

1925 Santa Barbara Avenue Project Description

Note: All section numbers called out as reference are from the City of San Luis Obispo, Title 17 Zoning Regulations, unless noted differently. Words in italics have been taken directly from the zoning ordinance for clarification and support of the proposal.

Project Use Concept –The premise of this project is to create a mixed-use development that will provide a commercial space on the street frontage and living spaces behind, similar to current developments on Santa Barbara Ave.

Zone – C-S-H

Lot size – 7257 SF (.166 AC)

Max. Dwelling units = $24/AC = .166 \times 43560 = 3.998$

Proposed dwelling units = 4 - 1-bedroom units = $2.64 < 3.98$

Additional Use 1 commercial space 485 SF

Lot coverage – Max = 75%

Units including South balconies	= 2630 SF
Elevated walkways and stairs	= 429 SF
Commercial space	= <u>485 SF</u>
Total	= 3544 SF
Coverage	= $4740 / 7257 = 48.8\%$

FAR – C-S zone 1.5

Allowable 1.5 site area	= $1.5 \times 7257 = 10885$ SF
3 housing unit	= $3 \times 895 = 2685$ SF
Accessible unit	= $1 \times 768 = 768$ SF
Commercial	= <u>485 SF</u>
Total	= 3938 SF

Parking requirements

1 space for 1 bedroom	= 4
1 space per 300 SF	= <u>2</u>
Total required	=6

Proposed parking

Standard parking space	=6
Van accessible	= <u>1</u>
Total provided	=7

Bicycle parking

8 Long-term bicycle parking spaces have been provided in lockers in the sub-terranean parking area.

Motorcycle parking

Not required

Existing structures – The current development on the site was built in 1985, on what was at that time a vacant lot. The site was developed as a used car lot with a small office with restroom (257 SF +/-) and a carport (220 SF +/-) for auto detailing. The site was paved, curbs were added, parking lot lights, and signage were added. A drainage easement was secure through the rear property. All that work is to be removed to the sub-grade.

Structures to be removed - All structures, pavement, etc., as existing above are to be removed to the sub-grade.

Adjacent uses – Single family dwellings exist to the North and South of the site. In the C-S zone this is a use that is no longer on the approved list. To the West are residences that are in the R-2 zone. As per SLO Municipal Code 17.36.20 Table 2-20 C-S Zone Development Standards “*No setback unless adjacent to zone with minimum setback requirement, in which case the adjoining setback shall be as provided in zone of adjacent lot.*” These set back lines are shown on Sheet 8 - Sections

New land use proposal – Mixed Use – as allowed by [17.10.020](#) **Table 2-1 Uses allowed in C-S zone**

Allowed Uses. A mixed-use project requires a combination of residential units with any other use or multiple uses allowed in the applicable zone by Section [17.10.020](#)

Proposed Uses - A Mixed use, residential with a small commercial space. The project consists of three 1-bedroom residential units over a sub-terranean garage, an accessible 1 bedroom unit and a small commercial space.

From [17.70.130](#) - Mixed Use Development

Mixed-use projects provide an opportunity to locate housing, jobs, recreation, and other daily needs in close proximity to one another, thereby enhancing vitality and street life in San Luis Obispo and forwarding the city’s sustainability goals.

A. Purpose – See above.

B. Allowable uses – See above.

C. Maximum density - See above.

D. Site layout and project design standards

1. Location of Units –

a. Ground Floor Limitations - In all other zones, residential units shall not occupy more than fifty percent of the ground floor space within the first fifty feet of floor area measured from each

building face adjacent to a street toward the rear of the building, with no more than thirty percent of the building frontage to be occupied by residential uses.

Proposed location – The residential units are 45'-4" from the street property line and occupy approximately 9% of the front of the site as required above. The street frontage is primarily occupied by the small commercial use.

3. Trash and Recycling Areas.

Areas for the collection and storage of trash and recyclable materials shall be located on the site in locations that are convenient for both the residential and nonresidential uses. The location and design of trash enclosures shall reduce nuisances from odors and noise when residential uses might be impacted.

Proposed location – The location is conveniently located outside the front yard setback at the side of the commercial space. The garbage and recycling bins are in a lockable enclosure that is screened from the street and neighboring property. We have worked with San Luis Garbage Company, and they have provided a will-serve letter for this location.

E. Design standards - The following is written to address the various parts of this section.

The design concept is to continue the commercial street frontage while adding more permanent residences. The commercial space continues the pattern of small commercial spaces along this side of the avenue in this block. The residential units have been designed in a residential character with the living area on the ground floor and the bedrooms above, in a loft type configuration.

The proposal has a potential impact on the single-family residences to the north and south. These uses, if proposed today, would not be allowed. Like much of the rest of the area to the south the old residences were removed and new mixed-use developments have replaced them. The overall area is a mix of commercial and multi-family residential. The individual uses in the residences are located such that the major living spaces are on the south allowing for a natural controlled light. Each living unit has a personal outdoor space.

F. Performance Standards

- 1. Lighting* – The commercial space is located on the street frontage. Landscape lighting will be used along the walks. A downlight for signage will be used. There are no other lights purposed that will have an effect on the residential uses on site or off.
- 2. Noise* – With the small commercial space being located at ground level and on the streetside of the property there should not be any adverse impact on the residential units on site or off.
- 3. Air quality and odors* – all heating / cooling units will be individual residential electric heat pumps.
- 4. Hours of operation* – the commercial component of the project will adhere to city standards
- 5. Residential noise notice* – all residences of the project will be provided in writing that they will be living in an urban-like environment and that the noise levels may be higher than a strictly residential area.

G. Pedestrian access - the project meets is designed to meet all code requirements for pedestrian access and circulation.

H. Objective design criteria – the project has taken these points as well as those of the Railroad District Plan into consideration in the design.

Railroad District Plan (RDP)

Under Land Use Developing trends the Mixed use Live / work development is identified as a developing trend.

The RDP identifies a wide range of structures in size, architectural style and materials that are present in the District. In addition, the most recent developments go along this direction. In particular the 3 buildings at 1957, 1965, & 1957 Santa Barbara Ave. erected approximately 15 years ago take on a pseudo-historic character with the false front, gabled roof behind, and wood cladding. The more recent development at 2120 Santa Barbara Ave. while much larger, is more cubic in appearance with the bulk of the building having a flat roof. A saw tooth roof at the street facade works more with the RDP objectives. The building facades are composed of multiple building materials: stucco, metal siding, composite siding, and wood.

Our proposal is a similar approach to the 2120 Santa Barbara Ave. See Sheet 7 – Photo Essay

The project at 2120 Santa Barbara is the latest development on this stretch of Santa Barbara Ave. It too is a mixed-use project with residential and commercial. Although 2021 is a much larger project, in part due to parcel size, and taller project this proposal uses similar materials and to some extent building profile.