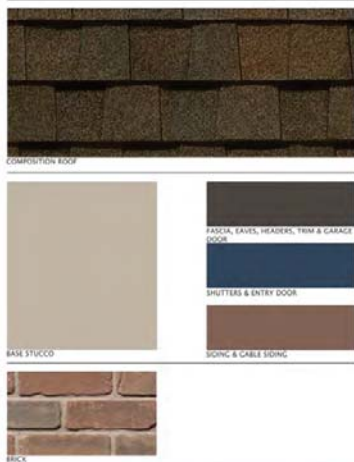
REVISED FEBRUARY 4, 2020 (NEW COLORS PER REQUEST)

**\*REVISED JULY 28, 2020 (NEW COLORS)**

### SCHEMES 6-10 ARE FOR 'B' BUNGALOW

SCHEME	6	7	8	9	10
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7048 URBANE BRONZE	SW 7551 GREEK VILLA	SW 9091 HALF-CAFF	SW 7035 AESTHETIC WHITE	SW 7041 VAN DYKE BROWN
SHUTTERS & ENTRY DOOR	SW 7602 INDIGO BATIK	SW 6076 TURKISH COFFEE	SW 6209 RIPE OLIVE	SW 2838 POLISHED MAHOGANY	SW 2836 QUARTERSAWN OAK
BASE STUCCO	SW 7051 ANALYTICAL GRAY	SW 7065 ARGOS	SW 7548 PORTICO	SW 7643 PUSSYWILLOW	SW 7015 REPOSE GRAY
SIDING	SW 2836 QUARTERSAWN OAK	SW 9134 DELFT	SW 7568 NEUTRAL GROUND	SW 6249 STORM CLOUD	SW 9130 EVERGREEN FOG
GABLE SIDING	SW 2836 QUARTERSAWN OAK	SW 7551 GREEK VILLA	SW 9091 HALF-CAFF	SW 7035 AESTHETIC WHITE	SW 7041 VAN DYKE BROWN
BRICK	MCNEAR TUNBRIDGE	BORAL MT RUSHMORE	MCNEAR EMBARCADERO	BORAL MARSH POINT	BORAL CAPERS ISLAND
COMPOSITION ROOF	HEATHERWOOD	COLONIAL SLATE	WEATHERED WOOD	CHARCOAL	MISSION BROWN
GUTTERS & DOWNSPOUTS	BRONZE	WHITE	BEAVER BROWN	WHITE	BRONZE

SCHEME 6 'B' BUNGALOW


**AVILA RANCH**  
COTTAGE SFD & CLUSTER SFD

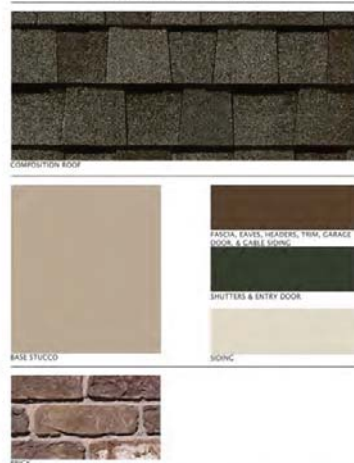
Bassenian | Lagoni

SCHEME 7 'B' BUNGALOW


**AVILA RANCH**  
COTTAGE SFD & CLUSTER SFD

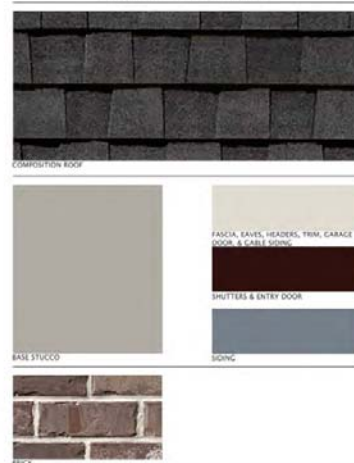
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SCHEME 8 'B' BUNGALOW


**AVILA RANCH**  
COTTAGE SFD & CLUSTER SFD

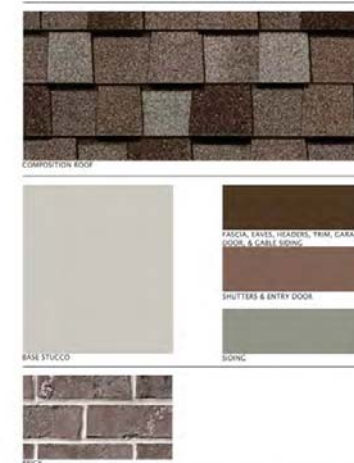
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SCHEME 9 'B' BUNGALOW


**AVILA RANCH**  
COTTAGE SFD & CLUSTER SFD


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SCHEME 10 'B' BUNGALOW


**AVILA RANCH**  
COTTAGE SFD & CLUSTER SFD

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**AVILA RANCH**  
COTTAGE SFD & CLUSTER SFD  
JOB# 457-19201 & 457-19202  
COLOR SELECTION CHART

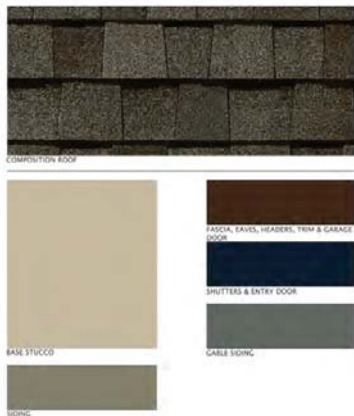
**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS  
ROOF: BORAL, CERTAINTED  
BRICK: MCNEAR, BORAL  
STUCCO: OMEGA (TBD)  
WROUGHT IRON: SW6990 CAVIAR  
FAUX CLAY VENTS: SW 6096 JUTE BROWN

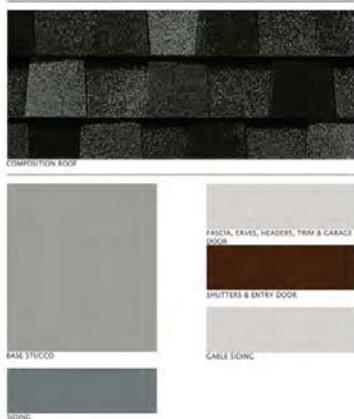
DECEMBER 23, 2019  
REVISED FEBRUARY 4, 2020 (NEW COLORS PER REQUEST)  
\*REVISED JULY 28, 2020 (NEW COLORS)

SCHEMES 11-15 ARE FOR 'C' CRAFTSMAN					
SCHEME	11	12	13	14	15
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 6076 TURKISH COFFEE	SW 7043 WORLDLY GRAY	SW 6104 KAFFEE	SW 7054 SUITABLE BROWN	SW 7551 GREEK VILLA
SHUTTERS & ENTRY DOOR	SW 9179 ANCHORS AWEIGH	SW 6069 FRENCH ROAST	SW 7605 GALE FORCE	SW 6223 STILL WATER	SW 7510 CHATEAU BROWN
BASE STUCCO	SW 6149 RELAXED KHAKI	SW 7655 STAMPED CONCRETE	SW 7644 GATEWAY GRAY	SW 6157 FAVORITE TAN	SW 7064 PASSIVE
SIDING	SW 6165 CONNECTED GRAY	SW 6235 FOGGY DAY	SW 6207 RETREAT	SW 2820 DOWING EARTH	SW 6074 SPALDING GRAY
GABLE SIDING	SW 7622 HOMBURG GRAY	SW 7043 WORLDLY GRAY	SW 6104 KAFFEE	SW 2807 ROOKWOOD MEDIUM BROWN	SW 2848 ROYCROFT PEWTER
COMPOSITION ROOF	WEATHERED WOOD	THUNDERSTORM GRAY	HEATHER BLEND	MISSION BROWN	DRIFTWOOD
GUTTERS & DOWNSPOUTS	BEAVER BROWN	WHITE	BEAVER BROWN	BRONZE	WHITE

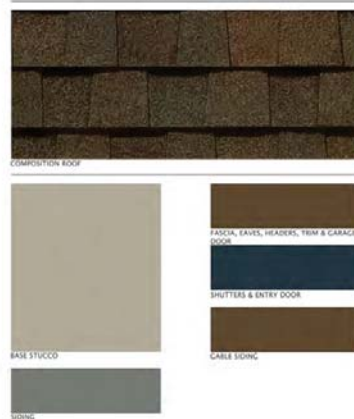
SCHEME 11 'C' CRAFTSMAN



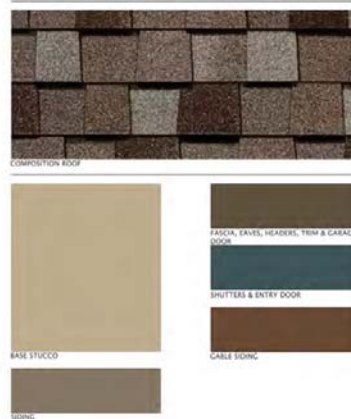
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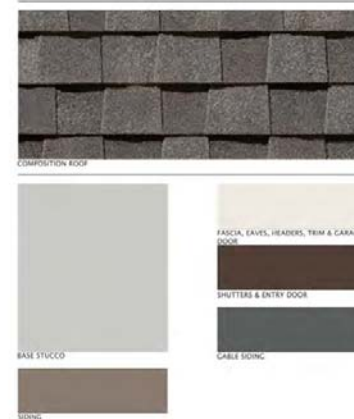
SCHEME 13 'C' CRAFTSMAN




SCHEME 14 'C' CRAFTSMAN



SCHEME 15 'C' CRAFTSMAN





# AVILA RANCH

## COTTAGE SFD & CLUSTER SFD

JOB# 457-19201 & 457-19202

### COLOR SELECTION CHART

**Bassenian | Lagoni**  
ARCHITECTURE • PLANNING • INTERIORS

**PAINT:** SHERWIN WILLIAMS

**ROOF:** BORAL, CERTAINTEEED

**BRICK:** MCNEAR, BORAL

**STUCCO:** OMEGA (TBD)

**WROUGHT IRON:** SW6990 CAVIAR

**FAUX CLAY VENTS:** SW 6096 JUTE BROWN

DECEMBER 23, 2019

REVISED FEBRUARY 4, 2020(NEW COLORS PER REQUEST)

**\*REVISED JULY 28, 2020(NEWCOLORS)**

SCHEMES 16-20 ARE FOR					
'D' FARMHOUSE					
SCHEME	16	17	18	19	20
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7668 MARCH WIND	SW 7102 WHITE FLOUR	SW 7636 ORIGAMI WHITE	SW 6203 SPARE WHITE	SW 7008 ALABASTER
SHUTTERS & ENTRY DOOR	SW 9026 TARNISHED TRUMPET	SW 7510 CHATEAU BROWN	SW 2740 MINERAL GRAY	SW 6227 MEDITATIVE	SW 6988 BOHEMIAN BLACK
BASE STUCCO	SW 7102 WHITE FLOUR	SW 7547 SANDBAR	SW 7017 DORIAN GRAY	SW 6203 SPARE WHITE	SW 7668 MARCH WIND
SIDING	SW 7668 MARCH WIND	SW 9164 ILLUSIVE GREEN	SW 7025 BACKDROP	SW 6203 SPARE WHITE	SW 9161 DUSTBLU
COMPOSITION ROOF	COLONIAL SLATE	WEATHERED WOOD	MISSION BROWN	DRIFTWOOD	GEORGETOWN GRAY
METAL ROOF	OLD TOWN GRAY	BRONZE	MUSKET	BRONZE	OLD TOWN GRAY
GUTTERS & DOWNSPOUTS	CONONIAL GRAY	WHITE	WHITE	WHITE	WHITE

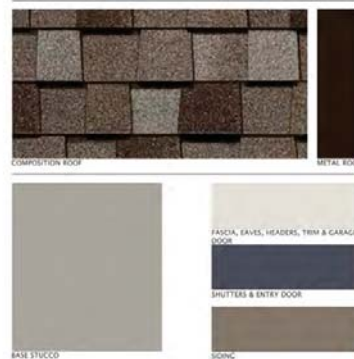
SCHEME 16 'D' FARMHOUSE



SCHEME 17 'D' FARMHOUSE



SCHEME 18 'D' FARMHOUSE




SCHEME 19 'D' FARMHOUSE



SCHEME 20 'D' FARMHOUSE







AVILA RANCH

COTTAGE SFD & CLUSTER SFD  
JOB# 457-19201 & 457-19202  
COLOR SELECTION CHART

Bassenian | Lagoni  
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS  
ROOF: BORAL, CERTAINTED  
BRICK: MCNEAR, BORAL  
STUCCO: OMEGA (TBD)  
WROUGHT IRON: SW6990 CAVIAR  
FAUX CLAY VENTS: SW 6096 JUTE BROWN

DECEMBER 23, 2019

REVISED FEBRUARY 4, 2020(NEW COLORS PER REQUEST)

\*REVISED JULY 28, 2020(NEWCOLORS)

SCHEMES 20-25 ARE FOR 'E' CONTEMPORARY					
SCHEME	21	22	23	24	25
FASCIA, EAVES, HEADERS, TRIM & GARAGE DOOR	SW 7019 GAUNTLET GRAY	SW 7059 UNUSUAL GRAY	SW 7006 EXTRA WHITE	SW 7551 GREEK VILLA	SW 7674 PEPPERCORN
SHUTTERS & ENTRY DOOR	SW 0060 ALEXANDRITE	SW 2865 CLASSICAL YELLOW	SW 6503 BOSPORUS	SW 6635 DETERMINED ORANGE	SW 6712 LUAU GREEN
BASE STUCCO	SW 7028 INCREDIBLE WHITE	SW 7566 WESTHIGHLAND WHITE	SW 6191 CONTENTED	SW 9138 STARDEW	SW 7653 SILVERPOINTE
SIDING	SW 7019 GAUNTLET GRAY	SW 7059 UNUSUAL GRAY	SW 7006 EXTRA WHITE	SW 9140 BLUSTERY SKY	SW 9139 DEBONAIR
COMPOSITION ROOF	MISSION BROWN	GRANITE GRAY	CHARCOAL BLACK	WEATHERED WOOD	DRIFTWOOD
GUTTERS & DOWNSPOUTS	BRONZE	COLONIAL GRAY	WHITE	OLD TOWN GRAY	BRONZE

SCHEME 21 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS &amp; ENTRY DOOR

**AVILA RANCH**  
 COTTAGE SFD & CLUSTER SFD

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SCHEME 22 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS &amp; ENTRY DOOR

SCHEME 23 'E' CONTEMPORARY



COMPOSITION ROOF



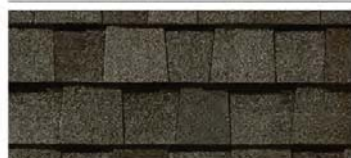
BASE STUCCO



SIDING

SHUTTERS &amp; ENTRY DOOR

SCHEME 24 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS &amp; ENTRY DOOR

SCHEME 25 'E' CONTEMPORARY



COMPOSITION ROOF



BASE STUCCO



SIDING

SHUTTERS &amp; ENTRY DOOR

**AVILA RANCH**  
 COTTAGE SFD & CLUSTER SFD

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**AVILA RANCH**  
 COTTAGE SFD & CLUSTER SFD

Bassenian | Lagoni

**AVILA RANCH**  
 COTTAGE SFD & CLUSTER SFD

Bassenian | Lagoni

**AVILA RANCH**  
 COTTAGE SFD & CLUSTER SFD

Bassenian | Lagoni



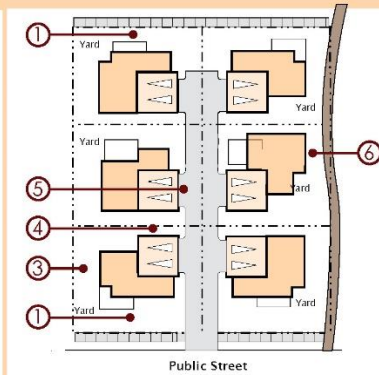
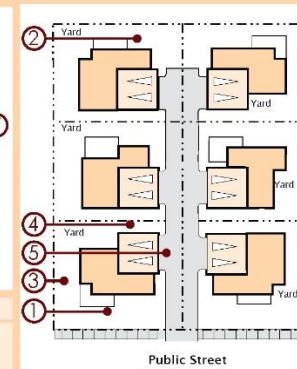
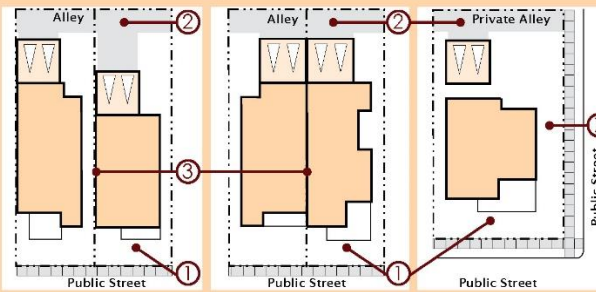


## Avila Ranch Specific Plan

## Development Standards

## Medium Density Residential Building Standards (R-2)

**EXAMPLES**  
These sketches show basic lot layouts that would follow from the standards. Not all features are shown in each layout.



**STANDARDS**  
Minimums, unless noted otherwise.

	DETACHED - ZERO LOT LINE	ATTACHED OR DETACHED (attached may include pairs of dwellings on adjacent lots)	DETACHED (parking access from alley only)	CLUSTER DEVELOPMENT 4 TO 6 LOTS	CLUSTER DEVELOPMENT 4 TO 6 LOTS
Lot Area Lot Coverage	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max	3,575 sf Min. 60% Max
1- Street Setback Dwelling Front Porch	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft	15 ft 10 ft
2- Rear Setback Dwelling Garage	20 ft 13 ft	20 ft 13 ft	20 ft 13 ft	5 ft 5 ft	5 ft 5 ft
3- Side Setback (A)	0 (at lot line) or as provided in Zoning Regulations R-2 Zone	0 (attached) or as provided in Zoning Regulations R-2 Zone	5 ft	5 ft	5 ft
4- Interior Setback				4 ft	4 ft
5- Garage Setback				14' Min.	14' Min.
6- Pedestrian Circ. Setback				10' Min.	10' Min.
7- Side Street Setback	10'	10'	10'	10'	10'

A - Side setback applies to dwelling and covered parking.

Where a building wall is located on a lot line, there shall be an easement at least 5 feet wide on the neighboring lot for access to maintain the building wall.

B - Reciprocal yard easements are allowed as an alternative.

C - Minimum yard size of 150 sf with Minimum 10' dimension

D - Second floor setbacks to match Ground floor setbacks

Figure 11 R-2 Development Standards



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## **ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT**

**SUBJECT:** REVIEW OF A DRAFT ZONING REGULATIONS AMENDMENT CONSISTING OF OBJECTIVE DESIGN STANDARDS FOR QUALIFYING HOUSING PROJECTS. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW (CEQA).

**PROJECT ADDRESS:** Citywide

**BY:** Rachel Cohen, Associate Planner  
Phone Number: 805-781-7574  
Email: rcohen@slocity.org

**FILE NUMBER:** CODE-0523-2021

**FROM:** Shawna Scott, Senior Planner

---

### **RECOMMENDATION**

Recommend the proposed draft Objective Design Guidelines to the Planning Commission for review. This action may include recommended revisions or changes to the draft Objective Design Standards.

### **1.0 BACKGROUND**

In 2017, the Governor signed multiple housing bills, including Senate Bill (SB) 35 Streamlined Approval Process, which added [Section 65913.4](#) to the Government Code providing for a streamlined, ministerial approval process for multi-unit housing projects of two or more residential units or mixed-use, subject to certain conditions and consistent with objective zoning and design review standards. In addition, Government Code [65583.2](#) requires a city to allow housing developments in which at least 20 percent of the units are affordable to lower income households on sites that have been listed in the [City's Housing Element](#) inventory in two or more consecutive planning periods to be processed through a ministerial review. In response, the City adopted Program 6.22 as part of the City's 6th Cycle Housing Element. Program 6.22 puts forth that the City will update the municipal code to expand objective design standards within one year of the adoption of the Housing Element Update.

Projects that will be reviewed against objective standards include:

- Projects that qualify under Government Code Section 65913.4 (SB 35). Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements.
- Transitional and supportive housing (AB 2126).
- Housing developments in which at least 20 percent of the units are affordable to lower income households (Housing Element Programs 2.17 and 2.18)

## **2.0 PROJECT DESCRIPTION**

### **2.1 Objective Standards**

Objective standards are a type of regulation that do not require a judgement to determine that they have been met. For example, the City has Zoning Regulations that identify specific building heights limits, require that buildings be set back a certain distance from property lines, and establish the minimum number of parking spaces required for a development project. These regulations are all considered “objective standards” because they are numeric and do not require a subjective opinion to determine whether a development project follows those standards. Currently, all design related direction is provided in the City’s Community Design Guidelines (CDG). While these guidelines will still be applicable to projects that qualify for discretionary review, most of the guidelines are not objective and cannot be used for the ministerial review process. The ministerial process is where a development project is reviewed and approved at the staff level utilizing set code requirements and standards (such as those outlined in the Zoning Regulations).

### **2.2 Objective Design Standards**

On June 21, 2021, the ARC received a presentation from staff regarding the development of Objective Design Standards (ODS). As a part of that presentation, staff requested that ARC select an ARC subcommittee to assist staff with the draft ODS prior to full ARC review. On July 21st and July 27th staff met with the ARC subcommittee (ARC Chair Christie Withers and Commissioner Micah Smith) to review the draft ODS. Additionally, staff requested professionals involved with local building design, architecture, and development comment on the draft ODS. Based on discussions and comments received from the ARC subcommittee and local professionals, staff has completed a draft ODS for ARC’s review (see Attachment A).

## **3.0 FOCUS OF REVIEW AND DISCUSSION ITEMS**

As noted in Section 1.0 above, the Objective Design Standards will only apply to those projects that meet certain qualifications. Items for the ARC to consider regarding the draft ODS include:

- Clarity of the proposed standards
- Any concerns in implementing the proposed standards
- Identifying standards that would benefit from an illustration
- If something appears to be missing



CODE-0523-2021

Architectural Review Commission Report – August 16, 2021

#### **4.0 ALTERNATIVES**

- 4.1 Recommend the proposed draft Objective Design Guidelines to the Planning Commission for review. This action may include recommended revisions or changes to the draft Objective Design Standards.
- 4.2 Continue the project. An action continuing the project should include direction to the staff on pertinent issues. This action is not recommended as the Objective Design Standards must adopted within one year of when the 6<sup>th</sup> Cycle Housing Element was adopted (adopted November 17, 2020).

#### **5.0 ATTACHMENT**

A – Draft Objective Design Standards



**DRAFT Objective Design Standards**  
**17.XX Objective Design Standards**

Sections:

- 17.XX.XXX – Purpose and Application
- 17.XX.XXX – Building and Site Design
- 17.XX.XXX – Downtown Building Design
- 17.XX.XXX – Other Design Requirements

**17.XX.XXX - Purpose and Application**

**A. Purpose.**

**B. Applicability.**

**C. 17.XX.XXX - Building and Site Design**

A. Applicability. This section shall apply to eligible residential projects (described in Section 17.XX.XXX above) in all zones. Except the Downtown Commercial (C-D) zone. Requirements for the C-D zone are different and provided in Section 17.XX.XX (Downtown Building Design) below. Mixed-use projects shall also comply with Section 17.70.130 (Mixed-Use Development).

B. Building Details.

1. Buildings shall use high-quality exterior wall materials chosen from the list below.
  - a. Smooth stucco finish
  - b. Cut stone
  - c. Rusticated block (cast stone)
  - d. Precast concrete
  - e. Brick veneer
  - f. Ceramic or porcelain tiles
  - g. Fiber Cement board planks, panels, siding, board and bat, etc. (Hardi plank, Hardi panel)
  - h. Corrugated metal (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
  - i. Metal paneling (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
  - j. Corten steel paneling (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
  - k. Wood plastic composite siding
  - l. Wood siding
  - m. Burnished block (only within Commercial Zones (C-C, C-T, C-S, C-R, M))
2. Buildings shall use the same colors, materials, and detailing throughout all elevations. Street facing and the most visible elevations may use more architectural details, but colors and materials shall be the same on all elevations.

3. At least two (2) materials shall be used on any building exterior, in addition to any glazing and railings. Any one material must comprise at least 20% of the building's exterior. Veneers shall turn corners and not expose edges so that finish materials do not appear "thin", as in the example of "brick" veneer applied to a single building face so that it is obviously only 3-inch thick when viewed from the side.
4. Exterior window shutters shall match the size and shape of adjacent window openings.
5. Affordable units and market rate units in the same development shall be constructed of the same materials and details such that the units are not distinguishable from one another.
6. Trim surrounds shall be provided at all exterior window and door openings. In-lieu of exterior window trim, windows can be recessed from wall plane by a minimum of two (2) inches.
7. Structures (including garages and carports) shall not exceed one hundred fifty (150) feet in length.
8. Detached garages and carports shall be designed to include a minimum of two (2) of the following from the main building(s): materials, detailing, roof materials, and colors.
9. Stairs and stair wells that provide primary access to units on upper floors shall be covered and fully integrated into the principal and secondary building façades.
10. Service access to the building for loading and maintenance functions shall not exceed twenty (20) percent of the project frontage on any facing street.

#### C. Roof Designs

1. Roof lines shall be varied to break up the mass of the building. A building with four (4) or more attached residential units or a residential building with a roofline longer than fifty (50) feet shall incorporate changes in roof heights of at least one (1) vertical elevation change of at least two (2) feet.
2. Overhanging eaves shall extend two (2) feet or more past the supporting walls. This requirement does not apply to gable faces.
3. Steeply pitched (45 degrees or more) mansard roofs are prohibited.
4. Roof-mounted equipment shall not be visible from the public right of way and integrated within the architecture of the building.



5. Roof decks shall be prohibited in residential zones (R-1, R-2, R-3, R-4) and the Office (O) zone unless setback 15 feet or more from side and rear property lines and utilize solid walls or barriers at deck edges. All projects that include roof top uses shall comply with Section 17.70.150 (Rooftop Uses).
6. The termination of a parapet shall not be visible from the public right of way or adjacent property. The parapet shall wrap around the entire roof, return at least eight (8) feet around corners, or die into an adjacent, taller wall.
7. Cornices and parapets shall
  - a. Be utilized to conceal flat roofs and screen any roof-mounted mechanical equipment from the public right-of-way and adjacent properties.
  - b. Match the building's primary façade exterior colors and materials.

#### D. Massing/Articulation

1. Blank walls (facades without doors or windows) shall be fifty (50) feet or less in length. Blank walls of any length shall include the use of at least one of the following treatments:
  - a. Utilize at least two (2) different materials.
  - b. Utilize at least two (2) different paint colors.
  - c. Incorporate offsets. Offsets shall vary in depth and/or direction of at least twelve (12) inches, or be a repeated pattern of offsets, recesses, or projections of similar depth along the length of the wall.
  - d. Install landscaping that covers twenty-five (25) percent of the wall within ten (10) years.
2. Buildings shall have massing breaks (offsets, recesses, or projections) at least every fifty (50) feet along street frontage through the use of varying setbacks, building entries and recesses, or structural bays. Offsets, recesses, or projections shall vary in depth and/or direction of at least twelve (12) inches and a minimum width of four (4) feet.
3. Buildings three or more stories shall distinguish the first story from the upper stories by using a minimum of two (2) architectural details (e.g., arches, awnings, transom windows, columns, cornices, lintels, moldings, trellises) for every fifty (50) feet of the first story front elevation.
4. Mixed-use buildings three or more stories shall provide a first story elevation that is distinctive from the upper stories by providing a material change between the ground floor and upper floors along at least seventy-five (75) percent of the first-floor building façade(s) with frontage upon a street.

5. The first floor of a mixed-use project within fifty (50) feet of the street frontage shall be taller than the floors above, with a minimum plate height of ten (10) feet.
6. Buildings three or more stories shall step-back the building mass a minimum of five (5) feet for fifty (50) percent of the building facade above the second story.
7. Every residential building shall incorporate two (2) or more of the following building massing and articulation techniques:
  - a. Vary building height by at least two (2) feet over twenty (20) percent of the main building (as viewed in plan view).
  - b. Vary the geometry or massing of the roof through changes in type, height, pitch, or orientation.
  - c. Use offsets, recesses, (e.g., courtyards, entryways, alcoves, deep door and window recesses) and projections (e.g., stairs, towers, balconies, cantilevers, dormers, bay windows, awnings) to create a sense of depth.
  - d. Provide a minimum two (2) foot roof eave on the front elevation. This requirement does not apply to gable faces.

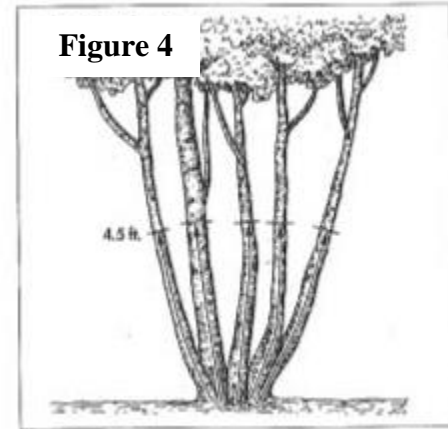
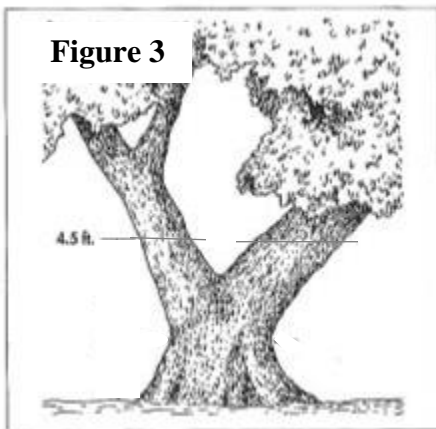
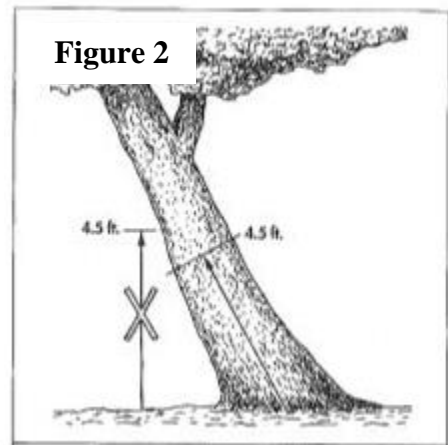
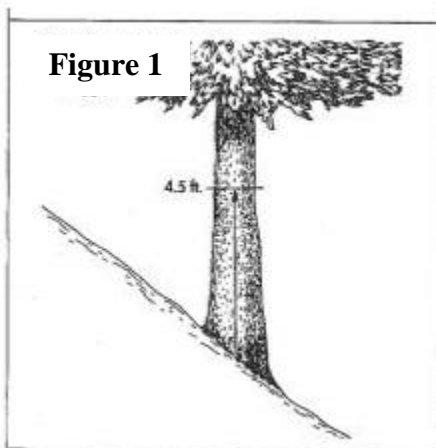
#### E. Common and Private Spaces

1. Residential projects within the R-2, R-3, and R-4 zones shall have a minimum of sixty-five (65) square feet of private outdoor space per each unit or provide a minimum of one hundred (100) square feet per unit to common space. Common space is recreation space provided inside or outside a residential building for the use of all the residents for recreation or social purposes and is readily accessible by all the residents. To qualify as private open space, the space must be private and directly accessible from the unit it serves and must have a minimum dimension in every direction of six (6) feet. To qualify as common space, individual spaces must have a minimum dimension in every direction of ten (10) feet.
2. Residential projects within the O, C-N, C-T C-R, C-C, C-S, and M zones shall provide a minimum of fifty (50) square feet per unit to common space. Common space is recreation space provided inside or outside a residential building for the use of all the residents for recreation or social purposes and is readily accessible by all the residents. To qualify as common space, individual spaces must have a minimum dimension in every direction of ten (10) feet.

#### F. Landscaping.

1. The landscape design plan shall be consistent with Section 17.70.220 (Water-efficient landscape standards), Section 12.38.090 (Landscaping standards), and include the following information:

- a. Location, sizes, and species of all proposed groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans.
  - b. The location and description (e.g., colors, materials, etc.) of all hardscapes such as decks, patios, walkways or paths, artificial turf or other pervious or non-pervious materials.
2. All required front and street-facing side setbacks, except for areas used for exit, entry, or common outdoor space shall be landscaped. All projects shall landscape at least fifteen (15) percent of the project site. A landscape area is all the planting areas, turf areas, and water features in a landscape design plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, artificial turf, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).
3. Landscaping areas shall consist of a combination of living trees, groundcover, shrubbery, turf, and related natural features such as rock, stone, or bark chips to adequately cover all designated landscaping areas.
4. Landscaping shall be top-dressed with three (3) inches of mulch. Mulch shall be maintained within planted areas and shall not migrate onto hard surfaces, such as sidewalks, patios, and parking lots.
5. Any trees removed from the residential project site shall be replaced on site with a 1:1 replanting. Required street trees may be counted as part of the replacement plantings.
6. Native tree species with a trunk ten (10) inches or larger in diameter or a non-native tree species (excluding blue gum eucalyptus (*Eucalyptus globulus*)) 18 inches or larger in diameter or designated heritage trees (of any size) shall be retained and cannot be removed unless they are an imminent hazard to life or property or are dead, dying, diseased or damaged beyond reclamation (see Section 12.24.030 for definitions of heritage tree, native tree, and non-native tree). Diameter shall be measured as follows:
  - a. If the tree is growing on flat ground, the diameter is measured 4.5 feet from the ground.
  - b. If the tree is growing on a slope, the diameter is measured 4.5 feet above the point halfway between the upper and lower side of the slope. (Figure 1)
  - c. If the tree is leaning, the diameter is measured 4.5 feet above the high point of the trunk and perpendicular to the axis of the trunk. (Figure 2)
  - d. If branches of trees fork below 4.5 feet above the ground or are multi-stemmed (branching at the ground) then each branch/stem diameter is measured individually at 4.5 feet above the ground and summed together for the total diameter. (Figure 3 & 4)



### 17.XX.XXX – Downtown Building Design

A. Applicability. This section shall apply to eligible residential projects (described in Section 17.XX.XXX above) within the Downtown Commercial (C-D) zone. Mixed-use projects shall also comply with Section 17.70.130 (Mixed-Use Development).

#### B. Building Details.

1. Buildings located within the Downtown (C-D zone) shall use high-quality exterior materials chosen from the list below.
  - a. Smooth stucco finish
  - b. Cut stone
  - c. Rusticated block (cast stone)
  - d. Precast concrete
  - e. Face-brick
  - f. Ceramic or porcelain tiles
  - g. Fiber Cement board planks, panels, siding, board and bat, etc. (Hardi plank, Hardi panel)
  - h. Wood plastic composite siding



- i. Wood siding
  - j. Metal paneling
  - k. Corten steel paneling
2. The following exterior finish materials and architectural elements are prohibited:
- a. Mirrored glass and heavily tinted glass
  - b. Windows with false divisions (i.e., a window where the glass continues uninterrupted behind a surface mounted mullion, interior mounted mullions (enclosed in glass), etc.)
  - c. Vinyl and aluminum siding
  - d. Rough “Spanish lace” stucco finish
  - e. Plywood siding
  - f. Corrugated sheet metal
  - g. Corrugated fiberglass
  - h. Split face concrete block
  - i. Exposed concrete block without integral color
  - j. Exposed, untreated precision block walls
  - k. False fronts
  - l. Loading bays facing a street
  - m. Exposed roof drains and downspouts
3. New buildings shall use the same colors, materials, and detailing throughout all elevations. Street facing and the most visible elevations may use more detailed elevations, but colors and materials shall be the same on all elevations.
4. At least two (2) materials shall be used on any building exterior, in addition to any glazing and railings. Any one material must comprise at least 20% of the building’s exterior. Veneers shall turn corners and not expose edges so that finish materials do not appear “thin”, as in the example of “brick” veneer applied to a single building face so that it is obviously only 3-inch thick when viewed from the side.
5. Trim surrounds shall be provided at all exterior window and door openings. In-lieu of exterior window trim, windows can be recessed from wall plane by a minimum of two (2) inches.
6. Barrel-shaped awnings shall be used over arched windows or doorways and square or rectangular awnings shall be used on square or rectangular windows and doorways.
7. Awnings shall not be internally illuminated, shall be at least four (4) feet wide, and awnings on a single building face shall use the same awning design and color on each building floor.
8. Permanent, fixed security grates or grilles in front of windows are prohibited. Any necessary security grilles shall be placed inside, behind the window display area.

9. Storefronts shall be framed by support piers and lintels.
10. Storefronts shall be primarily made of eighty (80) percent or more of clear glass.
11. Doorways shall be recessed.
12. Storefront windows shall use clear glass and sit above a base, commonly called a “bulkhead,” of eighteen (18) to thirty-six (36) inches in height. Bulkheads shall be designed as prominent and visible elements of the building facade and shall include the use of one or more of the following materials: ornamental glazed tile in deep rich hues, either plain or with patterns; dark or light marble panels; or pre-cast concrete.
13. Service access to the building for loading and maintenance functions shall not exceed twenty (20) percent of the project frontage on any facing street.

#### C. Roof Designs

1. Roof lines shall be varied to break up the mass of the building. A building with a roofline longer than fifty (50) feet shall incorporate changes in roof heights of at least one (1) vertical elevation change of at least two (2) feet.
2. Overhanging eaves shall extend two (2) feet or more past the supporting walls. This does not apply to gable faces.
3. Steeply pitched (45 degrees or more) mansard roofs are prohibited.
4. Roof-mounted equipment shall not be visible from the public right of way and integrated within the architecture of the building.
5. The termination of a parapet shall not be visible from the public right of way or adjacent property. The parapet shall wrap around the entire roof, return at least eight (8) feet around corners, or die into an adjacent, taller wall.
6. Cornices and parapets shall:
  - a. Be utilized to conceal flat roofs and screen any roof-mounted mechanical equipment from the public right-of-way and adjacent properties.
  - b. Match the building’s primary façade exterior colors and materials.
7. Rooflines shall be vertically articulated at least every fifty (50) feet along the street frontage, using two of the following architectural elements: parapets, varying cornices, reveals, clerestory windows, or varying roof height and/or form.

#### D. Massing/Articulation

1. Buildings shall be designed to reduce apparent mass by dividing façades into a series of smaller components. Components shall be distinguished from one another through two (2) or more of the following:
  - a. Variations in the geometry or massing of the roof or variations in roof height of two (2) feet or more.
  - b. Changes in wall plane of one (1) foot or more.
  - c. Changes in texture, material, or surface colors.
  - d. Provide a minimum two (2) foot eave on the front elevation. This requirement does not apply to gable faces.
2. Buildings shall have massing breaks (offsets, recesses, or projections) at least every fifty (50) feet along street frontage through the use of varying setbacks, building entries and recesses, or structural bays. Offsets, recesses, or projections shall vary in depth and/or direction of at least twelve (12) inches and a minimum width of four (4) feet.
3. The first floor of a mixed-use project within fifty (50) feet of the street frontage shall be taller than the floors above, with a minimum plate height of ten (10) feet.
4. Buildings shall include horizontal lines that match established horizontal lines of adjacent buildings.
5. Buildings in the downtown shall provide 80% of the building facade located at the back of the sidewalk unless space between the building and sidewalk is a part of a pedestrian feature such as plazas, courtyards, or outdoor eating areas.

#### **17.XX.XXX – Other Design Details**

A. Applicability. This section shall apply to eligible residential projects in all zones, including the Downtown Commercial (C-D) zone.

#### B. Parking Areas

1. Parking areas shall be designed consistent with Chapter 12.38 (Parking and Driveway standards).
2. When parking lots are proposed along street frontages, they shall be screened by a wall, fence, hedge or raised planter. The chosen screening material shall be a minimum height of three (3) feet and consistent with Section 17.70.070 (Fence, Walls, and Hedges). A fence or wall shall include a minimum three-foot-wide landscaped area between the wall or fence and the street or sidewalk. The hedge and planter shall have a planting area width of three (3) feet. Screening provided near a driveway shall have a maximum height of 2.5 feet and screening at roadway intersections shall comply with Section 17.70.210 (Vision Clearance Triangle at Intersections).

3. Parking lots shall be planted with shade trees. A minimum of one twenty-four (24) inch box specimen tree, shall be required for every ten (10) parking spaces, or portion thereof, planted in structural soil, and shall be located uniformly throughout the parking area, excluding parking areas covered by solar panels. Tree species shall include any of the following:
  - a. *Acer rubrum* (Red Maple)
  - b. *Ginkgo biloba* ('Fairmont' Ginkgo)
  - c. *Platanus racemosa* (California Sycamore)
  - d. *Platanus x acerifolia* (London Plane)
  - e. *Platanus occidentalis* (American Sycamore)
  - f. *Quercus agrifolia* (Coast Live Oak)
  - g. *Tilia cordata* (Littleleaf Linden)
  - h. *Ulmus parvifolia* ('Drake' Chinese Elm)
  - i. *Ulmus americana* (American Elm)
  - j. *Zelkova serrata* (Zelkova 'Green Vase')

#### C. Bicycle Parking Areas

1. Long term bicycle parking spaces shall be enclosed, lockable, and located within the residential building on the first floor unless the building includes elevator access to the upper floors.
2. Long term bicycle parking spaces shall provide a minimum of one (1) outlet and an additional outlet per ten (10) bicycle parking spaces for charging electric bicycles.
3. Long term bicycle parking racks shall be designed to allow the user to lock the bicycle to the rack and keep at least one bicycle wheel on the ground or provide a means for the user to roll the bicycle onto a rack and lift it up to a second level (example: the Two-Tier Double Docker Bike Rack by Ground Control Systems).

#### D. Pedestrian Access

1. A system of pedestrian walkways shall connect all buildings on a site to each other, to onsite automobile and bicycle parking areas, and to any onsite open space areas or pedestrian amenities.
2. An onsite walkway shall connect the principal building entry or entries to a public sidewalk on each street frontage.

#### E. Lighting

1. Project exterior and parking lot lighting shall comply with Section 17.70.100 (Lighting and Night Sky Preservation).

#### F. Fencing

1. Any proposed fencing shall be consistent with Section 17.70.070 (Fence, Walls, and Hedges).
2. Chain link fencing is not allowed.

#### G. Trash

1. Trash enclosures shall accommodate for three (3) waste streams: trash, recycling, and organics and shall be designed consistent with Section 17.70.200.
2. Trash enclosures shall be designed to include accent materials and colors that match the main residential building(s).
3. Designs of trash enclosures shall comply with the City's engineering standards.

#### H. Miscellaneous

1. All mechanical and electrical equipment shall be located internally within the proposed buildings. If equipment cannot be located internally due to code requirements, it shall be screened with walls, fencing, or landscaping or a combination these methods consistent with other City standards.
2. Any required backflow preventer and double-check assembly shall be located inside the building within twenty (20) feet of the front property line. Where this is not possible, due to code requirements, the backflow preventer and double-check assembly shall be located in the street yard and screened using a combination of paint color, landscaping and a low wall or fence.
3. Fire Department equipment required to be accessible by an exterior door shall be integrated into the exterior building design by using the same materials and colors.