

## PLANNING COMMISSION AGENDA REPORT

**SUBJECT:** REVIEW OF A NEW MIXED-USE PROJECT THAT CONTAINS APPROXIMATELY 23,164 SQUARE FEET OF COMMERCIAL SPACE AND A ONE BEDROOM RESIDENTIAL UNIT, WITH ASSOCIATED SITE IMPROVEMENTS, A SIGN PROGRAM, AND A REQUEST TO REMOVE TWO TREES AND REPLANT 25 TREES

**PROJECT ADDRESS:** 10 Higuera Street

**FILE NUMBER:** ARCH-0358-2023

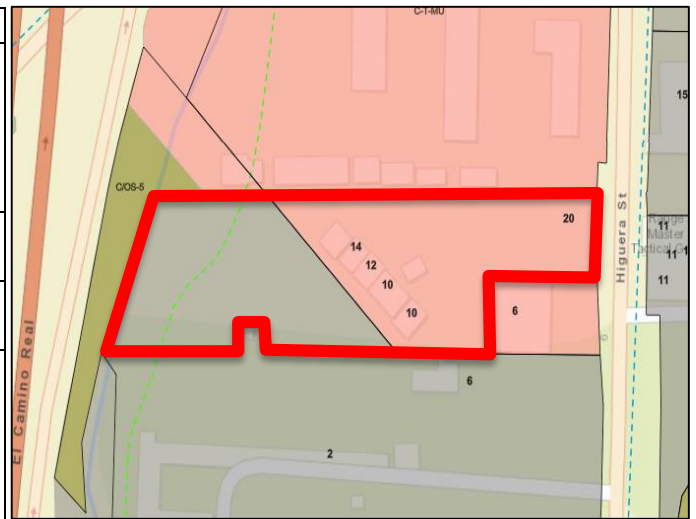
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### RECOMMENDATION

Adopt the Draft Resolution (Attachment A) approving the proposed new mixed-use project, associated site design and improvements, sign program, and the removal of two trees based on findings and subject to conditions of approval. This project is categorically exempt from environmental review under CEQA Guidelines section 15332 (Class 32, Infill Development Projects).

### SITE DATA

<b>Applicant</b>	Keith Sweeny
<b>Zone</b>	Service Commercial with a special consideration overlay (C-S-S) & Tourist Commercial with a mixed-use overlay (C-T-MU) zone
<b>General Plan Land Use</b>	General Retail and Services & Manufacturing
<b>Site Area</b>	2.96-acre parcel (128,938 square feet)
<b>Environmental Determination</b>	Categorically exempt from environmental review under CEQA Guidelines section 15332 (Class 32, Infill Development Projects)



**Figure 1: Subject Property Location**

### 1.0 SUMMARY

Keith Sweeny (Applicant) has applied for a Major Development Review (ARCH-0358-2023) to allow for the construction of a new mixed-use project that contains approximately 23,164 square feet of commercial space [proposed to be occupied by a distillery, restaurant, tasting room, and associated spaces] and a one-bedroom residential unit with associated site improvements, a sign program, and a request to remove two trees on a 2.96 acre parcel zoned Service Commercial with a special consideration overlay (C-S-S) and Tourist Commercial with a mixed-use overlay (C-T-MU).

## 2.0 COMMISSION'S PURVIEW

The Planning Commission's role is to review the project for consistency with the [General Plan](#), [Zoning Regulations](#), [Community Design Guidelines](#) (CDG), [Sign Regulations](#) and applicable City Standards. Per Zoning Regulations section [17.106.030\(D\)\(3\)](#) a nonresidential / mixed-use development with more than ten thousand gross square feet of new construction requires discretionary Planning Commission review.

## 3.0 PROJECT INFORMATION

### 3.1 Project Description

The applicant has applied for a new mixed-use project that contains approximately 23,164 square feet of commercial space [proposed future uses to be a distillery, restaurant, tasting room, and associated spaces] and a one-bedroom residential unit with associated site improvements, a sign program, and a request to remove two trees. The project is proposed on property located at 10 Higuera Street (Assessor Parcel Numbers [APN] 004-511-015 and 004-511-022) that is 2.96-acre parcel acres in size located in the Service Commercial with a special consideration overlay (C-S-S) and Tourist Commercial with a mixed-use overlay (C-T-MU) zones. The project would include on-site amenities including a trash enclosure, a parking lot, bicycle parking, and landscaping (including the planting of 25 trees) (see Attachment B, Project Plans).

### 3.2 Site Information

<b>Present Development and Uses</b>	Partially developed site with a small distillery, some site improvements including access, some parking, and landscaping.
<b>Topography</b>	Relatively flat. San Luis Creek is located along the west property line and Exposition Creek is located along the south property line.
<b>Access</b>	Higuera Street
<b>Surrounding Zoning Designations and Uses</b>	<b>East:</b> Higuera Street, (C-S-MU) Retail Businesses <b>West:</b> San Luis Creek and Highway 101 <b>North:</b> (C-T-MU) Caltrans District 5 Offices <b>South:</b> (C-S-MU) Cemetery

### 3.3 Project Design

Architecture: Contemporary

Design details: The building utilizes symmetrical and asymmetrical lines, large windows, and a mix of materials and colors to provide contemporary design.

Materials: Vertical box rib metal siding, vertical wood siding, concrete bulkheads, dark bronze aluminum storefront windows, and a standing seam metal roof.

Colors: Black, Gray, natural wood, and dark bronze colors are proposed.



**Figure 3: Rendering of the proposed project as viewed from the loading area towards the front entrance.**



**Figure 3: Rendering of the proposed project looking west toward the public entrance to the building.**

### 3.4 Sign Program

Municipal Code [Chapter 15.40](#) outlines the City's Sign Regulations. Subsection 15.40.485 describes that sign programs are required for new mixed-use projects in order to establish ongoing sign requirements and to ensure the signage is complementary and compatible with the development and the surrounding neighborhood and commercial district. The applicant has proposed a sign program and staff has highlighted components of the sign program in Table 1. Details of the sign program and example signage are provided on Sheet A3.1 of the Project Plans (Attachment B).

**Table 1. Proposed Sign Program Design Guidelines**

Proposed Signs	Maximum Size	Max Number	Design	Material	Illumination
<b>Sign Zone 1</b> (wall sign)	150 square feet	1	Three-dimensional lettering and / or logo balanced and in proportion with the building.	High Quality Materials and colors that complement and / or similar to the building materials.	Exterior or internal illumination permitted (consistent with SLOMC <a href="#">15.40.430</a> )
<b>Sign Zone 2</b> (hanging, suspended, or awning if applicable)	<i>Hanging or Suspended signs:</i> max area of 8 square feet (consistent with SLOMC <a href="#">15.40.470(E)(2)</a> ).	1	All signage shall be three-dimensional lettering and or logo balanced in proportion with the building.	High Quality Materials and colors that complement and / or similar to the building materials.	Exterior or internal illumination permitted (consistent with SLOMC <a href="#">15.40.430</a> )
<b>Sign Zone 3</b> (window signs)	Signs shall be limited to a maximum of 24 square feet or 15 percent of the window area, whichever is less (SLOMC <a href="#">15.40.470(B)(2)</a> )	1 per window	Signs shall be limited to small graphics and text that serve to frame a window or provide information. Signs are two-dimensional adhered to glass of windows.	High Quality Materials and colors that complement and / or similar to the building materials.	
<b>Sign Zone 4</b> (wall sign)	150 square feet	1	Three-dimensional lettering and / or logo balanced and in proportion with the building.	High Quality Materials and colors that complement and / or similar to the building materials.	Exterior or internal illumination permitted (consistent with SLOMC <a href="#">15.40.430</a> )
<b>Sign Zone 5</b> (wall sign that faces the rear of the property)	300 square feet	1	Three-dimensional lettering and / or logo balanced and in proportion with the building.	High Quality Materials and colors that complement and / or similar to the building materials.	Exterior or internal illumination permitted (consistent with SLOMC <a href="#">15.40.430</a> )

### 3.5 Tree Removal Request

The applicant is requesting to remove two *Schinus molle* (Peruvian pepper) trees and replant 25 trees that include 12 strawberry trees, eight buckeye trees and five red oak trees.

### 3.6 Project Statistics

Staff has reviewed the project for consistency with relevant development standards of the Zoning Regulations and have summarized its compliance in Table 2 below. The project is not seeking any exceptions from development standards.

**Table 2. Project Compliance with the Zoning Regulations Development Standards**

Site Details	Proposed	Allowed/Required*	
		C-S-S Zone	C-T-MU Zone
Minimum Setbacks			
Front	> 15 feet	15 feet	10 feet
Interior Side	None	None	None
Rear	20 feet (Creek setback)	20 feet (Creek setback)	None
Maximum Building Height	33 feet 5 inches to 40 feet	35 feet	45 Feet
Maximum Lot Coverage	13%	75%	75%
Floor Area Ratio (FAR)	0.14 to 0.29	1.5	2.5
Affordable Housing	Pay in-lieu fee and commercial linkage fee	Provide units or pay in-lieu fee and commercial linkage fee	
Parking and Loading Standards			
Parking Spaces (Total)	78	75	
Commercial Space	74	74	
Residential	1	1	
EV Ready	8	8	
EV Capable	20	20	
Bicycle Spaces (Total)	35	35	
Short-term	20	20	
Long-term	15	15	
Motorcycle Parking	4	4	
Tree Removal			
Replacement Plantings	2 trees removed; 25 trees to be replanted on-site	1:1 replacement planting ratio	

\*2022 Zoning Regulations

## 4.0 PREVIOUS REVIEW

Both the Architectural Review Commission (ARC) and the Tree Committee have reviewed the proposed project. Details regarding their purview and review can be found in the associated staff reports linked below.

[May 6, 2024](#): The (ARC) reviewed the proposed mixed-use project and found the proposed project design consistent with the Community Design Guidelines, Sign Regulations, and applicable City Standards with specific direction regarding design changes and recommended the Planning Commission approve the design.

[May 20, 2024](#): The Tree Committee (TC) reviewed the removal of two Peruvian pepper (*Schinus molle*) trees and the replanting of 25 new trees as a part of the proposed new mixed-use project. The Tree Committee recommended the Planning Commission approve the Tree Removal Application with specific direction regarding trees species selection.

## 4.0 PROJECT ANALYSIS

### 4.1 Consistency with the General Plan

The [General Plan](#) does not provide specific design guidelines for new structures located within General Retail and Services & Manufacturing land use areas other than to discuss that new commercial buildings shall be accessed from arterial and collector streets and be designed and located to avoid increasing traffic on residential streets (Land Use Element Policy 3.1.2). As proposed, the project is accessed from Higuera Street, an arterial street (see Circulation Element Figure 1) and will not increase traffic on residential streets since the site is not located near residential areas.

The new mixed-use project would also support the City's land use designation's purpose and application for General Retail and Services and Manufacturing land uses (Land Use Element Table 1). The project would include restaurant and retail uses, as well as light manufacturing and residential uses located near the intersection of Madonna Road and Highway 101.

### 4.2 Consistency with the Zoning Regulations

As noted in Section 3.4 above, the proposed mixed-use project complies with the development standards for new structures located within the Service Commercial and Tourist Commercial zones.

### 4.3 Consistency with Design Guidelines

The proposed project is a mixed-use project and with the proposed uses, zoning, and location it supports a more industrial / commercial design rather than residential. As such, staff evaluated the project for consistency with relevant standards and guidelines of the [Community Design Guidelines](#) (CDG), including Chapter 3, Section 3.3 (Industrial Project Design Guidelines) and Chapter 6 (Site Planning and Other Design Details) as well as the City's [Active Transportation Plan \(ATC\)](#), [Appendix C](#) for bicycle parking design standards and [Sign Regulations](#).



As proposed, the project would utilize a contemporary design that includes symmetrical and asymmetrical elements, large windows, and a mix of materials and colors. The exterior materials include vertical box rib metal siding, vertical wood siding, concrete bulkheads, dark bronze aluminum storefront windows, and a standing seam metal roof. Blacks, Grays, natural wood, and dark bronze colors are proposed. The overall site plan has robust landscaping, and designated areas for vehicle and bicycle parking.

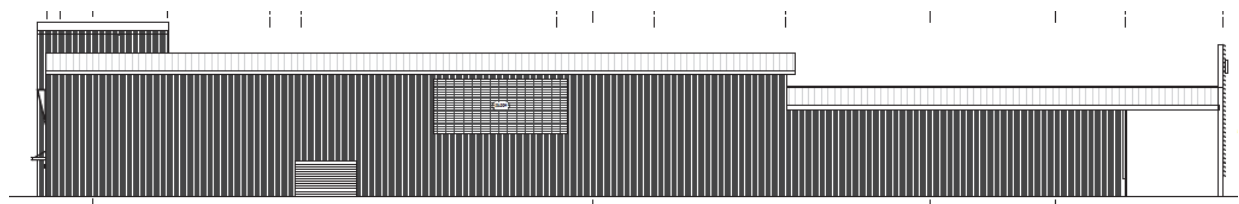
On May 6, 2024, the ARC reviewed the proposed project and found it to be consistent with the CDG, ATC, and the sign regulations with two directional items and recommended the Planning Commission approve the project design. Provided below is a discussion on the two directional items:

1. *Provide a change in color, materials, and/or window fenestration to the north elevation to provide architectural interest.*

Per direction from the ARC, the applicant has revised the north elevation to include more architectural interest by adding window fenestration and wrapping the wood accent feature from the west elevation around to the north elevation. Attachment B, Project Plans, includes the revised north elevation as part of the plans. The Planning Commission should discuss if the proposed revisions provide sufficient articulation and architectural features to break up the large wall expanse on the north elevation.



**Figure 5: Revised north elevation with additional window fenestration and wood detailing.**



**Figure 5: Original north elevation design.**

2. *Provide screening around the bicycle lockers and/or paint them so that they better integrate into the site plan and overall architectural design.*

The applicant has indicated that they are willing to better integrate the long-term bicycle lockers into the site plan and design. As such, staff is recommending condition of approval #11 that states “Building plans submitted for the project shall show that the bicycle lockers are screened and/or painted so that they become integrated into the site and overall architectural design to the satisfaction of the Community Development Director.”

**4.4 Consistency with Tree Regulations**

The City's Tree Ordinance (Municipal Code Chapter 12.24) was adopted in 2010 and recently updated in 2019 with the purpose of establishing a comprehensive program for installing, maintaining, and preserving trees within the City. This ordinance establishes policies, regulations, and specifications necessary to govern installation, maintenance, removal, and preservation of trees to beautify the city; to purify the air; to provide shade and wind protection; to add environmental and economic value; and to preserve trees with historic or unusual value.

On May 20, 2024, the Tree Committee reviewed the proposed project and found it to be consistent with tree regulations with one directional item and recommended the Planning Commission approve the tree removal request. Provided below is a discussion on the directional item.

- 1. The applicant should consider replacing the proposed twelve (12) Marina Strawberry trees (Arbutus) with an alternate species from the City's Master Tree List, with the goal of maximizing canopy potential.*

The Committee noted that Strawberry trees are not well suited for high traffic areas, as their leaf and fruit litter are messy and require constant cleanup / maintenance and, even at maturity, this species will not provide sufficient canopy coverage. Staff is recommending condition of approval #14(a) that states that "Arbutus x 'marina' shall not be planted as part of the landscape plan. The project shall select another species from the City's Master Tree List to be planted instead, to the satisfaction of the City Arborist."

**5.0 ENVIRONMENTAL REVIEW**

The project is categorically exempt from provisions of CEQA described in Section 15332 (Infill) of the CEQA Guidelines because it consists of infill development consistent with the applicable General Plan designation and all applicable General Plan policies as well as with the applicable zoning designation and regulations, it is located within city limits on a project site of no more than 5 acres in size (only 2.96 acres) surrounded by urban uses (existing light manufacturing, distribution, storage, and office uses), the site has no value as habitat for endangered, rare, or threatened species, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services.

**6.0 OTHER DEPARTMENT COMMENTS**

The project has been reviewed by the Engineering Division, Transportation Division, Building Division, Utilities Department, and Fire Department. Any conditions of approval or informational notes from these departments and divisions have been incorporated into the Draft Resolution (Attachment A) for project approval.



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## **7.0 ALTERNATIVES**

1. Continue project. An action to continue the item should include a detailed list of additional information or analysis required to make a decision.
2. Deny the project. An action denying the project should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Zoning Regulations, or other policy documents.

## **8.0 ATTACHMENTS**

A - Draft Resolution for 10 Higuera (ARCH-0358-2023) approving a new, mixed-use project that contains approximately 23,164 square feet of commercial space and a one-bedroom residential unit with associated site improvements, a sign program, and a request to remove two trees.

B - Project Plans for 10 Higuera (ARCH-0358-2023)