



Minutes

ARCHITECTURAL REVIEW COMMISSION

Monday, May 3, 2021

Regular Meeting of the Architectural Review Commission

CALL TO ORDER

A Regular Meeting of the Architectural Review Commission was called to order on Monday, May 3, 2021 at 5:00 p.m. via teleconference, by Chair Allen Root.

ROLL CALL

Present: Commissioners Michael DeMartini, Ashley Mayou, Brian Pineda, Micah Smith, Vice Chair Christie Withers, and Chair Allen Root

Absent: Commissioner Mandi Pickens

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

ELECTION OF CHAIR AND VICE CHAIR

1. Annual Election of Chair and Vice Chair

ACTION: MOTION BY CHAIR ROOT, SECOND BY COMMISSIONER DEMARTINI, CARRIED 6-0-1 (Commissioner Pickens absent, Vice Chair Withers abstaining), to elect Christie Withers to the position of Chair for a one-year term.

ACTION: MOTION BY COMMISSIONER WITHERS, SECOND BY COMMISSIONER ROOT, CARRIED 6-0-1 (Commissioner Pickens absent, Commissioner Mayou abstaining), to elect Ashley Mayou to the position of Vice Chair for a one-year term.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

--End of Public Comment--

CONSIDERATION OF MINUTES

2. Minutes of the Architectural Review Commission meetings of April 5, 2021.

ACTION: MOTION BY CHAIR WITHERS, SECOND BY COMMISSIONER ROOT, CARRIED 6-0-1 (Commissioner Pickens absent), to approve the Minutes of the Architectural Review Commission meeting of April 5, 2021.

PUBLIC HEARINGS

3. Design review of a proposed three-story, 204-room, dual-branded hotel, with guest amenities including an outdoor patio and dining area, meeting space, fitness room, breakfast area, bar, and onsite parking. The proposed hotel would be approximately 125,200 square feet with a maximum height of 45 feet for occupied buildings and 52 feet for non-occupied space. The project includes a request for an exception to standard loading space requirements (one space requested where three spaces is the standard), an exception to an Airport Area Specific Plan standard to exceed 40% lot frontage side parking, and exceptions to sign standards to allow for seven wall signs (where four is the standard) and placement of wall signs at the third story, where the uppermost point of the second story is the standard height. An Initial Study/Mitigated Negative Declaration is proposed for adoption. **Project address: 950 & 990 Aero Dr.; Case#: USE-0294-2019 and ARCH-0165-2020; Zone: BP-SP (Airport Area Specific Plan); Sunsmi, LLC, owner/applicant.**

Senior Planner Shawna Scott presented the staff report and responded to Commissioner inquiries.

Applicant representatives, Pamela Jardini and Thom Jess, provided a PowerPoint presentation and responded to Commissioner inquiries.

Public Comments:

None

--End of Public Comment--

ACTION: MOTION BY COMMISSIONER ROOT, SECOND BY COMMISSIONER DEMARTINI, CARRIED 6-0-1 (Commissioner Pickens absent), to recommend that the Planning Commission approve the project with the following considerations:

- Consider pedestrian access to the site, especially from the northern corner of the site near the Broad Street sidewalk, and access to SLO Brew/The Rock to the north.
- Consider replacing the sine wave corrugated metal with metal that is similar to the other metal siding on the building, and perhaps a different color.

COMMENT AND DISCUSSION

3. Staff Updates

Senior Planner Shawna Scott provided a brief agenda forecast.

ADJOURNMENT

The meeting was adjourned at 6:08 p.m. The next Regular Meeting of the Architectural Review Commission is scheduled for Monday, May 17, 2021 at 5:00 p.m. via teleconference.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: 06/21/2021

ARCHITECTURAL REVIEW COMMISSION REPORT**FROM:** Shawna Scott, Senior Planner**PROJECT ADDRESS:** 950 & 990 Aero Dr.**FILE NUMBERS:** ARCH 0165-2020, USE 0294-2019**APPLICANT:** Sunsmi, LLC**REPRESENTATIVE:** Pamela Jardini

For more information contact: Shawna Scott at 781-7176 or sscott@slocity.org

1.0 PROJECT DESCRIPTION AND SETTING

Design review of a proposed three-story, 204-room, dual-branded hotel, with guest amenities including an outdoor patio and dining area, meeting space, fitness room, breakfast area, bar, and onsite parking. The proposed hotel would be approximately 125,200 square feet with a maximum height of 45 feet for occupied buildings and 52 feet for non-occupied space. The project includes a request for an exception to standard loading space requirements (one space requested where three spaces is the standard), an exception to an Airport Area Specific Plan standard to exceed 40% lot frontage side parking, and exceptions to sign standards to allow for seven wall signs (where four is the standard) and placement of wall signs at the third story, where the uppermost point of the second story is the standard height.

General Location: The two-parcel, 5.04-acre project site is located on the northern side of Aero Drive, on the west side of Broad Street.

Present Use: Vacant

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

General Plan: Business Park

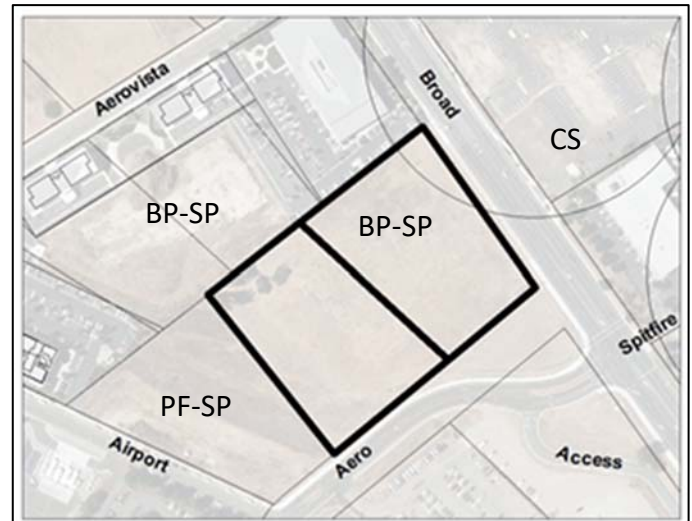
Surrounding Uses:

East: Broad Street, commercial uses (C-S)

West: San Luis Obispo Regional Airport (PF-SP)

North: The Rock (SLO Brew), offices (BP-SP)

South: San Luis Obispo Regional Airport (Public Facility, County of San Luis Obispo)

**2.0 PROPOSED DESIGN**

Architecture: Three stories with flat roofs, presenting a contemporary style.

Design details: Architectural reliefs including variation in height and depth of walls to create shadow, use of accent colors, metal awnings and trellises, low planter walls, and porte cochère

Materials: smooth stucco, vertical corrugated metal siding, horizontal metal siding, fiber cement siding, aluminum-framed windows, metal trellis and planter boxes, metal porte cochère

Colors: Dark brown, golden yellow, blue, off-white, and gray; slate and charcoal gray.

3.0 FOCUS OF REVIEW

The ARC's role is to 1) review the proposed hotel project in terms of its consistency with the Airport Area Specific Plan (AASP) Design Guidelines, Community Design Guidelines (CDG) and Sign Regulations and 2) provide comments and recommendations to the Planning Commission.

[Link to Airport Area Specific Plan](#)

[Link to Community Design Guidelines](#)

[Link to Sign Regulations](#)



4.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required
Setbacks – Parking lot along street	10 feet	10 feet
Setbacks – Parking lot between parcels	5 feet	5 feet
Setbacks – Buildings along streets	85 feet (Broad) 165 feet (Aero)	16 feet
Setbacks – Buildings between parcels	65 – 92 feet	0 feet
Maximum Height of Structures	45 feet 52 (non-occupied features)	45 feet 52 (non-occupied features)
Floor Area Ratio (FAR)	0.58	0.6
Max Building Coverage (footprint)	70%	80%
Minimum Landscaped Space (including pedestrian hardscape)	30%	20%
Required Parking Spaces	214	204

Site Details	Proposed	Allowed/Required
Electric Vehicle Parking	20 EV Ready 51 EV Capable	20 EV Ready 51 EV Capable
Bicycle Parking	Total: 22 Long-term: 11 Short-term: 11	Total: 20 Long-term: 10 Short-term: 10
Wall signs	Up to seven wall signs Placement at 3 rd story	Four wall signs Uppermost point of the second story
Environmental Status	An Initial Study/Mitigated Negative Declaration has been prepared and circulated for public review prior to consideration by the Planning Commission.	

5.0 DESIGN GUIDELINES/DISCUSSION ITEMS

Highlighted Sections	Discussion Items
AASP Chapter 5, Community Design	
<p>Standard 5.1.1: Building orientation parallel to the street</p> <p>Standard 5.1.2 No more than one double-loaded parking bay will be allowed between the street and the front of the building</p> <p>Standard 5.1.3: Pedestrian access from the street to main entrance</p> <p>Standard 5.1.4: Architecturally articulated entry features facing the street</p>	<p>The structure is located parallel to Broad Street and the northern property line.</p> <p>One double-loaded parking bay is proposed between the building and Broad Street.</p> <p>The primary entrance and porte cochere are located internally to the site facing towards Aero Drive, with a pedestrian walkway extending from Aero Drive to the main entrance.</p> <p>A pedestrian side entry is provided on the elevation facing Broad Street, which leads into the lobby on the ground floor. This side entry is accentuated by use of colors and materials (white-colored stucco extending from the ground to the roofline), an aluminum-framed storefront and metal canopy, and the pedestrian access from Broad Street would be delineated with pavers and framed by landscaping. The ARC should discuss if additional articulation is warranted to further accentuate either entrance.</p>
Standard 5.4.1: Parking lot location at rear or side of buildings; side parking shall not exceed 40 percent of the lot frontage	A majority of the parking is proposed along the northern property boundary and internal to the site. Approximately 270, non-continuous linear feet of parking spaces are provided along the east property boundary, facing Broad Street, with a 10-foot deep landscape buffer between the parking spaces and the sidewalk. The ARC should discuss if an exception to allow for parking spaces along approximately 67% of the Broad Street frontage is appropriate, given the environmental constraints of the site and Code requirements for fire truck access surrounding the structure.

<p>Goal 5.9: Architectural character</p> <p>Guideline A: Building forms should generally be simple and expressive of their function and construction technology</p> <p>Guideline D: Building design should be varied and distinctive, and in harmony with its context</p>	<p>The architectural character, building forms, and design of the dual-brand hotel are generally simple, and incorporate varied materials, vertical and horizontal off-sets, and accents including colors, canopies, low walls, trellis features, and accentuated windows. The ARC should discuss the project's overall consistency with this goal and guidelines.</p>
<p>Goal 5.10: Scale and massing</p> <p>Standard 5.10.1: Building facades visible from streets shall vary in modules of 66 feet or less; continuous wall planes longer than 100 feet should be avoided; where interior functions require longer continuous spaces, exterior walls should have architectural features such as columns or pilasters at least every 66 feet. Such architectural features shall have a depth of at least 3 percent of the length of the facade, and shall extend at least 20 percent of the length of the façade.</p> <p>Standard 5.10.2: Facades facing public streets shall use animating features along at least 60 percent of the horizontal length.</p>	<p>The façades facing both Broad Street and Aero Drive vary in modules of 66 feet or less, and provide various finishes including painted stucco in four complimentary colors, metal siding, and fiber cement siding. This combination of materials spans the horizontal length, and are intended to visually reduce the overall building mass, create shadows, and provide visual interest. Horizontal trim bands, colored fiber cement panels between windows, vertical fins at the window frames, and inset and pushed out wall planes provide variation in the massing of the structure. Animating features include metal awnings, canopies over entries, and metal vine trellises. The ARC should discuss if any modifications to scale and massing should be provided to further consistency with these standards.</p>
<p>Goal 5.12: Architectural façade and treatment</p> <p>Guidelines A-F: articulation, detailing, human scale, visual interest and distinctiveness, defined entries, and design quality.</p>	<p>Please see above regarding architectural features and treatment. The ARC should discuss if any modifications to architectural detailing should be provided to further consistency with this standard.</p>

7.0 ARC CONCEPTUAL REVIEW COMMENTS

A previous version of this project was conceptually reviewed by the ARC on March 18, 2019 (Attachment 2, ARC Minutes and previous conceptual plans).¹ Since that time, the project has been modified to avoid a wetland feature present within the site, and to also provide a minimum 35-foot setback from the feature. As a result, the previous concept that showed two separate hotel buildings has been modified to the current proposal, which consists of a connected dual brand hotel, with a shared parking area and lobby. The ARC's comments are identified below; the ARC should discuss these items while considering the overall changes to the project subsequent to conceptual review.

Comment	Discussion Items
As a hotel and gateway into San Luis Obispo, the Commission would like to see more personality to the structures, including more articulation, variation, and window detail; use less corrugated metal; and, possibly use warmer materials and colors.	The façades facing both Broad Street and Aero Drive vary in modules of 66 feet or less, and provide various finishes including painted stucco in four complimentary warmer colors, metal siding, and fiber cement siding. Horizontal trim bands, colored fiber cement panels between windows, and inset and pushed out wall planes provide variation in the massing of the structure. Animating features include metal awnings, canopies over their entry, and metal vine trellises. In addition to the renderings, Sheets A8.0 and A8.1 provide focused drawings of the porte cochere, metal trellis features, and window details. The proposed materials include the use of corrugated metal; the ARC should discuss if the balance of materials and colors is appropriate and generally consistent with the AASP Guidelines and Standards above.
Commission recommends maintaining pedestrian appeal per Goal 5.1 of the Airport Area Specific Plan; consider entrance facing Broad Street.	The project's main entrance and porte cohere face Aero Drive, and a covered side entrance and pedestrian walkway are provided facing Broad Street. Refer to discussion item above (Standard 5.1.1 through 5.1.4).
Commission is concerned about the roof line on Hotel 2. Commission recommends hotel could have more articulation in the roof line without adding to the overall height as more elements are added to the elevation.	"Hotel 2" was previously located in the western portion of the site; the current site plan presents a connected dual-brand hotel with flat roofs, and some variation in building height, with non-occupied architectural features extending up to 52 feet in height.
Adjust circulation of vehicles and pedestrians around entrances.	The entire site plan has been revised as noted above, with only one main entrance and porte cochere to serve both hotels.

¹ ARC Agenda Report, March 18, 2019 [available here](#)

Comment	Discussion Items
Consider softening patio walls by material type and additional landscaping.	The entire site plan has been revised as noted above, with the patio and pool area located adjacent to the hotel in the western portion of the area to be developed. A variation in solid wall and metal bar fencing is proposed, with landscaping to be located between the walkway and the fence/wall to soften its appearance.
Consider location of trash enclosure, including noise generated during trash pick-up.	The site plan currently shows one, screened trash enclosure located in the northeast corner of the property. The location of the trash enclosure was approved by San Luis Garbage.
Commission recommends incorporating an accent color into Hotel 1; also consider providing a bigger surface for the green screens.	The revised project incorporates wall mounted trellis and climbing vine elements on all elevations of the structure. Accent colors are provided on all facades.
Commission recommends activating the entrance and porte cochere.	The porte cochere and main entrance are accentuated by decorative pavers and low-level landscaping, accent trees, and use of color (white-colored stucco extending from the ground to the roofline).

8.0 ACTION ALTERNATIVES

- 8.1** Recommend the Planning Commission approve the project based on consistency with the Design Guidelines, which may include specific conditions of approval or recommendations to be considered by the Planning Commission.
- 8.2** Continue the project to a hearing date uncertain. An action continuing review of the project should include specific direction to the applicant and staff on pertinent issues.
- 8.3** Recommend denial the project. An action denying the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Airport Area Specific Plan, Zoning Regulations or other policy documents.

9.0 ATTACHMENTS

- 9.1** Project Plans
- 9.2** Conceptual review ARC Minutes and conceptual plans

SLO Airport Hotel

San Luis Obispo California



	SLO Airport Hotel in: San Luis Obispo, CA	<small>DATE</small> MAY 20, 2020 <small>SCALE</small> NO SCALE <small>PROJECT</small> A0.0
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SLO Airport Hotel

San Luis Obispo

California

PROJECT STATISTICS

ADDRESS:	950 & 990 AERO DRIVE
ASSESSOR PARCEL NUMBER:	053-412-010 & 053-412-011
EXISTING SITE AREA:	5.04 ACRES (1- 109,832 / 2- 109,737 SF)
PROPOSED SITE AREA:	5.04 ACRES (1- 105,368 / 2- 114,201 SF)
ZONING:	BP-SP (BUSINESS PARK-SPECIFIC PLAN) AASP, SAFETY AREA S-1C (AIRPORT AREA SPECIFIC PLAN)
EXISTING USE:	VACANT
PROPOSED USE:	HOTEL W/ SURFACE PARKING
GROSS FLOOR AREA:	125,200 SF
GUEST ROOMS:	204 GUEST ROOMS
FLOOR AREA RATIO (FAR):	
ALLOWED:	0.60 MAX FAR
PROPOSED:	0.58 (127,200 / 219,570)
LOT COVERAGE:	
MAX. ALLOWED HARDSCAPE:	80% (PARKING, BUILDINGS, & DRIVEWAYS)
MIN. ALLOWED LANDSCAPE:	20% (PLANTED AREAS & PEDESTRIAN WALKS)
PROPOSED HARDSCAPE:	70% (153,070 / 219,570 SF)
PROPOSED LANDSCAPE:	30% (66,500 / 219,570 SF)
BUILDING HEIGHT ALLOWED:	45 FEET OCCUPIED BUILDINGS (52 FEET NON-OCCUPIED FEATURES)
BUILDING HEIGHT PROPOSED:	45 FEET (52 FEET TO TOP OF TOWER)
NUMBER OF STORIES ALLOWED:	3 STORIES
NUMBER OF STORIES PROPOSED:	3 STORIES
PARKING SPACES REQUIRED:	204 SPACES (1 SPACE PER ROOM)
PARKING SPACES PROPOSED:	214 SPACES
ACCESSIBLE PARKING REQ'D:	7 SPACES
ACCESSIBLE PARKING PROVIDED:	8 SPACES
CLEAN AIR/VANPOOL REQ'D:	18 SPACES
CLEAN AIR/VANPOOL PROVIDED:	18 SPACES
EV READY PARKING REQ'D:	20 SPACES*
EV READY PARKING PROVIDED:	20 SPACES
EV CAPABLE PARKING REQ'D:	51 SPACES*
EV CAPABLE PARKING PROVIDED:	51 SPACES

* PER ZONING REGULATIONS 17.72.040 10% OF TOTAL SPACES ARE REQUIRED TO BE EV READY AND 25% OF SPACES ARE REQUIRED TO BE EV CAPABLE

MOTORCYCLE SPACES REQUIRED:	11 SPACES (1 PER 20 CAR SPACES)
MOTORCYCLE SPACES PROPOSED:	12 SPACES
BICYCLE PARKING REQUIRED:	21 SPACES (1 PER 10 GUEST ROOMS)
BICYCLE PARKING PROPOSED:	22 SPACES (50% SHORT TERM/50% LONG TERM)

LOADING SPACES REQUIRED:	3 SPACES (PER 17.72.100)
LOADING SPACES PROPOSED:	1 SPACES*

*LOOKING FOR WAIVER ON REQUIRED LOADING SPACES
DUE TO NATURE OF PROPOSED USE; NOT NEEDED

EMPLOYEE & CUSTOMER CONCENTRATIONS:

[TABLE 4.6 SLO AIRPORT SPECIFIC PLAN - AVIATION SAFETY AREA S-1C]

MAX # PERSONS ALLOWED:	604.8	(5.04 x 120 PER ACRE)
PROPOSED HOTEL:	370.8	(1.8 x 206 GUEST ROOMS)
PROPOSED AMENITIES:	0	(FOR HOTEL GUESTS ONLY)
TOTAL:	370.8	<604.8

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF ONE NEW 3-STORY DUAL-BRANDED HOTEL. THERE ARE TWO EXISTING PARCELS AND A LOT MERGER IS BEING PROPOSED AS PART OF THIS SUBMITAL.

THE PROJECT WILL CONSIST OF 204 GUEST ROOMS AND WILL HAVE GUEST AMENITIES TO INCLUDE OUTDOOR PATIO/DINING, MEETING SPACE, FITNESS ROOM, BREAKFAST AREA AND BAR. GUEST AMENITIES, SUCH AS THE MEETING ROOM AND OUTDOOR AREAS, ARE FOR GUESTS ONLY AND ARE NOT OPEN TO THE PUBLIC. THE HOTEL IS ANTICIPATED TO BE BRANDED. HOWEVER, A BRAND HAS NOT BEEN SELECTED AT THIS TIME.

THE PROJECT WILL BE REQUESTING A VARIANCE TO THE MAXIMUM SIGNAGE HEIGHT. SIGNAGE IS BEING PROPOSED ABOVE THE 25' (ABOVE ADJACENT GRADE) HEIGHT LIMIT.

PROJECT DIRECTORY

DEVELOPER

SUNSMIT, LLC
280 FOXTAIL LANE
TEMPLETON, CA 93465
ATTN: SANJAY GANPULE
PHONE: (805) 550-3764
EMAIL: OMKAR1570@YAHOO.COM

ARCHITECT

ARRIS STUDIO ARCHITECTS
1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401
ATTN: THOM JESS
PHONE: (805) 547-2240
EMAIL: TJESS@ARRIS-STUDIO.COM

PLANNER

PLANNING SOLUTIONS
160 NEW WINE PLACE
TEMPLETON, CA 93465
ATTN: PAMELA JARDINI
PHONE: (805) 801-0453
EMAIL: PLANNINGSOLUTIONS@CHARTER.NET

CIVIL ENGINEER

CIVIL DESIGN STUDIO, INC
2540 MAIN STREET, SUITE D
CAMBRIA, CA 93428
ATTN: MONTE SOTO
PHONE: (805) 234-5210
EMAIL: MONTE@CIVIL-STUDIO.COM

LANDSCAPE ARCHITECT

JBLA
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
ATTN: JIM BURROWS
PHONE: (805) 439-3209
EMAIL: JIM@JBLA-SLO.COM

DRAWING INDEX

ARCHITECTURAL SHEETS

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A2.0	PROPOSED SITE PLAN
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C-2	PRELIMINARY UTILITY PLAN

LANDSCAPE SHEETS

L1.0	CONCEPTUAL LANDSCAPE PLAN
L2.0	WELO WORKSHEET & NOTES

VICINITY MAP



SLO Airport Hotel
in
San Luis Obispo, CA

DATE: MAY 20, 2020
SCALE: NO SCALE
SHEET: A1.0

BUILDING CODE ANALYSIS

OCCUPANCY GROUPS:
TYPE VA CONSTRUCTION: R-1/A-2 & S-2

SEPARATED OCCUPANCIES: YES

TYPE OF CONSTRUCTION: TYPE V-A

FIRE SPRINKLERS: YES (NFPA-13)

BUILDING HEIGHT ALLOWED: 50 FEET*

BUILDING HEIGHT PROPOSED: 45 FEET

NUMBER OF STORIES ALLOWED (TYPE VA): 3 STORIES*

NUMBER OF STORIES PROPOSED (TYPE VA): 3 STORIES

*USING AREA INCREASE

NOTE: THE BUILDING IS SEPARATED INTO (2) SEPARATE BUILDINGS (A AND B) BY A 2-HOUR RATED FIRE WALL PER CBC SECTION 706, FOR TYPE V CONSTRUCTION. THE FIRE WALL SHALL PROVIDE A COMPLETE SEPARATION AND SHALL COMPLY WITH ALL THE SUBSECTIONS WITHIN CBC 706.

BUILDING A AREA
BUILDING AREA BY STORY:
FIRST STORY (R-1 OCCUPANCY): 11,700 S.F.
SECOND STORY (R-1 OCCUPANCY): 11,500 S.F.
THIRD STORY (R-1 OCCUPANCY): 11,500 S.F.
TOTAL AREA: 34,700 S.F.

BUILDING B AREA
BUILDING AREA BY STORY:
FIRST STORY (A-2, B, & R-1 OCCUPANCY): 36,500 S.F.
SECOND STORY (R-1 OCCUPANCY): 27,000 S.F.
THIRD STORY (R-1 OCCUPANCY): 27,000 S.F.
TOTAL AREA: 90,500 S.F.

BUILDING A - CODE ANALYSIS SINGLE OCCUPANCY - MULTISTORY

ALLOWABLE BUILDING AREA CALCULATION (PER CBC 506.2.3)
 $A_a = A_1 + [NS \times I_f]$
 A_a = ALLOWABLE BUILDING AREA PER STORY
 A_1 = PER TABLE 506.2, SPRINKLERED
 $R-1 = 36,000$ S.F. (WITH AREA INCREASE)
 $I_f = [F/P - .25] W/30$
 $[1 - .25] \times 30/30 = .75$
 NS = PER TABLE 506.2
 $R-1 = 12,000$ S.F.
 $A_a = 36,000$ S.F. + $(12,000 \times .75)$
 $A_a = 45,000$ S.F. **MAX AREA PER FLOOR**

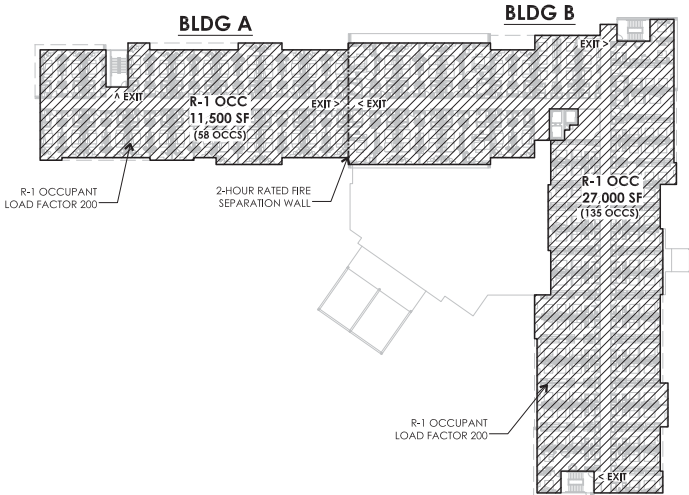
ACTUAL AREA BY FLOOR
FIRST FLOOR / R-1: 11,700 S.F.
SECOND FLOOR / R-1: 11,500 S.F.
THIRD FLOOR / R-1: 11,500 S.F.

TOTAL ALLOWABLE BUILDING AREA $(45,000 \times 2 = 90,000$ S.F.)
TOTAL BUILDING AREA: 34,700 S.F.

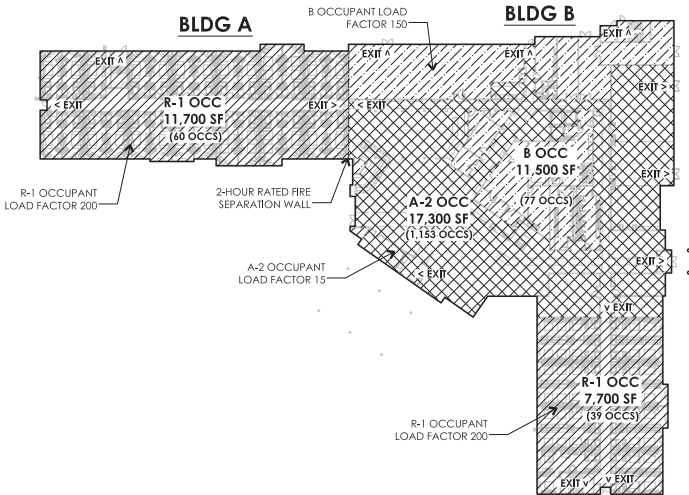
BUILDING B - CODE ANALYSIS MIXED OCCUPANCY - MULTISTORY

ALLOWABLE BUILDING AREA CALCULATION (PER CBC 506.2.4)
 $A_a = A_1 + [NS \times I_f]$
 A_a = ALLOWABLE BUILDING AREA PER STORY
 A_1 = PER TABLE 506.2, SPRINKLERED
 $A-2 = 34,500$ S.F. (WITH AREA INCREASE)
 $B = 72,000$ S.F. (WITH AREA INCREASE)
 $R-1 = 36,000$ S.F. (WITH AREA INCREASE)
 $I_f = [F/P - .25] W/30$
 $[1 - .25] \times 30/30 = .75$
 NS = PER TABLE 506.2
 $A-2 = 11,500$ S.F.
 $B = 18,000$ S.F.
 $R-1 = 12,000$ S.F.
 $A_a =$
 $A-2 = [34,500 + (11,500 \times .75)] = 43,125$ S.F.
 $B = [72,000 + (18,000 \times .75)] = 85,500$ S.F.
 $R-1 = [36,000 + (12,000 \times .75)] = 45,500$ S.F.
 $A_a = 45,000$ S.F. **MAX AREA PER FLOOR**

ACTUAL AREA BY FLOOR
FIRST FLOOR
A-2: 17,300 S.F. / 43,125 = .40
B: 11,500 S.F. / 85,500 = .13
R-1: 7,700 S.F. / 45,500 = .17
TOTAL: = .70
(<1 THEREFORE OKAY)
SECOND FLOOR
R-1: 27,000 S.F. / 45,500 = .59 (<1 THEREFORE OK)
THIRD FLOOR
R-1: 27,000 S.F. / 45,500 = .59 (<1 THEREFORE OK)
AGGREGATE SUM = 1.88 (<2 THEREFORE OKAY)*
*AGGREGATE SUM OF RATIOS (MIXED OCCUPANCY) PER CBC 506.2.4 SHALL NOT EXCEED 2.



SECOND FLOOR CODE ANALYSIS (THIRD FLOOR SIMILAR)

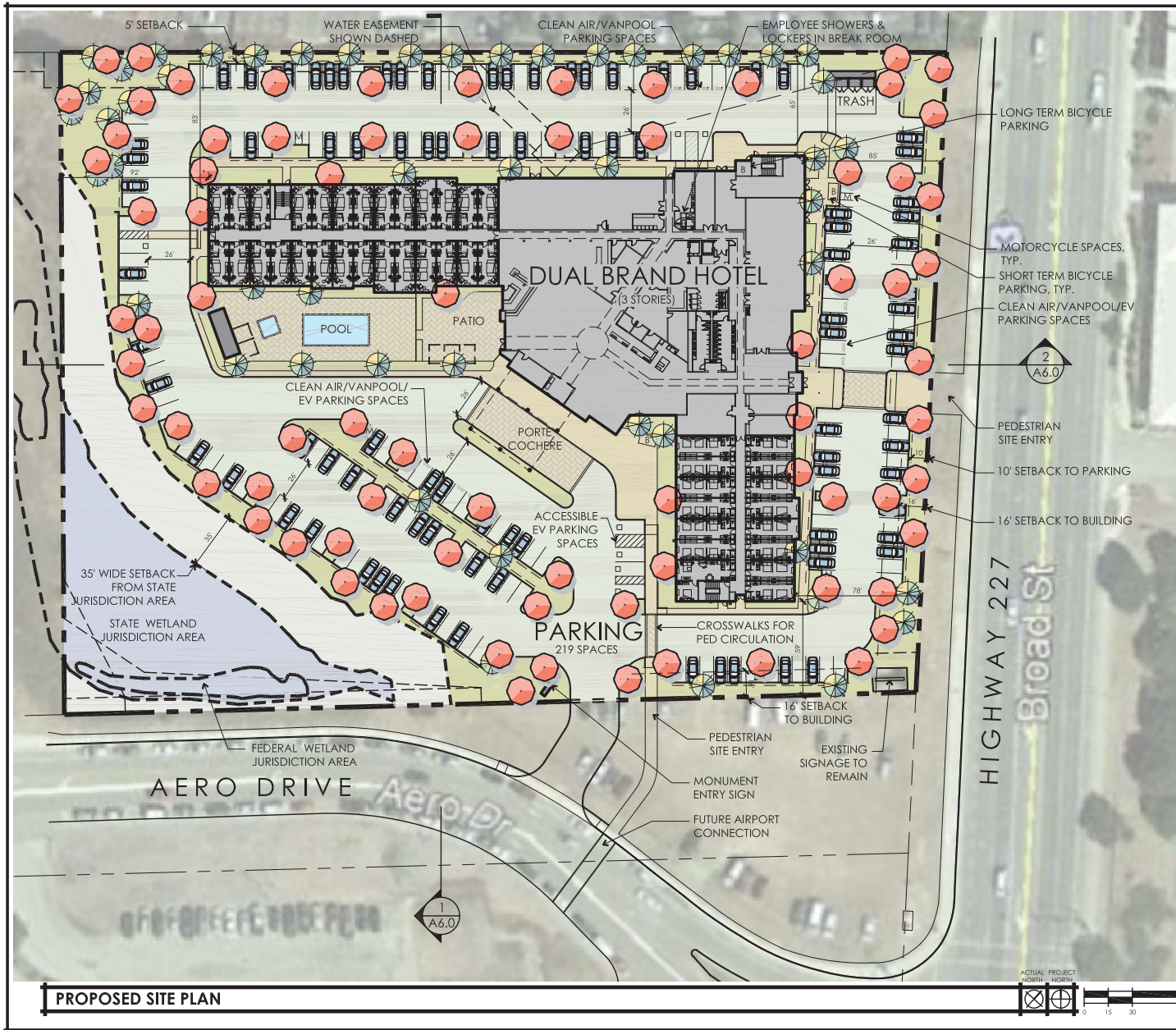


FIRST FLOOR CODE ANALYSIS

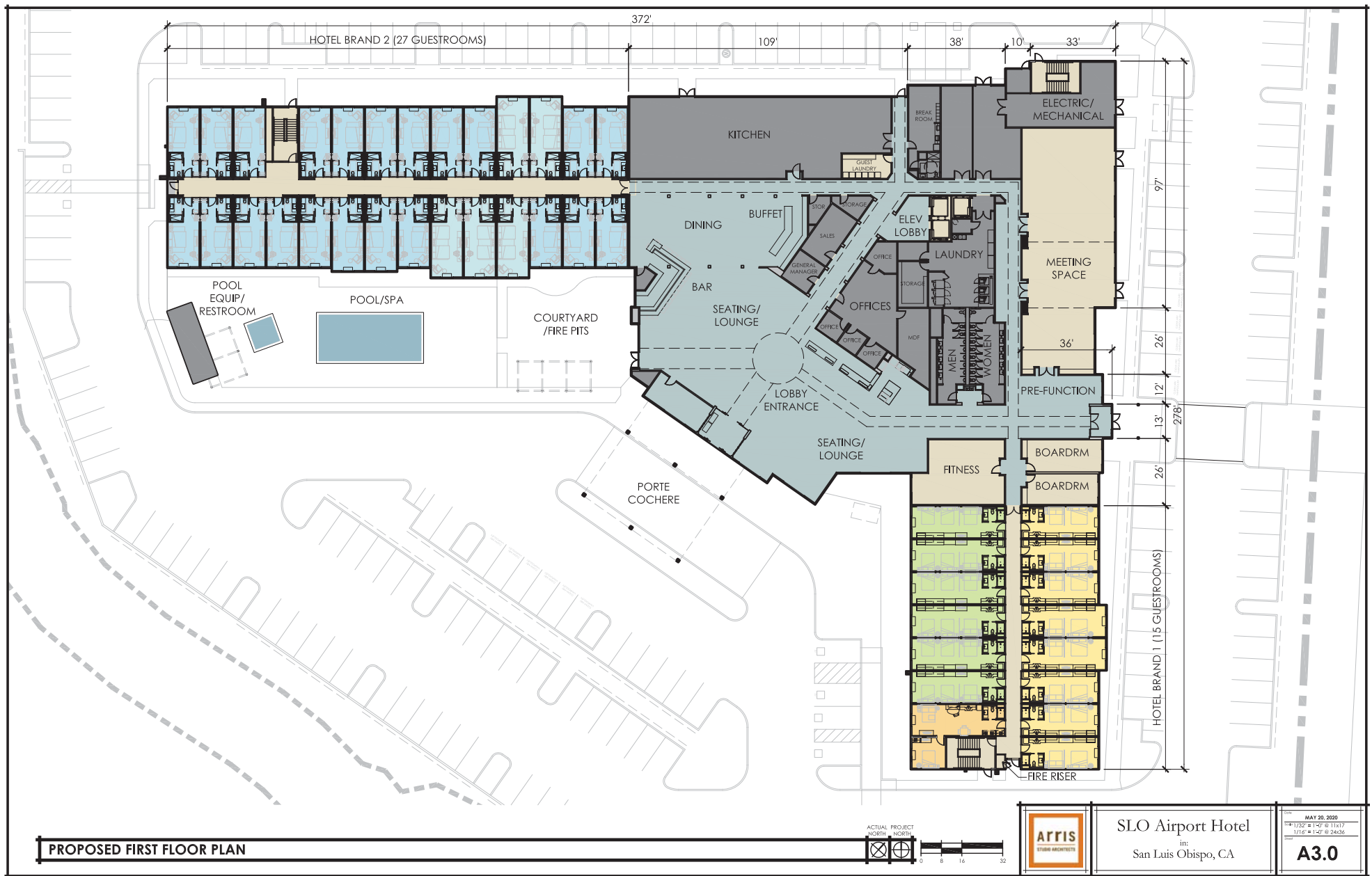


SLO Airport Hotel
in:
San Luis Obispo, CA

DATE: MAY 20, 2020
SCALE: NO SCALE
PROJECT: **A1.1**

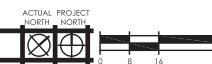


	<p>SLO Airport Hotel in San Luis Obispo, CA</p>	<p>MAY 20, 2020 1" = 60' @ 11x17 1" = 90' @ 24x36 A2.0</p>
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PROPOSED SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)



	SLO Airport Hotel in San Luis Obispo, CA		<small>DATE</small> MAY 20, 2020 <small>SCALE</small> 1/32" = 1'-0" @ 11x17 1/16" = 1'-0" @ 24x36
			A3.1



PERSPECTIVE: OVERALL FROM BROAD

	SLO Airport Hotel in: San Luis Obispo, CA	Date
		MAY 20, 2020
		By
		N.T.S.
		Scale
		A4.0



PERSPECTIVE: ENTRY TO SITE FROM AERO DRIVE

	<p>SLO Airport Hotel in San Luis Obispo, CA</p>	<p>DATE MAY 20, 2020 DRAWN N.T.S. SHEET A4.1</p>
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PERSPECTIVE: PORTE COCHERE

	<p>SLO Airport Hotel in San Luis Obispo, CA</p>	<p>DATE MAY 20, 2020 DRAWN N.T.S. SHEET A4.2</p>
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PERSPECTIVE: SOUTHWEST POOL SIDE

	<p>SLO Airport Hotel in San Luis Obispo, CA</p>	<p>DATE MAY 20, 2020</p>
		<p>SCALE N.T.S.</p>
		<p>SHEET A4.3</p>



PERSPECTIVE: SOUTH REAR

	<p>SLO Airport Hotel</p> <p>in:</p> <p>San Luis Obispo, CA</p>	<table><tr><td>Date</td><td>MAY 20, 2020</td></tr><tr><td>By</td><td>N.T.S.</td></tr><tr><td>Scale</td><td>A4.4</td></tr></table>	Date	MAY 20, 2020	By	N.T.S.	Scale	A4.4
Date	MAY 20, 2020							
By	N.T.S.							
Scale	A4.4							



PERSPECTIVE: OVERALL SITE

	SLO Airport Hotel in: San Luis Obispo, CA	Date	MAY 20, 2020
		Scale	N.T.S.
		Sheet	A4.5



VISUAL SIMULATION FROM BROAD STREET



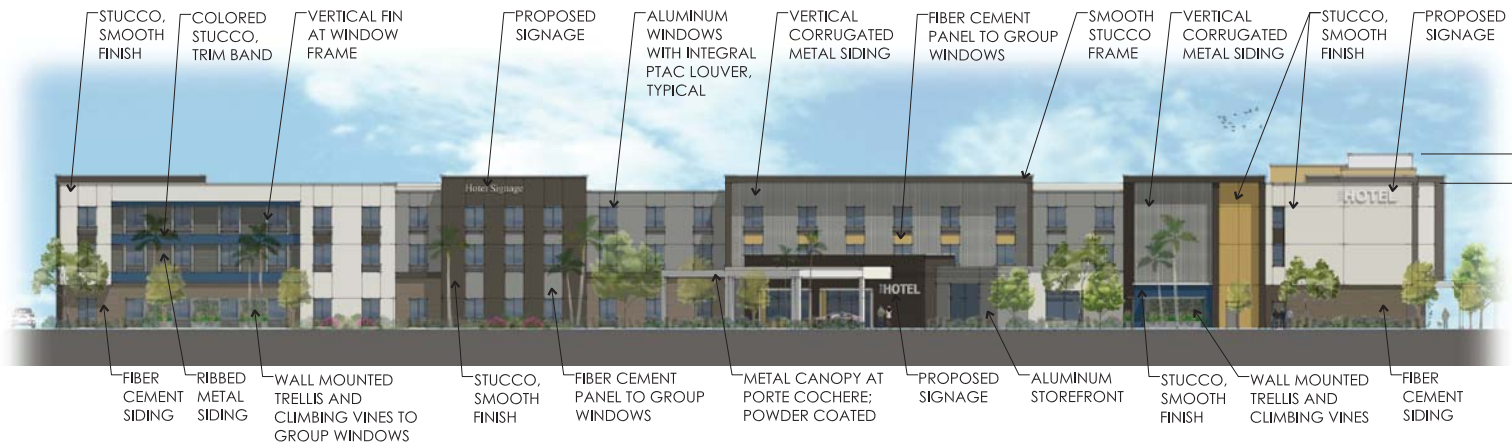
SLO Airport Hotel
in
San Luis Obispo, CA

DATE MAY 20, 2020
DRAWN N.T.S.
SHEET

A4.6



EAST ELEVATION



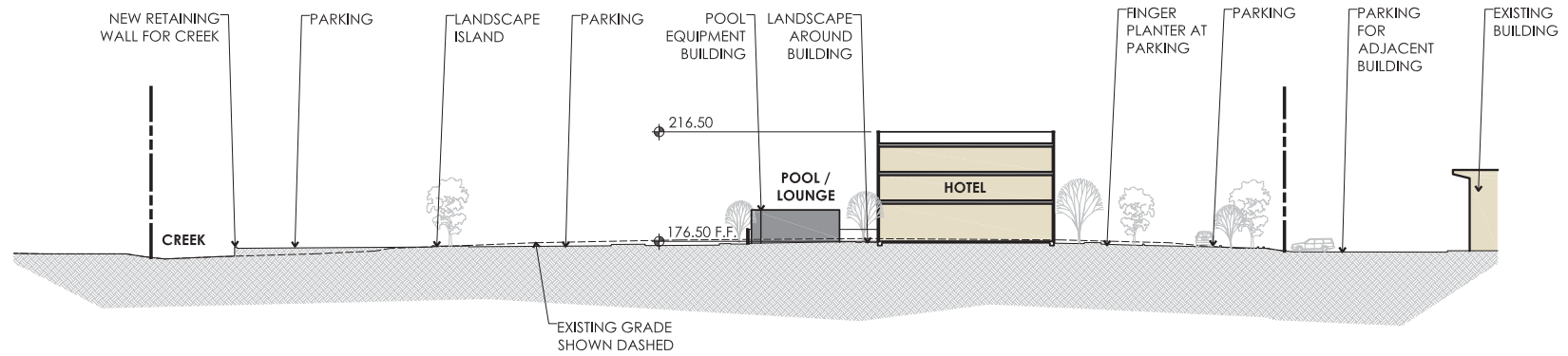
SOUTH ELEVATION



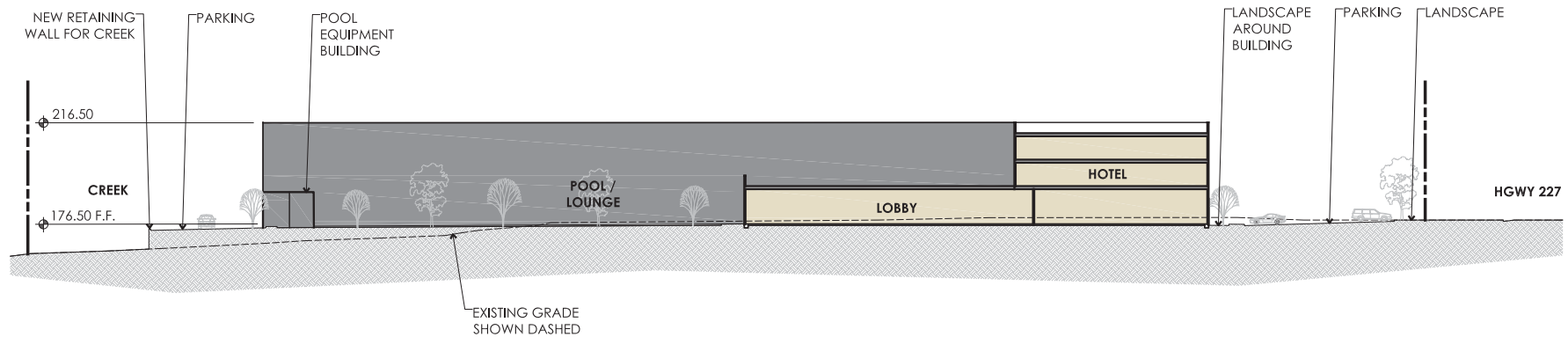
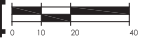
WEST ELEVATION



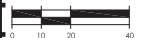
NORTH ELEVATION












NORTH-SOUTH SITE SECTION




EAST-WEST SITE SECTION

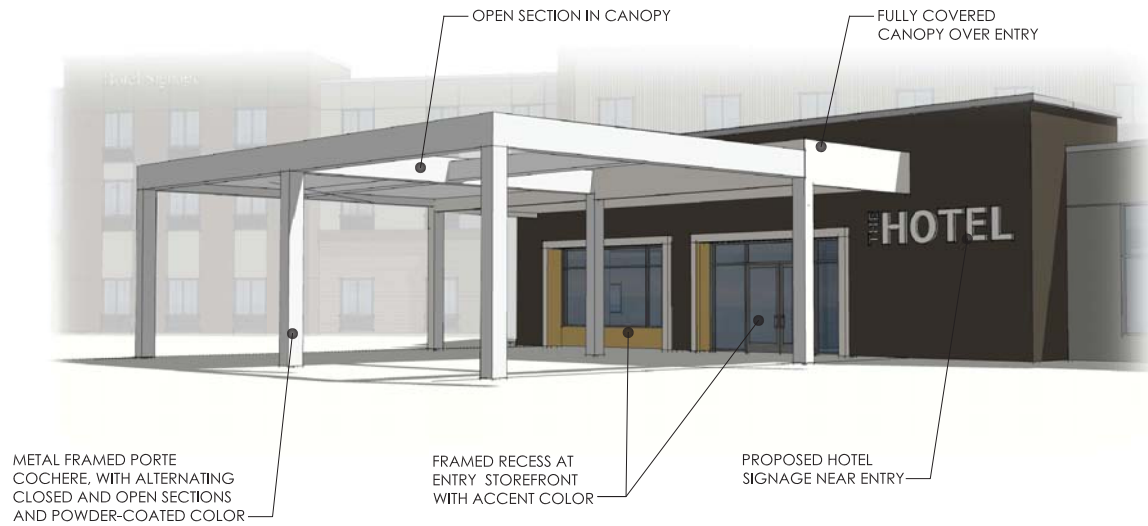




 <p>S-1 PAINTED STUCCO SHERWIN WILLIAMS 7020 "BLACK FOX"</p>	 <p>S-4 PAINTED STUCCO SHERWIN WILLIAMS 9019 "GOLDEN PLUMERIA"</p>	 <p>M-1 WESTERN STATES METAL 7/8" CORRUGATED "SLATE GRAY"</p>	 <p>M-2 MBCI METAL SIDING NUWALL "CHARCOAL GRAY"</p>	 <p>S-5 PAINTED STUCCO SHERWIN WILLIAMS 9150 "ENDLESS SEA"</p>	 <p>S-2 PAINTED STUCCO SHERWIN WILLIAMS 7008 "ALABASTER"</p>	 <p>S-3 PAINTED STUCCO SHERWIN WILLIAMS 7669 "SUMMIT GRAY"</p>	 <p>FC-1 FIBER CEMENT SIDING STONEWOOD "NANTUCKET"</p>	 <p>W-1 WINDOWS AND STOREFRONT "DARK BRONZE"</p>
--	---	--	---	---	---	---	---	--

PROPOSED HOTEL COLORS & MATERIALS BOARD

	SLO Airport Hotel in San Luis Obispo, CA		DATE: MAY 20, 2020 DRAWN: N.T.S. SHEET:
	A7.0		



PORTE COCHERE DETAIL



TRELLIS DETAIL

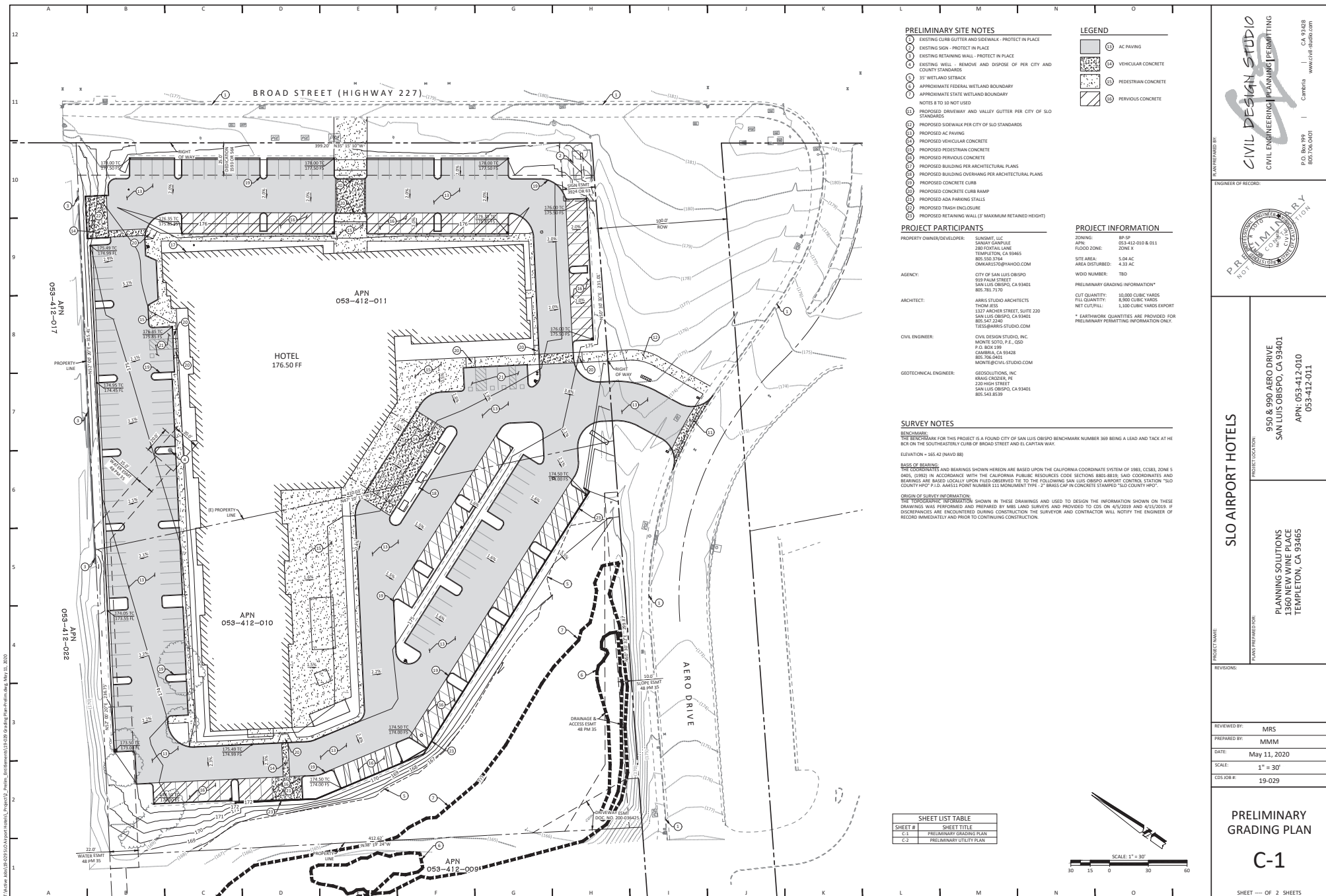
	<p>SLO Airport Hotel in San Luis Obispo, CA</p>	<p>DATE: MAY 20, 2020 DRAWN: N.T.S. @ 1/16" = 1'-0" CHECKED: N.T.S. @ 1/16" = 1'-0" SCALE: A8.0</p>
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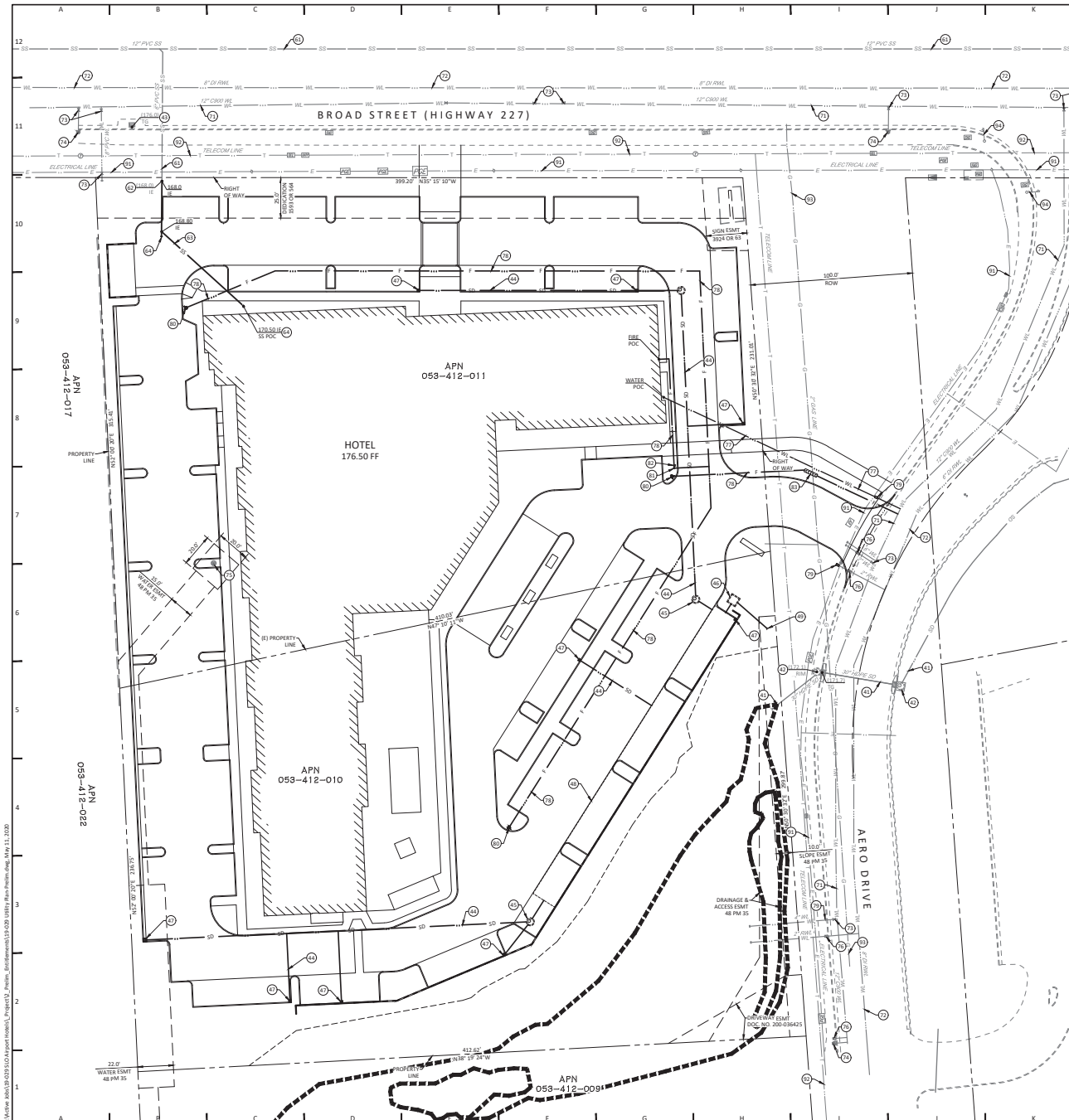


ELEVATION DETAIL AT PROJECTED FRAMES



ELEVATION DETAIL AT INSETS

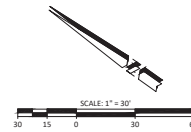





CONSTRUCTION NOTES

1. EXISTING STORM DRAIN LINE - PROTECT IN PLACE
2. EXISTING STORM DRAIN MANHOLE - PROTECT IN PLACE
3. EXISTING STORM DRAIN CATCH BASIN - PROTECT IN PLACE
4. PROPOSED STORM DRAIN LINE
5. PROPOSED STORM DRAIN MANHOLE
6. PROPOSED STORM DRAIN JUNCTION BOX WITH ORIFICE PLATE
7. PROPOSED STORM DRAIN CATCH BASIN
8. PROPOSED STORM DRAIN DETENTION SYSTEM
9. PROPOSED STORM DRAIN FLARED END SECTION
10. NOTES 50 TO 60 NOT USED
11. EXISTING SEWER LINE - PROTECT IN PLACE
12. EXISTING SEWER CLEANOUT - PROTECT IN PLACE
13. PROPOSED SEWER LINE (5' - 0.005 MINIMUM)
14. PROPOSED SEWER CLEANOUT
15. NOTES 65 TO 70 NOT USED
16. EXISTING WATER LINE - PROTECT IN PLACE
17. EXISTING RECYCLED WATER LINE - PROTECT IN PLACE
18. EXISTING WATER VALVE - PROTECT IN PLACE
19. EXISTING FIRE HYDRANT - PROTECT IN PLACE
20. EXISTING WELL - REMOVE AND DISPOSE OF PER CITY AND COUNTY STANDARDS
21. EXISTING WATER METER - RELOCATE
22. PROPOSED WATER LINE
23. PROPOSED FIRE LINE
24. PROPOSED WATER METER
25. PROPOSED FIRE HYDRANT
26. PROPOSED POST INDICATOR VALVE
27. PROPOSED FIRE DEPARTMENT CONNECTION
28. PROPOSED DOUBLE DETECTOR CHECK ASSEMBLY
29. NOTES 84 TO 90 NOT USED
30. EXISTING ELECTRICAL LINE - PROTECT IN PLACE
31. EXISTING TELECOM LINE - PROTECT IN PLACE
32. EXISTING GAS LINE - PROTECT IN PLACE
33. EXISTING TRAFFIC SIGNAL - PROTECT IN PLACE

NOTE:
UTILITY INFORMATION SHOWN
HEREON WAS PROVIDED BY FIELD
WORK PERFORMED BY AAS LAND
SURVEYS AND CITY OF SAN LUIS
OBISPO ANNUAL DRAWINGS.



PLAN PREPARED BY:
CIVIL DESIGN STUDIO
CIVIL ENGINEERING PLANNING PERMITTING
California CA 93801
P.O. Box 999
800704.DWG

ENGINEER OF RECORD:


SLO AIRPORT HOTELS

PROJECT LOCATION:
950 & 990 AERO DRIVE
SAN LUIS OBISPO, CA 93401
APN: 053-412-010
053-412-011

PLANNING SOLUTIONS
1360 NEW WINE PLACE
TEMPLETON, CA 93465

REVIEWED BY: MRS

PREPARED BY: MMM

DATE: May 11, 2020

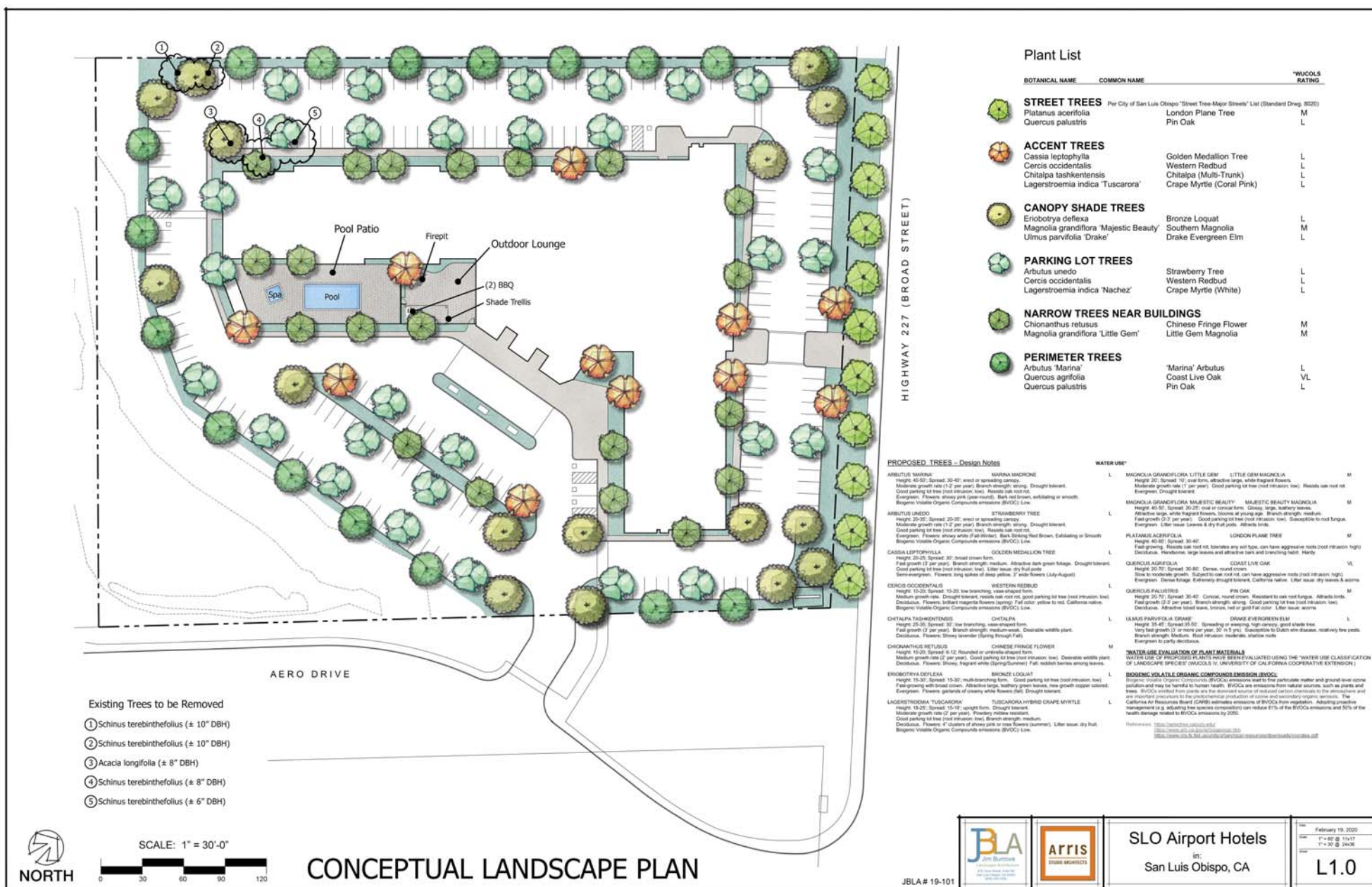
SCALE: 1" = 30'

CON. JOB #: 19-029

PRELIMINARY
UTILITY PLAN

C-2

SHEET --- OF 2 SHEETS



SCREEN SHRUBS (8'-8' HEIGHT)			
ARG DEN HM	5G	ARCTOSTAPHYLOS DENSIFLORA HOWARD MCMNRY / MANZANITA	VL
CEA C	5G	CEANOTHUS 'CONCHA' / CONCHA WILD LILAC	VL
HET ARB	5G	HETEROMELES ARBUTIFOLIA / TOYON	VL
MYR CAL	5G	MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE	L
TALL ACCENT SHRUBS (SINGULAR ACCENT)			
COY COO	15G	COTYNEUS COGYDARIA / SMOKE TREE	L
FRE PB	15G	FREMONTODENDRON PACIFIC SUNSET / FLANNEL BUSH	L
JUN SCO 5'	15G	JUNIPERUS SCO. TOLLESON'S BLUE WEEPING/TOL'S WEEPING JUNIPER	L
ACCENT SHRUBS (SMALL GROUPS OF 3 TO 6)			
AGA ATT N	5G	AGAVE ATTENUATA 'NOVA' / BLUE FOXTAIL AGAVE	L
AGA BO	5G	AGAVE BLUE GLOW / BLUE GLOW AGAVE	L
AGA FRA	5G	AGAVE FRANZOSINI / (NO COMMON NAME)	L
ALO STR	5G	ALOE STRIATA / CORAL ALOE	L
COR AUS RS	5G	CORDYLIN AUSTRALIS RED SENGATION/NEW ZEALAND CABBAGE TREE	L
KIL LVA	5G	KINNOPIA LVARIA / RED HOT POKER	L
ROM COU	5G	ROMNEYA COULTER / MATILJA POPPY	VL
YUC GLO W	5G	YUCCA GLOIOSA WALBRISTAY / BRIGHT STAR YUCCA	L
MEDIUM HEIGHT SHRUBS (3'-4' HEIGHT)			
ANG BP	5G	ANGIOZANTHOS 'BIG RED' / RED KANGAROO PAW	L
CAL LJ	5G	CALLISTEMON LITTLE JOHN / DWARF BOTTLEBRUSH	L
CHO TEC	5G	CHONDRORETALUM TECTORUM / CAPE BUSH	L
RHA CAL MSB	5G	RHAMNUS CALIFORNICA MOUND SAN BRUNO / DWARF COFFEEBERRY	L
ROS CAL	5G	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	L
ROS OFF TB	5G	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / ROSEMARY	L
SAL GRE YR	5G	SALVIA GREGGII FURMAN'S RED / AUTUMN SAGE (RED)	L
SAL MC NL	5G	SALVIA MICROPHYLLA HOT LIFE / HOT LIFE SAGE	L
VINES			
BOU SDR	5G	BOUGAINVILLEA SAN DIEGO RED / BOUGAINVILLEA (RED)	L
CAM RAD	5G	CAMPIDIS RADICANS / COMMON TRUMPET CREEPER	L
ROS BAN L	5G	ROSA BANKSIA LUTEA / LADY BANKS ROSE	L

GROUND COVER				
A	18" OC	1G	ACHILLEA PAPRIKA / PAPRIKA YARROW	
B	36" OC	1G	ANGIOZANTHOS BUSH RANGER / RED KANGAROO PAW	L
B	80" OC	1G	BACCHARIS PILULARIS TWIN PEAKS / PROSTRATE COYOTE BRUSH	VL
A	48" OC	1G	BERBERIS THUNBERGII CRIMSON PIGMY / NON	L
C	48" OC	1G	BOUGAINVILLEA ROSEANA / BOUGAINVILLEA (ORANGE-PINK)	L
C	30" OC	1G	CAREX TUMULOSA / BERKELEY SEDGE	L
C	8" OC	1G	CEANOTHUS 'YANKEE POINT' / GARMEL CEANOTHUS	L
D	48" OC	1G	CISTUS SALVIFOLIUS / SAGE LEAVED ROCKROSE	L
D	36" OC	1G	DIANELLA REVOLUTA LITTLE REV / BLUE FLAX LILY	L
M	30" OC	1G	HEPERALOE PARVIFLORA / RED YUCCA	L
D	24" OC	1G	HEUCHERA MAXIMA / ISLAND ALUM ROOT	L
P	6" OC	1G	ROSMARINUS OFFICINALIS HUNTINGTON CARPET / (NON)	L
O	3" OC	1G	SALVIA DARA'S CHOICE / DARA'S CHOICE SAGE	M
H	12" OC	FLATS	SENECIO MANDRAUSCAE / BLUE CHALK STICKS	
GRASSES				
SCU DARA BA	1G		BOULEDOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMMA GRASS	L
CAL ACU XF	5G		CALAMAGROSTIS ACUTIFLORA KARL FORSTER/FEATHER REED GRASS	L
DES DES	1G		FESTUCA MARIE / ATLAS PEGUSE	L
LEY CON CP	1G		LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	L
MUN RDG	1G		MUHLENBERGIA RUIGENS / DEER GRASS	L
SES AUT	1G		SELERIA AUTUMNALIS / AUTUMN MOOR GRASS	M
MULCH				
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER WALK-ON BARK.				
NOTE: PLANT LIST IS FOR CONVENIENCE ONLY; IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.				
LEGEND				
VL	= VERY LOW WATER USE			
L	= LOW WATER USE			
M	= MEDIUM WATER USE			
H	= HIGH WATER USE			
G	= GALLONS			
B	= BOX			
STD	= STANDARD FORMS			
LB	= LOW BRANCHING FORM			

Grasses



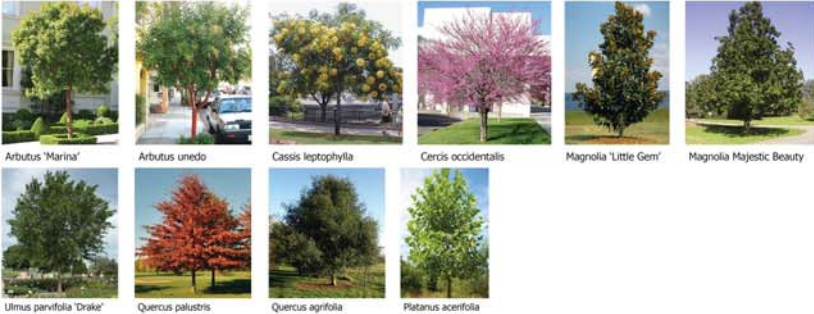
Shrubs



Ground Covers



Trees



Water Conservation Notes

- The following water conservation techniques shall be employed in this Project:
- Water conserving plants, defined as "Low" in the "Water Use Classification of Landscape Species" (WUCOLS IV, University of California Cooperative Extension), shall be utilized in 75% of the total plant area.
- Irrigation system shall be separated into distinct hydrozones based on plant material types, exposure and orientation.
- Soil amendments and mulch shall be utilized to improve water holding capacity of soil.
- Automatic irrigation system shall utilize "smart controller" technology with water budgeting feature to adjust water application based on soil moisture and/or local weather data.
- Lawn is limited to active-use areas or is not used not used.

Statement of Water Conserving Irrigation Design

The following principles of irrigation design utilized on this project are directed specifically as conserving water and improving the efficiency of the irrigation system:

- All irrigation shall be drip or dipline emitters. No overhead spray heads will be used.
- Irrigation hydrozones shall be adjusted according to water needs and weather.
- Utilization of irrigation system master valve.
- Utilization of irrigation system "smart controller" with water budgeting feature.
- Utilization of irrigation system flow sensor.
- Utilization of rain shut-off device connected to irrigation controller.

To help maintain the irrigation efficiency as intended in the design, irrigation system shall be tested and maintained on a monthly basis by the maintenance staff.

SITE FURNISHINGS AND AMENITIES



Parking Lighting
Parking lot and driveway lighting will be pole-mounted. Maximum pole height will be 30'. Cut off shields or similar devices will be used to prevent glare and annoyance, per the City of San Luis Obispo "Night Sky" regulations. Lighting will be high energy efficient and long life.

Proposed Site Furniture
Lounge Chairs
Lounge chairs and ottomans will have cushions and be made of faux rattan or recycled plastic polymer.

Benches
Benches will be 4-5' long with backs but without arms. Benches will be made of faux rattan or recycled plastic polymer.

Patio Walls
Patio walls located in public areas will be stone or masonry veneer.

Fire Pit
Fire pits will be permanent and fueled by natural gas with emergency shut-off. Bowl will be metal, concrete or stone with a minimum 18" high ledge.

Outdoor Lounge
The outdoor lounge will have lounge chairs and ottomans with cushions, side tables, benches, tables with dining chairs, and a fire pit.

Bicycle Storage (long and short-term)
Long-term bicycle storage lockers and short-term bicycle storage racks will be provided per city conditions of approval.

WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) WORKSHEET

Note: Percentage of MAWA = 55% ETWU complies with MAWA.

Maximum Applied Water Irrigation Calculations

Site: SLO Airport Hotels
San Luis Obispo, CA

San Luis Obispo

Type of Project: **Non-residential**

ETWU (per acre) = 4.00

Total Landscape Area: 10.00

ETWU = 4.00 x 10.00 = 40.00

ETWU = 40.00 x 0.55 = 22.00

ETWU = 22.00 x 1.25 = 27.50

ETWU = 27.50 x 1.25 = 34.38

ETWU = 34.38 x 1.25 = 42.97

ETWU = 42.97 x 1.25 = 53.71

ETWU = 53.71 x 1.25 = 67.14

ETWU = 67.14 x 1.25 = 83.93

ETWU = 83.93 x 1.25 = 104.91

ETWU = 104.91 x 1.25 = 131.14

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ETWU = 163.93 x 1.25 = 204.91

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ETWU = 256.14 x 1.25 = 320.18

ETWU = 320.18 x 1.25 = 400.22

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Minutes

ARCHITECTURAL REVIEW COMMISSION

Monday, March 18, 2019 Regular Meeting of the Architectural Review Commission

CALL TO ORDER

A Regular Meeting of the Architectural Review Commission was called to order on Monday, March 18, 2019 at 5:00 p.m. in the Council Hearing Room, located at 990 Palm Street, San Luis Obispo, California, by Chair Root.

ROLL CALL

Present: Commissioners Brian Rolph, Micah Smith, Christie Withers, Vice-Chair Amy Nemcik, and Chair Allen Root

Absent: Commissioners Richard Beller and Angela Soll

Staff: Deputy Director Doug Davidson, Senior Planner Shawna Scott, Senior Planner Brian Leveille, and Recording Secretary Summer Aburashed. Other staff members presented reports or responded to questions as indicated in the minutes.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

--End of Public Comment--

PUBLIC HEARINGS

- 1. 950 Aero Drive. Conceptual architectural review of a proposed project consisting of a 100-room hotel and a 118-room hotel, approximately 63,000 and 66,000 square feet each with surface parking. Case #: ARCH-0084-2019, zone BP-SP; Sanjay Gampule, applicant.**

Senior Planner Shawna Scott presented the staff report with the use of a PowerPoint presentation and responded to Commissioner inquiries.

Applicant representatives, Pamela Jardini & Thom Jess, provided a PowerPoint presentation and responded to Commissioner inquiries.

Public Comments:

None

--End of Public Comment--

Commission provided the following comments:

- As a hotel and gateway into San Luis Obispo, the Commission would like to see more personality to the structures, including more articulation, variation, and window detail; use less corrugated metal; and, possibly use warmer materials and colors.
- Commission recommends maintaining pedestrian appeal per Goal 5.1 of the Airport Area Specific Plan; consider entrance facing Broad Street.
- Commission is concerned about the roof line on Hotel 2. Commission recommends hotel could have more articulation in the roof line without adding to the overall height as more elements are added to the elevation.
- Adjust circulation of vehicles and pedestrians around entrances.
- Consider softening patio walls by material type and additional landscaping.
- Consider location of trash enclosure, including noise generated during trash pick-up.
- Commission recommends incorporating an accent color into Hotel 1; also consider providing a bigger surface for the green screens.
- Commission recommends activating the entrance and porte cochere.

No Action was taken.

STUDY SESSION

2. Sign Regulations Update (Citywide).

Community Development Deputy Director Doug Davidson and Senior Planner Brian Leveille presented the staff report with the use of a PowerPoint presentation and responded to Commissioner inquiries.

Public Comments:

Pierre Rademaker

--End of Public Comment--

The Commission received the staff presentation and had a discussion with staff and Mr. Rademaker. Generally, the Commission thought the Update was headed in the right direction. They cautioned staff about outright prohibitions on some signs, specifically internally illuminated cabinet signs, roof signs, and channel letters. The Commission directed staff to explore ways by which these types of signs could be of quality design and acceptable with certain characteristics. No Action was taken.

COMMENT AND DISCUSSION

3. Staff Updates

- a. Discuss adjustment of Architectural Review Commission meeting start time from 5:00 PM (current) to 5:30 PM.

ADJOURNMENT

The meeting was adjourned at 7:04 p.m. The next Regular meeting of the Architectural Review Commission is scheduled for Monday, April 1, 2019 at 5:00 p.m., in the Council Hearing Room, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: 05/06/2019

SLO Airport Hotels

San Luis Obispo

California



SLO Airport Hotels
in
San Luis Obispo, CA

DATE: JANUARY 28, 2019
BY: H.B. SCALT
SCALE: A0.0

SLO Airport Hotels

San Luis Obispo California

PROJECT STATISTICS

ADDRESS:	950 & 990 AERO DRIVE
ASSESSOR PARCEL NUMBER:	053-412-010 & 011
EXISTING SITE AREA:	5.04 ACRES (1- 109,832 / 2- 109,737 SF)
PROPOSED SITE AREA:	5.04 ACRES (1- 105,368 / 2- 114,201 SF)
ZONING:	BP-SP (BUSINESS PARK-SPECIFIC PLAN) AASP, SAFETY AREA S-1C (AIRPORT AREA SPECIFIC PLAN)
EXISTING USE:	VACANT
PROPOSED USE:	HOTELS W/ SURFACE PARKING
GROSS FLOOR AREA:	
HOTEL 1 (PARCEL 1):	63,000 SF
HOTEL 2 (PARCEL 2):	66,000 SF
TOTAL:	129,000 SF
GUEST ROOMS:	
HOTEL 1 (PARCEL 1):	100 GUEST ROOMS
HOTEL 2 (PARCEL 2):	118 GUEST ROOMS
TOTAL:	218 GUEST ROOMS
FLOOR AREA RATIO (FAR):	
ALLOWED:	0.60 MAX FAR
PROPOSED:	
HOTEL 1 (PARCEL 1):	0.60 (63,000 / 105,368)
HOTEL 2 (PARCEL 2):	0.58 (66,000 / 114,201)
LOT COVERAGE:	
MAX. ALLOWED HARDSCAPE:	80% (PARKING, BUILDINGS, & DRIVEWAYS)
MIN. ALLOWED LANDSCAPE:	20% (PLANTED AREAS & PEDESTRIAN WALKS)
PROPOSED HARDSCAPE:	69% (151,245 / 219,570 SF)
PROPOSED LANDSCAPE:	31% (68,915 / 219,570 SF)
BUILDING HEIGHT ALLOWED:	45 FEET OCCUPIED BUILDINGS (52 FEET NON-OCCUPIED FEATURES)
BUILDING HEIGHT PROPOSED:	
HOTEL 1:	45 FEET (52 FEET TO TOP OF TOWER)
HOTEL 2:	45 FEET (52 FEET TO TOP OF TOWER)
NUMBER OF STORIES ALLOWED:	3 STORIES
NUMBER OF STORIES PROPOSED:	3 STORIES EACH
PARKING SPACES REQUIRED:	218 SPACES (1 SPACE PER ROOM)
PARKING SPACES PROPOSED:	218 SPACES*
	*108 SPACES TO BE COMPLETED W/PHASE 1 110 SPACES TO BE COMPLETED W/PHASE 2
MOTORCYCLE SPACES REQUIRED:	11 SPACES (1 PER 20 CAR SPACES)
MOTORCYCLE SPACES PROPOSED:	11 SPACES
BICYCLE PARKING REQUIRED:	22 SPACES (1 PER 10 GUEST ROOMS)
BICYCLE PARKING PROPOSED:	22 SPACES (50% SHORT TERM/50% LONG TERM)
LOADING SPACES REQUIRED:	3 SPACES (PER 17.72,100)
LOADING SPACES PROPOSED:	2 SPACES* (1 EACH PARCEL)
	*LOOKING FOR WAIVER ON REQUIRED LOADING SPACES DUE TO NATURE OF PROPOSED USE; NOT NEEDED

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF TWO NEW 3-STORY HOTELS, ONE PER PARCEL, WITH SHARED SURFACE PARKING. THERE ARE TWO EXISTING PARCELS AND A LOT LINE ADJUSTMENT IS BEING PROPOSED AS PART OF THIS SUBMITTAL.

PHASE 1 WILL CONSIST OF HOTEL 1 AND WILL CONSIST OF 100 GUEST ROOMS AND WILL HAVE GUEST AMENITIES TO INCLUDE OUTDOOR PATIO/DINING, MEETING SPACE, FITNESS ROOM, BREAKFAST AREA AND BAR. GUEST AMENITIES, SUCH AS THE MEETING ROOM, ARE FOR GUESTS ONLY AND ARE NOT OPEN TO THE PUBLIC.

PHASE 2 WILL CONSIST OF HOTEL 2 AND WILL CONSIST OF 118 GUEST ROOMS AND WILL HAVE GUEST AMENITIES TO INCLUDE POOL, OUTDOOR PATIO/DINING, FITNESS ROOM, AND BREAKFAST AREA. GUEST AMENITIES, SUCH AS THE POOL, ARE FOR GUESTS ONLY AND ARE NOT OPEN TO THE PUBLIC.

BOTH HOTELS ARE ANTICIPATED TO BE BRANDED. HOWEVER, A BRAND HAS NOT BEEN SELECTED AT THIS TIME.

DRAWING INDEX

ARCHITECTURAL SHEETS

A1.0	COVER SHEET
A2.0	OVERALL SITE PLAN
A3.0	HOTEL 1 - FIRST FLOOR PLAN
A3.1	HOTEL 1 - UPPER FLOOR PLANS
A3.2	HOTEL 2 - FIRST FLOOR PLAN
A3.3	HOTEL 2 - UPPER FLOOR PLANS
A4.0	PERSPECTIVE RENDERING
A4.1	PERSPECTIVE RENDERING
A4.2	PERSPECTIVE RENDERING
A4.3	PERSPECTIVE RENDERING
A4.4	PERSPECTIVE RENDERING
A5.0	HOTEL 1 - EXTERIOR ELEVATION
A5.1	HOTEL 1 - EXTERIOR ELEVATION
A5.2	HOTEL 1 - EXTERIOR ELEVATION
A5.3	HOTEL 1 - EXTERIOR ELEVATION
A6.0	HOTEL 2 - EXTERIOR ELEVATION
A6.1	HOTEL 2 - EXTERIOR ELEVATION
A6.2	HOTEL 2 - EXTERIOR ELEVATION
A6.3	HOTEL 2 - EXTERIOR ELEVATION

PROJECT DIRECTORY

DEVELOPER

SUNSMIT, LLC
280 FOXTAIL LANE
TEMPLETON, CA 93465
ATTN: SANJAY GANPULE
PHONE: (805) 550-3764
EMAIL: OMKAR1570@YAHOO.COM

ARCHITECT

ARRIS STUDIO ARCHITECTS
1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401
ATTN: THOM JESS
PHONE: (805) 547-2240
EMAIL: TJESS@ARRIS-STUDIO.COM

PLANNER

PLANNING SOLUTIONS
160 NEW WINE PLACE
TEMPLETON, CA 93465
ATTN: PAM JARDINI
PHONE: (805) 801-0453
EMAIL: PLANNINGSOLUTIONS@CHARTER.NET

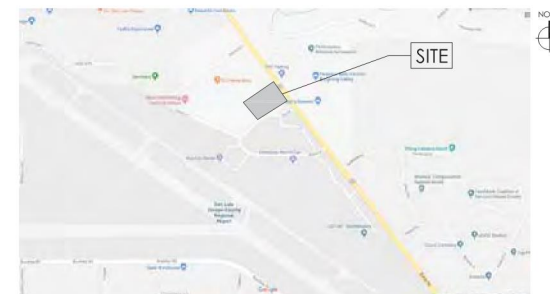
CIVIL ENGINEER

ASHLEY VANCE ENGINEERING, INC.
1413 MONTEREY ST.
SAN LUIS OBISPO, CA 93401
ATTN: KEN BROWN
PHONE: (805) 545-0010
EMAIL: KEN@ASHLEYVANCE.COM

LANDSCAPE ARCHITECT

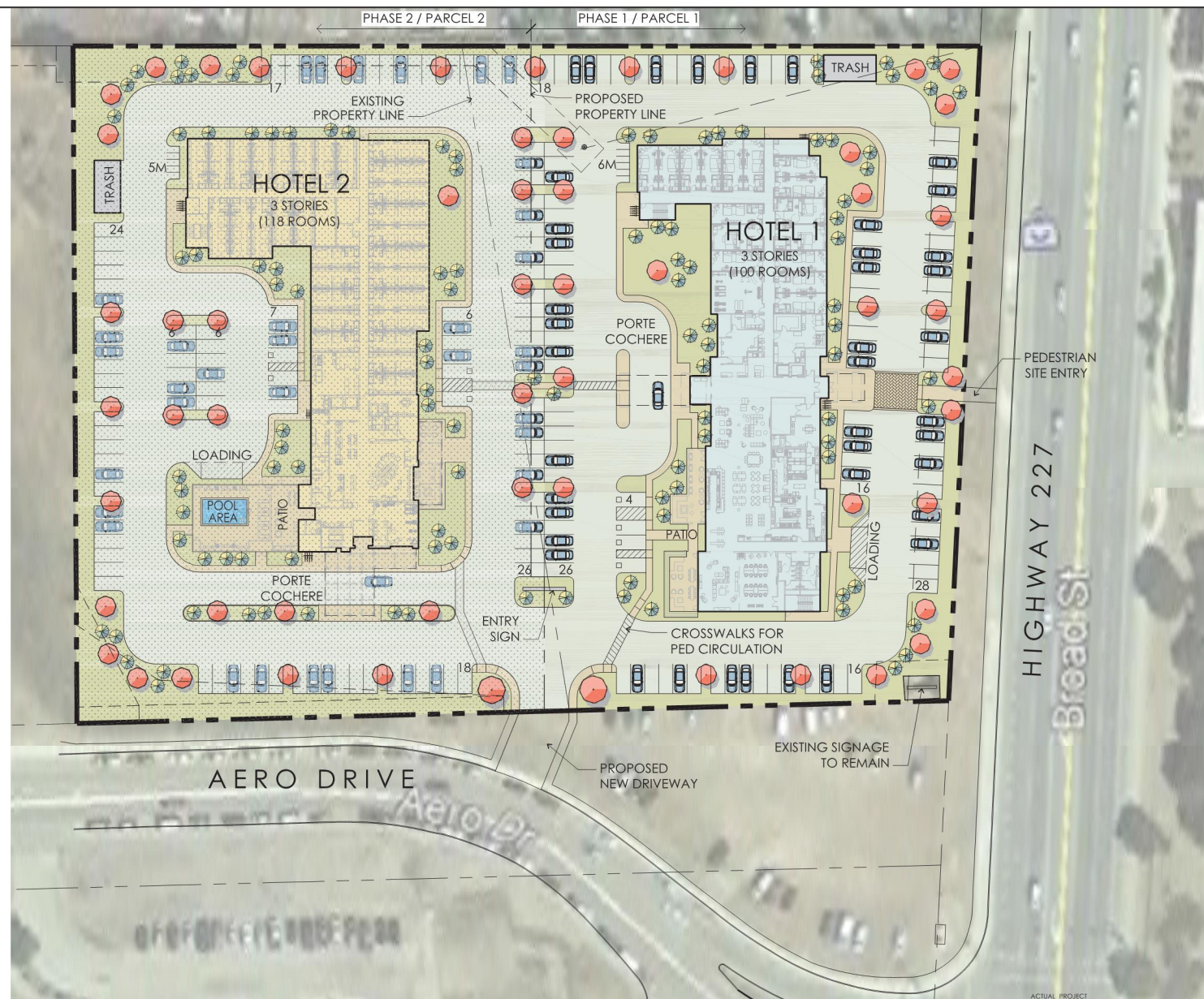
JBLA
979 OSOS STREET, SUITE B6
SAN LUIS OBISPO, CA 93401
ATTN: JIM BURROWS
PHONE: (805) 439-3209
EMAIL: JIM@JBLA-SLO.COM

VICINITY MAP

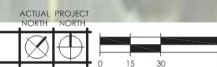


SLO Airport Hotels
in:
San Luis Obispo, CA

DATE: JANUARY 28, 2019
SCALE: NO SCALE
SHEET: A1.0

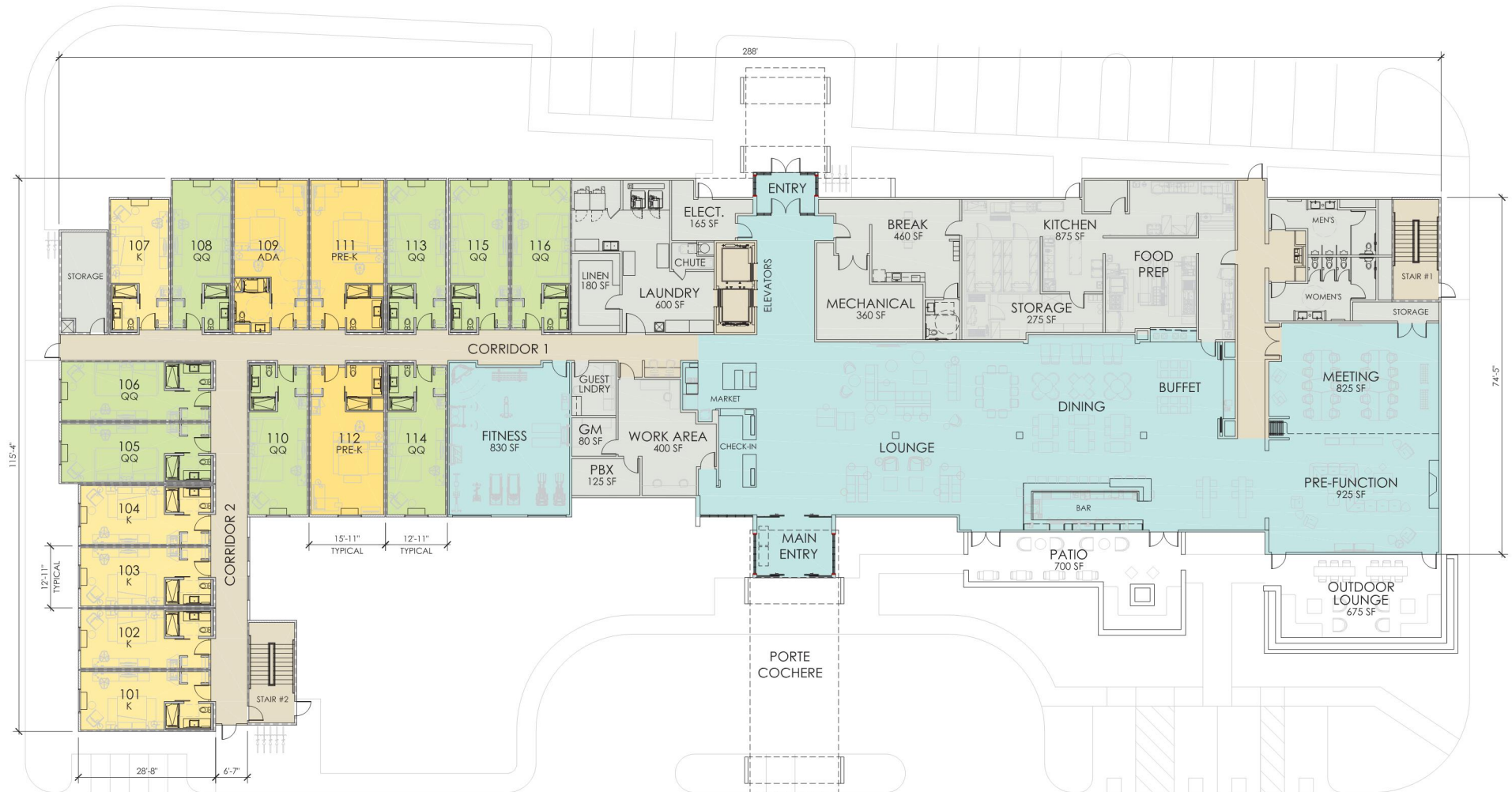


PROPOSED SITE PLAN

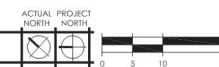


SLO Airport Hotels
in:
San Luis Obispo, CA

JANUARY 28, 2019
1" = 60' @ 11x17
1" = 30' @ 24x36
A2.0



HOTEL 1: PROPOSED FIRST FLOOR PLAN

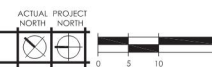


SLO Airport Hotels
in:
San Luis Obispo, CA

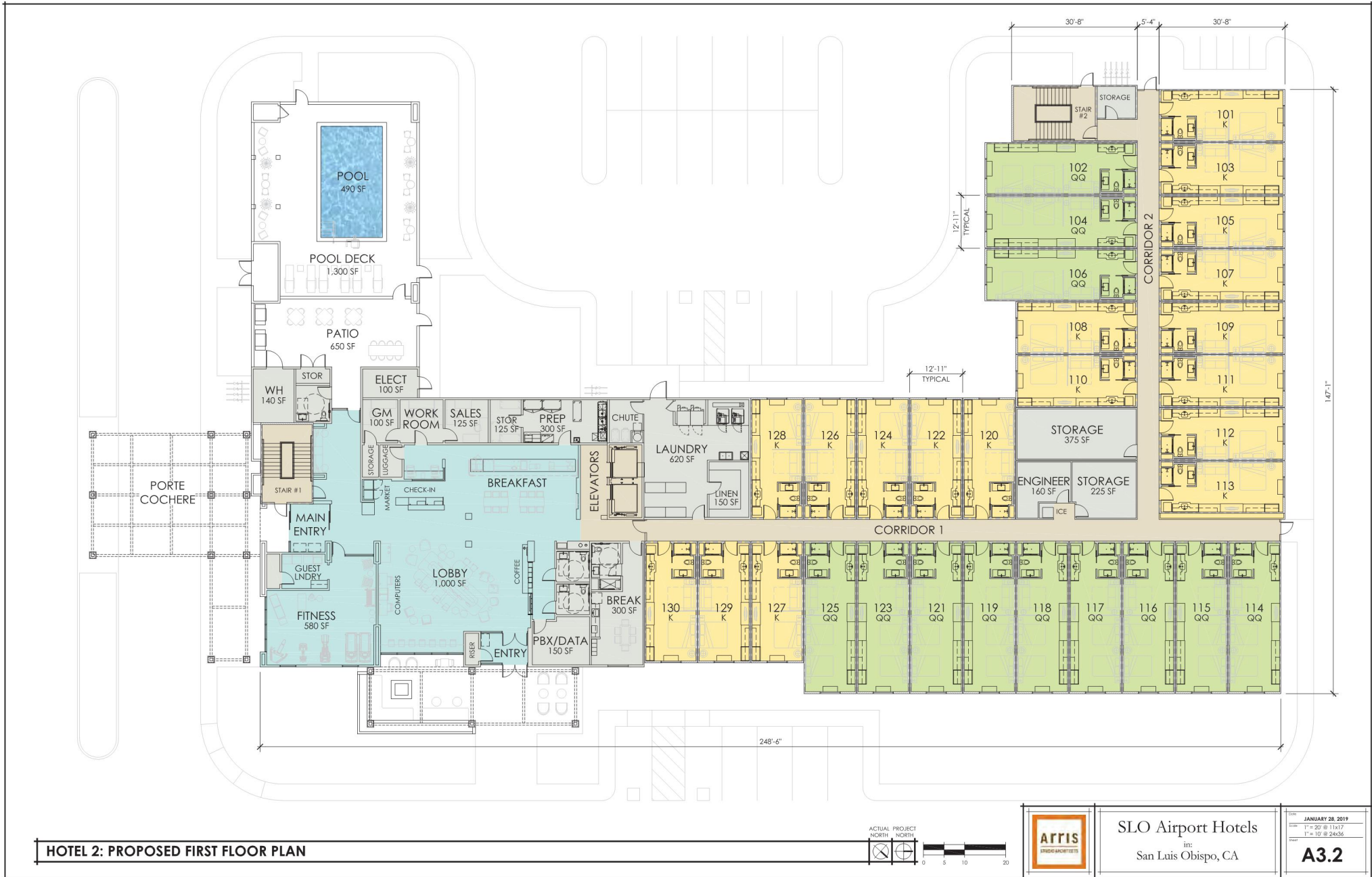
JANUARY 28, 2019
1" = 20' @ 11x17
1" = 10' @ 24x36
A3.0



HOTEL 1: PROPOSED SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)

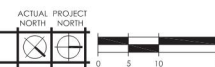


	<p>SLO Airport Hotels in: San Luis Obispo, CA</p>	<p>DATE: JANUARY 28, 2019 DRAWN: 1" = 60' @ 11x17 CHECKED: 1" = 30' @ 24x36 DESIGNED: A3.1</p>





HOTEL 2: PROPOSED SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)



SLO Airport Hotels
in:
San Luis Obispo, CA

1001 JANUARY 28, 2019
1" = 60' @ 11x17
1" = 30' @ 24x36
A3.3



PERSPECTIVE: HOTEL 1 FROM BROAD STREET

	<p>SLO Airport Hotels</p> <p>in:</p> <p>San Luis Obispo, CA</p>	<table><tr><td>Date</td><td>JANUARY 28, 2019</td></tr><tr><td>Scale</td><td>N.T.S.</td></tr><tr><td>Sheet</td><td>A4.0</td></tr></table>	Date	JANUARY 28, 2019	Scale	N.T.S.	Sheet	A4.0
Date	JANUARY 28, 2019							
Scale	N.T.S.							
Sheet	A4.0							



PERSPECTIVE: HOTEL 1 ENTRY

	SLO Airport Hotels		DATE: JANUARY 28, 2019
	in:		SCALE: N.T.S.
	San Luis Obispo, CA		SHEET: A4.1



PERSPECTIVE: ENTRY TO SITE FROM AERO DRIVE

	<p>SLO Airport Hotels in: San Luis Obispo, CA</p>	<p>DATE: JANUARY 28, 2019 DRAWN: N.E.S. SHEET: A4.2</p>
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PERSPECTIVE: HOTEL 2 ENTRY

	<p>SLO Airport Hotels in: San Luis Obispo, CA</p>	<p>DATE: JANUARY 28, 2019 DRAWN: N.E.S. SHEET: A4.3</p>
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PERSPECTIVE: OVERALL SITE

	<p>SLO Airport Hotels in: San Luis Obispo, CA</p>	<div>DATE</div> <div>JANUARY 28, 2019</div>
		<div>SCALE</div> <div>N.T.S.</div>
		<div>HEET</div> <div>A4.4</div>





HOTEL 1: EXTERIOR ELEVATIONS - SOUTH



	SLO Airport Hotels in: San Luis Obispo, CA	DATE JANUARY 28, 2019
		SCALE 1" = 20' @ 11x17 1" = 10' @ 24x36
		SHEET A5.1





HOTEL 1: EXTERIOR ELEVATIONS - NORTH



	SLO Airport Hotels		DATE	JANUARY 28, 2019
	in:		SCALE	1" = 20' @ 11x17
	San Luis Obispo, CA		SCALE	1" = 10' @ 24x36
		SHEET		
		A5.3		



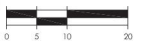


HOTEL 2: EXTERIOR ELEVATIONS - NORTH

	SLO Airport Hotels		DATE	JANUARY 28, 2019
	in:		SCALE	1" = 20' @ 11x17
	San Luis Obispo, CA		SCALE	1" = 10' @ 24x36
			Sheet	A6.1



HOTEL 2: EXTERIOR ELEVATIONS - WEST



	<p>SLO Airport Hotels in: San Luis Obispo, CA</p>	<p>DATE: JANUARY 28, 2019 SCALE: 1" = 20' @ 11x17 1" = 10' @ 24x36 SHEET: A6.2</p>
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HOTEL 2: EXTERIOR ELEVATIONS - SOUTH



	<p>SLO Airport Hotels in: San Luis Obispo, CA</p>	<p>DATE JANUARY 28, 2019</p>
		<p>SCALE 1" = 20' @ 11x17 1" = 10' @ 24x36</p>

A6.3