

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: AGRICULTURAL HERITAGE AND LEARNING CENTER IN THE SAN LUIS RANCH SPECIFIC PLAN, WHICH CONSISTS OF THE REHABILITATION OF TWO HISTORICALLY SIGNIFICANT STRUCTURES, THE PRESERVATION OF REMNANTS OF THE GRANDSTAND VIEWING BARN, AND FOUR NEW STRUCTURES INCLUDING A RETAIL BUILDING, MARKET BUILDING, RESTAURANT, AND AG PROCESSING CENTER

PROJECT ADDRESS: 1035 Madonna Rd

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FILE NUMBER: ARCH-0243-2021

FROM: Shawna Scott, Senior Planner

RECOMMENDATION

Review the proposed project in terms of its consistency with the San Luis Ranch Specific Plan Design Guidelines, and Community Design Guidelines (CDG), and Sign Regulations and provide comments and recommendations to the Planning Commission.

1.0 PROJECT DESCRIPTION AND SETTING

The project is the “Agricultural Heritage and Learning Center” as envisioned in the San Luis Ranch Specific Plan, which was adopted in 2017. The applicant calls the proposed development the San Luis Farms and Marketplace, but it is often more commonly referred to as the “Ag Heritage Center”. It would be located on the site designated for the Ag Heritage Center development concept, within the 53-acre AG-zoned portion of the San Luis Ranch Specific Plan.

Consistent with what is described in the specific plan, the project consists of a farm market, restaurant, general retail and agricultural processing buildings (Attachment A, Project Plans). Pursuant to mitigation requirements in the Final Environmental Impact Report (EIR), the project was originally intended to relocate and incorporate three historic structures from the Dalidio Ranch, but one of those structures—a grandstand viewing barn—was severely damaged in a fire in February 2019. Consequently, the project now will incorporate the two intact relocated historic buildings, including the ranch house and barn, which will be rehabilitated and used as part of the development.

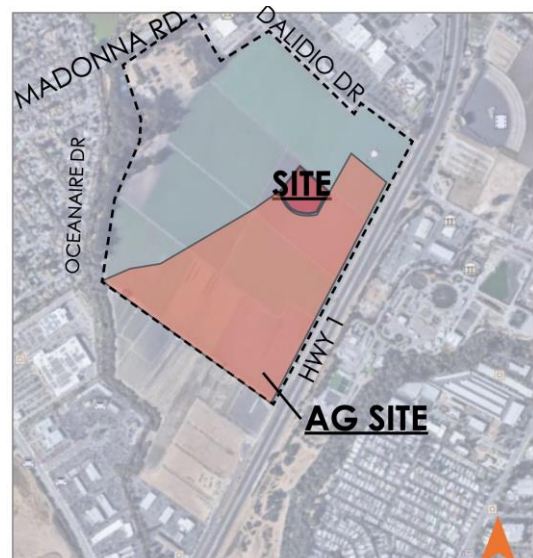


Figure 1: Subject Property

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The project also includes the stabilized remains of the damaged historic grandstand viewing barn, which is an important visual and historic component of the project. The balance of the AG zoned area within the specific plan will be maintained as a working farm with associated ag support structures and farm roads.

General Location: The project site is located in the east-central portion of the 131-acre San Luis Ranch Specific Plan area, generally southwest of Dalidio Drive, and west of Highway 101. Access will be via the planned extension of Froom Ranch Way.

Present Use: Vacant Land

Zoning: Agriculture (AG)

General Plan: Agriculture (San Luis Ranch Specific Plan)

Surrounding Uses: (all within the SLRSP)

East: Agriculture

West: Planned residential

North: Planned Hotel and Commercial Retail

South: Agriculture

2.0 PROJECT INFORMATION

Figure 2 (below) shows the location of proposed development in the context of surrounding development, both existing and planned within San Luis Ranch.



Figure 2: Ag Heritage Center in Surrounding Context

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Figure 3 (below) shows the proposed layout of the Ag Heritage Center in more detail, including the location of three historic structures associated with the San Luis Ranch complex, which is described in detail in Section 4.5 of the Final EIR for the San Luis Ranch project. The original complex included a variety of structures, some dating to the early 20th century. The nine structures included three single-family residences, a garage/shed, a smaller shed, the main barn, a large equipment storage building, a warehouse, and the former spectators' barn/viewing stand, which was converted to farm use. Consistent with the intent of the required mitigation measures included in the San Luis Ranch Final EIR, three of the most significant structures have been relocated to the project site, including a residence, the hay barn, and a surviving wall of the racetrack viewing stand, which was destroyed in a fire in February 2019.

All new buildings within the proposed development are intended to be architecturally consistent with the relocated historic structures and reflect an agricultural theme.

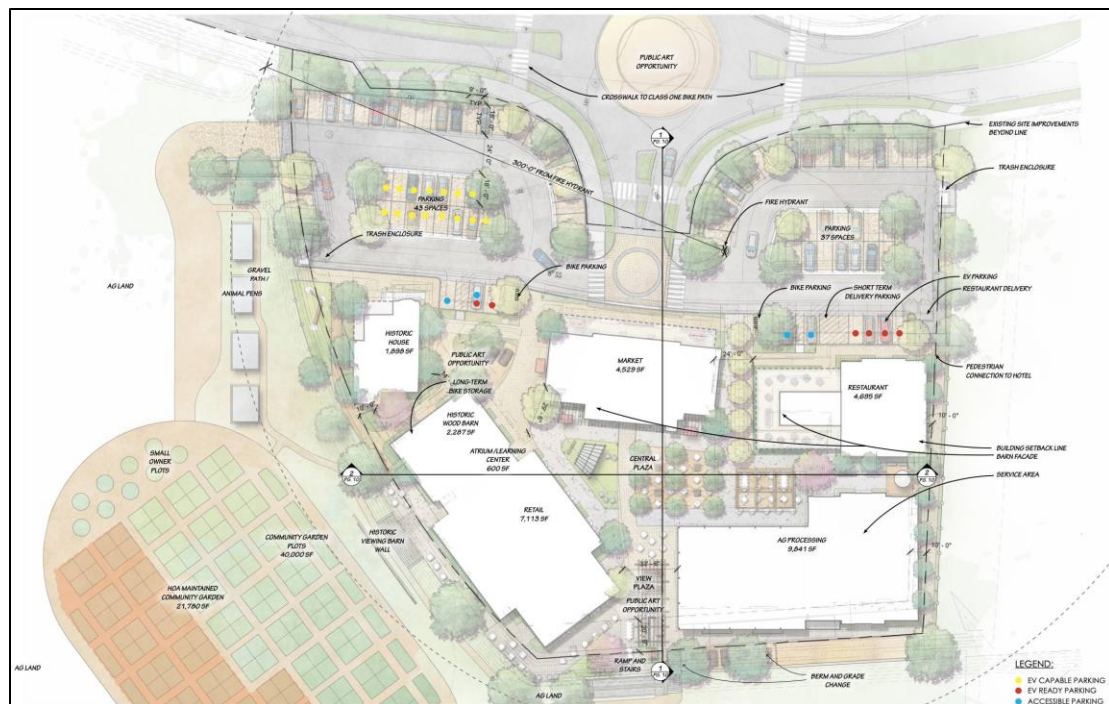


Figure 3: Ag Heritage Center Proposed Layout

Figure 4 on the following page shows the overall development concept, and how the three relocated historic structures will be integrated into the overall architectural design.

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Figure 4: Development rendering showing historic structures. View is south.

The following summarizes the proposed architectural details of buildings within the complex.

Architecture: Draws from Farmhouse and Modern Agrarian elements, with design as described in Section 3.7.3 of the Specific Plan (Attachment B, Agricultural Heritage Facilities and Learning Center Design Guidelines).

Design details: As described in Section 3.7.3 of the Specific Plan. Details include numerous agricultural architectural elements, outdoor seating areas, pedestrian pathways, and thematically decorative lighting and signage. Design is intended to highlight agricultural themes in the context of historic agricultural uses, and to be consistent with neighboring residential development planned under the San Luis Ranch Specific Plan. Lighting features are intended to avoid spillover and are downward oriented to preserve the night sky and minimize potential impacts related to aircraft operations.

Materials: Wood, metal roofs, with wood and metal trim and details.

Colors: Grays, wood tones, and back trim, consistent with agriculturally themed architecture.

Building elevations for the proposed market, restaurant, agriculture processing facility, and retail uses within the historic barn are shown on pages 11, 14, 17 and 20 of the applicant's submittal (Attachment A). Colors and materials for these facilities are included on pages 12, 15, 18 and 21 of the same packet.

3.0 FOCUS OF REVIEW

The ARC's role is to 1) review the proposed project in terms of its consistency with the San Luis Ranch Specific Plan Design Guidelines, and Community Design Guidelines (CDG), and Sign Regulations (see links below); and 2) provide comments and recommendations to the Planning Commission.

San Luis Ranch Specific Plan: <https://www.slocity.org/home/showdocument?id=15833>

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

Sign Regulations: <https://www.slocity.org/home/showdocument?id=2116>

4.0 DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed development should be evaluated based on its consistency with the San Luis Ranch Specific Plan, and CDG. Notably, upon its adoption the Specific Plan and accompanying guidelines were found to be consistent with the General Plan, and the guidelines contained in the Specific Plan were found to be consistent with the CDG. Therefore, consistency with the Specific Plan is the key consideration for ARC with respect to this project. In certain instances, the Specific Plan defers to other existing City regulations, and these are noted below.

Staff has identified the discussion items below related to consistency with relevant provisions of the Specific Plan (Chapter 3: Table 3-10, Agriculture Development Standards; Neighborhood Form, Section 3.6, Sign and Monument Development Standards; Section 3.7.3, Agricultural Heritage Facilities and Learning Center Design Guidelines; Section 3.8, Architectural Style Reference Guide; and Section 3.9, Plant Palette. For reference, this staff report includes a discussion of the applicability of portions of the CDG (Chapter 2, General Design Principles; Section 7.3, Historic Resource Preservation).

Highlighted Sections	Discussion Items
<i>San Luis Ranch Specific Plan Chapter 3 – Neighborhood Form</i>	
<i>Table 3-10: Agriculture Development Standards</i>	The proposed project conforms with allowed size, building height, setback, landscaping, and lighting requirements for the AG zone. The ARC should also evaluate for compliance with other architectural and design standards of the Specific Plan. Sheet 1 of the applicant's submittal provides a summary of design-related information in the context of various City regulations.
<i>Section 3.6: Sign and Monument Sign Development Standards</i>	Specific Plan Table 3-11 describes standards for signs allowed in the Ag Heritage Center development. Since the conceptual signage plan is being provided along with development plans in order to allow for concurrent evaluation of signs with building design and site layout, the Sign Regulations allow flexibility from standards as a Sign Program. Sign Programs are encouraged for new development projects since they provide an opportunity to ensure are complementary with the surrounding neighborhood or commercial district. A conceptual signage plan is included on Sheets 35-40 (Attachment A), which shows monument, directional,

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	and neighborhood signage. Conceptual building signs are also shown on Sheets 12, 15 and 21 (Attachment A). Signs should be evaluated for compatibility with architecture and coordination among tenant spaces. It should be noted that once the project is approved a formal sign program will be used on an ongoing basis for staff to review for consistency with applicable regulations.
<i>Section 3.7.3: Agricultural Heritage Facilities and Learning Center Design Guidelines</i>	This section provides general guidance for site planning and design, building form, building elements, lighting, signs, building materials, exterior colors, visual elements, landscaping, and fencing. Proposed design information related to these issues is summarized on Sheet 2, but shown in more detail on Sheets 5-21, 25, 26 and 28-35 (Attachment B). As proposed, the project appears to be consistent with the intent of the Design Guidelines in the Specific Plan.
<i>Section 3.8: Architectural Style Reference Guide</i>	This project is designed with a Modern Agrarian architectural theme, which is described in Section 3.8.4. This section provides guidance on massing, building form and composition, materials, colors, and various architectural features. The ARC should focus on consistency with these guidelines. Proposed building elevations and the integration of historical elements into architecture are shown on Sheets 10-28 (Attachment A).
<i>Section 3.9: Plant Palette</i>	Section 3.9 discusses the appropriate plant palette to be used in project landscaping, with a focus on native and drought-tolerant plants. Table 3-12 provides a plant list, which ARC can refer to in order to determine consistency. The project's proposed landscaping and plant palette information may be found on Sheets 29-32. The proposed trees are consistent with those included in the Specific Plan.
Community Design Guidelines	
<i>Chapter 2: General Design Principles</i>	The Specific Plan was previously found to be consistent with the City's Community Design Guidelines. However, the CDG provides a framework upon which the Specific Plan builds, and provides additional direction with respect to basic design issues. The project appropriately applies the General Design Principles of the CDG, notably that it integrates agricultural elements to fit the setting, is thematically unified and functional. Buildings appear to be well-proportioned, and consistent with the scale of historic structures that have been relocated to the site for reuse.
<i>Section 7.3: Historic Resource Preservation</i>	The project integrates historic ranch structures into the design, which is an integral part of its overall function and form. The Cultural Heritage Committee (CHC) is evaluating the design as a separate review to ensure it complies with applicable regulations related to cultural resources.

5.0 PROJECT STATISTICS

Site Details	Proposed	Requirement
Land Use Designation	AG	AG
Setbacks	Front: 20 feet Side: 10 feet Rear: 20 feet	Front: 20 feet Side: 10 feet Rear: 20 feet (per SLR Specific Plan Table 3-10)
Building Height	35 feet (see building elevations on Sheets 10, 11, 14, 17 and 20)	35 feet; historic structures may be as much as 45 feet (Per SLR Specific Plan Table 3-10)
Lot Coverage	23.5%	80% maximum (per SLR Specific Plan Table 3-7)
Public Art	Various agriculturally themed sculptures and features; locations shown on Sheet 31	Public art only required for commercial portion of SLRSP; project subject to Municipal Code 17.70.140.
Parking		
Automobile spaces	78	61 (1 per 500 SF per SLR Specific Plan)
Bicycle Parking	24	12 (per municipal code; 20% of required vehicle parking)
Motorcycle Parking	4	4 (per municipal code)
	(see Sheet 1)	
Environmental Status	An Addendum to the Certified Final Environmental Impact Report (FEIR) for the San Luis Ranch Specific Plan has been prepared to address updated information related to the significance of the Spectators Barn/Viewing Stand and the change in mitigation approach based on the structure's destruction in the 2019 fire (link: https://www.slocity.org/home/showpublisheddocument/31027/637668853641101713).	

6.0 ACTION ALTERNATIVES

- 6.1** Recommend the Planning Commission find the project consistent with the San Luis Ranch Specific Plan Design Guidelines, Community Design Guidelines, and City Sign Regulations. The Architectural Review Commission's recommendation will be forwarded to the Planning Commission for final action. This action may include recommendations for conditions to address consistency with the San Luis Ranch Specific Plan Design Guidelines and Community Design Guidelines.
- 6.2** Continue the project hearing to a date certain or uncertain. An action continuing the application 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, San Luis Ranch Specific Plan, CDG, Zoning Regulations or other policy documents.

7.0 ATTACHMENTS

A – Project Plans

B – San Luis Ranch Agricultural Heritage Center Design Guidelines



Architectural Review Commission Minutes

September 20, 2021, 5:00 p.m.
Teleconference - Broadcast via Webinar

Architectural Review Commissioners Present: Commissioner Brian Pineda, Commissioner Allen Root, Vice Chair Ashley Mayou, Chair Christie Withers

Architectural Review Commissioners Absent: Commissioner Michael DeMartini, Commissioner Mandi Pickens, Commissioner Micah Smith

City Staff Present: Senior Planner Shawna Scott, Deputy City Clerk Megan Wilbanks

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on September 20, 2021 at 5:19 p.m. by Chair Withers.

2. PUBLIC COMMENT

Public Comments:

None

--End of Public Comment--

3. CONSENT

Motion By Commissioner Root

Second By Commissioner Pineda

To approve Consent Item 3a.

Ayes (4): Commissioner Pineda, Commissioner Root, Vice Chair Mayou, and Chair Withers

Absent (3): Commissioner DeMartini, Commissioner Pickens, Commissioner Smith

CARRIED (4 to 0)

3.a CONSIDERATION OF MINUTES - AUGUST 16, 2021 ARCHITECTURAL REVIEW COMMISSION MINUTES

Approve the Architectural Review Commission Minutes of August 16, 2021.

4. PUBLIC HEARINGS

4.a 1656 MONTEREY (ARCH-0352-2021) REVIEW OF AN ADDITION TO AN EXISTING STRUCTURE (SUNBEAM MOTEL). THE PROJECT INCLUDES A 1,273-SQUARE-FOOT, SECOND-STORY ADDITION AND A 94-SQUARE-FOOT, FIRST-FLOOR ADDITION TO THE STRUCTURE

At the request of the project applicant, staff recommends the Architectural Review Commission continue this item to a date uncertain. The applicant has requested this continuance to further consider the scope and design of the project in light of increasing construction costs.

By consensus, the Architectural Review Commission continued review of this item to a date uncertain.

Ayes (4): Commissioner Pineda, Commissioner Root, Vice Chair Mayou, and Chair Withers

Absent (3): Commissioner DeMartini, Commissioner Pickens, Commissioner Smith

CARRIED (4 to 0)

4.b 1035 MADONNA (ARCH-0253-2021) REVIEW OF THE AGRICULTURAL HERITAGE AND LEARNING CENTER IN THE SAN LUIS RANCH SPECIFIC PLAN

Contract Planner John Rickenbach presented the staff report and responded to Commission inquiries.

Applicant representative, Scott Martin, provided a brief overview of the project and responded to questions raised.

Chair Withers opened the public hearing.

Public Comments:

None

--End of Public Comment--

Chair Withers closed the public hearing.

Motion By Vice Chair Mayou
Second By Commissioner Root

Find the proposed project consist with the San Luis Ranch Specific Plan Design Guidelines, Community Design Guidelines, Sign Regulations, and recommend the Planning Commission approve the project.

Ayes (4): Commissioner Pineda, Commissioner Root, Vice Chair Mayou, and Chair Withers

Absent (3): Commissioner DeMartini, Commissioner Pickens, Commissioner Smith

CARRIED (4 to 0)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Senior Planner Shawna Scott provided an update of upcoming projects.

6. ADJOURNMENT

The meeting was adjourned at 6:18 p.m. The next Regular Meeting of the Architectural Review Commission meeting is scheduled for October 4, 2021 at 5:00 p.m. via teleconference.

APPROVED BY ARCHITECTURAL REVIEW COMMISSION: 10/04/2021