

Architectural Development Review



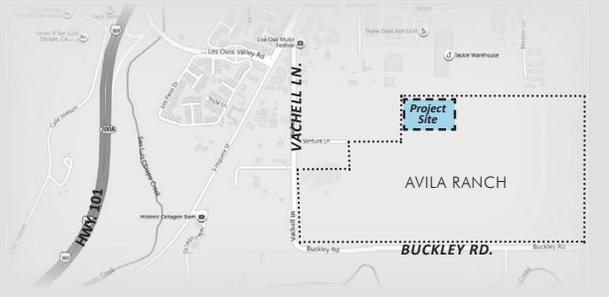
AVILA RANCH

PHASE 3 APARTMENTS

Applicants:

ANACAPA
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 San Luis Obispo, CA 93401

SENDERO
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TRACT 3089 - PHASE 3

ANACAPA
 MARKET-RATE
 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

SHEET INDEX

- T1.0 Title Sheet
- P1.0 - P1.8 Project Description
- SP1.0 Illustrative Site Plan
- AS1.0 - AS1.1 Streetscape Elevations (A3)
- L1.0 Overall Landscape Plan

ANACAPA MARKET RATE DEVELOPMENT

- SP1.1 Site Plan R-4 with Statistics (A15)
- L1.1 R-4 Landscape Plan - Enlarged
- L1.2 R-4 Landscape Paseo in Context - Enlarged
- AS2.0 - AS2.3 R-4 Perspective Renderings (A17-19)
- A1.0 R-4 Building A Elevations (A25)
- A2.0- A2.3 R-4 Building A Floor Plans and Roof Plan (A21-A24)
- A3.0 R-4 Building B Elevations (A30)
- A4.0- A4.3 R-4 Building B Floor Plans and Roof Plan (A26-A29)
- A5.0 R-4 Unit Plans (A20)
- A6.0 R-4 Site Section (A16)
- C1.0 R-4 Civil Grading Plan
- C1.1 R-4 Civil Utility Plan

SENDERO AFFORDABLE HOUSING DEVELOPMENT

- SP1.2 Site Plan R-4A with Statistics (A4)
- L1.3 R-4A Landscape Plan - Enlarged
- L1.4 R-4A Courtyard Landscape Plan - Enlarged
- AS3.0 - AS3.2 R-4A Perspective Renderings (A6-A7)
- AA1.0- AA1.1 R-4A Building Elevations (A13-A14)
- AA2.0- AA2.3 R-4A Building Floor Plans and Roof Plan (A9-A12)
- AA3.0 R-4A Unit Plans (A8)
- AA4.0 R-4A Site Section (A5)
- C1.2 R-4A Civil Grading Plan
- C1.3 R-4A Civil Utility Plan

ADDITIONAL SITE INFORMATION

- AX1.0 Color and Materials (A28)
- L1.5 Proposed Plant Material
- AX2.0 Project Monument Signage
- AX3.0 Trash Enclosure (A32)
- AX4.0 R-4 Bike Parking (A34)
- AX4.1 R-4A Bike Parking Details (A33)

PROJECT TEAM



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ARCHITECTURAL &
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26 April 2023
 Rev. 28 June 2023

TITLE SHEET

T-1.0

**SUPPLEMENT TO THE
ARCHITECTURAL DEVELOPMENT REVIEW APPLICATION
for the
R-4 HIGH DENSITY RESIDENTIAL COMPONENT of
AVILA RANCH**

26 April 2023, rev. 28 June 2023

I. PROJECT HISTORICAL OVERVIEW

Avila Ranch (“Avila Ranch”), approved and fully entitled in 2017 (as detailed below), implements the City’s vision for the Avila Ranch site as guided by the 2014 Land Use and Circulation Elements of the General Plan (“LUCE”). The LUCE specifically identifies the Avila Ranch 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 encompassed three (3) original parcels (APN 053-259-008, 011, and 012) totaling 150-acres. It is located at the northeast corner of Buckley Road and Vachell Lane. Tank Farm Creek, a tributary to San Luis Obispo Creek, diagonally bisects Avila Ranch 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 Avila Ranch 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 Avila Ranch 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 Avila Ranch 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 Avila Ranch to date (collectively “Entitlements”).

- **Resolution No. 10832 (2017 Series)** certifying the Final Environmental Impact Report (“EIR”) for Avila Ranch, approving the Avila Ranch Development Plan (“Development Plan”), amending both the Airport Area Specific Plan and General Plan, and approving Vesting Tentative Tract Map No. 3089 (“Tentative Map”).
- **Resolution No. 1638 (2017 Series)** rezoning property at 175 Venture Drive (Avila Ranch) from Business Park/Specific Plan Area (BP-SP) and Conservation /Open Space/Specific Plan Area (C/OS/SP) to be consistent with Avila Ranch’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. Avila Ranch also includes 18-acres of parks and 53-acres of designated open space.
- **Ordinance No. 1639 (2017 Series)** (amended by Ordinance No. 1662 (2019 Series) approving the Development Agreement (“Development Agreement”) between the City and Avila Ranch LLC. Avila Ranch has subsequently been sold to Avila Ranch Developers, Inc. , operating under the marketing name of Wathen Castanos Homes.. The Development Agreement represents a negotiated agreement between the parties establishing the rules for developing Avila Ranch, including, but not limited to, duration of development, land uses (including density and intensity of uses), phasing, affordable housing requirements, fee credits and

reimbursements, and public improvements. In the event of conflict, the terms of the Development Agreement prevail.

- **Resolution No. PC-1046-2021** approving the site design and layout for 297 residential units with the R-2 component of Avila Ranch to be developed within Phases 1 – 3 of the Development Plan, including a fence height exception adjacent to an industrial area and finding the Avila Ranch is exempt from further environmental review under the California Environmental Quality Act (“CEQA”).
- **Resolution No. PC- 1065-2022** approving site design and layout for 101 residential units within the R-1 component of Avila Ranch to be developed within Phase 5 of the Development Plan, and finding the project is exempt from further environmental review under CEQA.
- **Resolution No. PC-1065-2022** approving site design and layout for 101 residential units within the R-1 component of Avila Ranch to be developed within Phase 5 of the Development Plan, and finding Avila Ranch is exempt from further environmental review under CEQA.

A. Applicant’s Request

This application includes information for the Architectural Review Commission’s and Planning Commission’s review and approval of the architectural elements (“Design Framework”) of the High-Density Residential (R-4) component of the Avila Ranch (“R-4 District”). The R-4 District consists of three (3) R-4 zoned parcels created as part of recorded Tract Map 3089 Phase 1. The development of the properties (Lots 185, 186 and 188) is designated as Phase 3 of Avila Ranch . The R-4 District will consist of two separate developments: Anacapa and Sendero (individually “development”, collectively “developments”). The two (2) proposed developments have unique site constraints and opportunities. The development on the west side of Earthwood Lane, Sendero, owned by C & C Development, consists of forty (40) affordable unit apartments, approved through the Entitlement, with an additional twenty (20) units being added through a separate Bonus Density process and approval for a total of sixty (60) affordable units (“Sendero”) in a three-story building with a large courtyard. The development on the east side of Earthwood Lane, Anacapa, owned by Wathen Castanos Homes, consists of eighty-five (85) market rate unit apartments (“Anacapa”) include two separate free-standing three-story buildings.

Table 1. Property Specifics

	SENDERO	ANACAPA
	<i>Affordable Housing Development</i>	<i>Market-Rate Development</i>
ADDRESS (assessor assigned)	165 Cessna Court	4240 Earthwood Lane 4280 Earthwood Lane
ASSESSOR’S PARCEL #	053-290-006	053-290-008 053-290-005
TENTATIVE TRACT 3089	Lot 186	Lot 185 Lot 188
PARCEL SIZE	1.81 acres	2.24 acres
ZONING	R-4-SF	R-4-SF
PROPOSED DEVELOPMENT	60 affordable apartment dwelling units.	85 market-rate apartment dwelling units in two buildings.



TRACT 3089 - PHASE 3

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DEVELOPMENT REVIEW

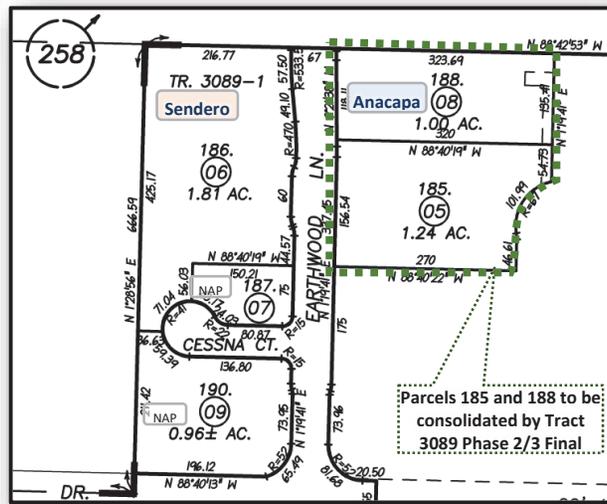
26 April 2023
Rev. 28 June 2023

PROJECT DESCRIPTION

While the two developments (Anacapa and Sendero) are being designed, constructed, and operated by two separate entities – Wathen Castanos Homes and C & C Development, respectively, the goal is to present these developments together and provide a comprehensive architectural approach to the highest density units in Avila Ranch, as guided by the Entitlements.

The Anacapa market-rate development is located on two existing legal lots (Lots 185 and 188). Anacapa will function as one site and does not require separate lots for each of the buildings, therefore these lots will be consolidated into a single parcel as part of the Tract 3089 Phase 2 and 3 final map. The final map has been submitted to the City and is currently in map check review (See FMAP-0562-2022). The Development Review plans reflect the single lot configuration.

Figure 1. Existing Parcel Configuration



B. Subsequent Permits

In addition to the above described Entitlements, 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 II4 - FMAP-1622-2018 - Tank Farm/South Higuera
- Avila Ranch - Tract 3089 – Phase 1 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 1 Tract 3089 Improvement Plans - FMAP-1563-2018
- 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
- Phase 2-6 Tract Grading FMAP-0808-2021
- Various building permits for construction of R-2 residential dwellings.

Pending Permits (in process)

- Phase 4-6 Improvement Plans FMAP-0382-2022
- Phase 2-3 Improvement Plans FMAP-0488-2022
- Currently processing phase 2-6 jurisdictional permits including:
 - Conditional Letter of Map Revision (FEMA)
 - Lake and Streambed Alteration Agreement (CDFWS)
 - Waste Discharge Permit 34022wq09 (RWQCB)

II. ARCHITECTURAL DEVELOPMENT REVIEW SUBMITTAL

A. Avila Ranch Development Plan

The Development Plan, dated May 2017, was prepared in collaboration with the applicant’s design and environmental team, City staff, and City decision-makers. Subject to the terms of the Development Agreement, the Development Plan provides the program for development of the site in conformance with the General Plan’s objectives, policies, and standards. The actual enabling framework for implementation of this development program is contained in the Airport Area Specific Plan as amended.

The focus of this application is the Design Framework. This section of the Development Plan includes design standards and guidelines specific to Avila Ranch 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. The purpose of these guidelines is to establish the expected level of design quality within the area while still maintaining project flexibility and innovation. The objective of this framework is not to dictate a specific design but to establish design expectations that can be implemented as various Avila Ranch components are proposed for implementation. The Design Framework is intended to provide guidance on the integration of the site-specific features such as building architecture, with area-wide elements such as streetscape, recreation and open spaces resources, and architecture into the overall Avila Ranch design. The design regulations provide conceptual guidance as individual projects are brought



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ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

PROJECT DESCRIPTION

forward for implementation and are reviewed by the City staff and Architectural Review Commission (ARC) in accordance with City regulations.

Standards define actions or requirements that must be fulfilled in the development of Avila Ranch, 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 Design Framework section of the Development Plan (approved September 19, 2017) includes the following design components and related narratives, including a table that identifies the standard minimums for the high-density residential lot and building standards (e.g., lot dimensions and setbacks).

The site planning and organization sections, listed below, note standards and/or guidelines specific to the R-4 zone, that also informed the design of these high-density residential developments. As with the previously approved Avila Ranch R-1 and R-2 products, there was an acknowledgment that flexibility was built into the Development Plan through the provisions of the Development Agreement. This is underscored here, as it allows for some deviation from the Development Plan standards in project design, if such deviations are determined to be consistent with the intent of both the Development Agreement and Development Plan, as applicable.

- ✚ Building Orientation & Setbacks
 - 1.8 references parking to be used as a buffer to adequately set back buildings from the northern property line. See also MM NO 3a.
 - 1.11 references noise compatibility with adjoining uses and sleeping/living areas and balcony exposures. See also MM NO 3a.
- ✚ Pedestrian Activity Areas
- ✚ Parking
- ✚ Outdoor Use Areas
- ✚ Screening
- ✚ Preservation of Views and Scenic Resources
- ✚ Architecture, as related to character, scale, and massing, building heights, façade treatment, materials, and colors.
 - 7.1.4 references that the buildings be designed uniformly with one of the allowed residential architectural styles.
 - 7.1.10 references the design of porches, entries, or walkways that front onto the street.
- ✚ Landscape Architecture
 - 8.1.10 references the inclusion of dense vegetation along the western property line with the R-2 units.
- ✚ Buildings, Signs, & Lighting
- ✚ Drainage
 - 11.2 references a drainage swale along the northern property lines to facilitate drainage from adjacent properties to the north.
- ✚ Energy Conservation
 - 13.2.f. references on-site energy production.

B. Mitigation Measures and Conditions of Approval

Avila Ranch was approved under a certified EIR which described potential impacts to the physical environment 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).

Avila Ranch’s Tentative Map was approved with a set of conditions of approval (“Conditions”) that were created by all City departments, reviewed by the various City advisory bodies, and ultimately approved by the City Council. Development of Avila Ranch should be consistent with these Conditions, which will allow for a detailed review of the proposed R-4 development plans to assure compliance with the applicable 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 are noted in the table below.

Table 2. Mitigation Measure and Conditions of Approval Conformance

MITIGATION MEASURE or CONDITION OF APPROVAL	CONFORMANCE COMMENT
32. <u>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-11 and L-13. Shared driveway lighting consists of wall light fixtures, as shown on building elevations (See Architectural Sheets)
43. <u>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 ARC, Specific Plan, or separate Fence Height exception process.	The Phase 3/R-4 wall/fence height exception will be processed as a standalone application.
44. The <u>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.	Mailboxes are located for the R-4 (@ the southeast corner of Building B) and R-4A multi-family units (in the breezeway near the northwest corner of the building).
45. <u>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.	Based upon the engineering analysis, the design includes the infiltration of all the stormwater volume in a spread-out manner in underground storage chambers, such that decentralization of infiltration is not necessary.
MM NO-3a. R-1 and R-2 residential units planned in the area of the Avila Ranch site within 300 feet of Buckley Road	EIR Appendix O – <i>Sound Level Assessment for Avila Ranch</i> , 45dB.com



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ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

PROJECT DESCRIPTION

and R-4 units in the northwest corner of the Avila Ranch 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 Avila Ranch's Sound Level Assessment. The following shall be implemented for residential units with noise levels exceeding 60 dBA:

- Outdoor Activity Area Noise Mitigation. Where exterior sound levels exceed CNEL = 60 dBA, noise reduction measures shall be implemented, including but not limited to:
- Exterior living spaces of residential units such as yards and patios shall be oriented away from Avila Ranch boundaries that are adjacent to noise-producing uses that exceed exterior noise levels of CNEL = 60 dBA, such as roadways and industrial/commercial activities.
- Construction of additional sound barriers/berms with noise-reducing features for affected residences.
- 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.
- 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.
- 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.
- 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.
- Sound Walls. Sound walls shall be built on the north and east property lines of Avila Ranch in Phase 3 that adjoin Suburban Road. The barrier shall consist of mortared masonry. Further, proposed carports with solar canopies

included an analysis of surrounding noise levels from all sources that would have potential impacts on noise sensitive uses. For the multi-family aspect of Avila Ranch, the analysis focused on the commercial activities along the Avila Ranch's northwest property line bordered by industrial uses.

Existing sound levels equaled 51 – 53 dBA, while project noise levels (year 2035) would increase to 54 dBA.

All new multi-family housing must comply with the CA Building Code, which specifies the maximum level of interior noise. The City's Noise Element specifies a maximum allowable interior noise level of 45 dBA Ldn for multi-family projects.

All units 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 in the mitigation measure.

The mitigation measure references sound walls and suggests carports with solar canopies be placed along the northern and western perimeter of the R-4 units. Based upon the existing and proposed noise levels and including the building construction noise level reduction measures in the CA Building & Green Code(s), Avila Ranch will be able to achieve the requisite interior noise threshold levels, accordingly. Therefore, sound walls and carports are not necessary to implement noise level reductions.

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.

- Landscaping. Landscaping along the north and east Avila Ranch boundaries that adjoin Suburban Road shall include a line of closely spaced trees and shrubs with sufficient vegetative density to help reduce sound transmission.

1. Noise & Acoustical Considerations

Based upon the acoustical analysis (Avila Ranch FEIR – Appendix O – Sound Level Assessment for Avila Ranch, 45dB.com, 2017), existing noise levels at the northwest property lines of both developments, adjacent to the Industrial zoned properties, range from 51- 53 dBA, with projected noise levels for the year 2035 expected to be 54 dBA. In compliance with the Development Plan, the R-4 District buildings are setback eighty-five (85) feet from the northern property line. While there are bedrooms and balconies on the north side of the buildings, the existing and anticipated noise levels are below the noise ordinance threshold levels. It is noteworthy that the noise measurements in the EIR were taken at the northern property line of Avila Ranch, now the northern property lines of Lots 186 and 188. Based upon noise transmission, each time a distance is doubled, intensity is decreased by a factor of four, therefore, each time intensity is cut in half, the sound level decreases 3 dB and that the doubling of distance reduces the sound level by 6 dB.

Given the existing and anticipated noise levels and the distance from the northern property line, there is no apparent need for implementation of noise level reduction methodologies in either the Anacapa or Sendora structures to mitigate exterior noise. This means the parking lot solar canopies are not required as unmitigated noise levels are in compliance with the City requirements. No solar canopies are being proposed, as Anacapa and Sendora, in the context of the entirety of Avila Ranch, will comply with the City's Clean Energy Programs for New Buildings and Energy Reach Code (i.e., the minimum requirements of the CA State Energy Code Title 24, Part 6). The applicant has and will continue to coordinate with the Sustainability Manager, Chris Read to ensure that the construction documents for the Phase 3, R-4 District comply with the goals, objectives, and code requirements for energy efficiency. It is noteworthy that Avila Ranch is committed to being "all electric" prior to promulgation of the City's Clean Energy Program.

Finally, Anacapa and Sendora will comply with the CA Building Code, the CA Green Building Code, and the City's requirement for interior noise levels, via utilization of a robust package of building related sound transmission class (STC) rated materials.

C. The R-4 District – 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 Anacapa and Sendora developments. The Development Plan prescribes a Contemporary Mid-Century Architectural Style in the R-4 District. As detailed below in subsections 1 (Anacapa) and 2 (Sendora) This style is being applied to both the market rate and affordable buildings, as a unifying single design style.



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1. Architectural Design Concept – ANACAPA (Market Rate Multi-Family)

The proposed modern design theme of Anacapa pulls from the Ethos of Walter Gropius' Bauhaus School of International Contemporary Design¹. The use of carefully placed repetitive building elements allows for a unifying yet interesting theme that is well articulated and rhythmic as represented in both the vertical and horizontal building massing, the variation of wall planes, and roof heights. Each building has many distinctive architectural elements that add visual interest, unity, and human scale with a variety of projecting and recessed patios, balconies, and community verandas.

The careful placement and design of the many unit floor plan types allows for multiple building modules that offers a nice variety of building details and helps break up the building massing, while providing for individual unit identity and simultaneously allowing for an “Edgy Modern Architectural Theme”, that blends the two (2) developments together and presents itself as a cohesive multi-family apartment neighborhood.

The floor plans have been specifically designed to provide for a diversity of potential future renters. This all-flats development contains studios/1 bath, 1-bedroom/1 bath, and 2-bedroom/2 bath units ranging in size from 401 square feet (SF) to 572 SF, and 917 SF, respectively. Patios and storage areas for each unit type range in size from 92 SF to 69 SF, and 71 SF, respectively.

The ground floor of Building A includes 13 dwelling units: one (1) studio; five (5) 1-bedroom; and seven (7) 2-bedroom units. Community areas are also included in this building: a lobby, manager's office, kitchen, lounge, bike parking room, and outdoor patio. The second and third floors of Building A each contain 15 dwelling units: one (1) studio; six (6) 1-bedroom; and eight (8) 2-bedroom units.)

Each of the three floors of Building B has 14 dwelling units: two (2) studios, four (4) one-bedroom, and eight (8) two-bedroom units.

The second and third floors of both buildings also contain a large, covered terrace with fantastic 180-degree views toward the Irish Hills and the Seven Sisters. See Table 1. below for unit counts.

Table 3. Market Rate Multi-Family Units

UNIT TYPE	SIZE (SF)	QUANTITY
Building A		
Studio	401	3
1-bedroom	572	17
2-bedrooms	917	23
3-bedrooms		-
Bldg. A Total		43
Building B		
Studio	401	6
1-bedroom	572	12
2-bedrooms	917	24
3-bedrooms		-
Bldg. B Total		42
Total		85 units

¹ The Bauhaus was founded in the city of Weimar by German architect Walter Gropius (1883–1969). Its core objective was a radical concept: to reimagine the material world to reflect the unity of all the arts. The Proclamation of the Bauhaus (1919) described a utopian craft guild combining architecture, sculpture, and painting into a single creative expression.

2. ANACAPA Parking –

Vehicle, motorcycle, and bicycle parking are integral components of this development and have been designed concurrently with the evolution of the building and site plan. For ease of reference, see Table 4 that describes the required and proposed unit, guest, and motorcycle parking. See Table 5 for bicycle parking required and proposed.

Table 4. Market Rate Multi-Family Unit Vehicle Parking

UNIT TYPE	UNIT QTY.	BEDROOM QTY.	PARKING REQUIRED	PARKING PROVIDED
			0.75/bedroom	
Studio	9	9	6.75	
One-bedroom	29	29	21.75	
Two-bedroom	47	94	70.5	
Subtotal	85	132	99.0	
Guest Parking (1 sp/5 units)			17.0	
TOTAL			116.0	114.0¹
Motorcycle (1 per 20 vehicle spaces)			6.0	6.0

NOTE: 1) A two percent (2%) parking reduction is requested with additional bike parking provided.

Table 5. Market Rate Multi-Family Unit Bicycle Parking

BICYCLE PARKING TYPE	UNIT QTY.	PARKING REQUIRED	PARKING PROPOSED
Resident /Long Term (2/ unit)	85	170.0+10 ¹⁾	180.0 ²⁾
Guest Parking (1 sp/5 units)		17.0	20.0 ³⁾
Bike Share*		see text	9.0
TOTAL	0	197	209

* per Avila Ranch Trip Reduction and Implementation Plan

NOTE: 1) Additional 10 spaces are required/provided for requested vehicle parking reduction.

2) In storage area or in unit;

3) As bike racks.

Anacapa includes the required specialty vehicle parking spaces for ADA accessibility, EV charging stalls, EV capable, and EV ready, which are identified on the site plan. Six (6) motorcycle parking spaces are also provided.

Anacapa's design has utilized compact spaces for a more efficient design. The City's Engineering Standard 2230 notes that for residential apartment projects, with 10 or more units, up to 50 percent of parking spaces may be compact. For this development 30 percent, or 34 spaces, are compact spaces with dimensions of 8 feet wide by 16 feet in length. Additionally, to maintain the greatest amount of operational functionality, a modified compact dimension has been utilized, where possible. Modified compact spaces account for 17 percent (%) or 19 spaces. These spaces provide the standard 9-foot width and include the compact 16-foot length.

The provided vehicle parking is two (2) spaces less than the requirement. To fulfill the 2 percent parking reduction, Anacapa includes ten (10) additional bike spaces beyond the requirement for multi-family developments. The Avila Ranch Trip Reduction and Implementation Program, dated August



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

PROJECT DESCRIPTION

19, 2022, identifies a bike share program for the apartments with a pool of eighteen (18) bikes. The bike share racks and docks are divided between the Anacapa (market rate) and Sendero (affordable) with Anacapa providing nine (9) docked and shared bikes. This provides additional access to bicycles as an alternative transportation for the two (2) vehicle space parking reduction.

Long term and short-term bicycle parking is provided, as required. Racks for guest parking are provided at each building. The twenty-seven (27) ground floor units include two bike parking locations within each unit. Long-term bike storage for the upper floors is provided at various locations on the ground floor in secure and enclosed areas with a total of 126 spaces at these locations. This includes two (2) standalone bike storage buildings located near interior property lines. The setback for these structures is a minimum of three (3) feet.

3. Architectural Design Concept – SENDERO (Affordable Multi-Family)

As noted above under the Architectural Design Concept – Anacapa (Market Rate Multi-Family) section, the design intent is to develop these different building types, representing the the R-4 District of Avila Ranch , as stylistically similar yet uniquely individual. This building has been designed to appear as a single structure, although a cluster of three-story buildings that surround an interior courtyard.

Following the “Contemporary/Mid-Century Architectural Style” and strengthened with the contemporary Bauhaus-style design elements, Sendero focuses on a simple, rational, and functional design. A key component of the design is the use of familiar abstract forms that are at once elegantly functional and utilitarian (e.g., flat roofs that produce a basic, geometric appearance).

The floor plans have been designed to provide a variety of unit sizes and floor plans to meet the program requirements and, in turn, the individual needs of the future tenants. This, too, is a stacked flat development containing units that range from a one (1) bedroom/1 bath at 529 square feet (SF), a two (2) bedroom/1 bath at 748 SF, and a three (3) bedroom/2 bath at 935 SF. Patios and storage areas for each unit type range in size from 68 SF to 69 SF, and 93 SF, respectively.

On the ground floor, Sendero includes: four (4) 1-bedroom; seven (7) 2-bedroom; and seven (7) 3-bedroom units. A larger 5,200+ SF courtyard area includes passive and active areas for adults and children (age ranges from 2-year-olds to teenagers). A 1,000 SF community room also provides access to the courtyard. The second and third floors each contain: four (4) 1-bedroom; seven (7) 2-bedroom; and seven (7) 3-bedroom units. See Table 3. Below for unit counts.

Table 6. Sendero Units

UNIT TYPE	SIZE (SF)	QUANTITY
Studio		-
1-bedroom	529	18
2-bedrooms	748	21
3-bedrooms	935	21
Total		60 units

4. SENDERO Parking

Vehicle, motorcycle, and bicycle parking are integral components of Sendero and have been designed concurrently with the evolution of the building and site plan. For ease of reference, see Table 6. That describes the required and proposed unit, guest, and motorcycle parking. See Table 7. for bicycle parking required and proposed.

Table 7. Sendero Parking

UNIT TYPE	UNIT QTY.	BEDROOM QTY.	PARKING REQUIRED ¹	PARKING PROVIDED
			1.0/unit	
One-bedroom	18	18	18.0	
Two-bedroom	21	42	31.5	
Three-bedroom	21	63	31.5	
Guest Parking (N/A)			-	-
TOTAL	60	123	81.0	81.0
Motorcycle (N/A)				5.0

NOTE: 1) Pursuant to CA Government Code 65915(p), maximum parking requirements for a density bonus project is 1 space per Studio/1 bedroom unit; 1.5 spaces per 2/3-bedroom unit)

Table 8. Sendero Bicycle Parking

BICYCLE PARKING TYPE	UNIT QTY.	PARKING REQUIRED	PARKING PROPOSED
Resident /Long Term (2/unit)	60	120.0 ¹⁾	84.0 ²⁾
Guest Parking (1 sp/5 units)		12.0	12.0 ³⁾
Bike Share *		see text	9.0
Subtotal		132	
<i>20% Alternative compliance reduction</i>		<i>-27</i>	
TOTAL		105	105

* per Avila Ranch Trip Reduction and Implementation Plan

NOTE: 1) Alternative compliance pursuant to §17.72.070 is requested.
 2) In storage area or in unit;
 3) As bike racks.

Sendero includes the required specialty vehicle parking spaces for ADA accessibility, EV charging stalls, and EV capable, and EV ready which are identified on the site plan. Five (5) motorcycle parking spaces are also provided.

Sendero's design has utilized compact spaces for a more efficient design. The City's Engineering Standard 2230 notes that for residential apartment projects, with 10 or more units, up to 50 percent of parking spaces may be compact. For this development 28 percent, or 23 spaces, are compact spaces with dimensions of 8 feet wide by 16 feet in length.

Long term and short-term bicycle parking is provided, with an alternative compliance request as discussed in subsection 5 below. Racks for guest parking are provided. The eighteen (18) ground floor units includes storage for two (2) bicycles within each unit. Long-term bike storage for the upper floor units is provided at two enclosed and secured areas on the ground floor with a total of 48 spaces.



TRACT 3089 - PHASE 3

ANACAPA
 MARKET-RATE
 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

ARCHITECTURAL &
 DEVELOPMENT REVIEW

26 April 2023
 Rev. 28 June 2023

PROJECT DESCRIPTION

The *Avila Ranch Trip Reduction and Implementation Program*, dated August 19, 2022, identifies a bike-share program for the apartments with a pool of eighteen (18) bikes. The bike-share racks and docks are divided between the Anacapa and Sendero sites with Sendero providing nine (9) docked and shared bikes.

5. Bike Parking Alternative Compliance Request (\$17.72.070.D)

The City's affordable housing incentives §17.140.040.K.2 provides specific parking regulations for projects that are 100% low-income units. This standard incentive requires one (1) long-term bicycle parking space per unit and no requirements for short term or guest parking. Since the Sendero site includes eight (8) moderate income units (as prescribed by the Development Agreement) this bike parking standard incentive is not afforded to this development. The applicant is requesting alternative compliance approval pursuant §17.72.070.D for the provided long-term bicycle parking. The requested determination is for approval of 84 long-term bicycle parking spaces where 120 spaces would be required for a typical multi-family residential development. Since the Sendero provides nine (9) rideshare bicycles, this is a reduction of 27 spaces (or 20%) based on the following considerations:

Pursuant to the Active Transportation Plan Appendix C Design Guidelines §7.30.g², every effort has been made to provide ground-floor bike storage for the upper floor units. Based upon City Transportation Department staff direction, upper floor storage areas suitable for bike storage are not included or counted toward the long-term bike parking provided. Therefore, while alternative compliance is requested to approve a reduction in the quantity of bike storage, the provided parking is well secured, convenient, and practical.

The proposed (84) long-term bicycle parking spaces provide at least two (2) storage spaces for the (40) "base" dwelling units at the site.

The Sendero development will provide enhanced bicycle facilities with a dock of nine (9) ride-share bicycles available for use by Sendero's residents. Additionally, the residence will have access to the nine (9) ride share bikes located in the Anacapa (R-4) project area. These standard and e-bikes are docked in a separate area and not in the long-term bike storage areas.

6. Color and Material Boards -

In keeping with the Bauhaus style, the proposed colors strive for unity and simplicity with architectural color palettes restricted to contemporary "industrial" hues such as gray, white, and beige with a 21st century pop of muted plum. Materials emphasize minimalism with the intent of blending the multi-colored stucco elements, metal roofing and handrails with architectural columns wrapped in composite wood appearance siding and highlighted with accent lighting. The architectural columns provide a visual focal point and queuing to the many building entries and activity areas. The standing seam metal roof and metal mesh handrails as well as the modern architectural style provides the materials and detailing reminiscent of the Bauhaus style and, interestingly, the transition to the existing industrial development adjacent to and north of Sendero.

Attached, separately, are the physical color and material boards for both developments.

² Design Guidelines §7.30.g: "To the extent possible, interior bicycle storage areas should be on the ground floor, feature a wider door, and endeavor to have automatic door openers to accommodate better ingress and egress."

7. Landscape Architectural Design Concept – ANACAPA

The proposed contemporary landscape, designed to reflect and accentuate the urban aesthetic represented by the three-story apartment buildings, includes a varying textural and colorful array of flowering and evergreen trees and shrubs. Anacapa showcases the drought-tolerant, Mediterranean-style plant palette along vegetated streetscapes, pedestrian paseos, exterior patios, and in perimeter plantings.

A mixture of deciduous and evergreen canopy street trees, including colorful shrub and perennial plantings, is planned for the streetscape along Earthwood Lane and Piper Lane. These plantings provide a protective buffer between pedestrian pathways and vehicular travel. A massing of evergreen trees and shrubs along the northern edge of the property provides a vegetative buffer between the site and the neighboring commercial property, with canopy trees providing shade to parking lots.

A paseo pathway, located within a fully landscaped 20-foot-wide easement, meanders along the southerly portion of the site and links pedestrian circulation to the neighborhood park to the east and Earthwood Lane to the west. The community's focal hub of activity is at the community room and associated exterior patio, with table seating, and arbor feature.

The proposed landscape architectural design complements the overall Avila Ranch plant and landscape materials aesthetic and conforms to the Avila Ranch Development Plan and is in accordance with the City's Community Design Guidelines (§6.2 – Landscaping) and Municipal Code (§12.38.90 – Landscaping Standards and §17.70.220 – Water Efficient Landscape Standards).

Water conservation and stormwater management measures include various low impact development (LID) and best management practices (BMPs) through energy conservation, stormwater collection, 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 individual plant species water demand, soils, and exposure.

8. Landscape Architectural Design Concept – SENDERO

The proposed contemporary landscape, designed to reflect and accentuate the urban aesthetic represented by the three-story apartment building, includes a varying textural and colorful array of flowering and evergreen trees and shrubs. Sendero showcases the drought-tolerant, Mediterranean-style plant palette along vegetated streetscapes, exterior patios, and in perimeter plantings.

A mixture of deciduous and evergreen canopy street trees with colorful shrubs and perennial plantings is planned for the streetscape along Earthwood Lane, to help provide a protective buffer between pedestrian pathways and vehicular travel. A massing of evergreen trees and shrubs along the northern and western edge of the property provides a vegetative screen between the site and the neighboring commercial property, with canopy trees providing shade in parking lots.

The community's focal hub of recreation and activity is centered around the community room and associated exterior patio, complete with BBQ island and table seating. To satisfy the requirements of the California Tax Credit Allocation Committee's (CTCAC) low-income housing tax credit program, other site amenities include the following: synthetic lawn play area, children's playground, hammocks, ping pong, chess tables, and assorted bench and table seating.

The proposed landscape architectural design complements the overall Avila Ranch plant and landscape materials aesthetic and conforms to the Avila Ranch Development Plan and is in



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

PROJECT DESCRIPTION

accordance with the City's Community Design Guidelines (§6.2 – Landscaping) and Municipal Code (§12.38.90 – Landscaping Standards and §17.70.220 – Water Efficient Landscape Standards).

Water conservation and stormwater management measures include various low impact development (LID) and best management practices (BMPs) through energy conservation, stormwater collection, 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 individual plant species water demand, soils, and exposure.

9. Drainage Considerations/Post Construction Stormwater Management

Drainage and stormwater management are an integral part of both developments, as they must be considered concurrently with the site and building design. The Anacapa site consists of approximately 2.2+ acres, while the Sendero site consists of approximately 1.8+ acres. Both sites are currently undeveloped. The proposed sites drain to a regional detention facility that mitigates peak flows from the proposed development sites. The two development sites include water quality storage facilities. The proposed storm drain system will be designed to convey the 25-year storm event flow. Grading for positive drainage across the site will be designed such that overland release for the 100-year peak flow is provided while maintaining 1-foot of freeboard to the proposed structures finished floor elevations. This assumes that no flow is intercepted by the proposed storm drain system. The two development sites are shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06079C1331G, effective November 16, 2012. The Avila Ranch site is shown in FEMA Zone X (un-shaded), areas of minimal flood hazard.

Both proposed developments create more than 22,500 square feet of new and replaced impervious surface and, therefore anticipated to be required to comply with Post Construction Requirements 1 through 4 per the County of San Luis Obispo Post Construction Requirements Handbook, dated March 2017. The two development sites drain to a regional detention facility that mitigates peak flows from the proposed development sites to comply with PCR 4, peak management. The proposed developments will each include multiple underground infiltration facilities through both sites to comply with the water quality treatment and runoff retention requirements.

III. AFFORDABLE (INCLUSIONARY) HOUSING –

The Development Agreement prescribes the long-term housing affordability component of Avila Ranch, 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.

The Development Agreement requires a dedication of a 1.2-acre+ portion of the R-4 District (originally designated as lot 300 of the VTTM; now Lot 186 of Phase I Final Map) to an affordable housing provider to construct twenty-four (24) low-income units. The applicant has dedicated Lot 186, now a slightly larger parcel totaling 1.81-acres, to C & C Development, an affordable housing provider.

As a result of the affordable viability assessment for Sendero, the Wathen Castanos and C & C Development are proposing to include the (8) low-income and (8) moderate-income units,

originally intended to be mingled in an otherwise market-rate portion of be included in lot 186 along with the other affordable units. Consequently, C & C Development will construct a total of forty (40) units – 32 low-income + 8 moderate units.

C & C Development will take advantage of the State's Density Bonus Law (CA Gov't. Code § 65915 – 65918) by requesting, under separate application, a density bonus of twenty (20) units for a total of sixty (60) affordable units. California Density Bonus Law allows a developer to increase density on a property above the maximum set under a jurisdiction's General Plan land use plan, ordinances, and development agreements. See also Title 17 – Zoning Regulations Chapter 17.140.

The developer will dedicate 5% (equal to six (6) dwelling units) of the total 125 R-4 units as very-low income to allow for a 16% bonus (equal to twenty (20) dwelling units). The project description and design concepts for the R-4 development review package include and depict the density bonus units with a development design totaling 145 units dwelling units in the Avila Ranch R-4 zone.

Ultimately, C & C Development will enter into an Affordable Housing Agreement, specific to Lot 186, to establish the terms and conditions under which the sixty (60) affordable units will be constructed, encumbered, and rented.



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

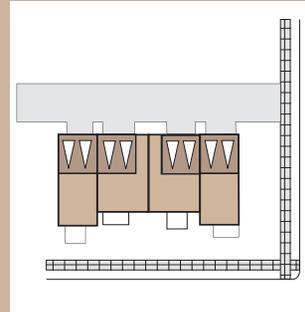
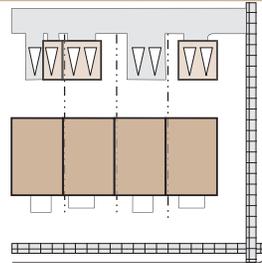
26 April 2023
Rev. 28 June 2023

PROJECT DESCRIPTION

P-1.7

Medium - High Density Residential Lot and Building Standards (R-3)

EXAMPLES
 These sketches shows a site layouts that would follow from the standards. Not all features shown in the sketch are standards.



STANDARDS (minimums)

Lot Area	1,000 ft	N/A
Lot Width	20 ft	N/A
Lot Depth	40 ft	N/A
Front Setback		
Dwelling	10 ft*	10 ft*
Front Porch	10 ft	10 ft
Rear Setback		
Dwelling	10 ft	10 ft
Parking	0 ft	0 ft
Side Setback (A) (applies to any structure, including covered parking)	as provided in R-2 zone	as provided in R-2 zone
Street (corner lot)	15 ft	15 ft

* Updated to reflect City zoning regulations for R-3 and R-4 setbacks, §17.20.20 and §17.22.010.

Excerpt of updated R-3 and R-4 development standards from the Avila Ranch Development Plan. The design of the R-4 product is consistent with the applicable standards.



TRACT 3089 - PHASE 3

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 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

ARCHITECTURAL &
 DEVELOPMENT REVIEW

26 April 2023
 Rev. 28 June 2023

PROJECT DESCRIPTION



**WATHEN
CASTANOS
HOMES**

C&C Development

**AVILA
RANCH**

TRACT 3089 - PHASE 3

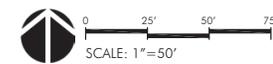
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DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

ILLUSTRATIVE SITE
PLAN



SP-1.0



AFFORDABLE APARTMENTS BUILDING 1

MARKET RATE APARTMENTS BUILDING A

A EARTHWOOD LANE LOOKING NORTH
NOT TO SCALE



AFFORDABLE APARTMENTS BUILDING 1

B EARTHWOOD LANE LOOKING WEST
NOT TO SCALE





MARKET RATE APARTMENTS BUILDING B

AFFORDABLE APARTMENTS BUILDING 1

C EARTHWOOD LANE LOOKING SOUTH
NOT TO SCALE



MARKET RATE APARTMENTS BUILDING B

MARKET RATE APARTMENTS BUILDING A

D EARTHWOOD LANE LOOKING EAST
NOT TO SCALE



C

D

EARTHWOOD LN



**WATHEN
CASTANOS
HOMES**

C&C Development

**AVILA
RANCH**

TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
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SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

OVERALL LANDSCAPE
PLAN

L-1.0

**COMMON RECREATIONAL
AMENITY**
SEE SHEET L-1.4

PROPOSED
ILLUMINATED
MONUMENT
SIGN

10 FT PEDESTRIAN
PASEO EASEMENT

PHASE 3
SINGLE FAMILY
LOTS

EARTHWOOD DR.

PROPOSED
ILLUMINATED
MONUMENT
SIGN

**PEDESTRIAN PASEO &
COMMUNITY ROOM PATIO**
SEE SHEET L-1.2

MEMPHIS BELLE WY.

PARK 'E' -
NOT A PART

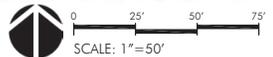
PIPER LN.

**AFFORDABLE HOUSING
APARTMENTS**
SEE SHEET L-1.3

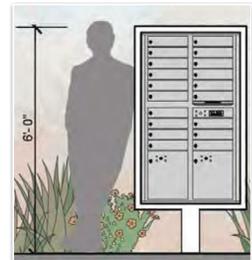
FUTURE FIRE STATION

**MARKET RATE
APARTMENTS**
SEE SHEET L-1.1

PHASE 3
SINGLE FAMILY
LOTS



MAILBOX KIOSKS



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.

TREE LEGEND

- EXISTING PHASE 1 P.I.P. TREES
- CITY-APPROVED STREET TREES
- PARKING LOT TREES
- PERIMETER TREES
- INTERIOR TREES
- ACCENT TREES
- PALMS





PROJECT DATA:

SITE INFORMATION:

ADDRESS: 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 LOT 185, 183-26-008
 LOT 186, 033-26-002

APN (T.B.D.)

SITE AREA - LOT 185: +1.18 ACRES
 SITE AREA - LOT 186: +1.00 ACRES
 SITE AREA - TOTAL: +2.24 ACRES

SPECIFIC PLAN: (PHASE 3) AVILA RANCH DEVELOPMENT PLAN

ZONING: R4-3F

ALLOWED USE: MULTI-FAMILY
 PROPOSED USE: MULTI-FAMILY

SETBACKS: FRONT 10'
 SIDES 10'
 REAR 10'

BUILDING HEIGHT ALLOWED: 38'
 BUILDING HEIGHT PROPOSED: REFER TO ELEVATIONS

NUMBER OF STORES PROPOSED: 3 STORES

SITE COVERAGE:

SITE PERIMETER	97,387 SQ. FT.	100%
BUILDING FOOTPRINTS	26,891 SQ. FT.	28%
STAIRWELLS	317 SQ. FT.	.5%
TRASH ENCLOSURES	614 SQ. FT.	.5%
HARDSCAPE	11,887 SQ. FT.	12%
DRIVEWAY/CURB	38,028 SQ. FT.	39%
LANDSCAPE	17,460 SQ. FT.	18%
CONCRETE DRAINAGE DITCH	2,380 SQ. FT.	2%
TOTAL COVERAGE	97,387 SQ. FT.	100%

UNIT MIX:

BUILDING A (LOT 185)		3 UNITS	11%
STUDIO	1-BEDROOM	17 UNITS	58%
2-BEDROOM		20 UNITS	63%
TOTAL UNITS		43 UNITS	
BUILDING B (LOT 186)		6 UNITS	14%
STUDIO	1-BEDROOM	12 UNITS	40%
2-BEDROOM		24 UNITS	76%
TOTAL UNITS		42 UNITS	
TOTAL UNIT COUNT		8 UNITS	11%
STUDIO	1-BEDROOM	29 UNITS	34%
2-BEDROOM		41 UNITS	50%
TOTAL UNITS		85 UNITS	

UNIT SQUARE FOOTAGE:

UNIT TYPE	UNIT COUNT	UNIT AREA	TOTAL AREA
STUDIO	9 UNITS	+407 S.F.	3,663 S.F.
1-BEDROOM	29 UNITS	+472 S.F.	16,588 S.F.
2-BEDROOM	47 UNITS	+817 S.F.	43,089 S.F.
TOTAL FLOOR AREA			63,299 S.F.

PARKING PROVIDED:

PER MUNICIPAL CODE MULTI-FAMILY	75 SPACES PER BEDROOM
PER DWELLING UNIT	80% LESS THAN 1 SPACE PER DWELLING UNIT
RESIDENTIAL	75 SPACES PER STUDIO UNIT 75 SPACES PER 1-BEDROOM UNIT 1.5 SPACES PER 2-BEDROOM UNIT
GUEST	1.5 SPACES PER 1-BEDROOM UNIT 1.5 SPACES PER 2-BEDROOM UNIT
TOTAL PARKING REQUIRED (SEE SHEET P-1.4, TABLE 4)	118 SPACES
MOTORCYCLE PARKING	8 SPACES
PARKING PROVIDED	114 SPACES (5% REDUCTION)
MOTORCYCLE	6 SPACES
*34 PARKING STALLS ARE COMPACT, 33% OF THE TOTAL PARKING PROVIDED.	
*18 PARKING STALLS ARE MODIFIED COMPACT (IF WIDE STALL), 17% OF TOTAL PARKING.	

ACCESSIBLE PARKING - 2022 CBC - 109A

RESIDENTIAL FACILITIES:

ADA PARKING STALLS REQUIRED:	2% OF 85 DWELLING UNITS	= 2 ADA STALLS (1 TO BE VAN)
UNASSIGNED PARKING (114-11) (GUEST PARKING):	7 x 35 + 4 x 85	= 5 ADA STALLS (1 TO BE VAN)
GUEST PARKING:	EVSE	= 1 VAN ADA STALL
TOTAL ADA PARKING STALLS		= 12 (6 VAN, 6 STANDARD)

EVCS - 2022 GREEN BUILDING CODE:

5% LEVEL 2 EVSE (CHARGING EQUIPMENT)	= 114 x .05 = 6 STALLS	
10% EV CAPABLE (ELEC. PANEL & CONDUIT)	= 114 x .10 = 12 STALLS	
*10 ADDITIONAL STALLS REQUIRED PER MUN. CODE 17.22.046, TABLE 3.5	= 10 STALLS	
TOTAL EVSE		= 28 STALLS
40 AMP RECEPTACLE, OR CHARGE STATION	= 114 x .25 = 29 STALLS	
TOTAL EVCS		= 57 STALLS

LONG TERM BIKE PARKING REQUIRED:

85 x 2 PER UNIT	= 170
+10 FOR CAR PARKING REDUC.	= 10
TOTAL	= 180

LONG TERM BIKE PARKING PROVIDED:

54 IN UNIT @ 1st FLOOR	= 54 (27 VERTICAL IN DECK STORAGE ROOM)
126 @ BIKE RACKS ENCLOSED	= 126
TOTAL	= 180 (SEE SHEET P-1.4, TABLE 5)

SHORT TERM BIKE PARKING REQUIRED:

1 GUEST/ST UNITS	= 17
SHORT TERM BIKE PARKING PROVIDED	= 20

TRIP PLAN REDUCTION:

9 E-BIKES AND 9 STANDARD BIKES FOR PHASE 3	
TRIP PLAN REDUCTION PROVIDED:	
9 E-BIKES (9 STANDARD BIKES PROVIDED AT THE AFFORDABLE SITE)	
TOTAL BIKE PARKING PROVIDED	= 209

LEGEND:

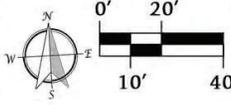
- ACCESSIBLE ROUTE
- SIDEWALK DETECTABLE WARNING
- ELECTRIC VEHICLE CHARGING STATION
- BICYCLE RACKS
- EXISTING OR PROPOSED FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- HVAC CONDENSER UNIT
- MOBILITY AND HEARING IMPAIRED LOCATIONS

UNIT KEYNOTE:

UNIT NUMBER

UNIT TYPE (S) STUDIO, 1, OR 2 BEDROOM

AVILA RANCH PHASE 3
 MARKET RATE APARTMENTS
 SAN LUIS OBISPO, CA
SITE PLAN
 SCALE: 1"=40'-0"
 6/23/2023



TRACT 3089 - PHASE 3

ANACAPA
 MARKET-RATE
 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

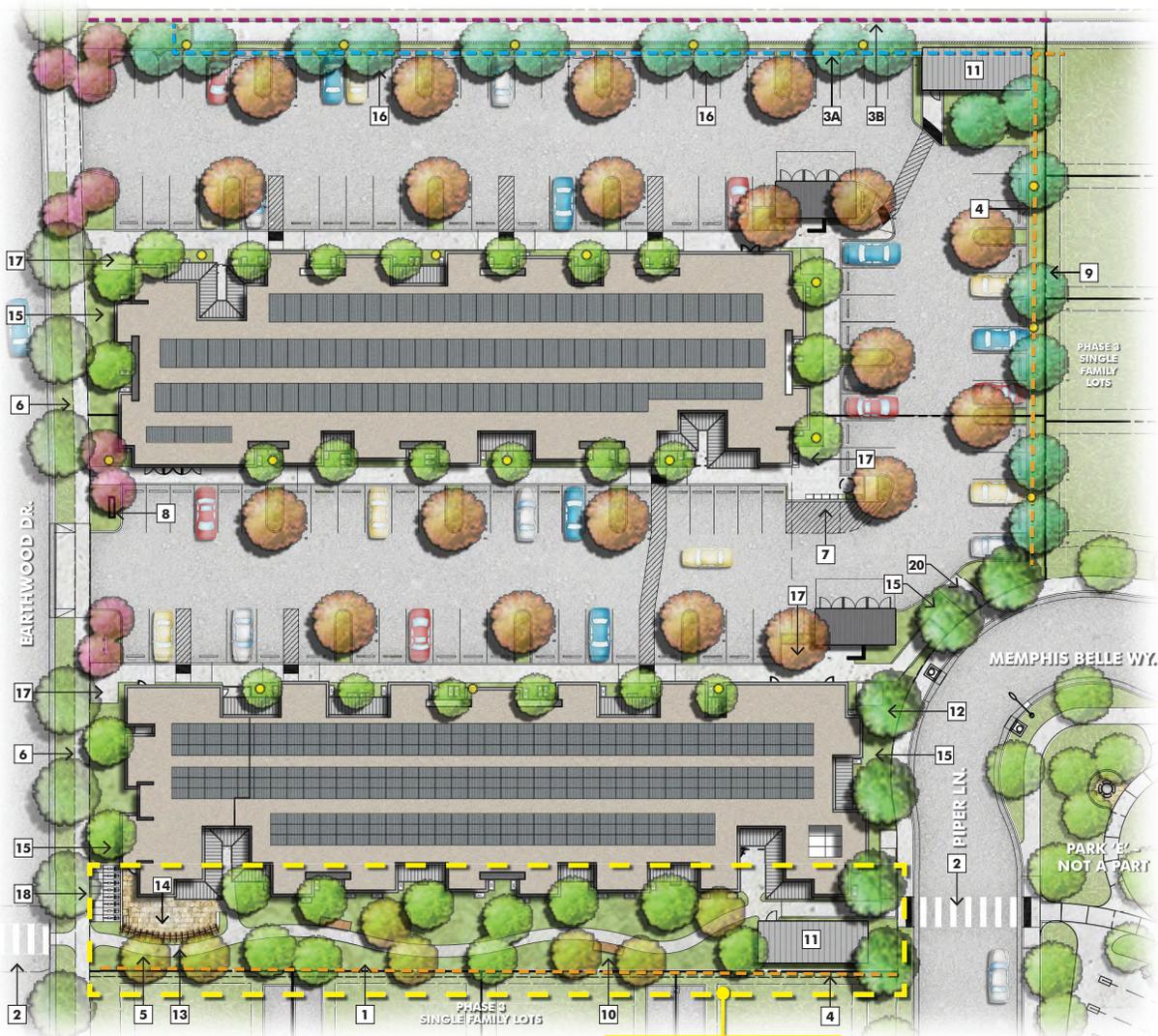
SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

ARCHITECTURAL &
 DEVELOPMENT REVIEW

26 April 2023
 Rev. 28 June 2023

SITE PLAN R-4 WITH
 STATISTICS

SP-1.1



**PEDESTRIAN PASEO & COMMUNITY ROOM PATIO
SEE SHEET L-1.2**

KEYNOTE LEGEND #

- 1 PASEO LANDSCAPING, TREES, SHRUBS, GROUNDCOVERS
- 2 PEDESTRIAN CROSS WALK
- 3A 6' TALL DECORATIVE METAL FENCE - - - - -
- 3B 3.5' TALL DECORATIVE METAL FENCE - - - - -
- 4 6' TALL WOOD FENCE - - - - -
- 5 MEANDERING CONCRETE PASEO WALK
- 6 APPROVED PARKWAY LANDSCAPING AS PART OF PHASE 1 PUBLIC IMPROVEMENT PLANS
- 7 CLUSTER MAILBOX UNITS
- 8 PROPOSED ILLUMINATED MONUMENT SIGN, SEE SHEET L-1.1
- 9 10' LANDSCAPED PASEO AS PART OF PH. 3 S.F. HOMES
- 10 PEDESTRIAN BENCHES
- 11 LONG TERM BIKE PARKING
- 12 CITY APPROVED STREET TREES
- 13 SHADE ARBOR
- 14 COMMUNITY CLUBHOUSE PATIO WITH TABLE SEATING AND DECORATIVE PAVING
- 15 LOW-MEDIUM HEIGHT PERIMETER PLANTING MASS
- 16 PERIMETER SCREENING TREES
- 17 SHORT TERM BIKE PARKING
- 18 E-BIKE PARKING
- 19 DECORATIVE POLE LIGHTS ●
- 20 BIKE PATH CONNECTION

PROPOSED FENCING TYPES



6' and 3.5' TALL METAL



6' TALL WOOD

TREE LEGEND

- EXISTING PHASE 1 P.L.P. TREES
- CITY-APPROVED STREET TREES
- PARKING LOT TREES
- PERIMETER TREES
- INTERIOR TREES
- ACCENT TREES
- PALMS



20 POLE LIGHT EXAMPLE

SCREENING NOTE:
ALL GROUND-LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY PLANTING OR FENCING, TO THE GREATEST EXTENT POSSIBLE.



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

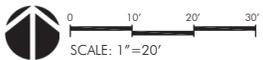
SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
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R-4 LANDSCAPE PLAN
ENLARGED

L-1.1



PLANTING NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY 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.

WATER CONSERVATION NOTES

THE CONCEPTUAL LANDSCAPE PLAN EMBRACES THE FOLLOWING CURRENT WATER CONSERVATION TECHNOLOGY AND METHODOLOGIES:

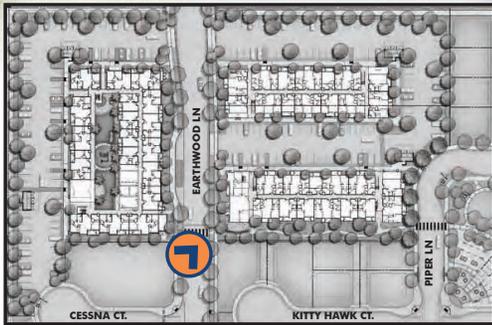
1. UTILIZATION OF STATE OF THE ART IRRIGATION CONTROLLER(S) ALLOWING FOR PRECISION INCREMENTAL WATER SCHEDULING IN ALL HYDROZONES.
2. USE OF DRIP-TYPE AND/OR MICROSPRAY SYSTEMS ONLY.
3. INTEGRATED PLANT DESIGN. PLANT PALETTES HAVE BEEN FORMED TO REFLECT PARALLEL WATERING REQUIREMENTS WITHIN EACH HYDROZONE 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.

KEYNOTE LEGEND #

- 1 PASEO LANDSCAPING, TREES, SHRUBS, GROUNDCOVERS
- 2 MEANDERING CONCRETE PASEO WALK
- 3 6' TALL WOOD FENCE
- 4 PEDESTRIAN BENCHES
- 5 SHADE ARBOR ATTACHED TO LOW WALL
- 6 TABLE SEATING
- 7 ENHANCED PAVING
- 8 LOW-MEDIUM HEIGHT PERIMETER PLANTING MASS
- 9 PRIVATE APARTMENT UNIT PATIOS
- 10 LONG TERM BIKE PARKING
- 11 EBIKE PARKING
- 12 PATHWAY LIGHT BOLLARD

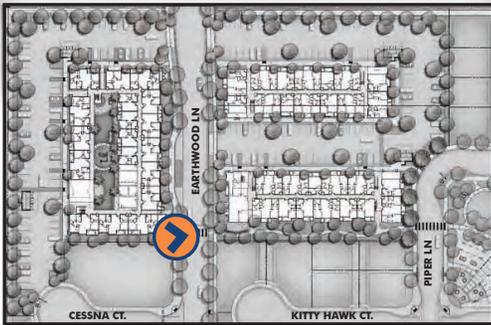
SCREENING NOTE:
ALL GROUND-LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY PLANTING OR FENCING, TO THE GREATEST EXTENT POSSIBLE.





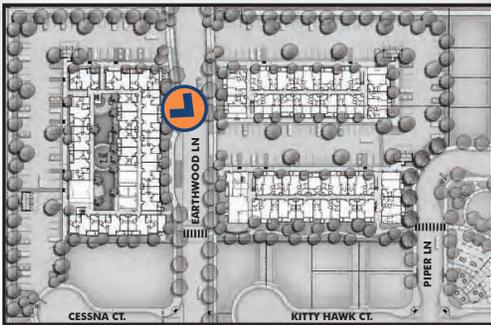
ARCHITECTURAL
PERSPECTIVES - R4

AS-2.0



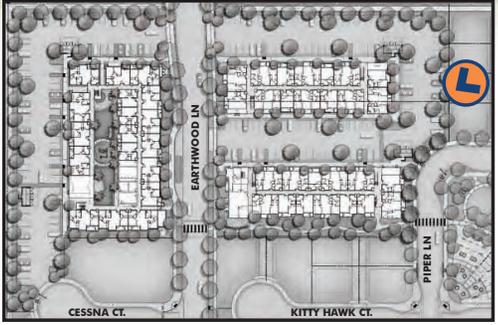
ARCHITECTURAL
PERSPECTIVES - R4

AS-2.1



ARCHITECTURAL
PERSPECTIVES - R4

AS-2.2



ARCHITECTURAL
PERSPECTIVES - R4

AS-2.3



BUILDING A NORTH ELEVATION



BUILDING A EAST ELEVATION



BUILDING A WEST ELEVATION

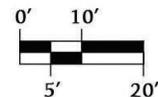


BUILDING A SOUTH ELEVATION

AVILA RANCH PHASE 3
 MARKET RATE APARTMENTS
 SAN LUIS OBISPO, CA

BUILDING A ELEVATIONS

SCALE: 1"=20'-0" 6/23/2023



ARC COMPLETENESS LETTER 5/26/2023

**WATHEN
 CASTANOS
 HOMES**

C&C Development

**AVILA
 RANCH**

TRACT 3089 - PHASE 3

ANACAPA
 MARKET-RATE
 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

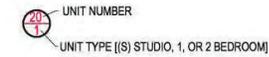
ARCHITECTURAL &
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26 April 2023
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R-4 BUILDING A
 ELEVATIONS

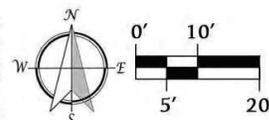
A-1.0

UNIT KEYNOTE:



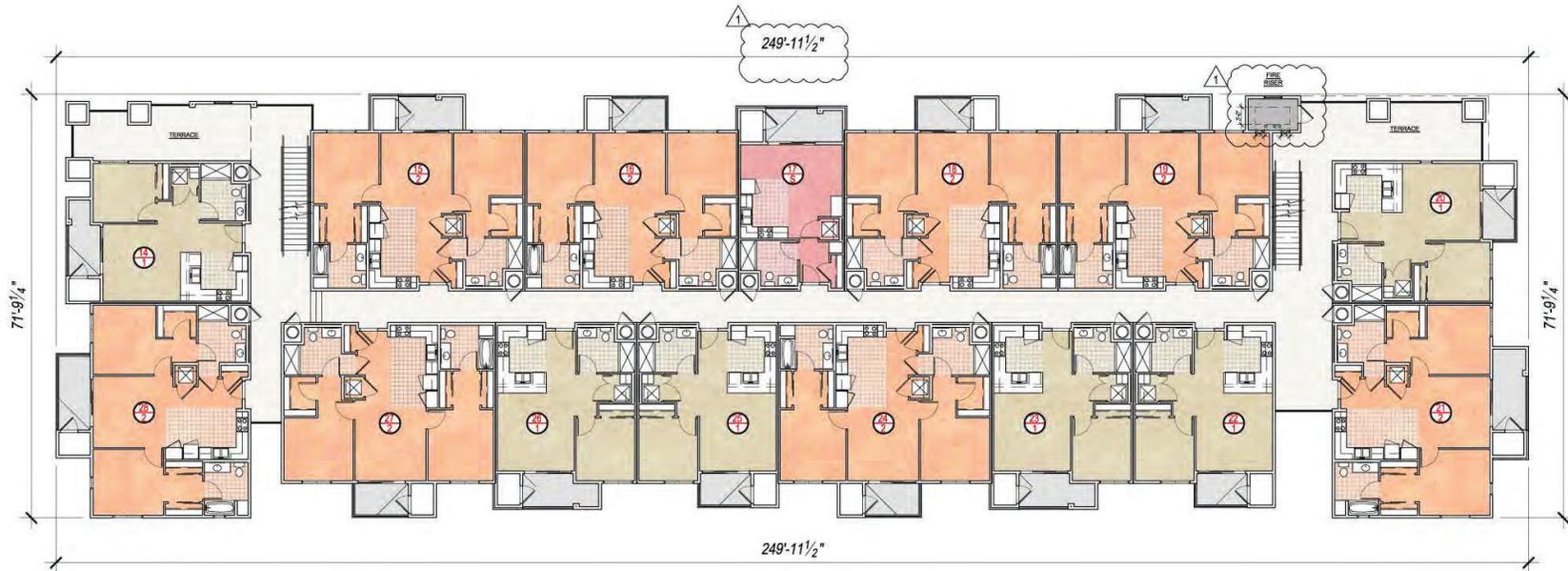
ARC COMPLETENESS LETTER 5/28/2023

AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BUILDING A FIRST LEVEL FLOOR PLAN
SCALE: 1" = 20' - 0" 6/23/2023



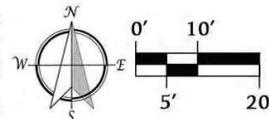
UNIT KEYNOTE:

 UNIT NUMBER
 UNIT TYPE ((S) STUDIO, 1, OR 2 BEDROOM)

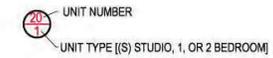


 ARC COMPLETENESS LETTER 5/26/2023

AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BUILDING A SECOND LEVEL FLOOR PLAN
SCALE: 1"=20'-0" 6/23/2023

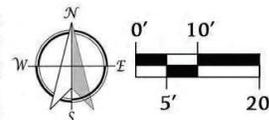


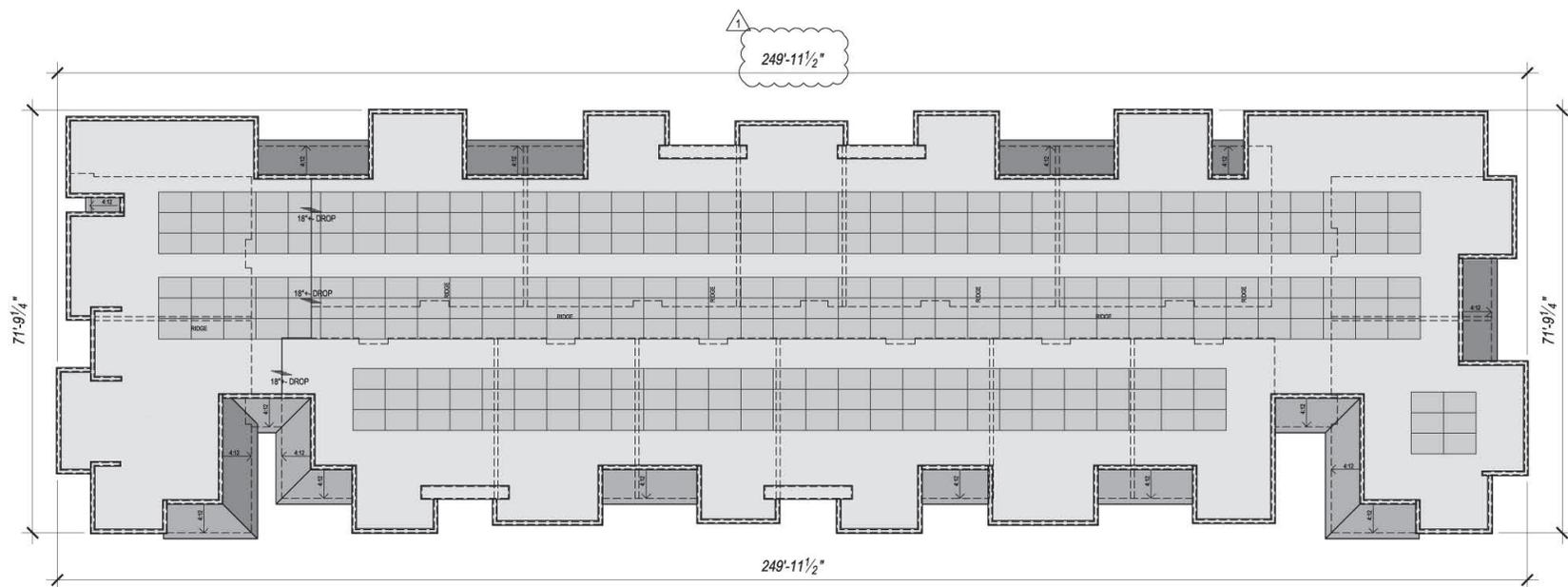
UNIT KEYNOTE:



ARC COMPLETENESS LETTER 5/28/2023

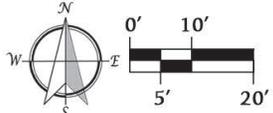
AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BUILDING A THIRD LEVEL FLOOR PLAN
SCALE: 1"=20'-0" 6/23/2023





ARC COMPLETENESS LETTER 5/26/2023

AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BUILDING A ROOF PLAN
SCALE: 1" = 20'-0" 6/23/2023





BUILDING B NORTH ELEVATION



BUILDING B EAST ELEVATION



BUILDING B WEST ELEVATION

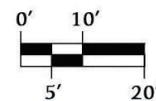


BUILDING B SOUTH ELEVATION

AVILA RANCH PHASE 3
 MARKET RATE APARTMENTS
 SAN LUIS OBISPO, CA

BUILDING B EXTERIOR ELEVATIONS

SCALE: 1"=20'-0" 6/23/2023



ARC COMPLETENESS LETTER 5/26/2023

**WATHEN
 CASTANOS
 HOMES**

C&C Development

**AVILA
 RANCH**

TRACT 3089 - PHASE 3

ANACAPA
 MARKET-RATE
 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

ARCHITECTURAL &
 DEVELOPMENT REVIEW

26 April 2023
 Rev. 28 June 2023

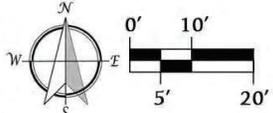
R-4 BUILDING B
 ELEVATIONS

A-3.0



1 ARC COMPLETENESS LETTER 5/26/2023

AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BUILDING B FIRST LEVEL FLOOR PLAN
SCALE: 1" = 20'-0" 6/23/2023



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

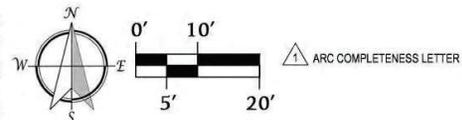
R-4 BUILDING B
SECOND FLOOR PLAN

A-4.1

UNIT KEYNOTE:
 UNIT NUMBER
 UNIT TYPE (S) STUDIO, 1, OR 2 BEDROOM

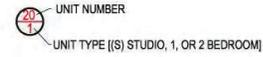


AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BUILDING B SECOND LEVEL FLOOR PLAN
SCALE: 1" = 20'-0" 6/23/2023

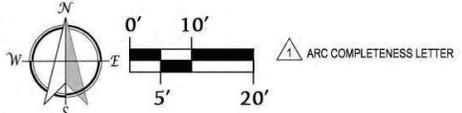


5/26/2023

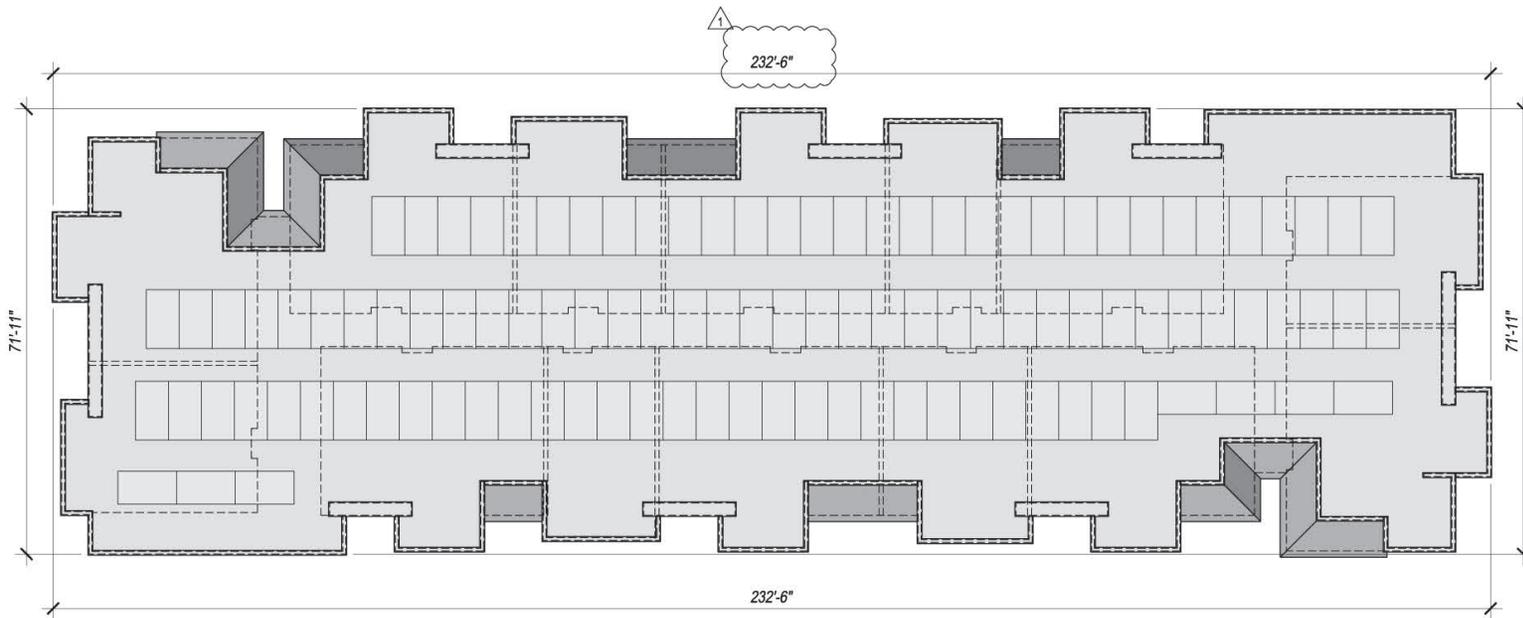
UNIT KEYNOTE:



AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BUILDING B THIRD LEVEL FLOOR PLAN
SCALE: 1"=20'-0" 6/23/2023



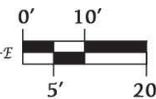
5/26/2023



AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA

BUILDING B ROOF PLAN

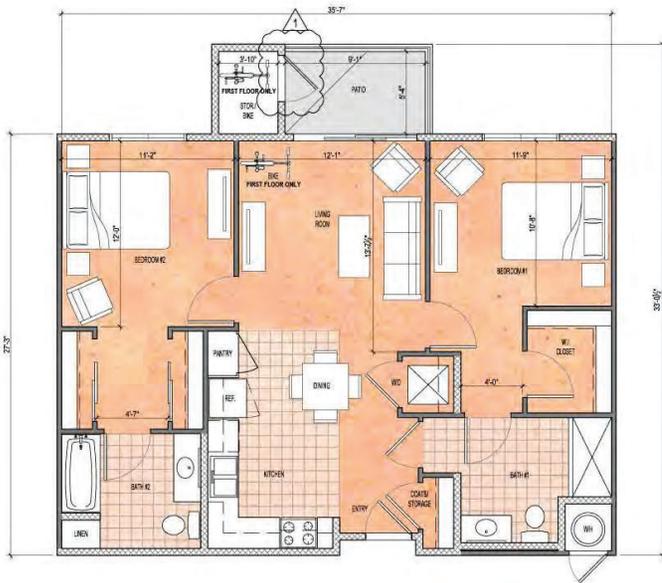
SCALE: 1"=20'-0" 6/23/2023



△ ARC COMPLETENESS LETTER

5/26/2023

A-4.3



TWO BEDROOM

1/8" = 1'-0"

FLOOR AREA = 917 SQ. FT.
PATIO/STORAGE AREA = 71 SQ. FT.



ONE BEDROOM

1/8" = 1'-0"

FLOOR AREA = 572 SQ. FT.
PATIO/STORAGE AREA = 69 SQ. FT.



STUDIO

1/8" = 1'-0"

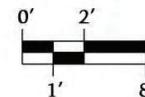
FLOOR AREA = 401 SQ. FT.
PATIO/STORAGE AREA = 92 SQ. FT.

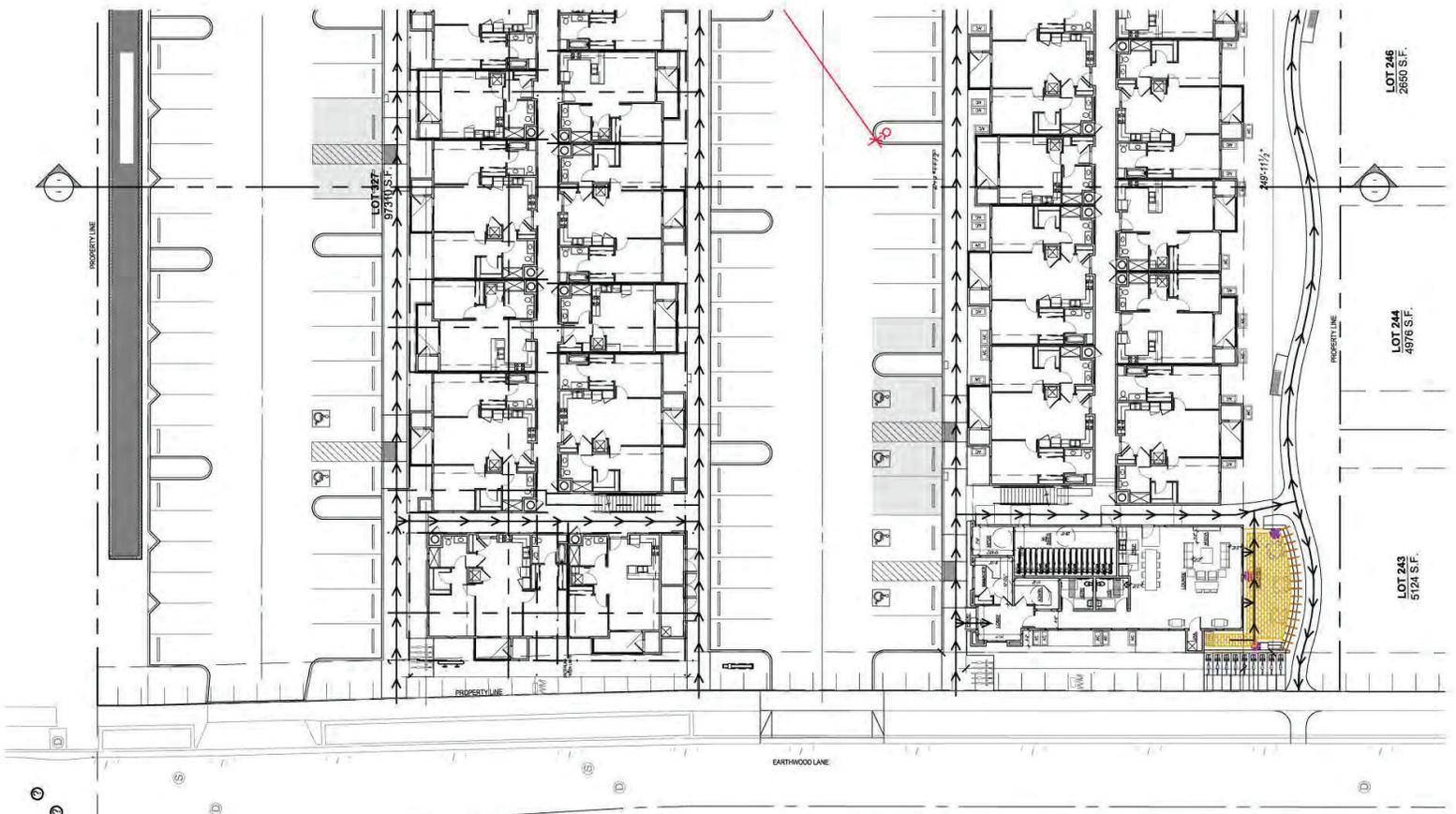
1 ARC COMPLETENESS LETTER 5/26/2023

AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA

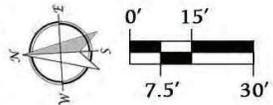
UNIT FLOOR PLANS

SCALE: 1/8"=1'-0" 6/23/2023





AVILA RANCH PHASE 3
 MARKET RATE APARTMENTS
 SAN LUIS OBISPO, CA
 MARKET RATE SITE SECTION
 SCALE: 1"=30'-0" 6/23/2023



**WATHEN
 CASTANOS
 HOMES**

C&C Development

**AVILA
 RANCH**

TRACT 3089 - PHASE 3

ANACAPA
 MARKET-RATE
 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

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R-4 SITE SECTION

A-6.0

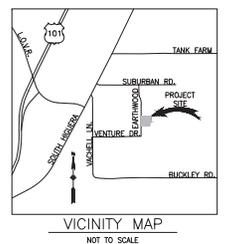
**PRELIMINARY GRADING AND UTILITY PLANS FOR
AVILA RANCH PHASE 3 - MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA**

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE / R/W	---	---
EASEMENT	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
FENCE-GENERAL USE	---	---
FLOORLINE	---	---
CONTOURS	---	---
DOMESTIC WATER	---	---
FIRE SERVICE WATER	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
FIRE HYDRANT	---	---
DROP INLET	---	---
THRUST BLOCK	---	---
DOUBLE CHECK	---	---
MANHOLES	---	---
WATER METER	---	---
UNDERGROUND STORMWATER RETENTION CHAMBER	---	---
CONCRETE	---	---
ASPHALT	---	---

ABBREVIATIONS

CENTERLINE	CL
CLEANOUT	CO
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR	FF
FIRE DEPARTMENT CONNECTION	FDC
FLOOR LINE	FL
HIGH POINT	HP
LOW POINT	LP
POINT OF CONNECTION	POC
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
RIGHT-OF-WAY	R/W
SANITARY SEWER	S/S
STORM DRAIN	SD
TOP OF CURB	TC
TOP OF GRATE	TG
TYPICAL	TYP
WATERLINE	W/W
WATER METER	WM



RICK ENGINEERING
1160 MARSH STREET #150
SAN LUIS OBISPO, CA 93401
805.544.0707
rickengineering.com

**PRELIMINARY GRADING PLAN
AVILA RANCH PHASE 3
MARKET RATE APARTMENTS**

PROJECT NO: 19164-C SCALE: 1"=20'
DRAWN BY: KPD DATE: 4/22/2023 SHEET 1 OF 2

DEVELOPER/BUILDER

WATHEN CASTANOS HOMES
735 TANK FARM ROAD, SUITE 100
SAN LUIS OBISPO, CA 93401
EMAIL: DW@WATHENCASTANOS.COM
PHONE: (805) 595-5440
CONTACT: DAN GARSON

CIVIL ENGINEER

ROK ENGINEERING COMPANY
1160 MARSH STREET, SUITE 150
SAN LUIS OBISPO, CA 93401
EMAIL: TMARTIN@ROKENGINEERING.COM
PHONE: (805) 544-0707
CONTACT: TOM MARTIN P.E.

GEOTECHNICAL ENGINEER

GEO SOLUTIONS
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
EMAIL: MKROZEMER@GEO SOLUTIONS.NET
PHONE: (805) 543-8539
CONTACT: KING GROZIER

SURVEYOR

WALLACE GROUP
612 GARRON COURT
SAN LUIS OBISPO, CA 93401
EMAIL: CLAYTON@WALLACEGROUP.US
PHONE: (805) 544-4011
CONTACT: CLAYTON BRADSHAW

SITE ADDRESS

ADDRESS: 4240 & 4280 EARTHWOOD LANE,
SAN LUIS OBISPO
ASSESSOR'S PARCEL NO.: 053-290-008
053-290-005

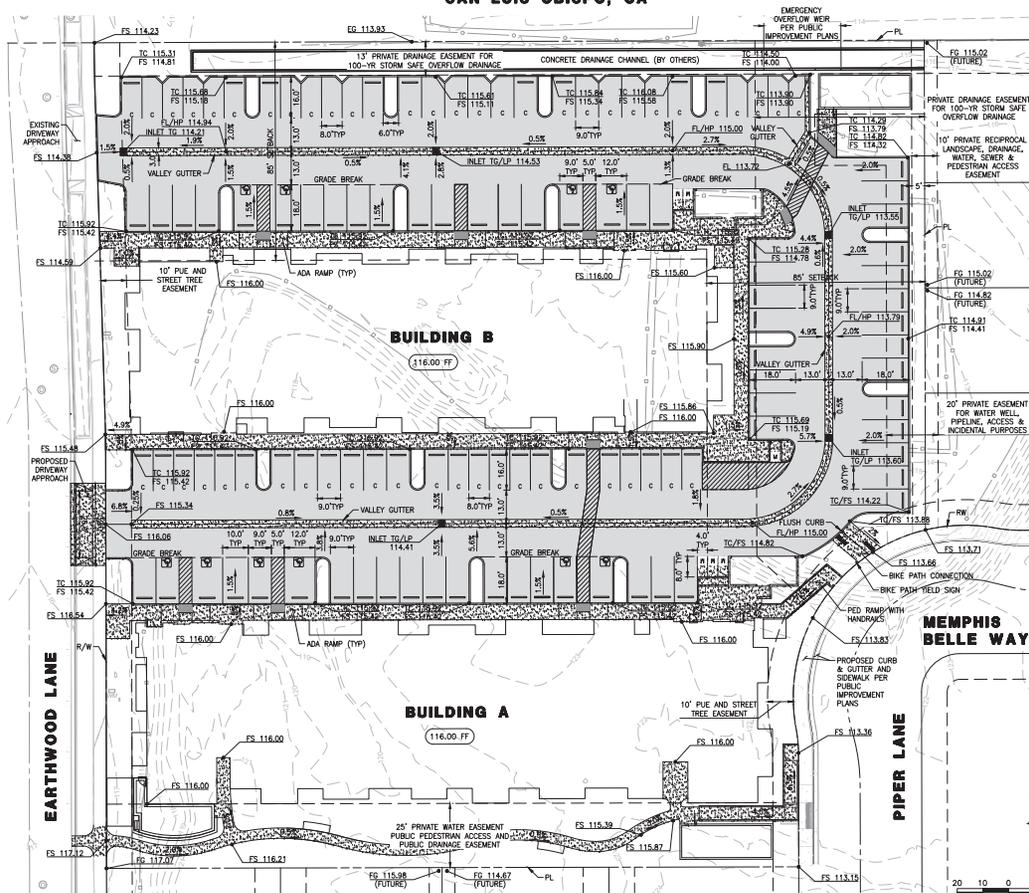
SITE AREA

2.2 ACRES

EARTHWORK

GRADING SURFACE CUT:	8000	CY
GRADING SURFACE FILL:	3900	CY
BUILDING UNDERCUTS:	800	CY
ROAD AND PARKING UNDERCUTS:	1900	CY
UTILITY CUTS:	1200	CY
NET:	8000	CY (IMPORT)

- NOTES:
- THE QUANTITIES SHOWN ARE "RAW" QUANTITIES AND DO NOT INCLUDE ADJUSTMENTS FOR SOIL CHARACTERISTICS
 - THESE QUANTITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR BIDDING PURPOSES
 - OVER EXCAVATION AND REPLACEMENT OF ENGINEERED FILL IS NOT ACCOUNTED FOR IN THESE QUANTITIES



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

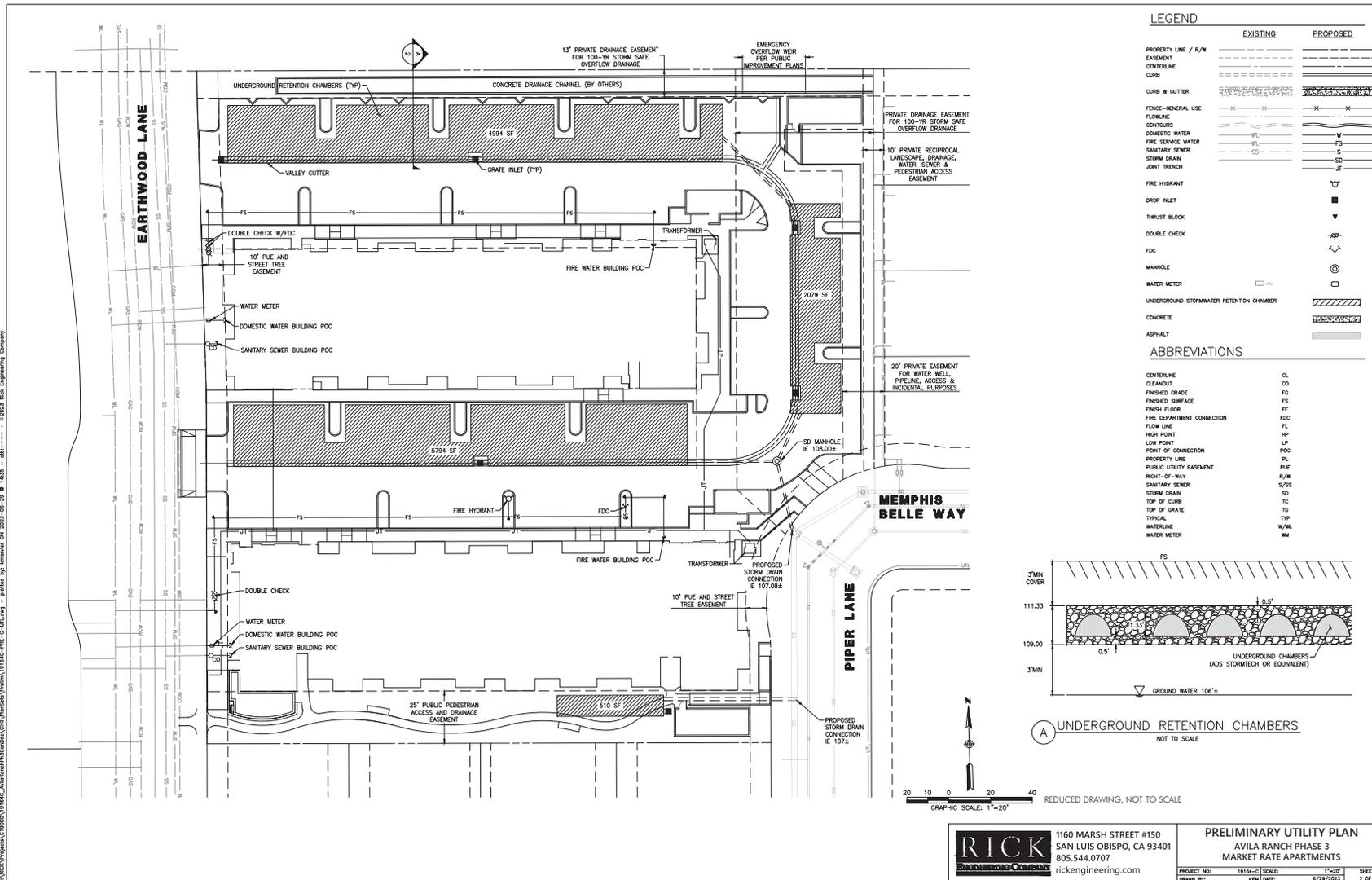
SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

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R-4 CIVIL GRADING
PLAN

C-1.0



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ENGINEERING

1160 MARSH STREET #150
SAN LUIS OBISPO, CA 93401
805.544.0707
rickengineering.com

PRELIMINARY UTILITY PLAN
AVILA RANCH PHASE 3
MARKET RATE APARTMENTS

PROJECT NO: 19184-C SCALE: 1"=20' SHEET
DRAWN BY: KPM DATE: 6/29/2023 2 OF 2

C:\MXP\Projects\120000\19184-C_AvilaRanchPhase3\Drawings\Pre\19184-C-UT-Plan.rvt - 2023 Rick Engineering Company



LONG TERM BIKE PARKING REQUIRED:
60 x 2 PER UNIT (SLO MUNI. CODE, 17.140.040) = 120

LONG TERM BIKE PARKING PROVIDED:
TOTAL (SEE SHEET P-1, TABLE 8 AND SHEET P-1.6 FOR ALTERNATIVE COMPLIANCE REQUEST) = 84

36 WITHIN UNITS AT FIRST FLOOR (18 VERTICAL RACKS AT DECK STORAGE)
48 PROVIDED WITHIN ENCLOSED STORAGE STRUCTURES (24 VERTICAL RACKS AT FIRST FLOOR NEAR THE MAINTENANCE ROOM)

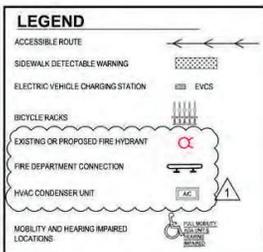
SHORT TERM BIKE PARKING REQUIRED:
1 GUESTS UNITS = 12

SHORT TERM BIKE PARKING PROVIDED: = 12

TRIP REDUCTION PLAN:
9 E-BIKES AND 9 STANDARD BIKES FOR PHASE 3

TRIP REDUCTION PLAN PROVIDED:
9 STANDARD BIKES PROVIDED (9 E-BIKES PROVIDED AT MARKET RATE SITE).

TOTAL BIKE PARKING PROVIDED = 105



SITEDATA INFORMATION:

PROJECT ADDRESS: 165 CESSNA COURT

APR: 053-290-006

ZONING: R-4 S.F.

PROPOSED OCCUPANCY: R-2, B.A.3

TYPE OF CONSTRUCTION: V.A.

FIRE SPRINKLERS: FULL SPRINKLER

FIRE ALARM: YES

LOT AREA: 78,787 S.F. = 1.81 ACRES

BUILDING HEIGHT ALLOWED: 38'

BUILDING HEIGHT PROPOSED: SEE PROPOSED ELEVATIONS

NUMBER OF STORES PROPOSED: 3 STORES

SITE COVERAGE:

SITE PERMETER: 78,787 SQ. FT. 100%

BUILDING FOOTPRINTS: 19,835 SQ. FT. 25%

STARWHELLS: 240 SQ. FT. 5%

TRASH ENCLOSURES: 626 SQ. FT. 5%

HARDSCAPE: 8,541 SQ. FT. 11%

DRIVEWAYS(CURBS): 27,998 SQ. FT. 35%

LANDSCAPE: 17,768 SQ. FT. 23%

SITE WALL(S): 3,777 SQ. FT. 5%

TOTAL COVERAGE 78,787 SQ. FT. 100%

UNIT MIX:

1-BEDROOM (629 SQ. FT. +/- CONDITIONED): 18 (30%) 18x529 S.F. = 9,522 S.F.

2-BEDROOM (746 SQ. FT. +/- CONDITIONED): 21 (35%) 21x746 S.F. = 15,718 S.F.

3-BEDROOM (636 SQ. FT. +/- CONDITIONED): 21 (35%) 21x636 S.F. = 13,356 S.F.

TOTAL: 60 UNITS = 44,665 S.F.

TOTAL BEDROOMS: 123 BEDROOMS

PUBLIC HOUSING:
2022 CBC - 11B-233 - 5% MOBILITY UNITS, 2% COMMUNICATIONS

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE PROJECT:
CALIFORNIA CODE OF REGULATIONS TITLE 4, DIVISION 17, CHAPTER 1
15% MOBILITY UNITS, 4% COMMUNICATIONS UNITS

GENERAL:
TOTAL NUMBER OF DWELLING UNITS - 60
1 BEDROOM - 18
2 BEDROOM - 21
3 BEDROOM - 21

MOBILITY UNITS:
NUMBER OF MOBILITY UNITS REQUIRED PER 2022 CBC - 5 (8% OF EACH BUILDING)
NUMBER OF MOBILITY UNITS REQUIRED PER TCAC - 9 (15% OF TOTAL UNITS)
TCAC IS MORE STRINGENT REQUIREMENT SO IT APPLIES TO THIS PROJECT
9 MOBILITY UNITS PROPOSED ON THE FIRST FLOOR WITH 3 COMMUNICATIONS UNITS

PARKING:

REQUIRED PARKING:

(18) ONE BEDROOM	(18 x 1)	18 PARKING STALLS
(42) TWO & THREE BEDROOM	(42 x 1.5)	63 PARKING STALLS
GUEST PARKING		N/A
TOTAL PARKING STALLS REQUIRED		81 PARKING STALLS
(SEE SHEET P-1.5, TABLE 7)		
MOTORCYCLE		N/A

PROPOSED PARKING:

(18) ONE BEDROOM	(18 x 1)	18 PARKING STALLS
(42) TWO & THREE BEDROOM	(42 x 1.5)	63 PARKING STALLS
GUEST PARKING		N/A
TOTAL PARKING STALLS PROPOSED		81 PARKING STALLS
MOTORCYCLE		5 STALLS

23 PARKING STALLS ARE COMPACT = 28% OF TOTAL PARKING

ACCESSIBLE PARKING - 2022 CBC - 11B-206.2.3:

RESIDENTIAL FACILITIES - 1/EACH MOBILITY UNIT (2 VAN, 7 STANDARD) - 9 ACCESSIBLE PARKING STALLS REQUIRED.

ADDITIONAL RESIDENTIAL - 81 TOTAL RESIDENTIAL SPACES PROVIDED - 9 MOBILITY SPACES - 72 * 2% = 1.44 - 2 ADDITIONAL (1 VAN, 1 STANDARD)

GUEST PARKING - N/A
EVSE - 1 VAN, 1 STANDARD ACCESSIBLE SPACE REQUIRED

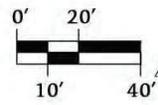
TOTAL ACCESSIBLE PARKING REQUIRED - 13 (1 VAN AND 9 STANDARD)

EVCS - 2022 GREEN BUILDING CODE -

5% LEVEL 2 EVSE (CHARGING EQUIPMENT)	= 81 x .05 = 5 STALLS
10% EV CAPABLE (ELEC. PANEL & CONDUIT)	= 81 x .10 = 8 STALLS
6 additional stalls required per Muni. Code 17.72.040, Table 3-5	= 6 STALLS
20% EV READY (FULLY WIRED AND READY FOR USE 208/240 VOLT, 40 AMP RECEPTACLE, OR CHARGE STATION)	= 81 x .20 = 21 STALLS
TOTAL EVCS	= 41 STALLS

AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA
SITE PLAN

SCALE: 1"=40'-0" 6/23/2023



ARC COMPLETENESS LETTER 5/26/2023



KEYNOTE LEGEND #

1	PEDESTRIAN CROSSWALK
2A	6' TALL DECORATIVE METAL FENCE
2B	42" TALL DECORATIVE METAL FENCE
3	6' TALL WOOD FENCE
4	APPROVED PARKWAY LANDSCAPING AS PART OF PHASE 1 PUBLIC IMPROVEMENT PLANS
5	NOT USED
6	MAILBOX UNITS, SEE ARCH PLANS
7	PROPOSED ILLUMINATED MONUMENT PROJECT SIGN
8	VINE ATTACHED TO TRASH ENCLOSURE WALL
9	COMMUNITY CLUBHOUSE
10	SHORT TERM BIKE PARKING
11	BUS STOP
12	LOW-MEDIUM HEIGHT INTERIOR PLANTING MASS
13	MEDIUM HEIGHT PERIMETER PLANTING MASS
14	PREMIER SCREENING TREES
15	LONG TERM BIKE PARKING
16	DECORATIVE POLE LIGHTS

PROPOSED FENCING TYPES



6' TALL METAL PERIMETER.



6' TALL WOOD INTERIOR.



10 BIKE RACK EXAMPLE

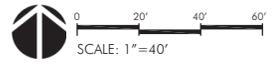


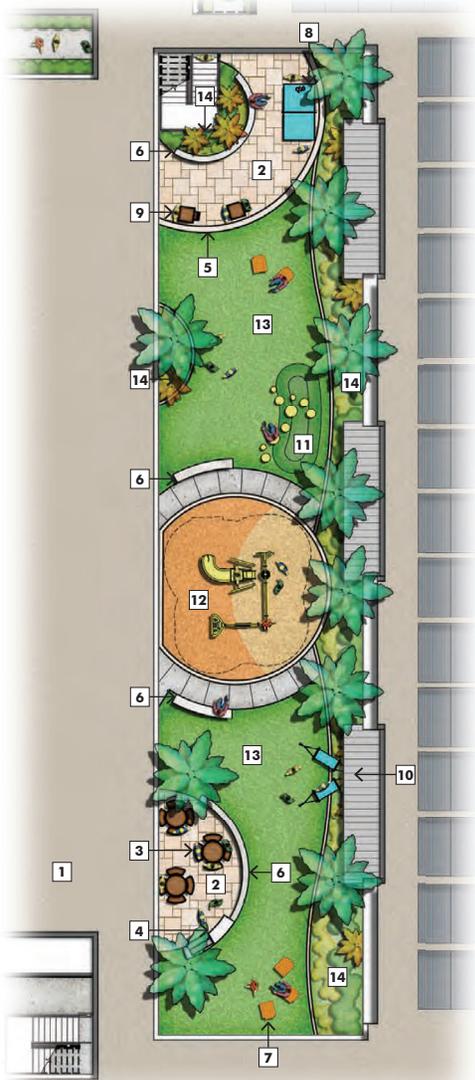
16 POLE LIGHT EXAMPLE

TREE LEGEND

- EXISTING PHASE 1 P.I.P. TREES
- CITY-APPROVED STREET TREES
- PARKING LOT TREES
- PERIMETER TREES
- INTERIOR TREES
- ACCENT TREES
- PALMS

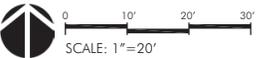
SCREENING NOTE:
ALL GROUND-LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY PLANTING OR FENCING, TO THE GREATEST EXTENT POSSIBLE.





KEYNOTE LEGEND #

1	COMMUNITY CLUBHOUSE
2	PATIO WITH ENHANCED PAVING
3	TABLE SEATING
4	ELECTRIC BBQ
5	DECORATIVE CONCRETE BAND
6	18" TALL CONCRETE SEAT WALL
7	MOVABLE LAWN CHAIR SEATING
8	PING PONG TABLE
9	CHESS/CHECKERS TABLES
10	HAMMOCKS
11	SYNTHETIC TURF PLAY MOUND WITH CLIMBING STEPS
12	PLAY EQUIPMENT (AGE 2-5) WITH SAFETY SURFACING
13	SYNTHETIC TURF
14	LOW-MEDIUM HEIGHT PLANTING MASS
15	VERTICAL PALMS



**WATHEN
CASTANOS
HOMES**

C&C Development

**AR AVILA
RANCH**

TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

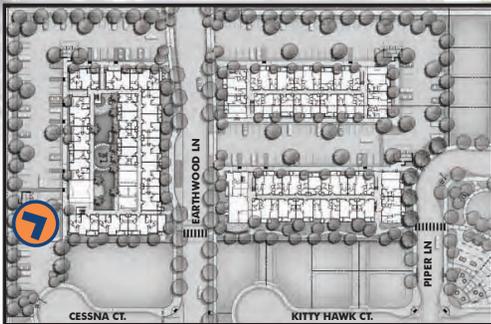
SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

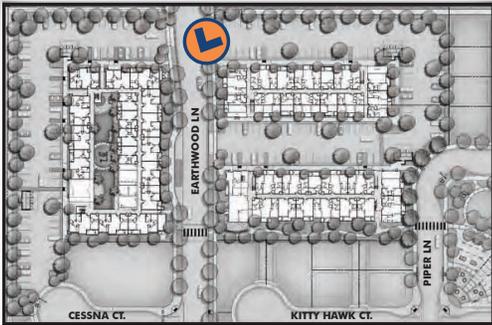
R-4A COURTYARD
LANDSCAPE PLAN
ENLARGED

L-1.4



ARCHITECTURAL
PERSPECTIVES - R4A

AS-3.0



ARCHITECTURAL
PERSPECTIVES - R4A

AS-3.1



ARCHITECTURAL
PERSPECTIVES - R4A

AS-3.2

**WATHEN
CASTANOS
HOMES**



**AVILA
RANCH**

TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

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R-4A BUILDING
ELEVATIONS

AA-1.0



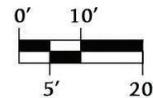
**AFFORDABLE APARTMENTS
FRONT ENTRY (WEST) ELEVATION**

**AFFORDABLE APARTMENTS
RIGHT SIDE (SOUTH) ELEVATION**

AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA

EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0" 6/23/2023



ARC COMPLETENESS LETTER 5/26/2023



**AFFORDABLE APARTMENTS
EARTHWOOD LANE (EAST) ELEVATION**



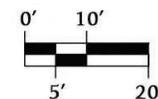
**AFFORDABLE APARTMENTS
LEFT SIDE (NORTH) ELEVATION**

AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA

EXTERIOR ELEVATIONS

SCALE: 1"=20'-0"

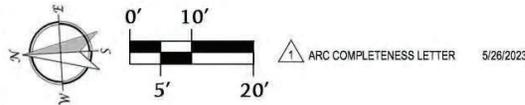
6/23/2023



△ ARC COMPLETENESS LETTER 5/26/2023



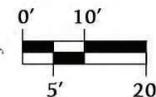
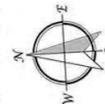
AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA
FIRST LEVEL FLOOR PLAN
SCALE: 1"=20'-0" 6/23/2023



UNIT KEYNOTE:
 UNIT NUMBER
 UNIT TYPE (1, 2, OR 3 BEDROOM)



AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA
SECOND LEVEL FLOOR PLAN
SCALE: 1" = 20'-0" 6/23/2023



 ARC COMPLETENESS LETTER 5/28/2023



UNIT KEYNOTE:
 UNIT NUMBER
 UNIT TYPE [1, 2, OR 3 BEDROOM]

230'-9 1/2"

134'-11 1/2"

134'-11 1/2"

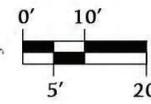
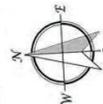
230'-9 1/2"

AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA

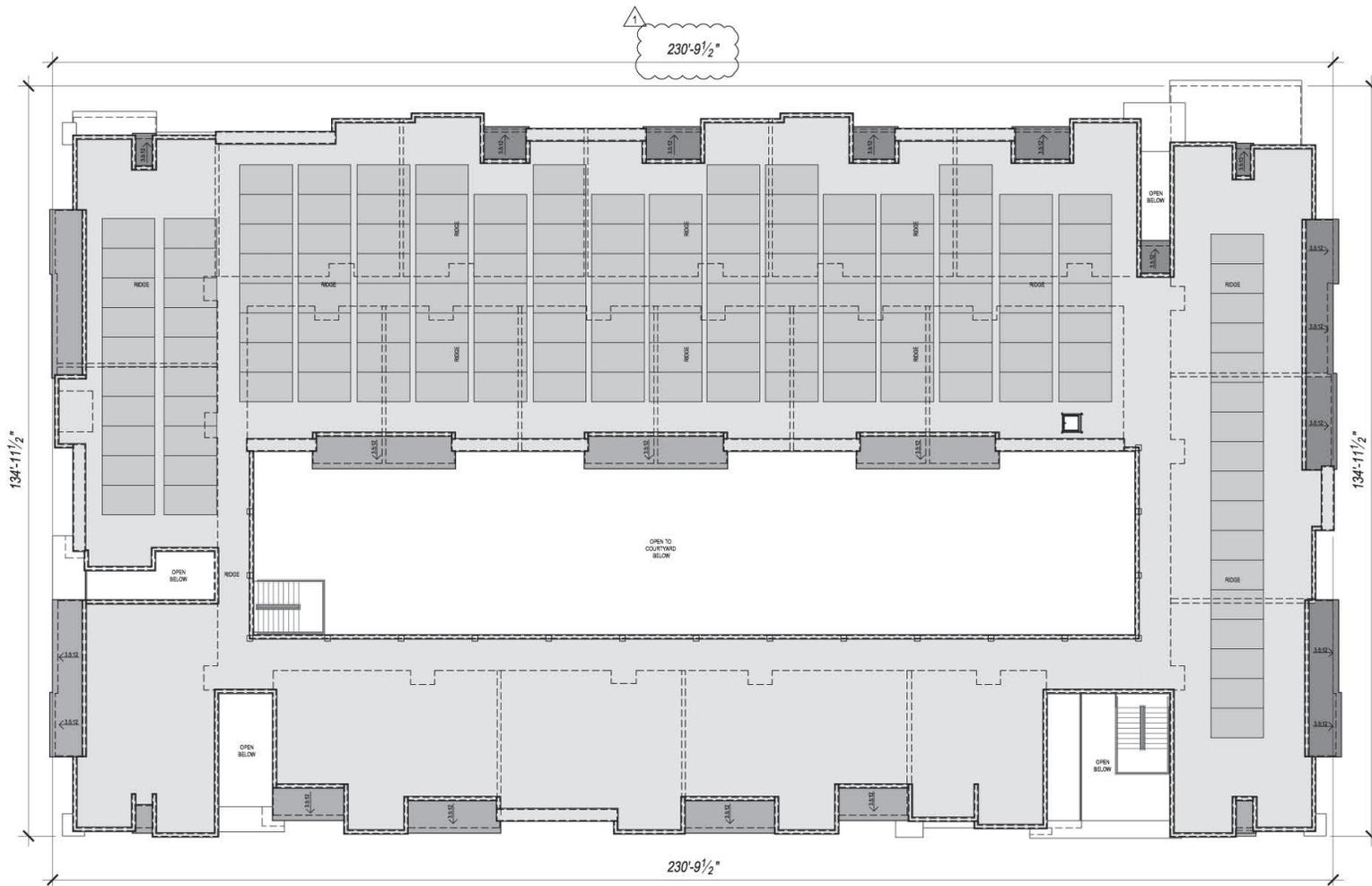
THIRD LEVEL FLOOR PLAN

SCALE: 1" = 20'-0"

6/23/2023



 ARC COMPLETENESS LETTER 5/26/2023

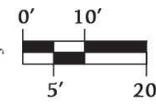
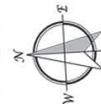


AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA

ROOF PLAN

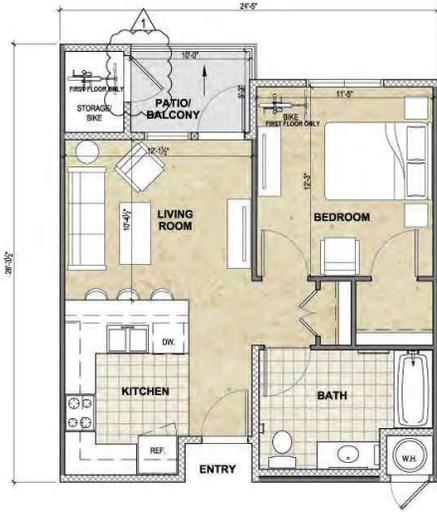
SCALE: 1" = 20' - 0"

6/23/2023



1 ARC COMPLETENESS LETTER

5/26/2023



ONE BEDROOM

1/8" = 1'-0"

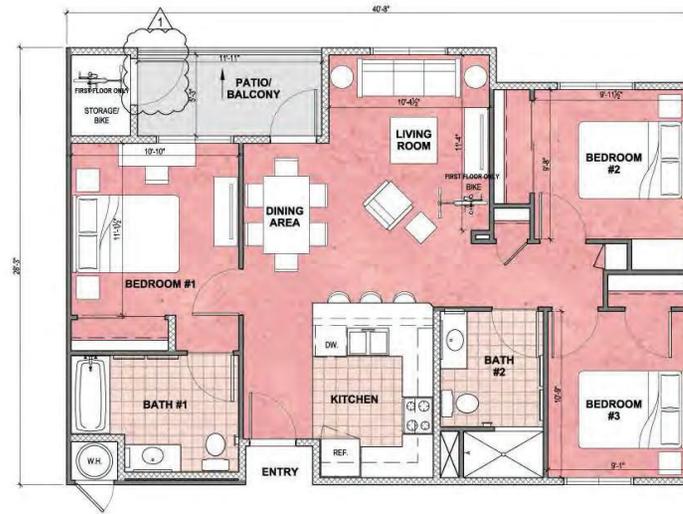
FLOOR AREA = 529 SQ. FT.
PATIO/STORAGE AREA = 69 SQ. FT.



TWO BEDROOM

1/8" = 1'-0"

FLOOR AREA = 748 SQ. FT.
PATIO/STORAGE AREA = 68 SQ. FT.



THREE BEDROOM

1/8" = 1'-0"

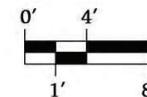
FLOOR AREA = 935 SQ. FT.
PATIO/STORAGE AREA = 93 SQ. FT.

△ ARC COMPLETENESS LETTER 5/26/2023

AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA

UNIT FLOOR PLANS

SCALE: 1/8" = 1'-0" 6/23/2023



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

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R-4A UNIT PLANS

AA-3.0



**WATHEN
CASTANOS
HOMES**

C&C Development

**AVILA
RANCH**

TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

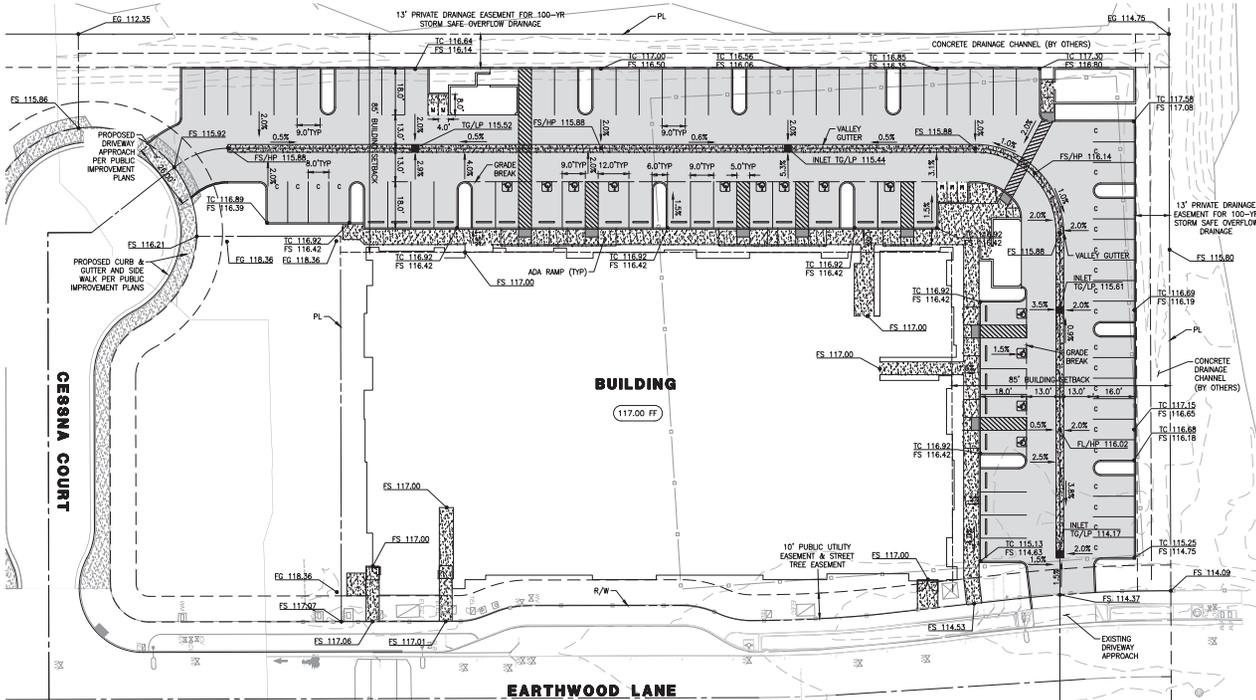
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R-4A SITE SECTION

AA4.0

**PRELIMINARY GRADING AND UTILITY PLANS FOR
AVILA RANCH PHASE 3 - AFFORDABLE HOUSING
SAN LUIS OBISPO, CA**

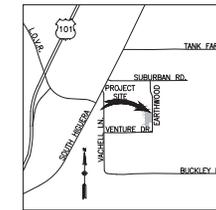


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE / R/W	---	---
EASEMENT	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
FENCE-GENERAL USE	---	---
FLOWLINE	---	---
CONTOURS	---	---
POSTAGE WATER	---	---
FIRE SERVICE WATER	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
JOINT TRENCH	---	---
FIRE HYDRANT	---	---
DROP INLET	---	---
THRUST BLOCK	---	---
DOUBLE CHECK	---	---
MANHOLES	---	---
WATER METER	---	---
UNDERGROUND STORMWATER RETENTION CHAMBER	---	---
CONCRETE	---	---
ASPHALT	---	---

ABBREVIATIONS

CENTERLINE	CL
CLEARANCE	CO
FINISHED GRADE	FG
FINISHED SURFACE	FS
FRESH FLOOR	FF
FIRE DEPARTMENT CONNECTION	FDC
FLOOR LINE	FL
HIGH POINT	HP
LOW POINT	LP
POINT OF CONNECTION	POC
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
RIGHT-OF-WAY	R/W
SANITARY SEWER	S/S
STORM DRAIN	SD
TOP OF CURB	TC
TOP OF GRADE	TG
TYPICAL	TYP
WATERLINE	W/L
WATER METER	WM



VICINITY MAP
NOT TO SCALE



DEVELOPER/BUILDER

C-C DEVELOPMENT
14211 YORBA STREET, SUITE 200
TUSTIN, CA, 92780
EMAIL: TODD@C-CDEV.COM
PHONE: (714) 714-0000
CONTACT: TODD COTTLE

CIVIL ENGINEER

RICK ENGINEERING COMPANY
1160 MARSH STREET, SUITE 150
SAN LUIS OBISPO, CA 93401
EMAIL: MARTIN@RICKENGINEERING.COM
PHONE: (805) 544-0707
CONTACT: TOM MARTIN P.E.

GEOTECHNICAL ENGINEER

GEO SOLUTIONS
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
EMAIL: MCKROZER@GEOSOLUTIONS.NET
PHONE: (805) 543-8539
CONTACT: KRAG CROZIER

SURVEYOR

WALLACE GROUP
612 CLARION COURT
SAN LUIS OBISPO, CA 93401
EMAIL: CLAYTON@WALLACEGROUP.US
PHONE: (805) 544-4011
CONTACT: CLAYTON BRADSHAW

EARTHWORK

GRADING SURFACE CUT:	400	CY
GRADING SURFACE FILL:	1400	CY
BUILDING UNDERCUTS:	800	CY
ROAD AND PARKING UNDERCUTS:	1500	CY
UTILITY CUTS:	900	CY
NET:	2200	CY (IMPORT)

- NOTES:
1. THE QUANTITIES SHOWN ARE "RAW" QUANTITIES AND DO NOT INCLUDE ADJUSTMENTS FOR SOIL CHARACTERISTICS
 2. THESE QUANTITIES ARE APPROXIMATE AND SHOULD NOT BE USED FOR BIDDING PURPOSES.
 3. OVER EXCAVATION AND REPLACEMENT OF ENGINEERED FILL IS NOT ACCOUNTED FOR IN THESE QUANTITIES

SITE ADDRESS

ADDRESS: 165 CESSNA COURT, SAN LUIS OBISPO
ASSESSOR'S PARCEL NO.: 053-290-006

SITE AREA

1.8 ACRES



1160 MARSH STREET #150
SAN LUIS OBISPO, CA 93401
805.544.0707
rickengineering.com

PRELIMINARY GRADING PLAN
AVILA RANCH PHASE 3
AFFORDABLE HOUSING

PROJECT NO: 19164-D SCALE: 1"=20' SHEET
DRAWN BY: KPM DATE: 4/22/2023 1 OF 2



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

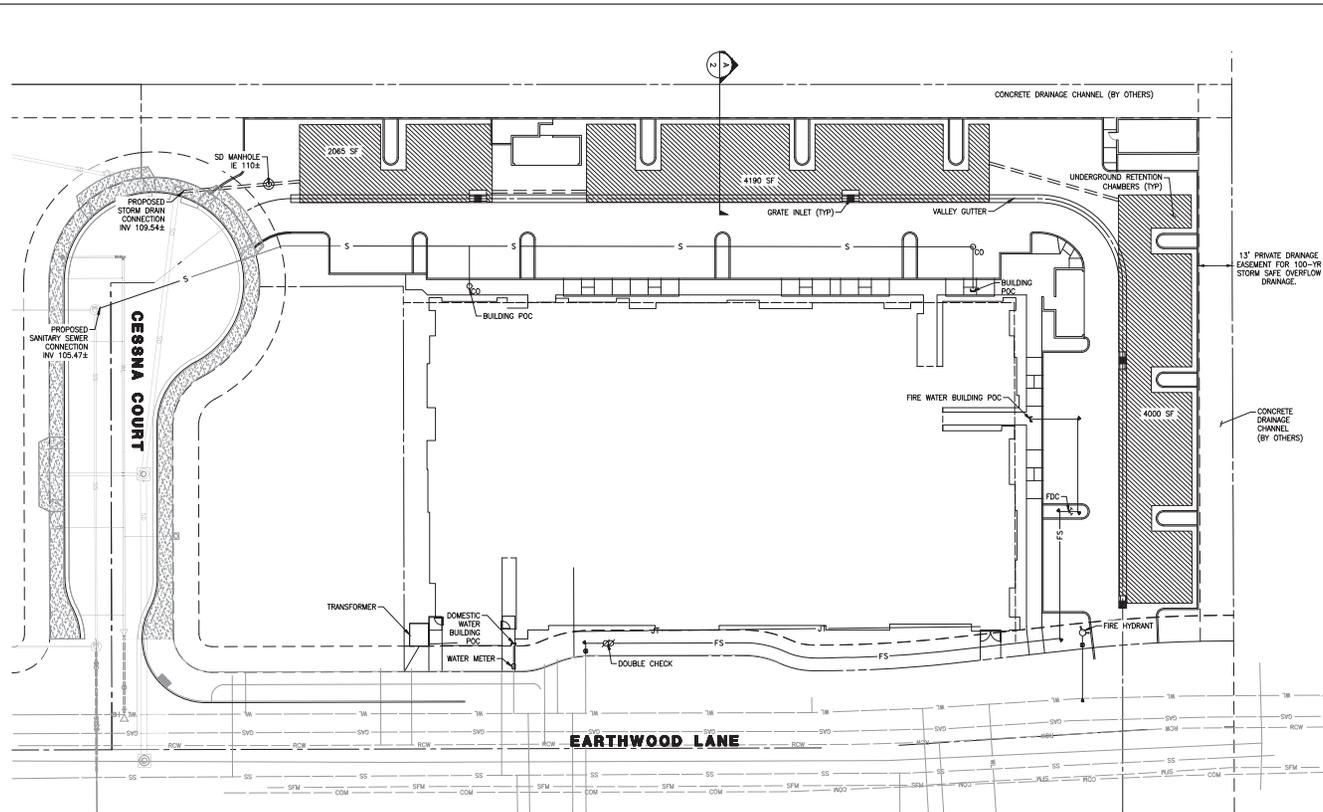
ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

R-4A CIVIL GRADING
PLAN

C-1.2

V:\projects\2023\1160_MarshStreet#150_SanLuisObispo\1160-MR-150-01-01.dwg - plotted by: imacabre, DN: 2023-06-22 @ 11:58 AM - (8) - - © 2023 Rick Engineering, Company

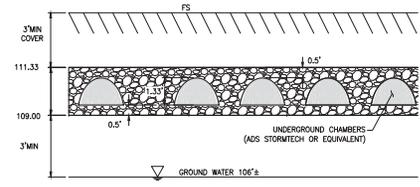


LEGEND

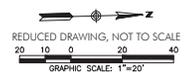
	EXISTING	PROPOSED
PROPERTY LINE / R/W	---	---
EASEMENT	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
FENCE-GENERAL USE	---	---
FLOWLINE	---	---
CONTOUR	---	---
DOMESTIC WATER	---	---
FIRE SERVICE WATER	---	---
SANITARY SEWER	---	---
STORM DRAIN	---	---
JOINT TRENCH	---	---
FIRE HYDRANT	---	---
DROP INLET	---	---
THRUST BLOCK	---	---
DOUBLE CHECK	---	---
FDC	---	---
MANHOLES	---	---
WATER METER	---	---
UNDERGROUND STORMWATER RETENTION CHAMBER	---	---
CONCRETE	---	---
ASPHALT	---	---

ABBREVIATIONS

CENTERLINE	CL
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FINISHED GRADE	FG
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FRESH FLOOR	FF
FIRE DEPARTMENT CONNECTION	FDC
FLOW LINE	FL
HIGH POINT	HP
LOW POINT	LP
POINT OF CONNECTION	POC
PROPERTY LINE	PL
PUBLIC UTILITY EASEMENT	PUE
RIGHT-OF-WAY	R/W
SANITARY SEWER	S/SS
STORM DRAIN	SD
TOP OF CURB	TC
TOP OF GRATE	TG
TYPICAL	TYP
WATERLINE	W/L
WATER METER	WM



(A) UNDERGROUND RETENTION CHAMBERS
NOT TO SCALE



RICK
 1160 MARSH STREET #150
 SAN LUIS OBISPO, CA 93401
 805.544.0707
 rickengineering.com

PRELIMINARY UTILITY PLAN
 AVILA RANCH PHASE 3
 AFFORDABLE HOUSING
 PROJECT NO: 19164-D SCALE: 1"=20' SHEET
 DRAWN BY: KJM DATE: 4/22/2023 2 OF 2



TRACT 3089 - PHASE 3

ANACAPA
 MARKET-RATE
 MULTI-FAMILY APARTMENTS
 4240 EARTHWOOD LANE
 4280 EARTHWOOD LANE
 SAN LUIS OBISPO, CA

SENDERO
 AFFORDABLE MULTI-FAMILY
 DEVELOPMENT
 165 CESSNA COURT
 SAN LUIS OBISPO, CA

ARCHITECTURAL &
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26 April 2023
 Rev. 28 June 2023

R-4A CIVIL UTILITY
 PLAN

C-1.3

PROPOSED PLANT LIST - APARTMENTS

		SIZE	WUCOLS*	NOTES
EVERGREEN TREES				
A	ARBUTUS 'MARINA' / MARINA STRAWBERRY	24" BOX	L	LOW-BRANCH, FLOWERING
	MAGNOLIA GRAND. 'MAJESTIC BEAUTY' / MAGNOLIA	15 GAL	M	WHITE FLOWERS
B	OLEA EUROPAEA 'SWAN HILL' / FRUITLESS OLIVE	24" BOX	L	ROUNDED FORM
	MELALEUCA QUINQUENERVIA / CAJEPUT TREE	24" BOX	L	UPRIGHT, WHITE BARK
	AFROCARPUS GRACILIOR / FERN PINE	15 GAL	M	LACY GREEN FOLIAGE
DECIDUOUS TREES				
	CERCIS OCCIDENTALIS / WESTERN REDBUD	24" BOX	L	LOW-BRANCH, FLOWERING
C	COTINUS COGGYGRIA / SMOKEBUSH	24" BOX	L	SMALL COLOR ACCENT
	PYRUS CALLERYANA 'CHANTICLEER' / ORNAMENTAL PEAR	15 GAL	M	WHITE FLOWERS
D	CASSIA LEPTOPHYLLA / GOLD MEDALLION TREE	24" BOX	L	YELLOW FLOWERS
	LAGERSTROEMIA INDICA CTVS. / CRAPE MYRTLE	24" BOX	L	FLOWERING
MEDIUM SHRUBS				
E	PITTIOSPORUM 'SILVER SHEEN' / TAWHIWIHI	5 GAL	M	UPRIGHT GROWTH
F	LOROPETALUM 'BURGUNDY' / CHINESE FRINGE FLOWER	5 GAL	L	BURGUNDY FOLIAGE
	CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL	L	CA. NATIVE, WHITE FLOWERS
	LEUCADENDRON 'SAFARI SUNSET' / SAFARI CONEBUSH	5 GAL	L	RED NEW GROWTH
G	OLEA 'LITTLE OLLIE' / DWARF OLIVE	5 GAL	L	ROUNDED FORM
H	COPROSMA REPENS 'PICTURATA' / MIRROR PLANT	5 GAL	L	VARIEGATED FOLIAGE
SMALL SHRUBS				
	NANDINA DOMESTICA 'GULFSTREAM' / HEAVENLY BAMBOO	5 GAL	L	RED/ORANGE NEW GROWTH
	POLYGALA FRUITIC. 'PETITE BUTTERFLIES' / SWEET PEA SHRUB	5 GAL	L	PURPLE FLOWERS
Y	ROSA 'FLOWER CARPET' / FLOWER CARPET ROSE	5 GAL	M	FLOWERING
I	TEUCRIUM X LUCIDRYS / GERMANDER	5 GAL	L	LAVENDER FLOWERS
	WESTRINGIA FRUIT. 'MORNING LIGHT' / COAST ROSEMARY	5 GAL	L	YELLOW/GREEN FOLIAGE
PERENNIALS				
J	ANIGOZANTHOS CTVS. / KANGAROO PAW	1 GAL	L	FLOWERING
K	KNIPHOFIA 'SHINING SCEPTER' / RED HOT POKER	1 GAL	M	ORANGE FLOWERS
L	LAVANDULA SPS. / LAVENDER	1 GAL	L	PURPLE FLOWERS
	LIMONIUM PEREZII / SEA LAVENDER	1 GAL	L	PURPLE FLOWERS
ACCENTS / SUCCULENTS				
M	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	L	SUCCULENT
	AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	L	SUCCULENT
N	ALOE SPECIES / ALOE	1 GAL	L	SUCCULENT, ORANGE FLOWERS
O	CORDYLINE 'RED STAR' / CABBAGE PALM	15 GAL	L	RED FOLIAGE, VERTICAL
	PHORMIUM CLTVS. / NEW ZEALAND FLAX	5 GAL	L	STRAP-SHAPED LEAVES
P	YUCCA 'COLOR GUARD' / VARIEGATED ADAM'S NEEDLE	5 GAL	L	YELLOW/GREEN LEAVES
ORNAMENTAL GRASSES				
Q	LOMANDRA LONGIFOLIA 'BREEZE' / BLUE OAT GRASS	1 GAL	L	GREEN FOLIAGE
R	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	L	GREEN FOLIAGE
X	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	1 GAL	L	BLUE FOLIAGE
S	CALAMAGROSTIS 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	L	VERTICAL TAN STALKS
GROUNDCOVER				
T	ARCTOSTAPHYLOS 'EMERALD CARPET' / MANZANITA	1 GAL	L	WHITE FLOWERS
U	LANTANA MONTEVIDENSIS / TRAILING LANTANA	1 GAL	L	WHITE FLOWERS
	COPROSMA KIRKII / KIRK'S COPROSMA	1 GAL	L	GREEN FOLIAGE
V	ROSMARINUS OFFIC. 'PROSTRATUS' / TRAILING ROSEMARY	1 GAL	L	BLUE FLOWERS
W	SENECIO MANDRALISCAE / BLUE CHALKSTICKS	1 GAL	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 GROUNDCOVER SPECIES.

PROPOSED PLANT PHOTOS



MAWA / ETWU WATER USE - PRELIMINARY CALCULATIONS - OVERALL PROJECT

San Luis Obispo
Maximum Applied Water Allowance / Estimated Total Water Use

Residential	
43.80	ET ₀ (inches/year)
36057	Overhead Landscape Area (ft ²)
	Drip Landscape Area (ft ²)
36,057	ft ²

Hydrozone	Plant Water Use Type (low, moderate, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²)	Enter Irrigation Type	(PF x HA (ft ²)) ÷ E
Zone 1	Low	0.2	32457	Drip Irrigation	8014.07
Zone 2	Moderate	0.4	3600	Drip Irrigation	1777.78
			HA		36,057
			Total LA		36,057

MAWA=	538,540.1	ETWU complies with MAWA
ETWU=	265,907.5	Gallons
	355.5	HCF (Hundred Cubic Feet) per year
	0.816	Acre-feet per year



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

SENDERO
AFFORDABLE MULTI-FAMILY
DEVELOPMENT
165 CESSNA COURT
SAN LUIS OBISPO, CA

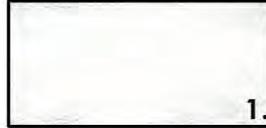
ARCHITECTURAL &
DEVELOPMENT REVIEW

26 April 2023
Rev. 28 June 2023

PROPOSED PLANT
MATERIAL

L-1.5

COLOR SCHEME



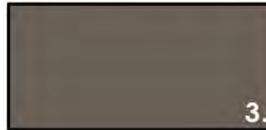
1.

- 1. STUCCO 1 & FOAM STUCCO TRIM COLOR:**
LAHAMBRA
X-50 CRYSTAL WHITE



2.

- 2. STANDING BATTEN METAL ROOF:**
ATAS INTERNATIONAL
CLEAR SATIN ANODIZED



3.

- 3. ENTRY DOOR AND WINDOW FRAME:**
ANDERSON SERIES 100 WINDOWS
TERRETONE



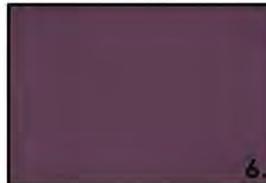
4.

- 4. STUCCO 2 COLOR:**
SIKKENS
COLOR MATCH: ON.00.40



5.

- 5. EXTERIOR SIDING COLOR:**
COMPOSITE WOOD APPEARANCE SIDING



6.

- 6. STUCCO ACCENT COLOR:**
LAHAMBRA
COLOR MATCH: SW 6286 MATURE GRAPE



7.

- 7. LIGHTS:**
DAZUMA LIGHTING
STAINLESS STEEL LONG STRIP SCONCE
LIGHT WALL OUTDOOR LED LIGHTING
DARK SKY APPROVED

**WATHEN
CASTANOS
HOMES**



TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
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4240 EARTHWOOD LANE
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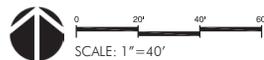
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165 CESSNA COURT
SAN LUIS OBISPO, CA

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COLOR AND
MATERIALS

AX1.0



"ANACAPA" ILLUMINATED SINGLE-SIDED MONUMENT SIGN
SIGNAGE AREA:
7.5' X 2.66' = 19.95 S.F.

SMOOTH STUCCO FINISH, COLORS TO MATCH BUILDINGS

7" TALL PVC OR METAL LASER-CUT RAISED LETTING WITH LED BACKLIGHTS
COMPOSITE WOOD APPEARANCE SIDING



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**WATHEN
CASTANOS
HOMES**



**AVILA
RANCH**

TRACT 3089 - PHASE 3

ANACAPA
MARKET-RATE
MULTI-FAMILY APARTMENTS
4240 EARTHWOOD LANE
4280 EARTHWOOD LANE
SAN LUIS OBISPO, CA

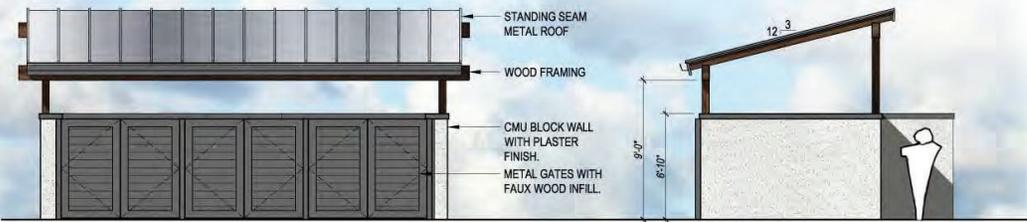
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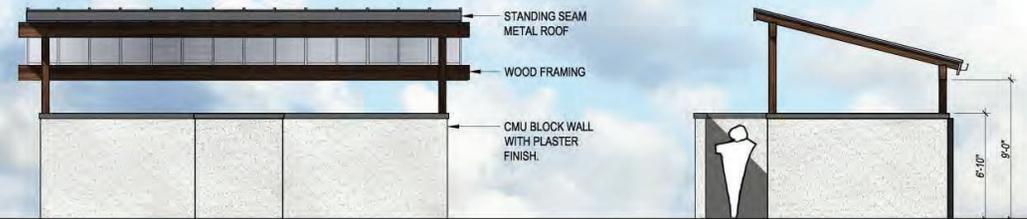
PROJECT MONUMENT
SIGNAGE - R-4 + R-4A

AX-2.0



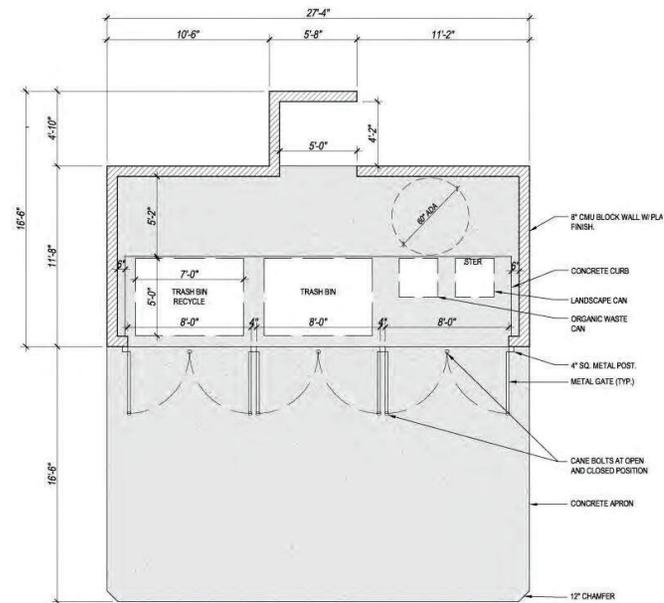
FRONT ELEVATION
1/8" = 1'-0"

SIDE ELEVATION



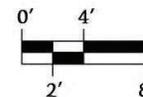
REAR ELEVATION
1/8" = 1'-0"

SIDE ELEVATION



3-BIN TRASH ENCLOSURE
1/8" = 1'-0"

AVILA RANCH PHASE 3
AFFORDABLE & MARKET RATE
APARTMENTS
TYPICAL TRASH ENCLOSURE
SCALE: 1/8"=1'-0" 6/23/2023



ARC COMPLETENESS LETTER 5/26/2023



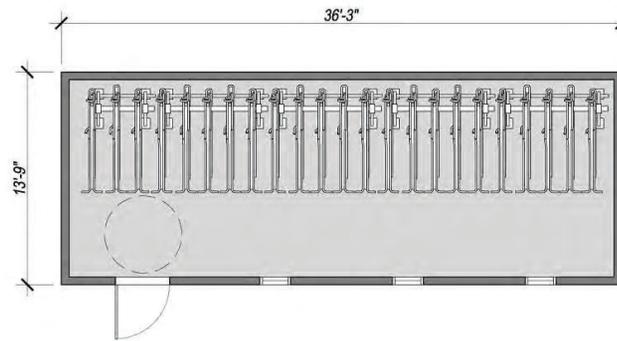
**SARIS
STACK RACK**



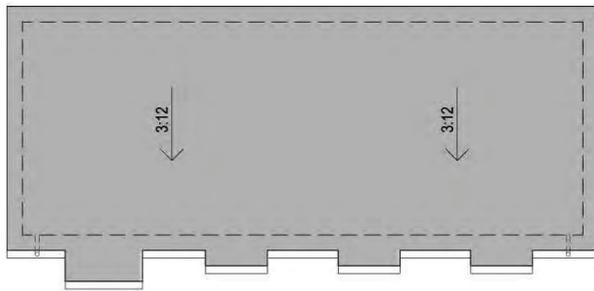
**PARK IT
BIKE RACKS
(VERTICAL)**



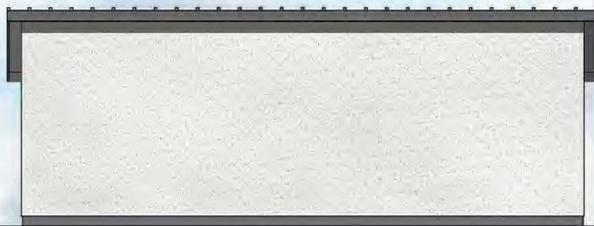
**PEAK BIKE
RACK**



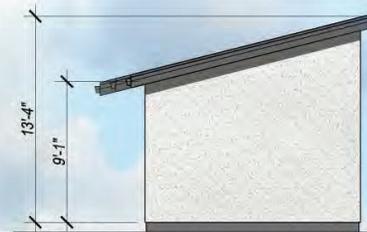
46 BIKE PARKING STRUCTURE
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

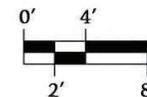


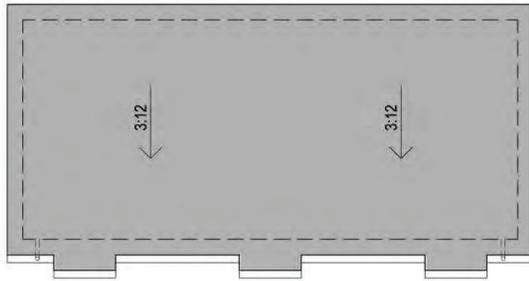
SIDE ELEVATION
1/8" = 1'-0"



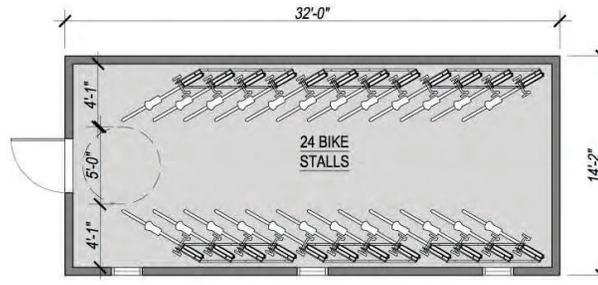
FRONT ELEVATION
1/8" = 1'-0"

AVILA RANCH PHASE 3
MARKET RATE APARTMENTS
SAN LUIS OBISPO, CA
BIKE STRUCTURE & PARKING
SCALE: 1/8" = 1'-0" 6/23/2023

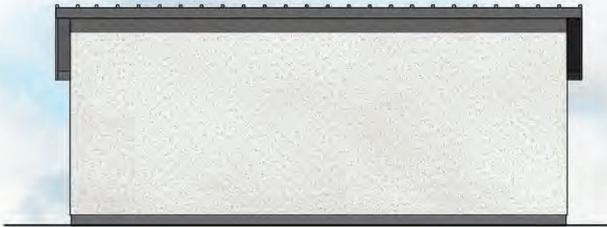




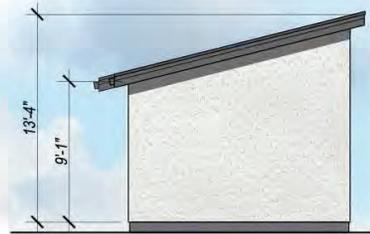
ROOF PLAN
1/8" = 1'-0"



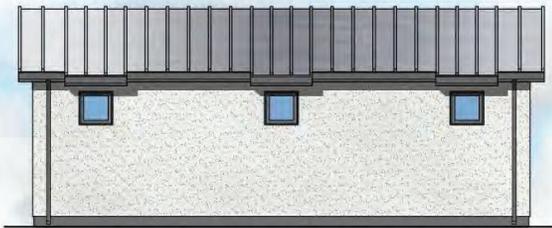
BIKE PARKING FLOOR PLAN
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



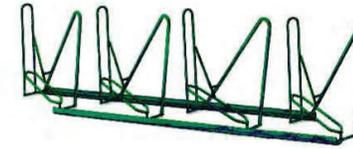
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



PEAK BIKE RACK



PARK IT BIKE RACKS

AVILA RANCH PHASE 3
AFFORDABLE APARTMENTS
SAN LUIS OBISPO, CA
BIKE STRUCTURE & PARKING
SCALE: 1/8" = 1'-0" 6/23/2023

