



Meeting Date: July 19, 2021

Item Number: 1

ARCHITECTURAL REVIEW COMMISSION REPORT

FROM: Shawna Scott, Senior Planner

BY: Kyle Bell, Associate Planner

PROJECT ADDRESS: 279 Bridge Street

FILE NUMBER: ARCH-0587-2020, USE-0412-2021,
& AFFH-0413-2021

APPLICANT: Scott Smith, HASLO

For more information contact: (Kyle Bell) at 781-7524 or kbell@slocity.org

1.0 PROJECT DESCRIPTION AND SETTING

The proposed project consists of three new three-story structures, which contain 94 low-income affordable units, community rooms, and leasing/management offices, and one new one-story commercial structures consisting of 924 square feet of commercial/office space. The project proposes a podium style design for the residential structures that provides parking and community rooms on the ground floor, with residential units on the second and third floors. The proposed site improvements include several outdoor green spaces with seating and play areas, with a community courtyard along the Meadow Creek (Attachment 1, Project Plans). The project site is located in close proximity to Meadow Park and South Hill hiking trails, with an existing pedestrian and bike accessway from the end of Bridge Street to Exposition Drive.

The project includes a request for a 24% Density Bonus to increase the density of the site from 65.52 Density Units/Acre to 80.92 Density Units/Acre, by providing 100% of the units dedicated for affordable housing to low-income households. The project includes two affordable housing incentives requests, which are subject to Planning Commission Review: 1) an alternative incentive, to reduce site development standards to allow for balconies on the second and third floors on the building side facing an adjacent property that is zoned low-density (§17.70.050.D.3¹) 2) an alternative incentive, to reduce site development standards to allow window placement of the residential units without the 12-inch horizontal offset (§17.70.050.D.3²).

The project has been proposed to be developed in three phases: (1) Site improvements, commercial structure, and residential structure 1 - 32 residential units, (2) Senior housing structure 2 – 32 units, (3) the remaining site improvements and residential structure 3 - 30 units. This phased approach anticipates 20 months of construction per phase, over a five-to-seven-year schedule, subject to financing as an individual tax credit project. The phasing schedule will be reviewed in more detail by the Planning Commission proceeding the ARC's recommendation, and subject to conditions.

¹ **17.70.050.D.3 Edge Conditions. Standards. Upper-Level Open Space Orientation and Setbacks.** Balconies and terraces are prohibited above the first floor on the building side facing an adjacent zone receiving transition.

² **17.70.050.D.5 Edge Conditions. Standards. Windows.** All windows along any facade facing a property in a zone receiving transition shall, at the second story and above, be offset horizontally at least 12 inches (edge to edge) from any windows on buildings on an adjacent property in a zone receiving transition, with the intent of preserving privacy and avoiding having windows immediately opposite each other.

General Location: The 2.73-acre project site is located south of Bridge Street and is accessed via an existing bridge over Meadow Creek. The property is flat with a gentle slope from east to west, with an average cross slope of less than 2%.

Present Use: Vacant parcel

Zoning: Manufacturing (M)

General Plan: Services & Manufacturing

Surrounding Uses:

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

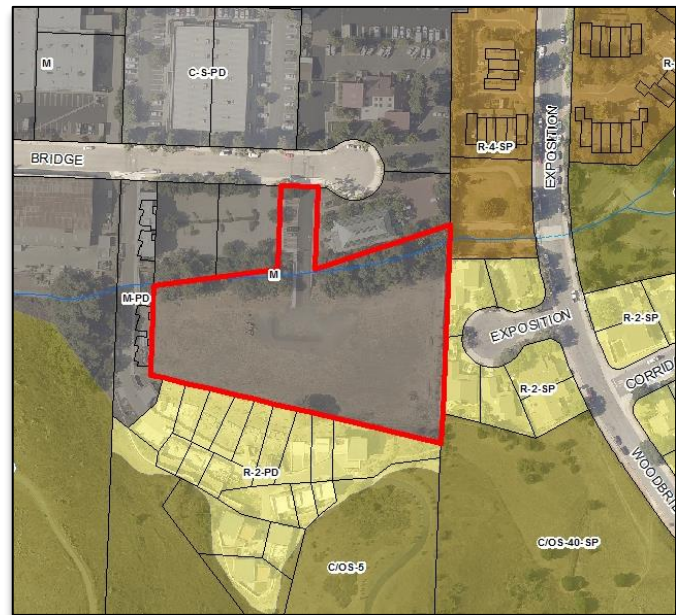


Figure 1: Subject Property

2.0 PROPOSED DESIGN

Architecture: Contemporary design

Design details: Gable roof system, large eave overhangs, ground floor structured parking with wood screening, upper-level balconies, ground floor courtyards, and landscaping throughout.

Materials: Sand finish stucco, corrugated metal siding & roofing, and metal railing.

Colors: Primary off-white stucco, dark grey and beige accent colors, and black windows & door trim.

3.0 PREVIOUS ENTITLEMENT REVIEW

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 [sf]); Building B (9,957 sf); and Building C (4,704 sf including a second-floor caretaker's residence). The previous approval included tree removals and onsite plantings as recommended by the City Arborist, and associated site improvements (Attachment 2, ARC Report & Minutes 5.1.17).

On September 9, 2019, the ARC reviewed a modification to the approved project and proposed uses for the site. The revised project consisted of three buildings including: Building A (8,636 sf manufacturing shell); 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), the ARC recommended the approval of the revised design to the Planning Commission for final action (Attachment 3, ARC Report & Minutes 9.9.19).

On September 25, 2019, the Planning Commission (PC) reviewed and approved the revised project design with associated parking and site improvements and a mixed-use parking reduction (Attachment 4, PC Report & Minutes 9.25.19).

4.0 FOCUS OF REVIEW

The ARC's role is to 1) review the proposed 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.

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

5.0 COMMUNITY DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed development must be consistent with the requirements of the General Plan, Zoning Regulations, and CDG. Staff has identified the discussion items below related to consistency with CDG Chapters 2 (General Design Principles), Chapter 3.1 (Commercial Project Design), Chapter 3.3 (Industrial Project Design), Chapter 5.4 (Multi-Family and Clustered Housing Design), Chapter 6 (Site Planning and Other Details). Relevant aspects of the project's consistency with these guidelines are summarized in the table below, particularly where further discussion of consistency is warranted.



Figure 2: Rendering of project design from creek side courtyard.

Highlighted Sections	Discussion Items
Chapter 2 – General Design Principles	
<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.
Chapter 3 – Section 3.1 (Commercial Project Design Guidelines)	
<i>§3.1.B.2: Neighborhood compatibility</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

Highlighted Sections	Discussion Items
<i>§3.1.C.1: Site planning, consider neighboring development</i>	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.
Chapter 3 – Section 3.3 (Industrial Project Design Guidelines)	
<i>§3.3.A.3: General design objectives, building setbacks</i>	The proposed project site plan for Buildings B and C show setbacks 24 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.
Chapter 5 – Section 5.4 (Multi-Family and Clustered Housing Design)	
<i>§ 5.4.A Site Planning</i>	The CDG states that placement of new units should consider the existing character of the surrounding residential area. New development should respect the privacy of adjacent residential uses through appropriate building orientation and structure height, so that windows do not overlook and impair the privacy of the indoor or outdoor living space of adjacent units. The ARC should discuss whether design changes are necessary to improve considerations of preserving privacy of the adjacent existing low-density residential units.
<i>§ 5.4.C.2 Scale</i>	The CDG states that structures with greater height may impose on surrounding uses. Large projects should be broken up into groups of structures, and large single structures should be avoided. The ARC should discuss the project's scale and mass and discuss whether design changes are necessary to reduce the perceived scale of the project within the neighborhood.
Zoning Regulations Section 17.70.050 – Edge Conditions	
<i>§ 17.70.050.D.3 Upper Level Open Space Orientation and Windows</i>	The Edge Conditions Section of the Zoning Regulations prohibits balconies and terraces above the first floor on the building side facing the lower density residential zoning and requires window placement to be offset by 12-inches from adjacent existing structures. However, the applicant is requesting a concession to allow second and third floor balconies and windows oriented toward properties within the R-2 zone (see Project Plans Sheet A1.1). The ARC should discuss whether the proposed balconies and window placement along the East and South property lines present any conflicts with the CDG regarding the privacy of adjacent residential uses with consideration of existing topography. The ARC should provide a recommendation to the Planning Commission on whether the balconies should be eliminated or not.

6.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required
Setbacks		
North	48-82	0
East	24	10
South	20	10
West	12	0
Creek Setback	34-40	20
Floor Area Ratio (FAR)	0.88	1.5
Edge Conditions		
Setbacks	25-27	23
FAR Reduction	Compliant (0.88)	10% Reduction (1.35)
Upper-Level Open Space	Concession Request	3 rd Floor Balconies Prohibited
Rooftop Open Space	No Rooftop Open Space	10-foot Setback
Window Orientation	Concession Request	12-foot Offset
Driveway Orientation	Compliant	Screening Required
Trash and Recycling	Compliant	Located Internal to Site
Hours of Operation	Compliant	7:00 AM to 8:00 PM
Service and Loading Areas	Compliant	Screening Requirements
Maximum Height of Structures	35 feet	35 feet
Max Building Coverage	31%	75%
Affordable Housing	100% Low-Income Households	Exempt 17.138.020.B.7
Public Art	In-Lieu fee	On-site or In-Lieu fee
Monument Sign		
Max Height	3 feet	6 feet
Max Area	23 sq. ft.	24 sq. ft.
Total # Parking Spaces	102	87
Electric Vehicle Parking	10 EV Ready & 26 EV Capable	10 EV Ready & 26 EV Capable
Bicycle Parking	120	95
Motorcycle Parking	7	5
Environmental Status	Addendum to Mitigated Negative Declaration (Attachment 5)	

7.0 ACTION ALTERNATIVES

- 7.1** Recommend approval of the project based on consistency with the CDG. An action recommending approval of the application will be forwarded to the Planning Commission for final action. This action may include recommendations for conditions to address consistency with the Community Design Guidelines.
- 7.2** Continue the project. An action continuing the application should include direction to the applicant and staff on pertinent issues.
- 7.3** 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.

8.0 ATTACHMENTS

- 8.1** Project Plans
- 8.2** ARC Report & Minutes 5.1.17
- 8.3** ARC Report & Minutes 9.9.19
- 8.4** PC Report & Minutes 9.25.19
- 8.5** Addendum (ER#0286-2014)



DRAFT 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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