



ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: Continued design review of three shell buildings (including a caretaker quarters) totaling approximately 23,397 square feet, with associated site improvements and identified tree removals, with a determination that the project is consistent with the previously-adopted Mitigated Negative Declaration.

PROJECT ADDRESS: 279 Bridge Street

BY: Shawna Scott, Associate Planner **SS**
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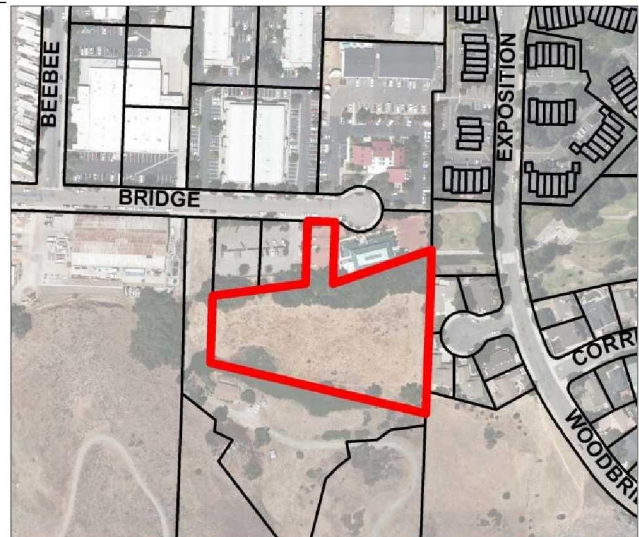
FILE NUMBER: ARCH-4242-2016

FROM: Doug Davidson, Deputy Director **DD**

RECOMMENDATION: Adopt the Draft Resolution (Attachment 1) which approves the project, and finds the project consistent with the previously-adopted Mitigated Negative Declaration, based on findings, and subject to conditions.

SITE DATA

Applicant	Devin Gallagher
Representative	John Knight, J. Knight Consulting
Submittal Date	09/19/2014
Complete Date	02/23/2015
Resubmittal Date	12/20/2016
Zoning	M (Manufacturing)
General Plan	Services & Manufacturing
Site Area	2.73 acres
Environmental Status	A Mitigated Negative Declaration was adopted by the ARC on June 1, 2015.



SUMMARY

The applicant proposes to develop a Manufacturing zoned property with three shell buildings totaling approximately 23,397 square feet. The proposed contemporary industrial designed buildings include colors, materials, articulation, and detailing that are consistent with the Community Design Guidelines. The project was previously reviewed by the Architectural Review Commission (ARC) on June 1, 2015 (refer to Attachment 4, ARC Minutes, Resolution, and Agenda Report, June 1, 2015). At that time, the ARC adopted the Mitigated Negative Declaration (MND) for the project, and approved a pre-fabricated bridge across Meadow Creek, including an associated creek setback exception. In addition, the ARC provided three directional items specific to the site design and

location of loading docks and trash enclosures (refer to Section 3.0 Project Analysis) and continued design review of the three proposed shell buildings to a date uncertain.

During review of the re-submitted plans, Staff met with interested parties and received correspondence regarding the project (refer to Attachment 6, Public Correspondence). Therefore, this report focuses on the applicant's response to the ARC's directional items and key public comments and concerns.

1.0 COMMISSION'S PURVIEW

The ARC's role is to review the proposed project, in terms of the project's consistency with the Community Design Guidelines (CDG) and previously-adopted Mitigated Negative Declaration.

2.0 PROJECT INFORMATION

2.1 Site Information/Setting

Table 2.1 Site Information and Setting

Site Size	2.73 acres
Present Use & Development	Vacant; newly constructed bridge across Meadow Creek
Land Use Designation	Manufacturing (M)
Access	Bridge Street
Surrounding Use/Zoning	North: Light Industrial/Office (M & C-S-PD zoning) South: Single-family residences under construction & Open Space beyond (R-2-PD & C/OS zoning) East: Existing single-family residences (R-2-SP zoning) West: Live/work units under construction (M-PD zoning)

Please refer to Attachment 4 (ARC Minutes, Resolution, and Agenda Report, June 1, 2015) for additional site and setting information.

2.2 Project Description. A summary of significant project features includes the following (Attachment 3, Re-submitted Project Plans):

1. Three commercial shell buildings in the Manufacturing zone:
 - a. Building A: 8,736 square feet including mezzanine level
 - b. Building B: 9,957 square feet
 - c. Building C: 4,704 square feet including a 1,770-square foot second floor "caretaker's residence" with outdoor patio.
2. Tree removals (Chinese pistache, California pepper tree cluster and Italian stone pine) in the location of proposed paving (Attachment 3, Re-submitted Project Plans, Sheet A1 Architectural Site Plan). These removals and onsite tree plantings have been reviewed and approved by the City Arborist.
3. Associated site improvements including a decorative concrete main access way, pavement, porous pavers, parking, trash enclosures, 6,893-square foot outdoor yard between Buildings A and B, a 2,934-square foot yard south of Building B, and site landscaping.

4. Contemporary industrial design incorporating exposed metal beams, corrugated cor-ten (rusting) steel siding, corrugated galvanized roofing and siding, wood siding, zinc metal lap siding, board-form concrete, wood decking, stucco, and anodized aluminum windows and roll-up doors (Attachment 3, Re-submitted Project Plans, Sheet A9, Materials Board).

Project statistics, including a comparison of the project previously reviewed by the ARC and the proposed re-submitted project, are provided in Table 2.2 below.

Table 2.2 Project Statistics

Item	Previously Reviewed Project ¹	Current Project ²	Ordinance Standard ³
Side Yard Setbacks			
East (R-2)	12.3 feet	16 feet, 6 inches	11.5 feet
West (M)	12 feet	12 feet	0 feet
South (R-2), Bldg. A	12 feet	20 feet	8 feet
South (R-2), Bldg. B	12 feet ⁴	12 feet ⁴	
North (creek)	20 feet	20 feet	20 feet frm top of bank
Max. Height			35 feet
Building A	29 feet	27 feet, 4 inches	
Building B	29 feet	25 feet, 10 inches	
Building C	31 feet	31 feet	
Coverage	15%	15%	75%
Floor Area Ratio	0.19	0.19	1.5
Parking spaces	1 space per 376 square feet (62 spaces)	1 space per 376 square feet (63 spaces)	Requirement based on tenants (generally not greater than 1 space per 500 sf)

- Notes:
1. Applicant's project plans, reviewed by ARC on June 1, 2015
 2. Applicant's re-submitted plans, dated March 30, 2017
 3. City Zoning Regulations, March 2015
 4. Measured from the edge of the yard

3.0 PROJECT ANALYSIS

The project analysis below focuses on the applicant's response to the ARC directional items and responses to public comments and concerns regarding the project.

3.1 Response to Directional Items: The applicant submitted revised project plans and responses to directional items identified by the ARC at the June 1, 2015 meeting. Plan excerpts are provided below for reference; please refer to Attachment 3 for the complete project plan set.

Directional Item #1: Relocate Building A to be further from adjacent residential uses in order to preserve views from the 215 Bridge Street project and providing additional buffering from the proposed commercial building.

Response: The proposed location of Building A has been shifted eight feet to the north, increasing the building setback from the southern property line from 12 to 20 feet (refer to Figures 1 and 2, below). A planted bioswale and a variety of trees including coast live oak, California sycamore, and desert willow are proposed to be planted between Building A and the western and southern property lines (Attachment 3, Re-submitted Project Plans, Sheet L1). Additional discussion regarding site design and neighborhood compatibility is provided in Section 3.2 Public Comments, of this report.

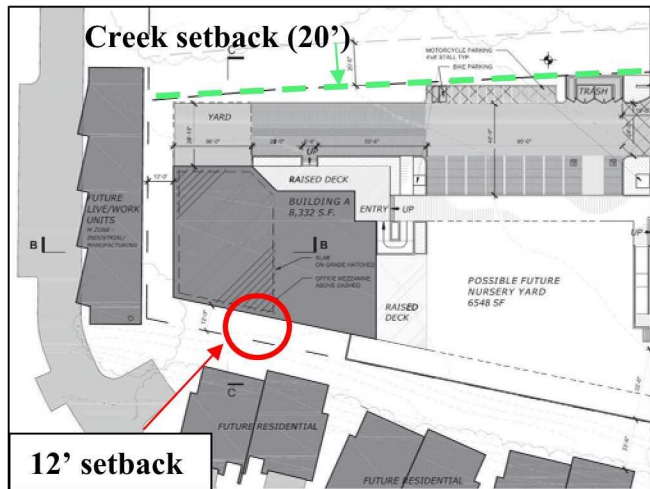


Figure 1. Previously-reviewed Project

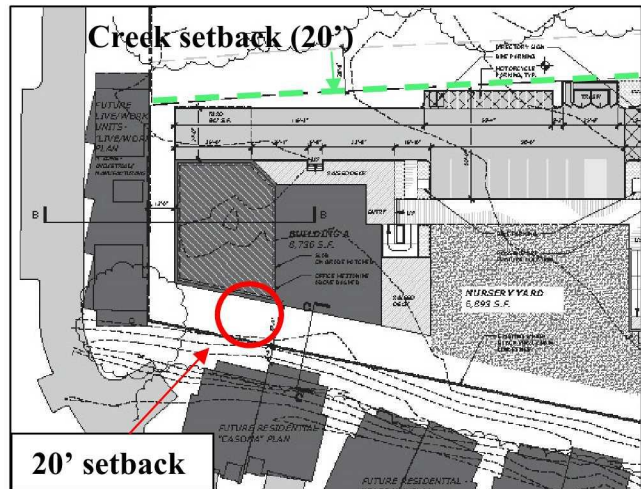


Figure 2. Currently proposed project

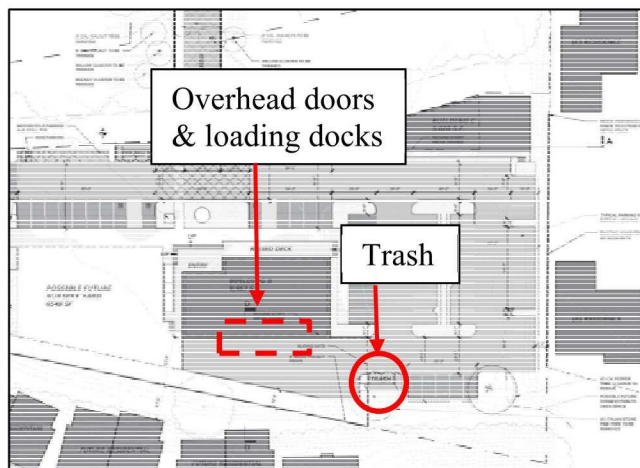


Figure 3. Previously-reviewed Project

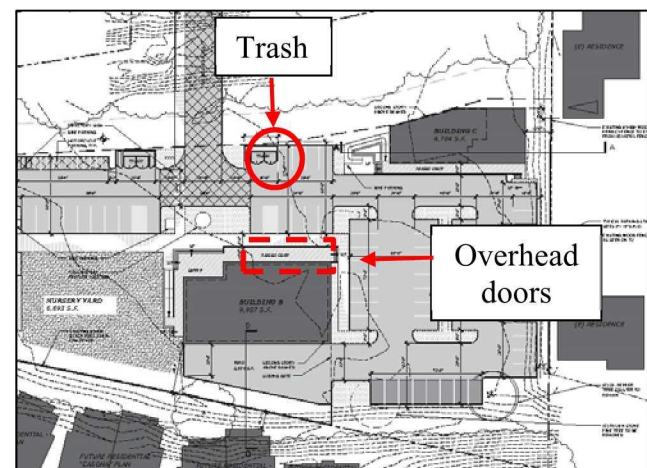


Figure 4. Currently proposed project

Directional Item #2: Relocate loading docks and trash enclosures as far away as possible from adjacent residential uses. Loading docks should be provided on the north side of the proposed buildings or between clustered buildings to buffer noise from adjacent residential uses.

Response: The overhead doors and loading docks on the south side of Building B (see Figure 3) have been relocated to the north side of the building, facing away from the adjacent residential uses (see Figure 4). Trash enclosures have been relocated from the southern portion of the property, as shown in Figure 3, to the center of the property, north of Building B (refer to Figure 4). The Building A loading dock and overhead door remain on the north side of the building, in

addition to overhead doors (but no identified loading dock) on the east side of the building. There are overhead doors on the south side of Building C; however, the loading docks were removed in a previous redesign presented to the ARC.

Directional Item #3: Revise the site plan to include one parking lot tree per every six parking spaces in any row, and at the ends of each row of parking spaces per parking and driveway standards.

Response: The site plan has been revised to include one parking lot tree per every six parking spaces in any row, and at the ends of each row of parking spaces, resulting in the planting of three additional trees (Attachment 3, Re-submitted Project Plans, Sheet L1).

3.2 Public Comments: Public comments at the previous ARC hearing on this item included concerns regarding the location, size, and height of proposed manufacturing shell buildings relative to adjacent residential development, in addition to potential noise, lighting, flooding, and traffic impacts. Review of the re-submitted plans included reaching out to interested parties who previously provided comments on the proposed project, and similar issues were raised by the public (see Attachment 6, Public Correspondence). The applicant's response to these issues is provided in Attachment 7, and additional responses to these concerns are presented below.

Neighborhood Compatibility, Caretaker's Unit, Increased Setbacks, Size of Buildings. Proposed Building C would be located approximately 16 feet, 6 inches to the west of the eastern property line and an existing residence and garage located on the Exposition Drive cul-de-sac. At the previous ARC hearing, the applicant presented a revised design for Building C, which shifted the building to the south and west of its originally-proposed location and eliminated the loading docks on the south side of the building. With these changes, the outdoor upper-story patio and adjacent caretaker's bedrooms and office would be located on the eastern side of the structure, facing the adjacent residential neighborhood (Attachment 3, Sheet A3, Building C Floor Plan). It is the applicant's intention that the Building C caretaker would provide onsite security, and would be a contact for the adjacent neighborhood (Attachment 7, Applicant Response Letter). The height of the east-facing wall, including the raised building foundation, would be 21.5 feet above grade, and roughly 2.5 feet above the height of the proximate residence and garage (Attachment 3, Sheet A7, Site Sections, Section AA). A new six-foot wood fence and landscaping is proposed along the property line.

The applicant provided additional information including: visual simulations, which show the project as seen from the Exposition Drive cul-de-sac; massing renderings to demonstrate the appearance of Buildings A and C relative to proximate development; and a shadow analysis, which shows the shadows created by the proposed project at various times during the year, with the longest shadows cast to the east and northeast during the late afternoon hours (Attachment 8, Photo-simulations, Renderings, and Shadow Study).

One of the concepts identified by the adjacent neighbors is a 25-foot or greater setback along the western, eastern, and southern property lines. In addition, Staff initially recommended the following directional item: "Relocate the proposed buildings to be further from adjacent residential uses in consideration of providing additional buffering between residential uses and potential future uses that would be allowed at the subject location. The buildings should be oriented closer to the creek and clustered to achieve more of a 'village' or 'campus-like' setting

rather than spread throughout the site” (Attachment 4, ARC Agenda Report dated June 1, 2015). This concept would provide opportunities for additional noise buffering by locating loading docks and storage yards internal to the site and use of the buildings themselves to provide additional noise attenuation. At the June 1, 2015 hearing, the ARC did not direct the applicant to pursue this comprehensive site plan revision. As noted by the applicant, development constraints include the minimum creek setback along the northern portion of the project site and provision of adequate circulation and parking while maintaining the approximate size of the proposed structures. Therefore, in response to ARC direction, the setback for Building A increased from 12 to 20 feet as measured from the southern property line and roll-up doors and loading docks facing adjacent residential properties have been eliminated from Buildings B and C.

Noise and Lighting. The project does not currently include a noise wall along the property boundary, and the adopted MND determined that potential noise impacts would be adequately mitigated to less than significant by orienting loading facilities away from residential development and use of the buildings themselves for noise attenuation (Attachment 9, MND, Section 12. Noise). Potential impacts from individual uses will be evaluated on a case-by-case basis to ensure compliance with the City’s Noise Element and Noise Ordinance.

Regarding exterior lighting, while project lighting will be visible, the project is required to comply with the City’s Night Sky Ordinance. All exterior lighting would be reviewed during the building plan process and compliance confirmed in the field prior to occupancy.

Parking and Trail Use. The proposed project would include 63 onsite parking spaces, and no parking space reductions are requested. No single use, or cumulative uses, would be allowed to exceed 63 spaces, as calculated pursuant to Zoning Regulations Table 6, Parking Requirements by Use. The project does not include a connection to the existing South Hills Open Space Trail or Trailhead, and the site would be surrounded by fencing, which would prevent access to the trail from the project site.

Flooding. The adopted MND included an assessment of potential hydrology and flood zone impacts, as documented in the supportive evidence (Preliminary Hydrologic and Hydraulic Analysis; 2014) and as reviewed by the City Public Works Department (Attachment 9, MND, Section 9 Hydrology and Water Quality). The Public Works Department also reviewed the re-submitted plans. Based on these reviews and documentation, the project would not result in any significant flooding impacts. In addition, the project is required to demonstrate management of stormwater and flood waters such that the project would not result in peak flow runoff exiting the property, in compliance with the Waterways Management Plan and associated Drainage Design Manual.

Traffic. Based on the adopted MND for the project and review by the City Public Works Department, the project would not generate trips that would exceed the capacity of the existing street network (Attachment 9, MND, Section 16 Transportation/Traffic). The existing roadways and intersections, including Bridge Street, South Street, and South Higuera, comply with City roadway standards, which are designed to accommodate passenger vehicles and large trucks. The trips generated by the proposed project would not warrant off-site road or intersection improvements, as these trips would be adequately accommodated by the existing road network.

4.0 ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was adopted for the project as a whole on June 1, 2015 (see Attachment 9). Based on the minor changes to the project to address ARC directional items, and inclusion of previously adopted mitigation measures into the recommended conditions of approval, Staff recommends that the ARC find that the environmental effects of the modified project have been adequately addressed in the previously adopted MND.

5.0 OTHER DEPARTMENT COMMENTS

The requirements of the other City departments are reflected in the Conditions of Approval.

6.0 ALTERNATIVE RECOMMENDATIONS

- 6.1. Deny the project based on findings of inconsistency with the Community Design Guidelines. This alternative is not recommended, because further architectural review could be accommodated in the review process.
- 6.2. Continue the project to a date uncertain, with specific directional items provided.

7.0 ATTACHMENTS

1. Draft Resolution
2. Vicinity Map
3. Re-submitted Project Plans
4. ARC Minutes, Resolution, and Agenda Report, June 1, 2015
5. Previously-reviewed Plans
6. Public Correspondence
7. Applicant Response Letter
8. Photo-simulations, Renderings, and Shadow Study
9. Initial Study / Mitigated Negative Declaration ER # 0286-2014

Included in Commissioner's Packet: Re-Submitted Project Plans (11x17)

Available at ARC Hearing: Colors and Materials Board



Minutes

ARCHITECTURAL REVIEW COMMISSION

Monday, May 1, 2017

Regular Meeting of the Architectural Review Commission

CALL TO ORDER

A Regular Meeting of the Architectural Review Commission was called to order on Monday, May 1, 2017 at 5:00 p.m. in the Council Hearing Room, located at 990 Palm Street, San Luis Obispo, California, by Chair Wynn.

ROLL CALL

Present: Commissioners Amy Nemcik, Brian Rolph, Allen Root, Greg Starzyk, Richard Beller, Vice-Chair Angela Soll, and Chair Greg Wynn.

Absent: None

Staff: Community Development Deputy Director Doug Davidson, Associate Planner Shawna Scott. Other staff members presented reports or responded to questions as indicated in the minutes.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

PUBLIC HEARINGS

1. **279 Bridge Street.** ARCH-4293-2016: Continued design review of three shell buildings (including a caretaker quarters) totaling approximately 23,397 square feet, with associated site improvements and identified tree removals, with a determination that the project is consistent with the previously-adopted Mitigated Negative Declaration; M zone; Devin Gallagher, applicant.

Associate Planner Shawna Scott presented an in-depth staff report.

Project Architect Jim Duffy, Ten Over Studio, provided a brief presentation and responded to Commission inquiries.

Public Comments:

Jimmy Olson, San Luis Obispo, voiced concerns regarding the project design.

Gayle Rosenberg, San Luis Obispo, expressed concerns regarding negative environmental impacts.

Ray Brown, Alaska, requested clarification regarding site differentials.

--End of Public Comment--

ACTION: MOTION BY VICE CHAIR SOLL, SECOND BY COMMISSIONER ROLPH, CARRIED BY A 7-0 CONSENSUS to adopt the resolution which approves the project including requested tree removals, and finds the project consistent with the previously Mitigated Negative Declaration with the following modification:

Condition #8:

“...Trees within the buffer zone along the east property boundary shall be appropriate for screening year-round....”

2. **1035 Madonna Road.** ANNX-1502-2015: Final review of the Draft Design Guidelines for the San Luis Ranch Specific Plan project: Final EIR is being prepared for project under CEQA; Specific Plan area 2; Coastal Community Builders, applicant.

Contract Planner John Rickenbach presented the staff report, highlighting applicant responses to previous direction from the Commission, and responded to Commission inquiries.

The Commission recessed at 6:20 p.m. and reconvened at 6:25 p.m. with all Commissioners present.

Applicant Representative Marshal Ochylski presented a brief project update.

Architect Project Manager Randy Russom, RRM Design Group, provided an overview of the project, including revisions to-date and an overall project history.

Public Comments:

Kevin Hauber, Mortgage House, San Luis Obispo, spoke in favor of the project.

Gary Grossman, Owner, offered information regarding the general project vision and intent to provide work-force housing.

Ron Yukelson, Sierra Vista Regional Medical Center, spoke in favor of the project and recommended approval of the draft design guidelines.

Brett Cross, San Luis Obispo, voiced concerns with the design guidelines and requested clarification.

Theodora Jones, San Luis Obispo, voiced concerns with the project design guidelines.

Mila Vujovich-LaBarre, San Luis Obispo, voiced opposition to the project and expressed concerns with the design guidelines.

Laurie Tamura stated her involvement with the project's design team and spoke in favor of the project.

Kaila Anderson, Economic Vitality Corporation, provided information regarding local housing needs.

Marshall Ochylski referenced Rob Davidson's written correspondence.

--End of Public Comment --

Commission discussion followed regarding concerns with inconsistencies between content and graphics, lack of connectivity between neighborhoods, and lot efficiency.

ACTION: MOTION BY COMMISSIONER ROOT, SECOND BY COMMISSIONER STARZYK, CARRIED BY A 7-0 CONSENSUS to continue the item to a date uncertain.

COMMENTS AND DISCUSSION

Deputy Director Davidson provided and agenda forecast.

There was a brief, general discussion regarding the City's process for following up with current project compliance with approval conditions.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m. The next Regular meeting of the Architectural Review Commission is scheduled for Monday, May 15, 2017 at 5:00 p.m., in the Council Hearing Room, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: 07/17/2017