



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218
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slocity.org

April 22, 2024

Obispo Investments Inc
c/o Barry Williams
1103 Ella St.
San Luis Obispo, CA 93401

SUBJECT: Application ARCH-0448-2022 (1925 Santa Barbara)
Architectural review of a new mixed-use development of three buildings, with four residential units and street-fronting nonresidential, in the Railroad Historic District

Dear Mr. Williams:

On April 22, 2024, I reviewed your client's Architectural Review application regarding a new mixed-use project within the Railroad Historic District. After reviewing the plans, I determined that the project is minor and will not require review by the Architectural Review Commission (ARC). Your plans are approved, based on findings and subject to the following conditions:

Findings:

1. As conditioned, the proposed project is consistent with the goals and policies of the Land Use Element (LUE) of the City's General Plan applicable to development in a Services and Manufacturing area, and with goals and policies of the General Plan's Conservation and Open Space Policies (COSE) for Cultural Heritage (COSE § 3). Mixed uses are encouraged in commercial districts (LUE §3.8.5). The project's residential component is situated at the west side of the site, at the boundary with an adjacent residential neighborhood to the west and provides enhanced building setbacks such that the residential atmosphere of the adjacent neighborhood is protected (LUE §2.3.3). New construction reflects the form, spacing, and materials of nearby historic structures and does not affect the street appearance of buildings which contribute to the neighborhood's architectural character, consistent with Conservation and Open Space Element Policy 3.3.4. Fiber cement board and plaster are employed as the predominant exterior materials, which are visually compatible with the exterior materials of buildings in the vicinity.
2. As conditioned, the project design is consistent with standards and limitations set out in the City's Zoning Regulations. The site is within a Service Commercial (C-S) Zone, and Mixed-Use Development is a permitted use in the Zone (§ 17.10.020). The project and proposed new structures conform to applicable development standards for the zone (Ch. 17.70), including enhanced Edge Condition setbacks at the boundary of the adjacent residential neighborhood to the west (§17.70.050) and with standards for Mixed-Use Development (§17.70.130).
3. According to the recommendation of the Cultural Heritage Committee made on

March 25, 2024, the project is consistent with the City's Historic Preservation Ordinance (SLOMC Ch. 14.01) and the supporting Historic Preservation Program Guidelines (HPPG), in particular with guidelines related to architectural compatibility (HPPG §§ 3.2.1 & 3.3.2). The proposed new buildings are based on simple rectangular forms and exhibit horizontal massing, sloping roof forms, grouped horizontal window patterns, fiber cement board (simulating wood appearance) and plaster exterior materials, and trim and roof detailing, consistent with Architectural Guidelines provided in the Railroad District Plan, complementing the District's historic character.

4. According to the recommendation of the Cultural Heritage Committee made on March 25, 2024, the project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The proposed new construction has been designed to be compatible in form, massing, color, and materials with the historic character of the Railroad Historic District.
5. The project is consistent with the City's Community Design Guidelines. It is designed in an attractive and environmentally sensitive manner that responds to the character and constraints of the site, fits in with site design and architecture in the vicinity, and logically locates site elements for efficient operation (§ 2.1). The new building exhibits proper proportion, harmony, simplicity, rhythm, balance, and is designed to coordinate with existing structures on the site (§ 2.2) and is compatible with adjacent buildings and those in the immediate neighborhood (§ 5.3).
6. The project is categorically exempt from CEQA environmental review, as Infill Development (CEQA Guidelines §15332). The proposed development is consistent with the Services and Manufacturing designation of the property, applicable General Plan policies, and with the standards and land use limitations set out in Zoning Regulations for the Service Commercial (C-S) Zone with Historic Overlay. The site measures less than five acres in area, is located within City limits, substantially surrounded by urban uses, and 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. The project does not involve physical demolition, destruction, relocation, or alteration of any historical resource or its immediate surroundings, and therefore does not cause a substantial adverse change in the significance of any such resource (CEQA Guidelines §15064.5(b)). The historical resources nearest to the property are located on separate parcels apart from the subject site, physically removed from, and not impacted by, the proposed project. As described in Findings 3 and 4, the project has been found to be architecturally compatible with adjacent and nearby historic resources and with the character of the Railroad Historic District.

Conditions:

Please note the project conditions of approval do not include mandatory code requirements. Code compliance will be verified during the plan check process, which may include additional requirements applicable to your project.

Planning

1. Conformance to approved plans and conditions. Final project design and construction drawings submitted for building permits shall be in substantial compliance with approved plans, as revised according to the direction provided by the Cultural Heritage Committee, and with the conditions of approval herein. A separate full-size sheet shall be included in plans submitted for permits, listing all conditions of project approval. Reference shall be made in the margin of the listed conditions as to where in plans requirements are addressed. Any change to approved design, colors, materials, landscaping or other conditions of approval must be reviewed and approved by the Community Development Director.
2. Colors and materials. Plan submitted for permits to complete this project shall clearly depict and describe all materials and colors, including siding, roofing, windows, and decorative trim, and the dimensions of windows, including window frames and mullions, lintels, sills, surrounds, recesses, trim, and other related window features, shall be clearly indicated, to the satisfaction of the Community Development Director.
3. Night Sky Preservation. Plans submitted for construction permits to complete this project shall include information about exterior lighting, including building-mounted lighting, sufficient to verify conformance to Night Sky Preservation regulations (Zoning Regulations Ch. 17.23).

Code Compliance Notes:

Engineering

1. The building plan submittal shall show and label all existing and proposed public or private easements for reference. Any required on-site or off-site easements shall be recorded prior to building permit issuance.
2. Complete frontage improvements will be required as a condition of the building permit including new curb, gutter, sidewalk and street paveout. The improvements shall be constructed in accordance with the Engineering Standards in effect at the time of encroachment permit issuance.
3. The building plan submittal shall note or dimension the street right-of-way width on the site plan. The plan shall show the dimensions of the centerline to property line, centerline to face of curb, and face of curb to property line for reference.
4. The building plan submittal shall show all required short-term and long-term bicycle parking to the satisfaction of the Community Development Department. Include details and detail references on the plans for the proposed bicycle parking facilities. The building plans shall provide a detailed site plan of any racks. Show all dimensions and clearances to obstructions per city standard. The Title Sheet of plans shall include a parking calculation describing the required and proposed bicycle parking for the project.
5. Final plans submitted for construction permits to complete this project shall be accompanied by written confirmation of solid waste service by the City's Franchise Waste Hauler (San Luis Garbage).
6. Final plans submitted for construction permits to complete this project shall depict the location of the proposed mail receptacles or mailbox unit (MBU) serving the project, to the satisfaction of the Postmaster and the City Engineer. MBU's shall not be located within

the public right-of-way or public sidewalk area, unless specifically approved by the City Engineer.

Fire

7. Final plans submitted for construction permits to complete this project shall depict fire sprinkler riser rooms with direct exterior access for each building with direct exterior access, to the satisfaction of the Fire Marshal.
8. Proposed structures of Construction type “VB” and Occupancy Type “R-2,” as depicted in final plans submitted for permits to complete this project, shall be provided with a full NFPA 13-standard fire sprinkler system.
9. Plans submitted for construction permits to complete this project shall demonstrate compliance with minimum fire separation distance standards (i.e., 10 feet from the exterior edge of stairways and landings to adjacent lot lines and to other buildings on the same lot) set out in applicable building and fire safety codes, to the satisfaction of the Fire Marshal.
10. Plans submitted for construction permits to complete this project shall depict fire department ladder access from driveways to bedroom windows and roofs, compliant with applicable building and fire safety codes. Distances from accessible ground up shall be indicated, and any obstruction by support beams clearly noted.
11. Plans submitted for construction permits to complete this project shall show exit travel distances from units to the public way from exterior exit stairs for the residential buildings.

Utilities

12. Final plans submitted for construction permits to complete this project shall include a site utility plan showing the size of existing and proposed sewer and water services. The construction plans for sewer and water services shall be in accordance with the engineering design standards in effect at the time the building permit is approved. The project’s commercial and residential uses shall be metered separately. All residential units are to be individually metered. The sewer lateral serving the property shall be made with HDPE material and shall be installed per the City’s engineering design standards.
13. Final plans submitted for construction permits to complete this project shall demonstrate compliance with fire flow and fire sprinkler requirements for all floors of the proposed project, to the satisfaction of the Utilities Director and Chief Building Official. Design plans shall be supported by engineering calculations, to be submitted with the building permit.
14. The project is located within a capacity constrained area and shall satisfy the wastewater flow offset requirements described in Municipal Code Section 13.08.396, prior to issuance of construction permits to complete the project.
15. The building permit submittal shall include a final landscape design plan and irrigation plan that includes all the criteria required in the City Engineering Standards Uniform Design Criteria for Landscaping and Irrigation.
16. The project’s estimated total water use (ETWU) to support new ornamental landscaping shall not exceed the project’s maximum applied water allowance (MAWA). Final plans submitted for construction permits to complete this project shall include calculation and information for review and approval by the Utilities Department prior to issuance of a

building permit to support required water demand of the project's proposed landscaping.

17. Where commercial uses in the project may include food preparation, final plans submitted for construction permits to complete this project shall depict provisions for grease interceptors and FOG (fats, oils, and grease) storage within solid waste enclosure(s). Such commercial facilities shall be subject to issuance of an Industrial Wastewater Discharge Survey and Permit Application prior to issuance of occupancy permit, and an area must be provided to wash floor mats, equipment, and trash cans that is located inside, and drained to the sanitary sewer.
18. Potable city water shall not be used for major construction activities, such as grading and dust control. Recycled water is available through the City's Construction Water Permit program.

Building

19. The design of the under-building parking garage depicted in final plans submitted for construction permits to complete this project must demonstrate compliance with building and fire codes applicable to parking garages, including, but not limited to California Building Code Sections 406 (Motor-Vehicle-Related Occupancies) and 705 (Fire and Smoke Protection Features), and where electric vehicle charging facilities are provided, California Fire Code Section 1207.

Housing

20. The project is subject to Inclusionary Housing Requirements described in Municipal Code Chapter 17.138. Final plans for construction permits must be accompanied by a statement describing the project's inclusionary housing plan, as described in Zoning Regulations Section 17.138.070(A).
21. The project is subject to the Commercial Linkage Fee described by Municipal Code Chapter 4.60. The fee must be paid in full prior to the issuance of the first building permit for the commercial development project.

Indemnification

The applicant shall defend, indemnify, and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this project, and all actions relating thereto, including but not limited to environmental review ("Indemnified Claims"). The City shall promptly notify the applicant of any Indemnified Claim upon being presented with the Indemnified Claim and City shall fully cooperate in the defense against an Indemnified Claim.

My action is final unless appealed within 10 calendar days of the date of the decision. Anyone may appeal the action by submitting a letter to the Community Development Department within the time specified. The appropriate appeal fee must accompany the appeal documentation. Appeals will be scheduled for the first available Planning Commission meeting date. If an appeal is filed, you will be notified by mail of the date and time of the hearing.

The Community Development Director's approval of this project will automatically expire in one year, unless plans for a building permit have been submitted, or unless a different

expiration date or unlimited expiration is stipulated at the time of approval, per Municipal Code section 2.48.070. On request, the Community Development Director may grant a single, one-year extension, provided, that approval not exceed a maximum of two years from the date of original approval.

Included with this letter is an invoice for the Completion Fee associated with this planning application, which is now due. Completion Fees are to be paid within six months of the final action taken on planning services provided or prior to the acceptance of a building permit to construct the project. Please note that building permit applications will not be accepted prior to payment of the Completion Fee. Payment of this fee may be made in person, online, by mail or by phone.

In Person Payment: Please visit the Community Development Department at 919 Palm Street, Monday and Wednesday between 1:00 p.m. and 4:00 p.m., and Tuesday and Thursday between 9:00 a.m. and 12:00 p.m. In person payments can be made in cash, check, or credit/debit card.

Payment Online: The online payment portal has launched. Please visit the link: https://infoslo.slocity.org/EnerGov_Prod/selfservice#/home to pay the invoice online.

Payment by Mail: Mailed payments must be check, payable to City of San Luis Obispo, with the **application number** from the subject line of this letter included, and sent to:

CDD Planning Fees
City of San Luis Obispo
919 Palm Street
San Luis Obispo, CA 93401

Payment by Phone: Call our main line 805-781-7170, please press option #6 to speak with a staff member to process credit card payment.

If you have any questions, or if you need additional information, please contact Walter Oetzell, Assistant Planner at (805) 781-7593, or by email at: woetzell@slocity.org

Sincerely,



Tyler Corey
Deputy Director
Community Development