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**ARCHITECTURAL REVIEW COMMISSION REPORT****FROM:** Shawna Scott, Senior Planner**PROJECT ADDRESS:** 279 Bridge Street**FILE NUMBERS:** ARCH-0255-2019/USE-0526-2019**APPLICANT:** Bridge Squared, LLC**REPRESENTATIVE:** Aisling Fearon

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**1.0 PROJECT DESCRIPTION AND SETTING**

The applicant is requesting design review of a proposed mixed-use project consisting of three buildings including: Building A (8,636-square foot [sf] manufacturing shell with mezzanine); Building B (31,726 sf mixed-use building including 7,200 sf of commercial shell on the ground level with 16 loft-style, two-bedroom residential units above); and Building C (6,850-sf mixed-use building including 3,421-sf of commercial shell on the ground level with two residential units above) with associated parking and site improvements (Attachment 1, Project Plans). The project includes a request for a mixed-use parking reduction of six percent.

Previous Entitlement Background. On May 1, 2017, the Architectural Review Commission (ARC) approved a project on this project site that consisted of three commercial shell buildings including the following: Building A (8,636 square feet including mezzanine level) (*no change proposed from previous entitlement*); Building B (9,957 square feet); and Building C (4,704 square feet including a second floor caretaker's residence with outdoor patio). The previous approval included tree removals and onsite plantings as recommended by the City Arborist, and associated site improvements (Attachment 2, Previous ARC Report and Resolution). Since that time, the applicant has substantially modified the project and proposed uses for the site, which require design review by the ARC (with a recommendation to be provided to the Planning Commission [PC]) and consideration of a PC Use Permit to establish the proposed mixed-use project and mixed-use parking reduction.

**General Location:** The 2.73-acre project site is located south of Bridge Street, and is accessed via an existing bridge over Meadow Creek.

**Present Use:** Vacant

**Zoning:** Manufacturing (M)

**General Plan:** Services & Manufacturing

**Surrounding Uses and Zoning:**

East: Existing single-family residences, R-2-SP

West: Live/work units, M-PD

North: Light Industrial/Office, M & C-S-PD

South: Single-family residences & Open Space beyond, R-2-PD & C/OS zoning

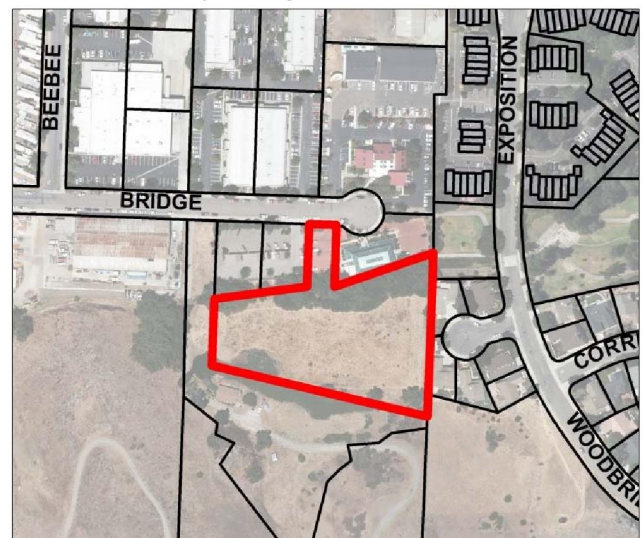


Figure 1: Subject Property

## 2.0 PROPOSED DESIGN

Architecture: Industrial / Contemporary

Design details: Entry feature leading to rear parking area behind/under Building B, ground-level commercial with two-story residential units with roof top decks above (Building B), roof-top solar panels, large windows, decks, balconies, and exterior stairs, flat and sloping roof elements, and landscaped buffer along the eastern, western, and southern property lines

Materials: Metal wall panels, corrugated siding, smooth-painted stucco, wood decking

Colors: Matte dark bronze, grays, rust, red/maroon



Figure 2: Building B (portion)



Figure 3: Building C (mixed-use)

## 3.0 FOCUS OF REVIEW

The ARC's role is to 1) review the proposed mixed-use project in terms of its consistency with the Community Design Guidelines (CDG) and applicable City Standards and 2) provide comments and recommendations to the Planning Commission.

## 4.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required
Setbacks – Side / Edge Condition	12 feet (Building A) 30 feet (Building B) 20 feet (Building C)	None required (M zone) 23 feet (Edge Condition) 19 feet (Edge Condition)
Setbacks – Rear	20 feet (Building A) 24 feet (Building B)	16 feet (Edge Condition) 23 feet (Edge Condition)
Setbacks – Roof-deck	35+ feet (Building B)	33 feet (Edge Condition)
Maximum Height of Structures	35 feet	35 feet
Max Building Coverage (footprint)	14%	75%
Required Parking Spaces	70*	70*
Environmental Status	Addendum to Mitigated Negative Declaration (ER#0286-2014)	

\* Includes requested 6% mixed-use parking reduction to be considered by Planning Commission



## 5.0 COMMUNITY DESIGN GUIDELINES/DISCUSSION ITEMS<sup>1</sup>

Highlighted Sections	Discussion Items
<b>Chapter 2 – General Design Principals</b>	
<i>§2.1.B. Consider the context</i>	The project site is located on a parcel zoned M, with single-family residences to the south and east, live/work units to the west, and commercial, industrial, and office uses in the proximity along Bridge Street. The ARC should discuss how the project fits in with the best examples of appropriate site design and architecture in the vicinity of the site.
<b>Chapter 3, Section 3.1 – Commercial Project Design Guidelines</b>	
<i>§3.1.B.2. Neighborhood compatibility</i>  <i>§3.1.C.1. Site planning, consider neighboring development</i>	As noted above, the project site is located in an area that demonstrates a variety of land uses, and is proximate to structures with varying architectural styles. In addition, the development would be approximately 200 feet setback from Bridge Street, and surrounded by existing development. The proposed project setbacks from adjacent residential development meets or exceeds standard setbacks. The ARC should discuss the project's proportionality and size, building setbacks and massing, and application of colors and materials relative to the surrounding neighborhood.
<i>§3.1.C.2.g. Site planning, multiple buildings</i>	This guideline states that “multiple buildings in a single project should be designed to create a visual and functional relationship with one another”, which creates opportunities for plazas and pedestrian areas while preventing long rows of buildings. The guideline notes that where clustering is impractical, a visual link should be established between buildings. The project incorporates landscaping, pavers, and an entry feature/elevated walkway (Building B), which provide visual links between the buildings.
<b>Chapter 3, Section 3.3 – Industrial Project Design Guidelines</b>	
<i>§3.3.A.3. General design objectives, building setbacks</i>	The proposed project site plan for the Buildings B and C show setbacks ranging from 20 to 30 feet from neighboring residential uses, consistent with the Zoning Regulations for the edge conditions (adjacent zoning is R-2 to the south and east). The ARC should discuss if the proposed project setbacks are proportionate to the scale of the structure such that the buildings would not visually impose on neighboring uses.
<i>§3.3.A.5. General design objectives, main elements</i>	This guideline notes that preferred site design show “multiple buildings on the same site clustered to create a campus-like setting that takes advantage of shared open space and pedestrian amenities.” As noted above (§3.2.C.2.g. Site planning, multiple buildings), while clustering of the buildings may be impractical due to the shape of the parcel and recognition of the standard creek setback for Meadow Creek, the project includes

<sup>1</sup> Community Design Guidelines: <https://www.slocity.org/home/showdocument?id=2104>

	landscaped areas, a pedestrian path constructed with permeable pavers near the creek, an outdoor patio, and decks.
<i>§3.3.B.2. Architectural design, mass and scale of structures</i>	The proposed design demonstrates use of articulated facades by incorporating balconies and decks. A variety of siding materials (metal, corrugated metal, and stucco) is proposed to provide texture, relief, and visual interest. The ARC should discuss if additional articulation is needed, such as offsets.

## 6.0 ACTION ALTERNATIVES

- 6.1** Recommend approval of the project, which may include specific conditions of approval to be considered by the Planning Commission.
- 6.2** Continue the project. An action continuing the application should include direction to the applicant and staff on pertinent issues.
- 6.3** Recommend denial the project. An action denying the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, CDG, Zoning Regulations or other policy documents

## 7.0 ATTACHMENTS

- 7.1** Project Plans
- 7.2** Previous ARC Report and Resolution – May 1, 2017
- 7.3** Addendum to the Initial Study Mitigated Negative Declaration



# Minutes

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## ARCHITECTURAL REVIEW COMMISSION

### **Monday, September 9, 2019 Regular Meeting of the Architectural Review Commission**

#### **CALL TO ORDER**

A Regular Meeting of the Architectural Review Commission was called to order on Monday, September 9, 2019 at 5:00 p.m. in the Council Hearing Room, located at 990 Palm Street, San Luis Obispo, California, by Chair Root.

#### **ROLL CALL**

**Present:** Commissioners Richard Beller, Micah Smith, Christie Withers, and Chair Allen Root

**Absent:** Commissioners Michael DeMartini, Mandi Pickens, and Vice-Chair Amy Nemcik

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

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

None.

*--End of Public Comment--*

#### **APPROVAL OF MINUTES**

##### **1. Consideration of Minutes of the Regular Architectural Review Commission Meeting of August 28, 2019.**

**ACTION:** By consensus, this item was deferred to the next regular meeting of the Architectural Review Commission, to be held on September 16, 2019.

## **PUBLIC HEARINGS**

2. **Project Address: 564 Higuera; Case #: ARCH-0150-2019; Zone: C-D; Design review of a four-story mixed-use project consisting of 36 residential dwellings and 68 square feet of commercial space, including a request for a 22 percent density bonus in exchange for providing affordable units within the project. The project is categorically exempt from environmental review (CEQA).**

Associate Planner Walter Oetzell presented the staff report and responded to Commissioner inquiries.

Applicant representative, Scott Martin of RRM Design Group, and applicant, Damian Mavis, reviewed the project in relationship to the City's Major City Goals, addressed the project's unit size and quantity differences from the currently entitled design, and responded to Commissioner inquiries.

### **Public Comments:**

James Lopes  
James Papp  
Victoria Wood  
Jim Duffy

*--End of Public Comment--*

**ACTION:** MOTION BY COMMISSIONER BELLER, SECOND BY COMMISSIONER SMITH, CARRIED 3-1-3 (COMMISSIONER WITHERS DISSENTING) to forward the project to the Planning Commission with the following recommended conditions:

1. Remove water tower
2. Use corrugated metal as accent only
3. Reduce projecting gable with corrugated metal on rear elevation
4. Reduce corrugated metal on right elevation
5. Consider reducing the depth of the upper balconies on rear elevation
6. Consider reducing light well and pitch of upper story rooms, reduce height of closet, reduce metal stair tower by approximately four feet
7. Planning Commission should verify that colors shown on elevations are consistent with the actual samples

*Note: A second motion was made due to a clerical error. It was determined that the original motion carried and stands as the record.*

## **RECESS**

*The ARC recessed at 6:20 p.m. and reconvened at 6:30 p.m. with all ARC Members present.*

3. **Project Address: 279 Bridge; Case #: ARCH-0255-2019; Zone: M; Design review of a mixed-use project consisting of three buildings approximately 8,636, 31,726, and 6,850 square feet each, including: Building A (5,719-square foot [sf] shell with a 2,917 sf mezzanine); Building B (7,200 sf commercial shell on the ground level with 16 loft-style, two-bedroom residential units above); and Building C (3,421-sf commercial shell on the ground level with two residential units above) with associated parking and site improvements. Project includes a request for a mixed-use parking reduction of six percent, and an Addendum to a previously adopted Mitigated Negative Declaration (ER # 0286-2014).**

Senior Planner Shawna Scott presented the staff report and responded to Commissioner inquiries.

Applicant representatives, Jim Duffy and Aisling Fearon of Ten Over Studios, and applicant Devon Gallagher reviewed the changes from the previously entitled project design, the addition of housing units, and responded to Commissioner inquiries.

Public Comments:

Marti Kessler  
James Papp  
Jim Nielson  
John Semon

*--End of Public Comment--*

**ACTION:** MOTION BY COMMISSIONER WITHERS SECOND BY COMMISSIONER SMITH, CARRIED 3-1-3 (COMMISSIONER BELLER DISSENTING) to approve the project and forward it to the Planning Commission with the following recommended direction:

1. Revised plans to show additional variability and articulation on Building B
2. Consider additional screening for rear parking

*Note: A second motion was made due to a clerical error. It was determined that the original motion carried and stands as the record.*

**RECESS**

*The ARC recessed at 7:30 p.m. and reconvened at 7:35 p.m. with all ARC Members present.*

4. **Project Address: 545 Higuera; Case #: ARCH-1713-2018; Zone: C-D; Design review of a four-story mixed-use project consisting of approximately 5,209 square feet of commercial use on the ground floor and 56 residential units above, including provision of 10 percent low-income affordable units, an associated 19 percent density bonus, and a request for a standard incentive to apply affordable housing parking standards identified in Zoning Regulations Section 17.140.040.K. Project includes: a request for a mechanical parking lift; parking, landscaping, and site improvements; and a categorical exemption from environmental review (CEQA).**

Senior Planner Shawna Scott presented the staff report and responded to Commissioner inquiries.

Applicant representative, Joel Snider of Ten Over Studio, and applicant Taylor Judkins, presented highlights of the project and responded to Commissioner inquiries.

Public Comments:

James Lopes  
Jean Martin  
James Papp  
Jim Andre  
Eugene Jud  
Victoria Wood

*--End of Public Comment--*

**ACTION:** MOTION BY COMMISSIONER BELLER, SECOND BY COMMISSIONER SMITH, CARRIED 4-0-3 to continue the project to a date uncertain, with the following direction:

1. Revise plans to: incorporate a step back at the third floor (not fourth); step-back bookends facing Higuera and Marsh; slide upper floor in and constrict upper units closer together (refer to Community Design Guidelines 4.2.B).
2. Revise colors by using a darker color on upper (fourth) floor to provide contrast and help it visually recede more and using a lighter color on the spandrel covers (lines between floors).

**COMMENT AND DISCUSSION**

Senior Planner Shawna Scott provided a brief agenda forecast.



## **ADJOURNMENT**

The meeting was adjourned at 8:55 p.m. The next Regular meeting of the Architectural Review Commission is scheduled for Monday, September 16, 2019 at 5:00 p.m., in the Council Hearing Room, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: 10/07/2019