

## ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

**SUBJECT:** REVIEW OF A NEW 28,997-SF, THREE-STORY, MIXED-USE PROJECT CONSISTING OF 20 RESIDENTIAL UNITS WITH A PRIVATE ROOF DECK, AND 7,818 SF OF COMMERCIAL SPACE, WITHIN THE SOUTH BROAD STREET AREA PLAN. PROJECT INCLUDES A 30% SHARED/MIXED-USE PARKING REDUCTION.

**PROJECT ADDRESS:** 2800 Broad Street

**BY:** Kyle Bell, Associate Planner  
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**FILE NUMBER:** ARCH-0366-2021

**FROM:** Shawna Scott, Senior Planner

**APPLICANT:** Luis Sarmiento

**REPRESENTATIVE:** Bryan Ridley

### RECOMMENDATION

Review the proposed project in terms of its consistency with the South Broad Street Area Plan, and Community Design Guidelines, and provide comments and recommendations to the Planning Commission.

### 1.0 PROJECT DESCRIPTION AND SETTING

The proposed project consists of a new 28,997-square foot, three-story, mixed-use structure consisting of 20 residential units with a private roof deck, and 7,818 square feet of commercial space within the South Broad Street Area Plan. Project includes a 30% shared/mixed-use parking reduction.<sup>1</sup> The proposed project includes the demolition of existing structures to provide for the new project and includes site improvements such as site access upgrades, and associated landscaping (Attachment A, Project Plans).

**General Location:** The 0.62-acre project site is located at the corner of Lawrence Drive and Broad Street, with direct access to Lawrence Drive.

**Zoning and General Plan:** Commercial Retail (C-R-SF) and Commercial Services (C-S-SF) within the South Broad Street Area Plan.

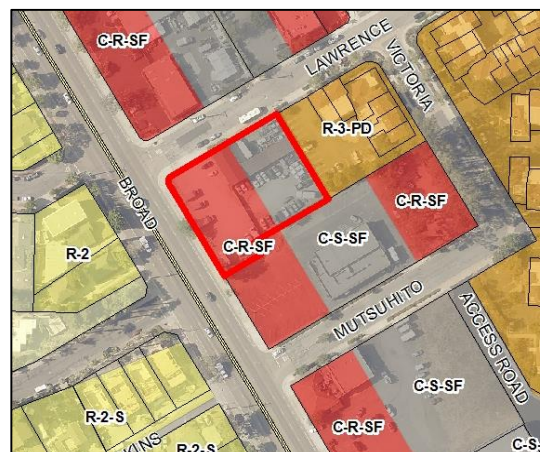
#### Surrounding Uses:

East: (R-2) Single Family Residences

West: (R-3-PD) Multi-family Residences

North: (C-R-SF) Furniture Store

South: (C-R-SF & C-S-SF) Public Assembly Use – Guild Hall



**Figure 1: 2800 Broad Street Project Site**

<sup>1</sup> **South Broad Street Area Plan, 4.7 Parking Requirements, Shared Parking Reduction, Mixed-Use Parking Reduction:** "A maximum parking reduction of thirty percent is possible when combined with a shared parking reduction."

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## **2.0 PROPOSED DESIGN**

Architecture: Broad Street Village Contemporary

Design details: Outdoor sitting area, decorative shed roofs, covered awnings, small private roof deck, balconies, vertical windows, paseo connection to Broad Street from parking lot, partial woonerf design to provide future connection to the property to the South.

Materials: Stucco with a fine sand finish (white), cast-in-place concrete (grey), anodized aluminum storefront (black), painted steel/sheet metal (black), box rib cladding (dark grey).

## **3.0 PREVIOUS REVIEW**

On September 27, 2021, the Tree Committee reviewed the proposal to remove one street tree and plant 19 new trees. The Tree Committee, with a vote of 3:1, recommended the Planning Commission find the proposed tree removal and compensatory planting plan consistent with the Tree Removal Ordinance (Attachment B, TC Report and Minutes 9.27.21).

## **4.0 FOCUS OF REVIEW**

The Architectural Review Commission's (ARC's) role is to review the proposed project in terms of consistency with the South Broad Street Area Plan and Community Design Guidelines and applicable City Standards and 2) provide comments and recommendations to the Planning Commission concerning the proposed project design, focusing on building architecture and layout.

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

**South Broad Street Area Plan:**

<https://www.slocity.org/home/showpublisheddocument/5019/635563068397670000>

## **5.0 DESIGN GUIDELINES/DISCUSSION ITEMS**

The proposed development must be consistent with the requirements of the General Plan, Zoning Regulations, Community Design Guidelines (CDG), and the South Broad Street Area Plan (SOBRO). Staff has not identified any discussion items or concerns related to consistency with CDG Chapter 2 (General Design Principles), Chapter 3 (Commercial and Industrial Project Design), Chapter 6 (Site Planning and Other Design Details), and SOBRO Chapter 5.0 (Design Guidelines).

The project has also been designed with the partial development of the "woonerf" or village court accessway as identified in the SOBRO Chapter 2.0 (Street Types). The village court or "woonerf" is intended to be a living street where pedestrians and bicyclists have the same priority as motorists. The applicant has provided a detailed project description regarding the project's consistency with the SOBRO Design Standards (see Attachment A, Project Plans, Sheets 5, 6, & 7).

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## 6.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required*
Density	19.42	14.6
Build-To Lines		
Corridor Street (Broad St.)	0 feet	0 feet
Entry Street (Lawrence Dr.)	5 feet	5 feet
Setbacks		
Side Yard	N/A (corner lot, no side yard)	0 feet
Rear Yard at Ground Level	55 feet	30 feet
Above Ground Level	55 feet	10 feet
Adjacent to Village Court	16.5 feet	12.5 feet
Maximum Height of Structures	40 feet	40 feet (max)
Minimum Height of Structures	35 feet	25 feet (min)
Vertical Clearance to Projections	18 feet	12 feet (min)
Upper-Story Projections	2.5 feet	4 feet (max)
Minimum Ground Floor Clearance	18 feet	12 feet (min)
Minimum Upper Stories Clearance	10 feet	8 feet (min)
Finished Floor Height	1-2 feet	3 feet (max)
Floor Area Ratio		
C-R zone	1.06 (total)	3.0
C-S zone		1.5
Max Lot Coverage		
C-R zone	43% (total)	100%
C-S zone		75%
Minimum Building Façade	86% Lot Frontage	80% Lot Frontage
Affordable Housing	In-lieu fee	On-site or In-Lieu fee
Public Art	In-lieu fee	On-site or In-Lieu fee
<b>Vehicle and Bicycle Parking</b>		
Number of Vehicle Spaces	<b>32 (30% reduction)</b>	45
EV Spaces	5 (EV ready) 11 (EV capable)	5 (EV ready) 11 (EV capable)
Bicycle Spaces		
Short-term	10	10
Long-term	42	42
Motorcycle Parking	2	2
<b>Environmental Status</b>	Categorically exempt from environmental review under CEQA Guidelines section 15332 (In-Fill Development Projects)	

\*2019 Zoning Regulations & South Broad Street Area Plan (updated December 2014)

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## **7.0 ACTION ALTERNATIVES**

- 7.1** Recommend approval of the project. An action recommending approval of the application based on consistency with the South Broad Street Area Plan Design Guidelines and Community Design Guidelines will be forwarded to the Planning Commission for final action. This action may include recommendations for conditions to address consistency with the Community Design Guidelines and South Broad Street Area Plan.
- 7.2** Continue the project to a hearing date certain, or uncertain. An action continuing the application should include direction to the applicant and staff on pertinent issues.
- 7.3** 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, South Broad Street Area Plan, Community Design Guidelines, Zoning Regulations, or other policy documents.

## **8.0 ATTACHMENTS**

A – Project Plans (ARCH-0366-2021)

B – Tree Committee Report and Minutes from 09/27/21