

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF A 1,813-SF WAREHOUSE ADDITION AND ADDITION OF AN AMMONIA DIFFUSION TANK, RECEIVER TANK, AND COOLING TOWER TO THE EXISTING 3,743-SF GLACIER ICE WAREHOUSE FACILITY

PROJECT ADDRESS: 130 High Street **BY:** Kyle Van Leeuwen, Associate Planner
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FILE NUMBER: ARCH-0535-2021

FROM: Shawna Scott, Senior Planner

RECOMMENDATION

Review the proposed project in terms of consistency with the Community Design Guidelines (CDG) and applicable City Standards and provide comments and recommendations to the Community Development Director.

1.0 PROJECT DESCRIPTION AND SETTING

The proposed project includes a 1,813-square foot warehouse addition, and addition of an ammonia diffusion tank, receiver tank, and cooling tower to the existing 3,743-square foot Glacier Ice warehouse facility. The addition would facilitate the production of ice on site. The proposed addition would have a maximum height of 31 feet, with other sections of the addition being 18 and 19.5 feet in height. The existing Glacier Ice warehouse is a legal non-conforming structure, which has no setback along the Pismo Street frontage where a ten-foot setback is currently required. The existing structure has a maximum height of 19 feet. The project proposes to remove and replace two existing street trees along the High Street frontage.

General Location: The 21,494-square foot project site is triangle shaped and bordered on all sides by public streets: High Street, Pismo Street, and Walker Street. The subject property contains the warehouse and office structure, and parking and truck loading areas. The site has driveways for property access along all three street frontages

Zoning: Service Commercial, Mixed-Use Overlay (C-S-MU)

General Plan: Service and Manufacturing



Figure 1: Subject Property

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Surrounding Uses:

East: Bakery & Single-Family Residential

Northwest: Warehousing

South: Retail, Restaurant, Personal Service

2.0 PROPOSED DESIGNArchitecture: Contemporary designDesign details: Industrial, flat rooflines, widows or spandrel panels, walls and landscaping for screeningMaterials: Raised concrete foundations, vertical and horizontal metal wall panelsColors: Tahoe Blue and Old Town Grey**3.0 FOCUS OF REVIEW**

The ARC's role is to 1) review the proposed project in terms of consistency with the Community Design Guidelines (CDG) and applicable City Standards and 2) provide comments and recommendations to the Community Development Director.

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



Figure 2: Elevation of project design and current site as seen from High Street (south).

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4.0 COMMUNITY DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed remodel must be consistent with the requirements of the General Plan, Zoning Regulations, and CDG. Staff has identified the discussion items below related to consistency with CDG Chapters 2 (General Design Principles) and 3 (Commercial and Industrial Project Design).

Highlighted Sections	Discussion Items
Chapter 2 – General Design Principles	
§2.2.C & D– Attention to detail & material selection	The project proposes vertical and horizontal articulation through wall offsets and use of material and material orientation. The ARC should review and discuss if the project achieves vertical and horizontal articulation and if the external treatments provide durability and authenticity, as well as beauty.
Chapter 3.1 – Commercial Project Design Guidelines	
§3.1.A. Overall design objectives for commercial projects	The project includes primarily rectilinear forms. The ARC should review and discuss if the project avoids appearing “boxy” by articulating the building form and creating building shapes with shade and shadow (2).

5.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required*
Front Setbacks		
High Street (19.5-foot wall height)	10 feet	10 feet
High Street (31-foot wall height)	15 feet	15 feet
Pismo Street	No Setback**	10 feet
Walker Street	10 feet (Trash Structure)	10 feet
Maximum Height of Structures	31 feet	35 feet
Max Lot Coverage	26%	75%
Environmental Status	Categorically exempt from environmental review under CEQA Guidelines Section 15301 (Existing Facilities).	

*2019 Zoning Regulations

**Existing Legal-Nonconforming Structure, Conforming Additions Allowed (§17.92.020 (E))

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6.0 ACTION ALTERNATIVES

- 6.1** Recommend approval of the project. An action recommending approval of the application will be forwarded to the Community Development Director for final action. This action may include recommendations for modifications and/or conditions to address consistency with the Community Design Guidelines.
- 6.2** Continue the project hearing. An action continuing the project hearing to a date certain, or uncertain, should include direction to the applicant and staff on pertinent issues.
- 6.3** Recommend denial the project. An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, CDG, Zoning Regulations or other policy documents.

7.0 ATTACHMENTS

A – Project Plans ARCH-0535-2021

B – Materials Board ARCH-0535-2021