
ARCHITECTURAL REVIEW COMMISSION REPORT**FROM:** Shawna Scott, Senior Planner**BY:** Kyle Bell, Associate Planner**PROJECT ADDRESS:** 600 Tank Farm**FILE NUMBER:** ARCH-0216-2020**APPLICANT:** Covelop Holding, LLC**REPRESENTATIVE:** Stephen Peck

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

1.0 PROJECT DESCRIPTION AND SETTING

The project application includes proposals to amend the General Plan and Airport Area Specific Plan (AASP) to rezone the property to Commercial Services (C-S-SP) zone to allow for a mixed-use project, similar to what has been proposed on the adjacent property 650 Tank Farm. The mixed-use project consists of 280 residential units and approximately 15,000 square feet (SF) of commercial space. The residential units are provided within three different housing types: 140 townhomes, 100 stacked flat units, and 40 studio and one-bedroom units over the commercial structures. The townhome and stacked flat units are intended as ownership units, while the mixed-use units will likely be a rental product (Attachment 1, Project Plans).

General Location: The site is composed of 11.1 contiguous acres at the northeast corner of the designated Santa Fe re-alignment and Tank Farm Road. The site slopes from the northwest to southeast. Acacia Creek borders the project on the east.

Present Use: Off-site Vehicle Storage

Zoning: Business Park within the Airport Area Specific Plan (BP-SP)

General Plan: Business Park

Surrounding Uses:

East: Mobile Home Park

West: Undeveloped County Land

North: Damien Garcia Sports Fields

South: Undeveloped County Land



Figure 1: Subject Property

2.0 PROPOSED DESIGN

Design details: Contemporary architecture, with gable roofs with exposed rafters, and flat/shed roofs for commercial structures, covered entries and balconies, internal landscape pedestrian corridors

Materials: Stucco siding, horizontal/vertical lap siding, wood panels, metal and composite roofs (colors and materials board not available at this time).

3.0 NEXT STEPS

The project was conceptually reviewed by the Active Transportation Committee (ATC) on July 17, 2020. Following this ARC conceptual review the project will be scheduled for conceptual review by the Planning Commission (PC). Following conceptual review, the applicant will consider feedback from the ATC, ARC, and PC and prepare a formal application for complete review. Once all application materials are collected and the project is deemed complete, and environmental review has been completed, the project will proceed with review hearings to be scheduled before the Cultural Heritage Committee (CHC), ARC, County Airport Land Use Commission (ALUC), PC, and City Council for final review of the project.

4.0 FOCUS OF REVIEW

The ARC's role is to review the project for consistency with the Community Design Guidelines, AASP and applicable City policies and standards, to provide the applicant and staff with initial feedback on the proposed conceptual design.

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

Airport Area Specific Plan: <http://www.slocity.org/home/showdocument?id=4294>



Figure 2: Rendering internal of the residential portion of the project

5.0 AASP DESIGN GUIDELINES/DISCUSSION ITEMS

| Highlighted Sections | Discussion Items |
|--|---|
| AASP Chapter 5 – Community Design | |
| <i>§ Goal 5.1 Building Orientation and Setback</i> | The AASP states that buildings should be designed with a well-defined streetscape edge that unifies and enhances the character of the development areas and that supports pedestrian activity through its site planning and design. The ARC should provide initial feedback regarding the location of buildings and parking areas as viewed from the public right-of-way. |

| | |
|---|--|
| <i>§ Goal 5.4 Parking</i> | The AASP states that vehicular parking areas should be designed to be in scale with and visually subordinate to the development and landscape setting. The ARC should discuss the proposed parking layout in terms of minimizing the visual impact associated with large areas of parking and pedestrian circulation. |
| <i>§ Goals 5.9-14 Architectural Character</i> | The AASP is designated to be primarily a “work” environment (as opposed to a retail or residential environment). Given the business, service, and manufacturing uses proposed for the area, “function” will typically be the primary generator of built form for future development, but this does not suggest that the aesthetic character is any less important. The ARC should provide initial feedback regarding architectural styles as portrayed in the conceptual renderings of the project. |
| <i>CDG Chapter 5 – Residential Project Design Guidelines</i> | |
| <i>§ 5.4: Multi-Family and Clustered Housing Design</i> | The CDG states that multi-family and clustered housing projects tend to generate larger parking areas and provide less private open space. If not properly designed, parking can dominate a multi-family site, and open space may only be provided as “left over” areas, unrelated to other project features, that are not usable for outdoor activities, and expose residents to uncomfortable noise levels. The ARC should discuss the residential layout and of the multi-family structures specifically in regard to common and private open space areas, proximity to the creek and other pedestrian circulation areas. |

6.0 PROJECT STATISTICS/ASSOCIATED STUDIES

The application provided to assist with the conceptual review does not include sufficient information to determine compliance with all development standards relevant to the project site (i.e. setbacks, lot coverage, floor area ratio, etc.), the list below is a partial list of development standards that were identifiable in the project plans.

| Site Details | Proposed | Allowed/Required* |
|------------------------------|---------------------------|--------------------------|
| Creek Setback | 35 feet | 35 feet |
| Maximum Height of Structures | 35 feet | 35 feet |
| Density Units (DU) | 255.52 DU | 266.4 DU |
| Total # Parking Spaces | 458 (8% reduction) | 497 |

**2019 Zoning Regulations & AASP Development Standards*

7.0 ATTACHMENTS

7.1 Project Description

7.2 Project Plans



Minutes

ARCHITECTURAL REVIEW COMMISSION

Monday, August 17, 2020 Regular Meeting of the Architectural Review Commission

CALL TO ORDER

A Regular Meeting of the Architectural Review Commission was called to order on Monday, August 17, 2020 at 5:00 p.m. via teleconference, by Chair Allen Root.

ROLL CALL

Present: Commissioners Michael DeMartini, Micah Smith, Vice Chair Christie Withers and Chair Allen Root

Absent: Commissioners Richard Beller and Mandi Pickens

Staff: Senior Planner Shawna Scott and Deputy City Clerk Megan Wilbanks

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

--End of Public Comment--

CONSIDERATION OF MINUTES

1. Minutes of the Architectural Review Commission meeting of August 3, 2020.

ACTION: MOTION BY VICE CHAIR WITHERS, SECOND BY COMMISSIONER SMITH CARRIED 4-0-2 (Commissioners Beller and Pickens absent), to approve the minutes of the Architectural Review Commission meeting of August 3, 2020.

PUBLIC HEARINGS

2. **Project address: 650 Tank Farm Road; Case #: ARCH-0755-2019; Zone: C-S-SP; Agera Grove Investments, LLC, owner/applicant.** Review of a mixed-use development that includes a 17,500 square foot, two-story commercial structure, 249 residential units that are housed within 18, three-story structures, and a 4,325 square-foot single story clubhouse with a creek setback exception request to allow a third-floor creek setback of 0 feet where 10 feet is normally required. The project is consistent with a Mitigated Negative Declaration of Environmental Review, adopted on February 5, 2019.

Contract Planner Brandi Cummings presented the staff report and responded to Commissioner inquiries.

Applicant representatives, Pam Ricci and Scott Martin with RRM Design Group, responded to Commissioner inquiries.

Public Comments:

None

--End of Public Comment--

ACTION: MOTION BY VICE CHAIR WITHERS, SECOND BY COMMISSIONER DEMARTINI CARRIED 4-0-2 (Commissioners Beller and Pickens absent), to recommend that the Planning Commission approve the project with the following recommendations:

- Vary the backside elevations of Townhome Buildings A and F (the side where garages interface with the drive aisle) to address articulation and massing.
- Suggestions include: adjusting tonality and brickwork, providing contrast, providing materiality, applying a mix of techniques and aesthetic details, and demonstrating a higher level of attention to provide four-sided architecture.

3. **Project address: 600 Tank Farm Road; Case #: ARCH-0216-2020; Zone: BP-SP; Covelop Holdings, LLC, applicant.** Conceptual review of a mixed-use project consisting of 280 residential units and 15,000 square feet of commercial space, the project also includes an amendment to the Airport Area Specific Plan to rezone the property from Business Park (BP-SP) to Commercial Services (C-S-SP), and an associated a General Plan Map Amendment. The project will include preparation of an Environmental Impact Report.

Associate Planner Kyle Bell presented the staff report and responded to Commissioner inquiries.

Applicant representative, Scott Martin with RRM Design Group and Damien Mavis with Covelop, responded to Commissioner inquiries.

Public Comments:

None

--End of Public Comment--

ACTION: BY CONSENSUS (COMMISSIONERS BELLER AND PICKENS ABSENT) THE COMMISSION PROVIDED THE FOLLOWING RECOMMENDATIONS TO THE APPLICANT:

- Incorporate more open space between the parking area and the commercial building creating a plaza for patrons of the commercial businesses.
- Incorporate more recessed windows to add articulation.
- Identify fencing along Acacia Creek, promote Acacia Creek to be accessible to residents as open space.
- Consider ways to engage the street along the commercial building to encourage exterior space along Tank Farm.
- Consider adding small patios that relate to the retail use.
- The residential and retail buildings would benefit from a common color pallet or more compatible architectural styles.
- Incorporate a serpentine pattern to the drive aisles on the site plan.
- Create an interfacing element between the wood siding and the shed roof on the residential units.
- Incorporate a pronounced rafter tail (similar to the SESLOC building) on the edges of the buildings to tie the commercial space with the residential.

- 4. Project Address: 830 Orcutt Road; Case #: ARCH-0764-2019, AFFH-0210-2020, USE-0209-2020; Zone: Commercial Services (C-S) zone; 830 Orcutt, LLC, owner/applicant.** Continued review of a mixed-use project consisting of 15 residential units and 1,500 square feet of commercial space within the Commercial Services (C-S) zone. The project includes a density bonus of 20% including a request for an alternative incentive to relax development standards for the creek setback requirement to allow a two foot setback, where 20 feet is normally required, a request to allow residential uses on the ground floor within the first 50 feet of the structure along the street frontage, and a request for a 10 percent parking reduction. Project is categorically exempt from environmental review (CEQA).

Associate Planner Kyle Bell presented the staff report and responded to Commissioner inquiries.

Applicant representative, Bryan Ridley with Bracket Architecture, responded to Commissioner inquiries.

Public Comments:

Karla Hodgson

--End of Public Comment--

ACTION: MOTION BY COMMISSIONER SMITH, SECOND BY VICE CHAIR WITHERS CARRIED 4-0-2 (Commissioners Beller and Pickens absent), to recommend that the Planning Commission approve the project with the following recommendations to the applicant:

- Consider improving the rhythm of the siding over the drive aisle by changing the material pattern to A-B-A-B (wood versus Indigo) rather than A-B-B-B.
- Considering incorporating planters to create a vehicle buffer around the garages and to introduce vertical landscaping to soften the architecture along the drive aisle.

COMMENT AND DISCUSSION

Senior Planner Shawna Scott provided a brief agenda forecast.

ADJOURNMENT

The meeting was adjourned at 7:35 p.m. The next rescheduled Regular Meeting of the Architectural Review Commission is scheduled for Monday, September 14, 2020 at 5:00 p.m. via teleconference.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: 09/14/2020