



# 10

ENTITLEMENTS PACKAGE, 06/12/19

## MARSH & CHORRO DEVELOPMENT at DOWNTOWN CENTRE

Providing a true timeless character, the corner of Marsh & Chorro will bring contemporary living and working to the downtown through an architecture of quiet sophistication. Rhythm, texture, and light emits through classic massing and material selection while vibrancy, action, and enthusiasm pours from our truly mixed-use program of merchants, tech visionaries, and an abundance of small, hip, loft studios.

*Prepared by TEN OVER STUDIO*





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LAND USE REQUIREMENTS

ADDRESS	1144 CHORRO ST.,AT DOWNTOWN CENTRE, SAN LUIS OBISPO, CA		
APN	002-427-012		
ZONING	C-D DOWNTOWN-COMMERCIAL		
OVERLAY ZONES	N/A		
SPECIFIC AREA DESIGN GUIDELINES	DOWNTOWN DESIGN GUIDELINES		
CURRENT USE	RETAIL		
PROPOSED USE	MIXED-USE : RETAIL, OFFICE & R-2 RESIDENTIAL		
ALLOWED USE IN ZONE	Y		
ENTITLEMENTS/USE PERMIT REQUIRED	ARC, PLANNING COMMISSION USE-PERMIT for height bonus		
LOT SIZE	80249 SF	1.84 ACRE	
MAX SITE COVERAGE	ALLOWABLE	100%	
FAR	ALLOWABLE	4	
DENSITY	ALLOWABLE	36/ACRE= 66.24 DU	PROPOSED 26.5 DU
HEIGHT LIMIT	ALLOWABLE	75'	PROPOSED 75'
HEIGHT BONUS POLICY OBJECTIVES	HEIGHT BONUS PER C-D DEVELOPMENT STANDARDS 17.42.020 SEE PROJECT DESCRIPTION FOR PROPOSED OBJECTIVES		
ADJACENT ZONES	NORTH	C-D	
	EAST	C-D	
	SOUTH	C-D	
	WEST	C-D	
SETBACKS	FRONT	0'	
	SIDE	0'	
	REAR	0'	

PARKING CALCULATIONS

PARKING REQUIRED					
RESIDENTIAL	USE	UNIT COUNT (OR SF)	PARKING FACTOR	SPACES REQUIRED	
	STUDIOS & 1 BD	47	1	47	
	2 BD	3	2	6	
	TOTAL W/C-D ZONE 50% REDUCTION			27	
	OFFICE	25,251 SF	1 PER 500	51	
	RESTAURANT	4,806	1 PER 100	48	
COMMERCIAL	TOTAL W/C-D ZONE 50% REDUCTION			24	
	COMBINED TOTAL			102	
TOTAL PARKING PROVIDED				7	
MOTORCYCLE REQ'D		REQUIRED	5 (1:20)	PROVIDED	2

BICYCLE PARKING CALCULATIONS

BIKE PARKING REQUIRED							
	UNIT COUNT OR SF	TOTAL BICYCLE	SHORT TERM		LONG TERM		
RESIDENTIAL	50	2/UNIT + GST	100	1: 5 UNITS	10	2/UNIT	100
RESTAURANT	4806	1/500 SF	10	75%	8	25%	3
OFFICE	25251	1/1500 SF	17	75%	13	25%	4
	REQ'D TOTAL		127		31		107
	PROVIDED TOTAL		128*				
	* LONG TERM BIKE STORAGE PROVIDED IN EACH RES. UNIT OR BASEMENT						
	28 BIKE STORAGE SPACES PROVIDED IN BIKE 106 AT FIRST LEVEL						

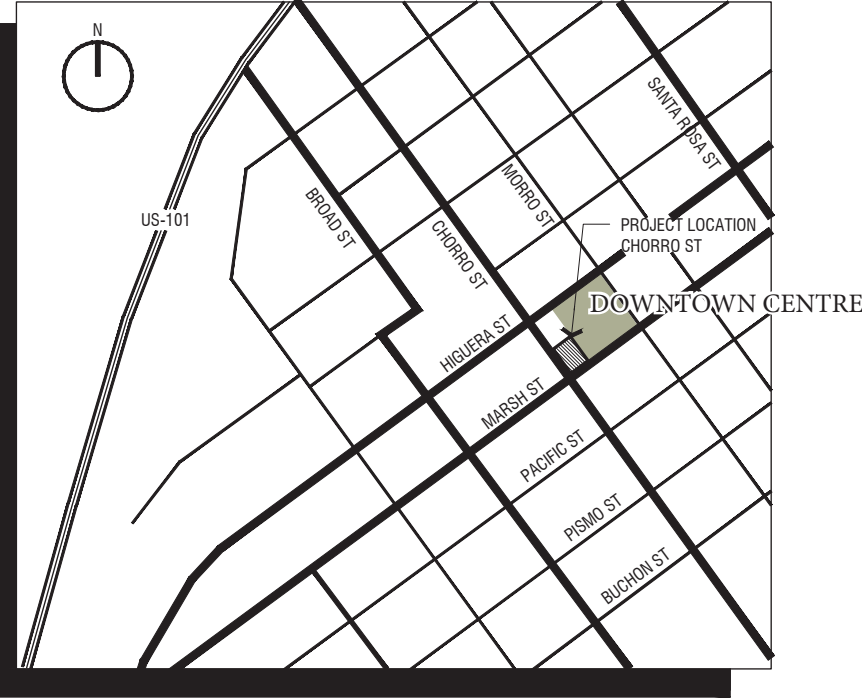


SIDEWALK ALONG CHORRO STREET

BUILDING CODE INFO

OVERALL BUILDING				
OCCUPANCY TYPE	R-2, A-2/M, B			
CONSTRUCTION TYPE	I-A, SPRINKLERED			
SPRINKLER SYSTEM	NFPA 13			
	PROJECT MEETS REQUIREMENTS OF CFC, APPENDIX D			
STORIES PROPOSED	ALLOWABLE	UNLIMITED	PROPOSED	6
HEIGHT PROPOSED	ALLOWABLE	UNLIMITED	PROPOSED	75'
AREA (MAX/FLOOR)	ALLOWABLE	UNLIMITED	PROPOSED	12708 SF

VICINITY MAP



PROJECT DESCRIPTION

Marsh & Chorro (1144 Chorro) Mixed-Use proposes a new 6-story retail, office, and residential building on the northeast corner of Marsh St. & Chorro St. The first level is comprised of three retail suites with accommodations for restaurant use, a residential lobby, commercial office lobby, and a small parking facility with ADA parking, and delivery/drop off spaces. The second and third floor are designated commercial. The fourth, fifth and sixth floors house residential apartments. In addition to providing 25% moderate affordable units, the remaining units have been sized to be affordable by design, in that all but three of the units are less than 600 SF.

The site and building design has been carefully considered to meet all the Downtown Design Guidelines to create a harmonious addition to downtown San Luis Obispo. The traditional brick architecture extends from the street to third level, to align with the massing of neighboring buildings. The top floors are in a traditional stucco, and step back significantly to reduce the massing from the pedestrian perspective, and further screened by substantial roof gardens on the fourth floor. Located on the northeast corner, this project is perfectly situated for the street frontages to bask in southern light, casting a shadow inward, towards the alley and services areas of adjacent neighbors. The project will never cast a shadow on either sidewalk of Marsh St or Chorro St, on any given day of the year between 11 am and 2 pm.

- This project is being proposed under a Planned Development Overlay to join 1144 Chorro with the existing Downtown Centre, allowing the underutilized density of the centre to transfer to the new building proposed and bring needed residential to the downtown. Through the PD Overlay project will meet the following Mandatory Project Features:
- a) Affordable Housing: A minimum of 25% moderate-income.
  - b) LEED Silver rating for Energy Efficiency (or city approved equivalent)
  - c) Preserve Open Space of at least a quarter of an acre on the Downtown Centre site.
  - d) Guarantee long term Maintenance of a significant Public Plaza on the Downtown Centre Site.

The project seeks a use-permit allowing 75' in height by providing the following Community Benefits Policy Objectives: (per San Luis Obispo Zoning Regulations 17.32.030)

- a) Affordable and Workforce Housing: 1) Project will provide 25% moderate-income households
- b) Pedestrian Amenities: 2) Project provides a significant public plaza
- c) View Access and Preservation: 2d) Project will provide a permanent preservation of a listed building off site within the downtown or Chinatown historic district.





USE & OCCUPANCY FLOOR AREAS

BASEMENT	ROOM	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
	STORAGE 001	STORAGE	2415		
FIRST FLOOR	ROOM	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
	RETAIL 100	RESTAURANT	1738		
	RETAIL 101	RESTAURANT	1424		
	RETAIL 102	RESTAURANT	1425		
	RES. LOBBY 103	RESIDENTIAL	597		
	OFF. LOBBY 104	BUSINESS	594		
	SHOW /LCK 110	ACC. STORAGE			198
	GARAGE 105	STORAGE	3782		
	BIKE 106	ACC. STORAGE	308		
	TRASH 107	ACC. STORAGE	612		
	UTILITY 108	ACC. STORAGE	480		
	FIRE RISER 109	ACC. STORAGE	89		
	COVD AREA 111	STORAGE			546
	TOTAL:		11049		744
	AREA %				6.73%
SECOND FLOOR	ROOM	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
	OFFICE 200	BUSINESS	12543		
	TOTAL:		12543		
	AREA %				0.0%
THIRD FLOOR	ROOM	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
	OFFICE 300	BUSINESS	12708		
	TOTAL:		12708		
	AREA %				0.0%
FOURTH FLOOR	ROOM	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
	UNIT 401	RESIDENTIAL	357		
	UNIT 402	RESIDENTIAL	350		
	UNIT 403	RESIDENTIAL	318		
	UNIT 404	RESIDENTIAL	318		
	UNIT 405	RESIDENTIAL	616		
	UNIT 406	RESIDENTIAL	329		
	UNIT 407	RESIDENTIAL	329		
	UNIT 408	RESIDENTIAL	337		
	UNIT 409	RESIDENTIAL	362		
	LOUNGE 410	ASSEMBLY			479
	UNIT 411	RESIDENTIAL	451		
	UNIT 412	RESIDENTIAL	451		
	UNIT 413	RESIDENTIAL	408		
	UNIT 414	RESIDENTIAL	450		
	UNIT 415	RESIDENTIAL	501		
	UNIT 416	RESIDENTIAL	484		
	UNIT 417	RESIDENTIAL	576		
	MEDIA 418	ASSEMBLY			386
	CIRCULATION	RESIDENTIAL	2100		
	TOTAL:		8737		865
	AREA%				9.9%

USE & OCCUPANCY FLOOR AREAS, CONT.

FIFTH FLOOR	ROOM	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
	ALL UNITS	RESIDENTIAL	7116		
	LDRY/JAN. 518	ASSEMBLY			221
	ELEC. 519	STORAGE			90
	CIRCULATION	RESIDENTIAL	2100		
	TOTAL:		9216		311
SIXTH FLOOR	AREA%				3.4%
	ROOM	USE	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF
	ALL UNITS	RESIDENTIAL	7116		
	COMM. KIT. 618	ASSEMBLY			363
	CIRCULATION	RESIDENTIAL	2100		
	TOTAL:		9216		363
	AREA%				3.9%

TOTAL BUILDING AREA

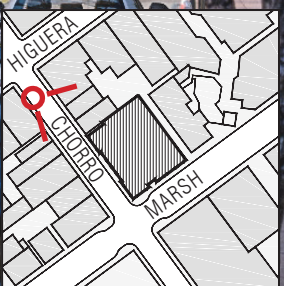
	COVD DECK SF	MAIN OCC. SF	INCIDENTAL SF	ACCESSORY SF	FLOOR TOTAL
BASEMENT		2415			2415
FIRST FLOOR		11049		744	11793
SECOND FLOOR		12543			12543
THIRD FLOOR		12708			12708
FOURTH FLOOR		8737		865	9602
FIFTH FLOOR		9216		311	9527
SIXTH FLOOR		9216		363	9579
BLDG TOTAL		65884		2283	68167

DENSITY CALCULATIONS

TOTAL DENSITY ALLOWED	LOT SIZE:	1.84 ACRE
	DENSITY FACTOR:	36 / ACRE
	ALLOW. DENSITY:	66.24 DU

UNITS PROVIDED	UNIT TYPE	UNIT COUNT	DU FACTOR	DENSITY PROVIDED	
	FOURTH FLOOR	STU/1BD <600 SF	15	0.5	7.5
		STU/1-BD >600 SF	0	0.66	0
		2-BD	1	1	1
	FIFTH FLOOR	STU/1BD <600 SF	16	0.5	8
		STU/1-BD >600 SF	0	0.66	0
		2-BD	1	1	1
	SIXTH FLOOR	STU/1BD <600 SF	16	0.5	8
		STU/1-BD >600 SF	0	0.66	0
		2-BD	1	1	1
		TOTAL	50		26.5





VIEW FROM CHORRO STREET

TENOVER

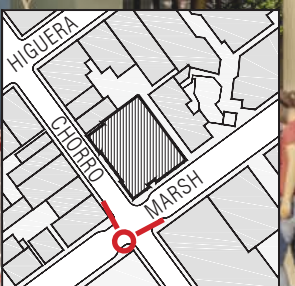
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MARSH & CHORRO MIXED-USE at DOWNTOWN CENTRE

SAN LUIS OBISPO, CA  
DATE: 06/12/2019

T2.0





VIEW OF MARSH & CHORRO CORNER

TENOVER

539 Marsh Street  
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MARSH & CHORRO MIXED-USE at DOWNTOWN CENTRE

SAN LUIS OBISPO, CA  
DATE: 06/12/2019

T2.1





VIEW FROM DOWNTOWN CENTER PASEO

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MARSH & CHORRO MIXED-USE at DOWNTOWN CENTRE

SAN LUIS OBISPO, CA  
DATE: 06/12/2019

T2.2





VIEW LOOKING DOWN MARSH STREET

TENOVER

539 Marsh Street  
San Luis Obispo, CA

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info@tenoverstudio.com

MARSH & CHORRO MIXED-USE at DOWNTOWN CENTRE

SAN LUIS OBISPO, CA  
DATE: 06/12/2019

T2.3





① EXISTING BUILDING ON SITE TO BE DEMOLISHED



② 2-STORY EUREKA RESTAURANT



③ 4-STORY RETAIL AND OFFICE BUILDING



④ 4-STORY MARSH ST. PARKING STRUCTURE



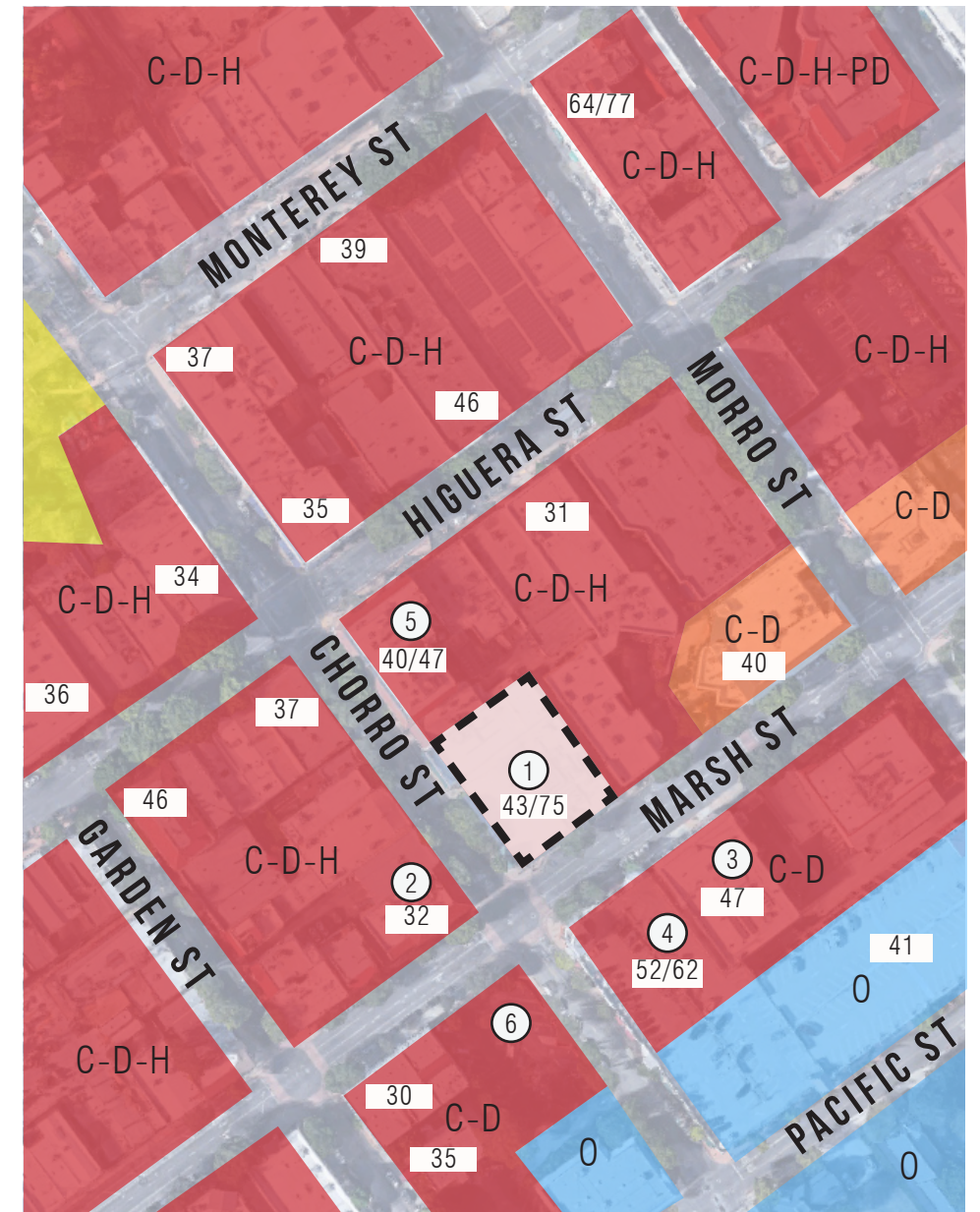
⑤ 3-STORY OLD WINEMAN HOTEL



⑥ CHASE BANK PARKING LOT

## SUMMARY OF CONTEXT

Our site is primarily surrounded by retail establishments. Some, like ours, with office space above. The buildings range from 2 to 4 stories. The Masonic Temple (3) and Marsh St. parking structure (4) both have heavy cornices that appear as 5-story buildings. The surrounding material palette is brick and light-colored stucco.



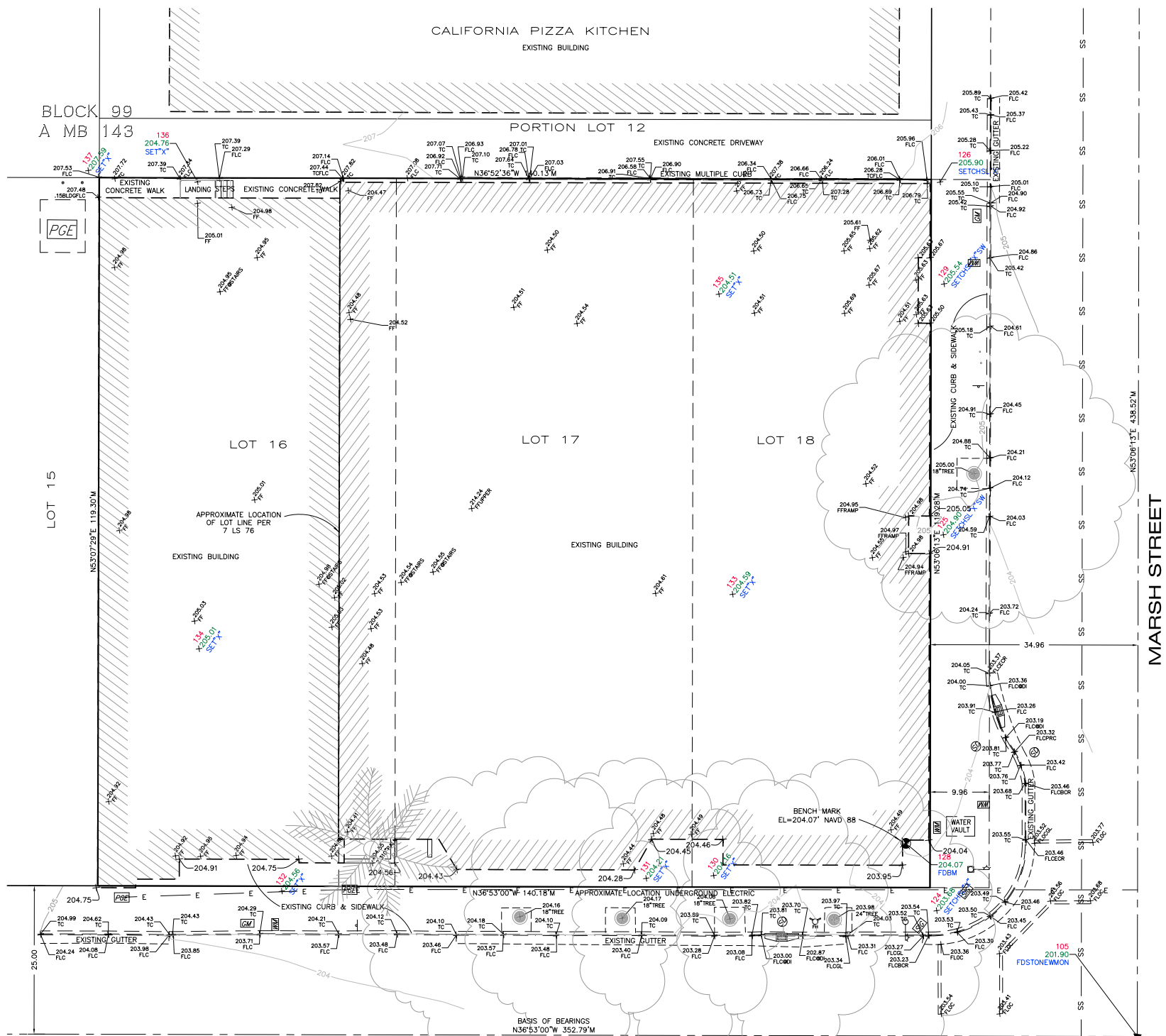
HEIGHT AT:  
STREET / UPPER SETBACK OR  
TOWER ELEMENT

## CONTEXTUAL SITE PLAN

SCALE: N.T.S.



MA-14-196 1144 Chorro St. 53.0 (Old Coordinates) CSD-2013\1144 Chorro-Topo.dwg, 24x36, Sep 11, 2014 11:04am, jBlackwell



**BENCH MARK:**  
THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK AND CITY OF SAN LUIS OBISPO BENCH MARK NUMBER 8, BEING A STANDARD BRASS DISK STAMPED T-25 RESET 1957 IN THE SIDEWALK ALCOVE AT THE SOUTHWESTERLY CORNER OF THE COPELAND'S BUILDING AT THE NORTHEASTERLY CURB OF MARSH STREET AND CHORRO STREET AS SHOWN.  
ELEVATION=204.07' NAVD 88

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF CHORRO STREET BEARING N 36° 53' 00" W PER 7 LS 76.

- SURVEYOR'S NOTES:**
1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
  2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
  3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
  4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
  5. THE BOUNDARY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION (I.E. RECORDED MAPS OR DEEDS) AND ARE NOT INTENDED TO REPRESENT THE TRUE OR ACTUAL BOUNDARY LINES OF THE SUBJECT PROPERTY. TO DETERMINE THE ACTUAL BOUNDARIES OF THE PARCEL WILL REQUIRE A COMPLETE BOUNDARY SURVEY. THE SETTING OF PROPERTY MONUMENTS AND THE FILING OF A CORNER RECORD OR RECORD OF SURVEY IN CONFORMANCE WITH STATE LAW (LS ACT SEC. 8762). APPROXIMATE DIMENSIONAL TIES FROM THE BOUNDARY LINES SHOWN TO PHYSICAL FEATURES (E.G. BUILDINGS, FENCES, WALLS OR TREES, ETC.) SHOWN ON THIS MAP CAN BE DERIVED BY SCALING THE FINISHED WORK PRODUCT WHICH IS PLOTTED AT THE SCALE INDICATED. HOWEVER, DIMENSIONAL TIES DERIVED DIRECTLY FROM THE DIGITAL PRODUCT (AUTOCAD DRAWING) ARE NOT ACCURATE AND CANNOT BE RELIED UPON FOR DETERMINING BUILDING SETBACKS OR THE PLACEMENT OF ANY PROPOSED NEW CONSTRUCTION. THE LOCATION OF NEW CONSTRUCTION CAN ONLY BE PROPERLY DETERMINED WHEN IT IS BASED ON AN ACTUAL BOUNDARY SURVEY OF THE PARCEL. OTHERWISE, MODIFICATIONS TO THE STRUCTURE MAY BE NECESSARY DURING CONSTRUCTION TO COMPLY WITH AGENCY SETBACK REQUIREMENTS.

**SYMBOL LEGEND:**

— x — FENCE LINE	PG&E BOX
— SS — SEWER MAIN	GAS METER
— W — WATER MAIN	TELEPHONE BOX
— G — GAS MAIN	SIGNAL BOX
— ETC — ELEC/TELEPHONE/CABLE	CABLE T.V. BOX
— OHE — OVERHEAD ELECTRIC	ELECTRIC BOX
DROP INLET AT CURB	TELEPHONE MANHOLE
DROP INLET	STREET LIGHT
STORM DRAIN MANHOLE	JOINT POLE
FIRE HYDRANT	POWER POLE
WATER WELL	GUY WIRE
WATER VALVE	
WATER METER	
SEWER MANHOLE	
SEWER CLEANOUT	

**ABBREVIATIONS**

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLDG	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PPV	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
COW	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STEP
EG	EXISTING GRADE	STR	STAIRS
EP	EDGE OF PAVEMENT	TOP	TOP OF SLOPE
FD	FOUND	TOE	TOE OF SLOPE
FL	FLOW LINE	TOP	TOP OF WALL
FF	FINISH FLOOR	W	WATER
FW	FACE OF WALL	WL	WALL
HSE	HOUSE COR	WM	WATER METER
GR	GRASS	WV	WATER VALVE
GM	GAS METER		
IP	IRON PIPE		

**SURVEYOR'S STATEMENT:**  
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON SEPTEMBER 8, 2014.

MICHAEL B. STANTON, PLS 5702 DATE



**SITE DATA:**  
ADDRESS: 1144 CHORRO STREET, SAN LUIS OBISPO  
ASSESSOR'S PARCEL NO. APN 002-427-012

## TOPOGRAPHIC MAP

LOTS 16, 17 AND 18 BLOCK 99 OF THE MISSION VINEYARD TRACT AS SHOWN ON MAP FILED IN BOOK A AT PAGE 143, IN THE CITY OF SAN LUIS OBISPO, COUNTY OF SAN LUIS OBISPO, CALIFORNIA

AT THE REQUEST OF COPELAND'S PROPERTIES

SEPTEMBER 2014 SCALE: 1"=10'

MBS LAND SURVEYS  
MICHAEL B. STANTON, PLS 5702  
3563 SUELDO ST., UNIT Q  
SAN LUIS OBISPO, CA 93401  
805-594-1960

JOB NO. 14-196

DATE	REVISION
—	—

TENOVER

539 Marsh Street  
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MARSH & CHORRO MIXED-USE at DOWNTOWN CENTRE

SAN LUIS OBISPO, CA  
DATE: 06/12/2019

T3.1

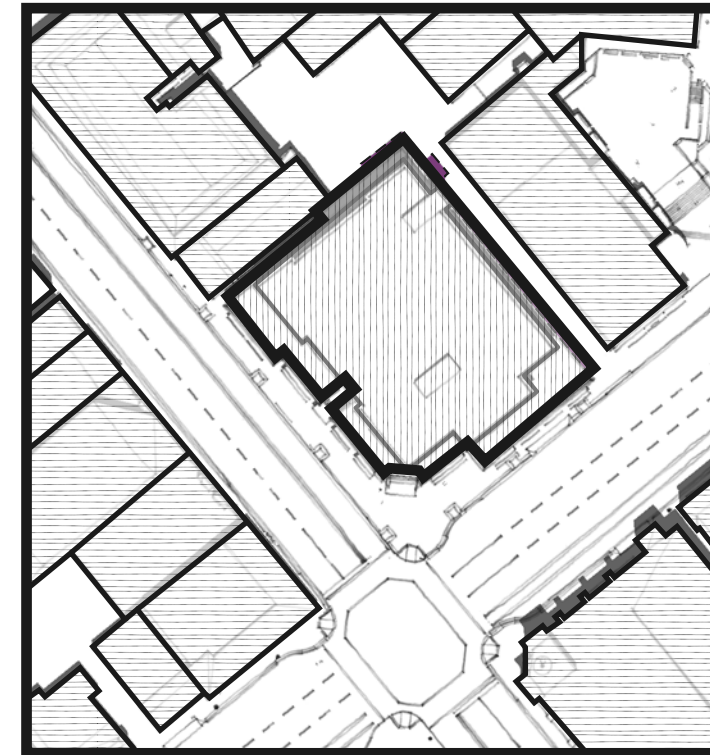




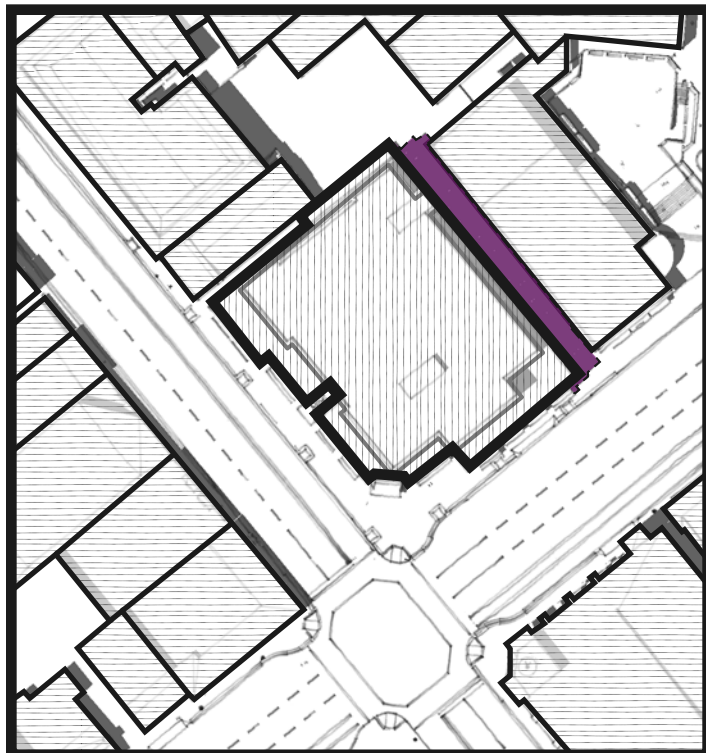
SUMMER SOLSTICE - 10AM



SUMMER SOLSTICE - 11AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 1PM



SUMMER SOLSTICE - 2PM

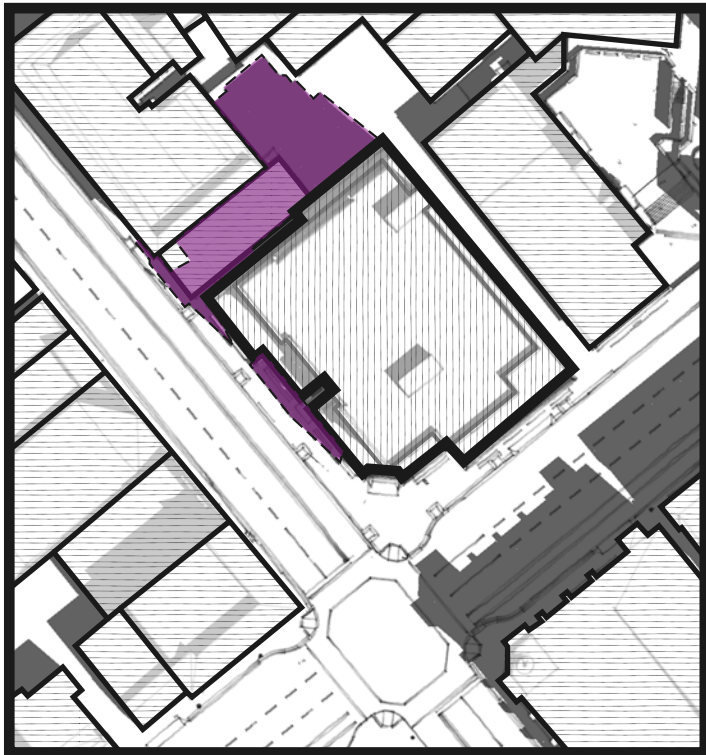


SUMMER SOLSTICE - 3PM

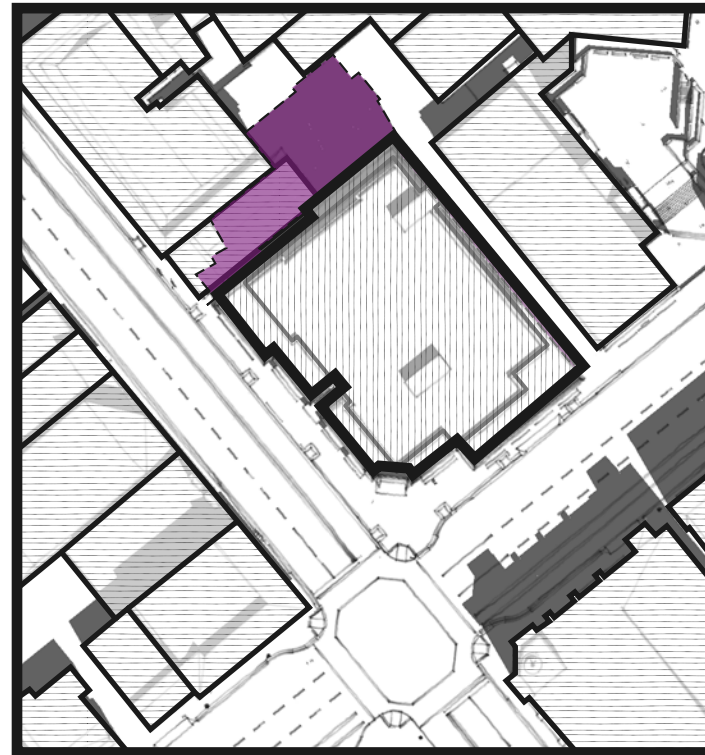


**SOLAR SHADING STUDY**  
SCALE: N.T.S.

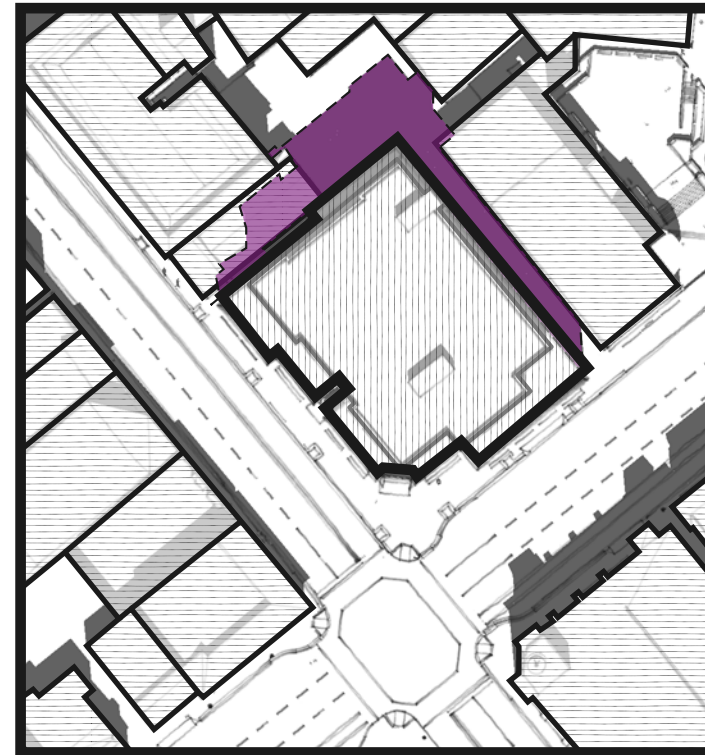




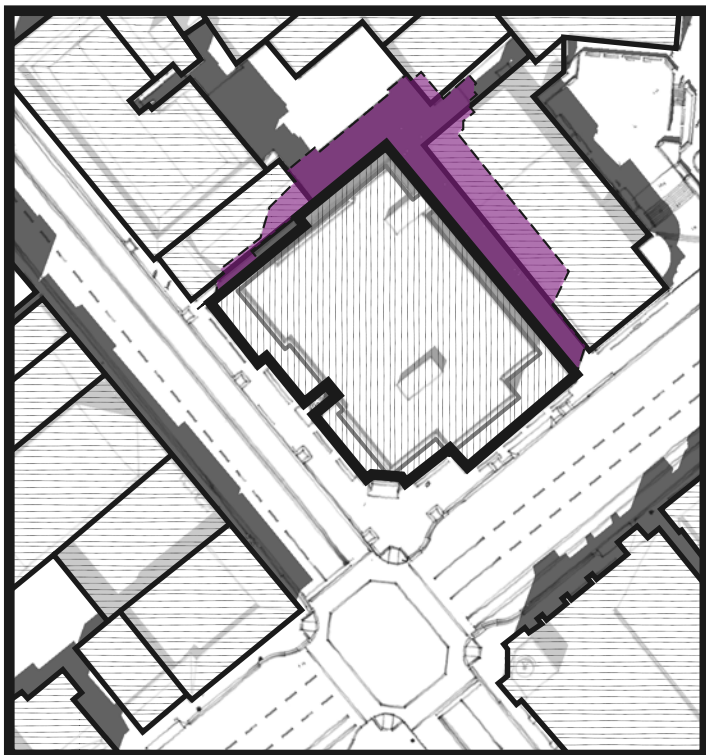
VERNAL EQUINOX - 10AM



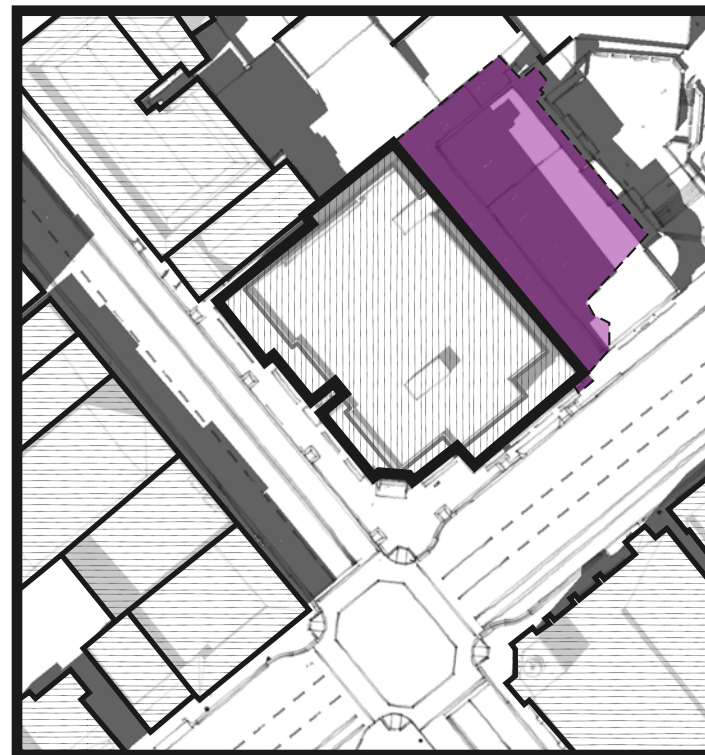
VERNAL EQUINOX - 11AM



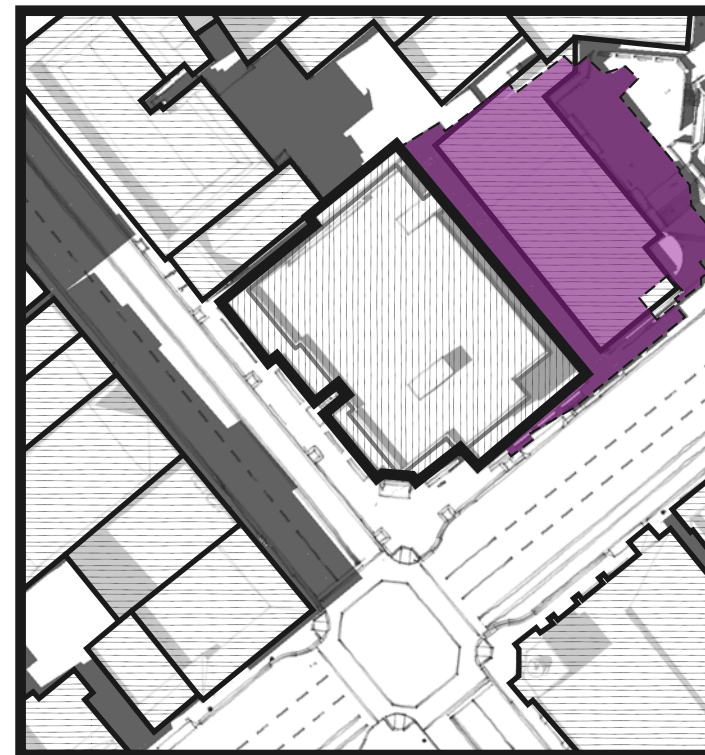
VERNAL EQUINOX - 12PM



VERNAL EQUINOX - 1PM



VERNAL EQUINOX - 2PM



VERNAL EQUINOX - 3PM

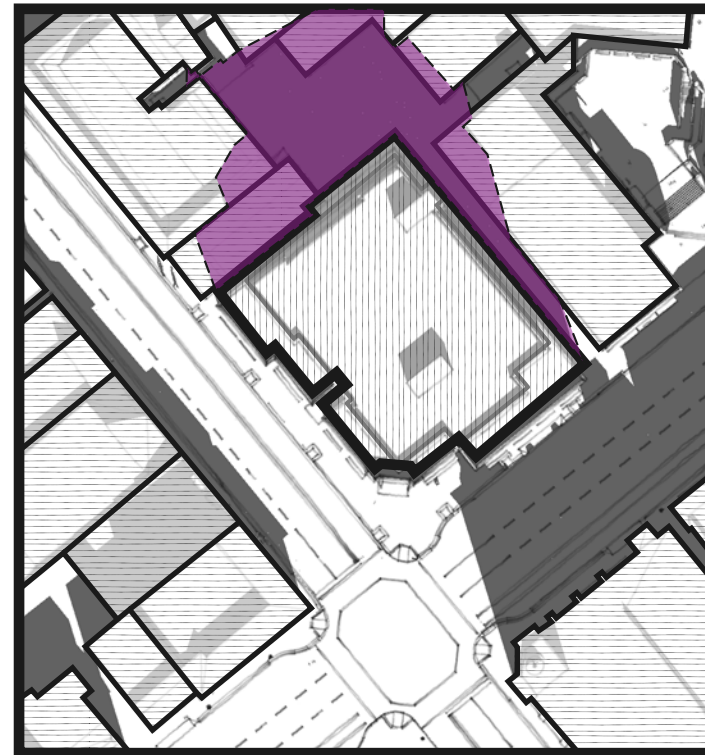


**SOLAR SHADING STUDY**  
SCALE: N.T.S.

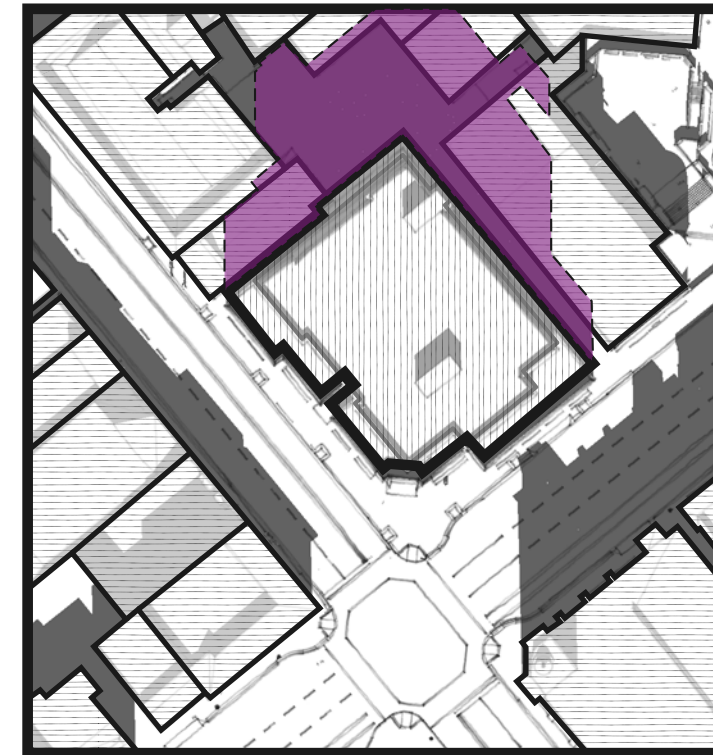




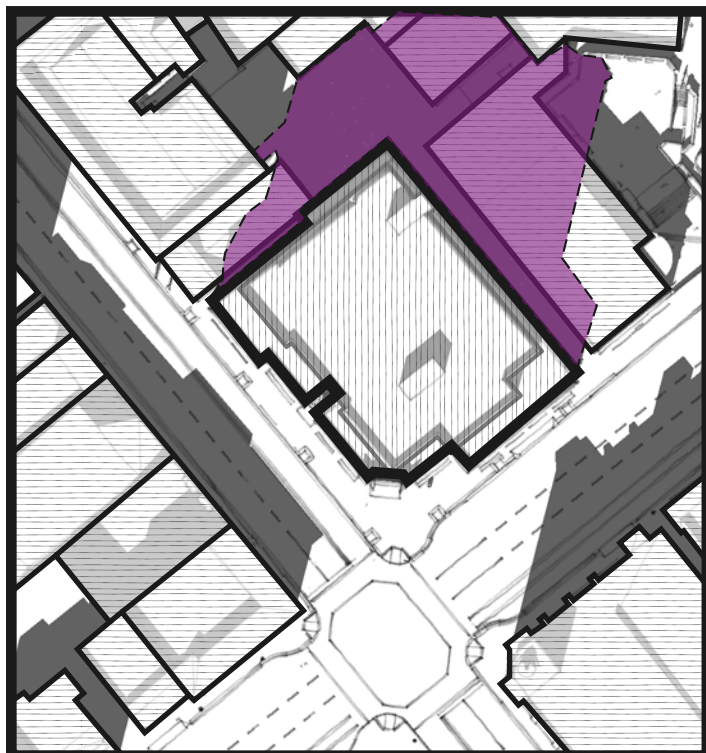
WINTER SOLSTICE - 10AM



WINTER SOLSTICE - 11AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 1PM



WINTER SOLSTICE - 2PM



WINTER SOLSTICE - 3PM



**SOLAR SHADING STUDY**  
SCALE: N.T.S.





① VIEW FROM MARSH ST. TOWARDS HILL



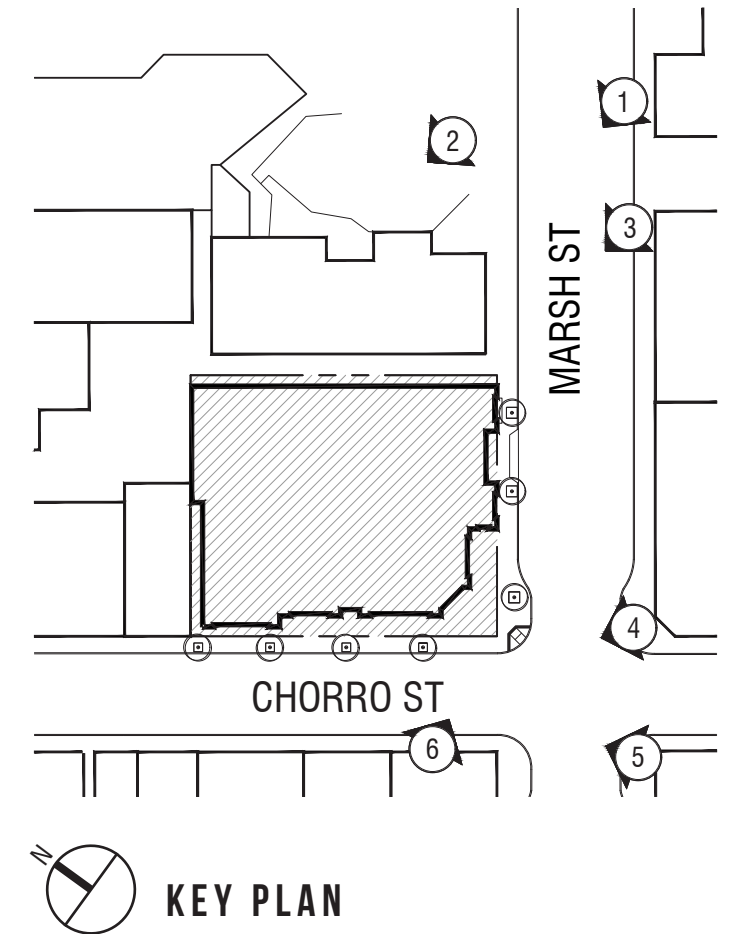
①S1 SIMULATED VIEW FROM MARSH ST. TOWARDS HILL

## VISUAL STUDY

Pursuant to Zoning regulations Section 17.32.030 F, a visual study shall determine whether the project will materially obstruct views of distant hills and/or create an adverse visual impact on existing or planned publicly owned gathering sites by materially obstructing views of nearby public open spaces, historic resources, City landmarks, or protected natural resources; and/or create adverse shade and shadow effects during the times of day when a gathering site is anticipated to be most used.

For the proposed project at 1144 Chorro St., the publicly owned gathering spaces that exist within the viewshed of the hillside are the publicly owned sidewalks immediately adjacent on Marsh Street and Chorro Street. These are represented by Views 1, 3, 4, 5 & 6. View 2 is located at Downtown Centre Paseo.

The most prominent, existing view of the hillside is shown in view 1. View S1 shows the simulated view where the project has a visual impact on the viewshed by partially catching the hillside.



## VISUAL STUDY

SCALE: N.T.S.

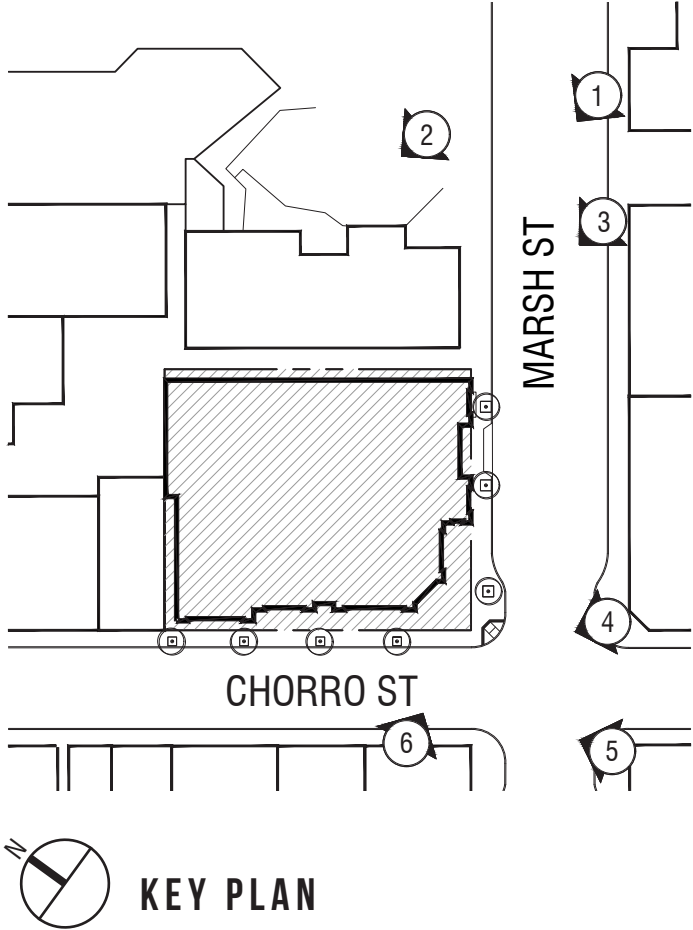




② VIEW FROM PASEO COURTYARD TOWARDS HILL



② SIMULATED VIEW FROM PASEO COURTYARD TOWARDS HILL



The second most prominent, existing view of the hillside is shown in view 2 from the Downtown Centre. View S2 shows the simulated view where the project has no visual impact on the hillside viewshed.





③ VIEW FROM MARSH TOWARDS HILL



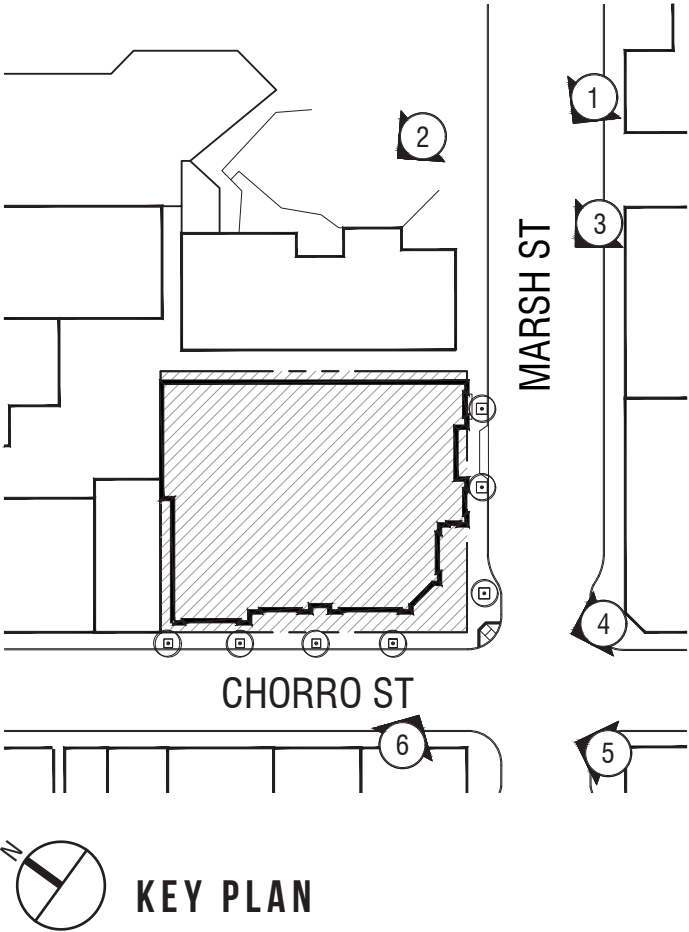
④ VIEW FROM EAST CORNER OF MARSH & CHORRO TOWARDS HILL



⑤ VIEW FROM SOUTH CORNER OF MARSH & CHORRO TOWARDS SITE



⑥ VIEW FROM CHORRO TOWARDS SITE



View 3 & 4, taken from the sidewalk at Marsh St. reveals how the hillside view is already currently largely blocked by the existing building and trees.  
Views 5 & 6 show that there are no hillside views looking toward the proposed project's property from sidewalks on Chorro St.

**VISUAL STUDY**  
SCALE: N.T.S.



DOWNTOWN DESIGN GUIDELINES

Per San Luis Obispo Community Design Guidelines, Chapter 4- Downtown Design Guidelines.

*The primary goal of the following downtown design guidelines is to preserve and enhance its attractiveness to residents and visitors as a place where: people prefer to walk rather than drive; and where the pleasant sidewalks, shading trees, and variety of shops, restaurants, and other activities encourage people to spend time, slow their pace, and engage one another. The design of buildings and their setting, circulation, and public spaces in the downtown have, and will continue to play a crucial role in maintaining this character and vitality.*

STREET ORIENTATION	GUIDELINE	COMPLIANCE
4.2-A	Buildings in the downtown should be located at the back of the sidewalk unless space between the building and sidewalk is to be used for pedestrian features such as plazas, courtyards, or outdoor eating areas.	See A1.1 and A2.0
HEIGHT, SCALE	GUIDELINE	COMPLIANCE
4.2-B,1	The height and scale of new buildings and alterations to existing buildings shall fit within the context and vertical scale of existing development and provide human scale and proportion. Some tools to achieve this include:	
4.2-B,1a	In no case may the height of a building at the back of sidewalk exceed the width of the adjoining right-of-way (see Figure 4-2).	See A1.1, Building Height Compliance
4.2-B,1b	New buildings that are significantly taller or shorter than adjacent buildings shall provide appropriate visual transitions.	See T2.0-T2.3, Perspective Views
4.2-B,1c	For new projects adjacent to buildings included on the City's Inventory of Historic Resources there shall be a heightened sensitivity to the mass and scale of the significant buildings.	See Historical report
4.2-B,1d	The project provides upper story setbacks from the front building façade along the street consistent with LUE Policy 4.16.4. Portions of the building above 50 feet should be set back sufficiently so that these upper building walls are not visible to pedestrians on the sidewalk along the building's frontage.	See A1.1, Site Sections
4.2-B,2	New buildings shall not obstruct views from, or sunlight to, publicly-owned gathering places including, but not limited to, Mission Plaza, the Jack House gardens, and YCLC Cheng Park. In these locations, new buildings shall respect views of the hills, framing rather than obscuring them	See T3.2-3.4, Solar Shading Studies
4.2-B,3	New buildings should not shade the northerly sidewalk of Marsh, Higuera or Monterey Streets at noon on December 21st. Information demonstrating this objective shall accompany all applications for architectural review as detailed on application checklists.	See T3.2-3.4, Solar Shading Studies
4.2-B,4	Tall buildings (between 50 and 75 feet) shall be designed to achieve multiple policy objectives, including design amenities, housing and retail land uses. Appropriate techniques to assure that tall buildings respect the context of their setting and provide an appropriate visual transition to adjacent structures include, but are not limited to:	
4.2-B,4a	For large projects that occupy several lots, variable roof heights and architectural features that penetrate the roof plane are encouraged to diminish the mass and scale of the taller structure;	See T2.0-T2.3, Perspective Views
4.2-B,4b	Reinforce the established horizontal lines of facades in adjacent buildings;	See T2.0
4.2-B,4c	Maintain the distinction between the first and upper floors by having a more transparent ground floor.	See T2.1
4.2-B,4d	Larger buildings (where frontages exceed 50 feet) should be clearly expressed at the street frontage by changing material or setback to respect the historic lot pattern and rhythm of downtown development;	See T2.0-T2.3, Perspective Views
4.2-B,4e	Abrupt changes in building heights and/or roof orientation should be diminished by offsets of building form and mass;	See T2.0-T2.3, Perspective Views
4.2-B,4f	Use roof overhangs, cornices, dentals, moldings, awnings, and other decorative features to decrease the vertical appearance of the walls;	See T2.0-T2.3, Perspective Views

4.2-B,4g	Use recesses and projections to visually divide building surfaces into smaller scale elements;	See T2.0-T2.3, Perspective Views
4.2-B,4h	Use color to visually reduce the size, bulk and scale of the building;	See A3 - Elevations
4.2-B,4i	Use planter walls and other pedestrian-oriented features on the ground floor such as windows, wall detailing, and public art.	See T2.0-T2.3, Perspective Views
4.2-B,4j	Consider the quality of natural and reflected light in public spaces within and around the project site and choose materials and colors to enhance lighting effects with respect to available solar exposure.	See A3.4 Materials Board
4.2-B,5		
4.2-B,5a	Utility boxes for phone, cable, electricity, natural gas, information systems and/or other services should be located along service alleys, within the building, or in a sub-grade vault.	See A2.0, Site Plan
4.2-B,5b	Location of backflow prevention devices and the fire sprinkler riser must be identified on project plans submitted for Architectural Review and shall be located inside the building, consistent with County Health Department requirements.	See A2.0
4.2-B,5c	Minimum sidewalk width should be 8-feet clear of obstructions for pedestrians (furniture, news racks, street trees etc.) across 100% of the project frontage. Minor deviations may occur where necessary to preserve street trees, or where right-of-way limitations reduce available sidewalk width.	See A2.0, Site Plan and A1.1 Site Sections
4.2-B,5d	Service access to the building for loading and maintenance functions should not exceed 20% of the project frontage on any facing street.	See A2.0, A3.0-A3.3, Building Elevations

FAÇADE DESIGN	GUIDELINE	COMPLIANCE
4.2-C	New structures and remodels should provide storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features that complement existing structures, without copying their architectural style.	See T2.0-T2.3, Perspective Views, and A3.0-A3.3 Elevations
4.2-C,1	<b>Overall character.</b> In general, buildings should have either flat or stepped rooflines with parapets, and essentially flat facades. Walls with round or curvilinear lines, or large pointed or slanted rooflines should generally be avoided.	See T2.0-T2.3, Perspective Views, and A3.0-A3.3 Elevations
4.2-C,2	<b>Proportions in relation to context.</b> Buildings should be designed with consideration of the characteristic proportions (relationship of height to width) of existing adjacent facades, as well as the rhythm, proportion, and spacing of their existing door and window openings.	See T2.0-T2.3, Perspective Views
4.2-C,3	<b>Storefront rhythm.</b> A new building facade that is proposed to be much "wider" than the existing characteristic facades on the street should be divided into a series of bays or components, defined by columns or masonry piers that frame windows, doors and bulkheads. Creating and reinforcing a facade rhythm helps tie the street together visually and provides pedestrians with features to mark their progress down the street.	See T2.0-T2.3, Perspective Views, and A3.0-A3.1 Elevations
4.2-C,4	<b>Individual storefront proportions.</b> Storefronts should not overpower the building façade, and should be confined to the area framed by the support piers and the lintel above, consistent with classic “Main Street” architecture.	See T2.0-T2.3, Perspective Views, and A3.0-A3.1 Elevations
4.2-C,5	<b>Wall surfaces.</b> Wall surfaces, particularly at the street level, should be varied and interesting, rather than unbroken and monolithic, because blank walls discourage pedestrian traffic	See T2.0-T2.3, Perspective Views, and A3.0-A3.1
4.2-C,6	<b>Doorways.</b> Doorways should be recessed, as described in Section D.3,	See A2.0
4.2-C,7	<b>Bulkheads.</b> Storefront windows should not begin at the level of the sidewalk, but should sit above a base, commonly called a “bulkhead,” of 18 to 36 inches in height. Desirable materials for bulkhead facing include those already common in the downtown: ornamental glazed tile in deep rich hues, either plain or with Mediterranean or Mexican patterns; dark or light marble panels; and pre-cast concrete.	See A3.0-A3.1 Building Elevations

DOWNTOWN DESIGN GUIDEINE - COMPLIANCE

SCALE: N.T.S.



MATERIALS & ARCHITECTURAL DETAILS

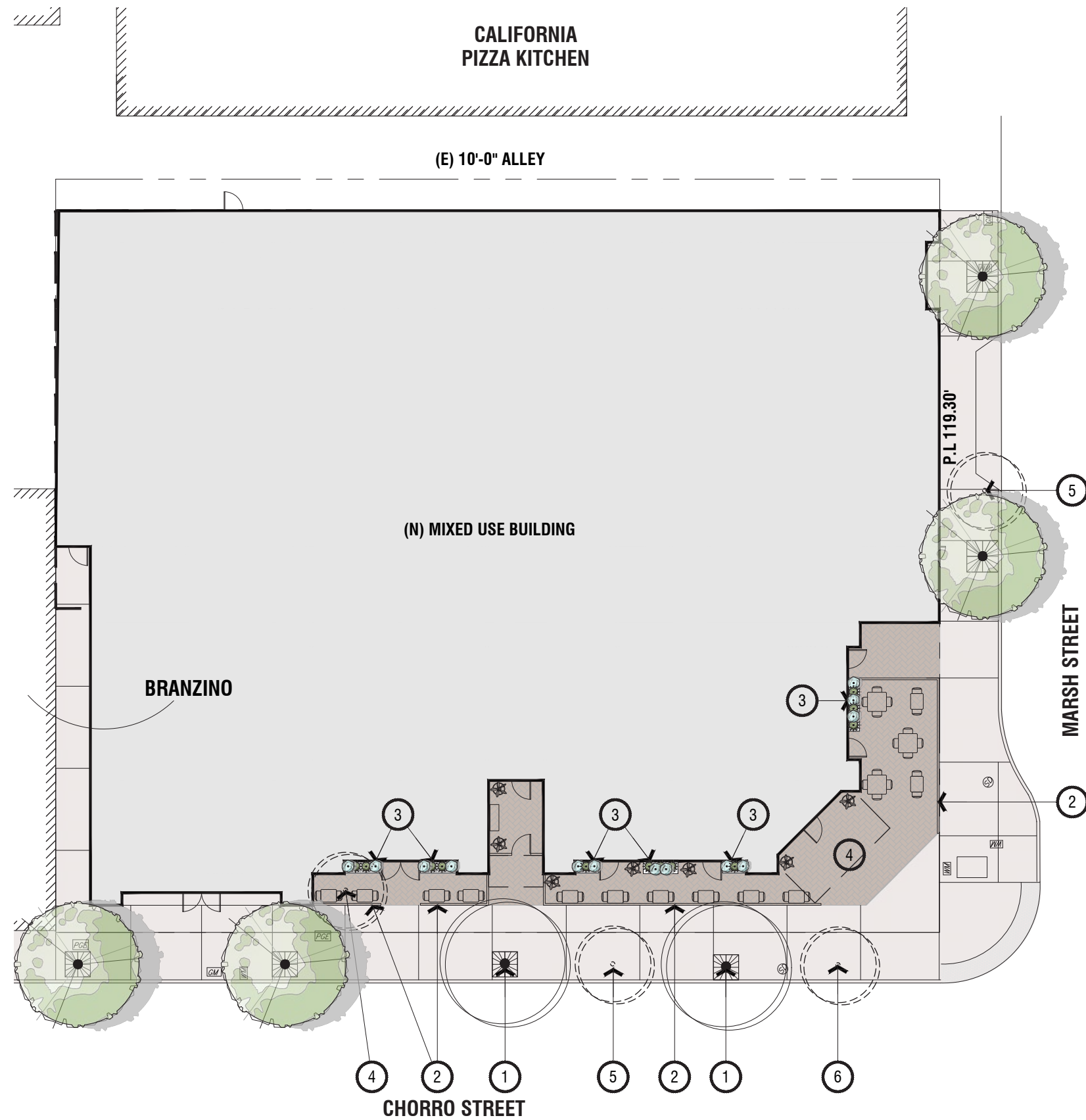
4.2-D,1	GUIDELINE	COMPLIANCE
	<b>Finish materials.</b> The exterior materials of downtown buildings involve several aspects including color, texture, and materials. Materials with integral color such as smooth troweled plaster, tile, stone, and brick are encouraged. If the building's exterior design is complicated, with many design features, the wall texture should be simple and subdued. However, if the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.	See A3.4, Material Board
	Materials should complement those on significant adjacent buildings. The following materials are considered appropriate for buildings within the downtown. - Exterior plaster (smooth troweled preferred) - Cut stone, rusticated block (cast stone), and precast concrete - New or used face-brick - Ceramic tiles (bulkhead or cornice) - Clapboard (where appropriate) - Glass block (transom) - Clear glass windows	See T2.0-T2.3, Perspective Views
4.2-D,3	Doorways. Doors and storefront systems should be of materials and have details and ornament appropriate to the building wall materials.	See A3.0-A3.1 Building Elevations
4.2-D,3a	Storefront entrance doors should be recessed within the building façade to provide an area for pedestrians to transition from the interior space to the public sidewalk.	See A2.0 First Floor Plan
4.2-D,3b	Doors themselves should be primarily of glass, to avoid conflicts between entering and exiting patrons.	See A3.0-A3.1 Building Elevations
4.2-D,3c	Door and entry designs and materials should be compatible with the other storefront materials. Terrazzo and tile pavers are attractive and appropriate paving materials common in the downtown, while indoor/outdoor carpeting and wood planking are inappropriate materials.	See T2.0-T2.3, Perspective Views,
4.2-D,4	<b>Windows.</b> Windows that allow pedestrians to see the activities within the ground floors of downtown buildings are important in maintaining the pedestrian orientation of the downtown. Ground floor windows adjacent to sidewalks encourage pedestrians to linger, while extensive blank walls do not.	See T2.0-T2.3, Perspective Views, and A3.0-A3.1 Elevations
4.2-D,4a	When windows are added or changed, it is important that the design be compatible with the themes common on the same block.	N/A
4.2-D,4b	Use of clear glass (at least 88 percent light transmission) on the first floor is recommended. Introducing or changing the location or size of windows or other openings that alter the architectural rhythm or character of the original building is discouraged.	See A3.0-A3.1 Building Elevations
4.2-D,4c	Permanent, fixed security grates or grilles in front of windows are not permitted. Any necessary security grilles should be placed inside, behind the window display area.	See A3.0-A3.1 Building Elevations
4.2-D,4d	Traditional storefront transom windows should be retained whenever feasible. If the ceiling inside the structure has been lowered, the ceiling should be stepped up to meet the transom so that light will penetrate the interior of the building.	See A3.0-A3.1 Building Elevations

4.2-D,4e	Existing windows should be maintained, and not "walled-in" or darkened to provide more interior wall or storage space.	N/A
4.2-D,5	<b>Awnings.</b> Awnings should be retained and/or incorporated where feasible and compatible with the storefront.	
4.2-D,5a	Where the facade of a commercial building is divided into distinct bays, awnings should be placed within the vertical elements rather than overlapping them.	See T2.0-T2.1 Perspective Views
4.2-D,5b	Awning shape should relate to the window or door opening.	See T2.0-T2.1 Perspective Views
4.2-D,5c	Awnings may not be internally illuminated.	
4.2-D,5d	Awnings can be either fixed or retractable.	
4.2-D,5e	The use of second floor awnings shall be coordinated with lower storefront awnings. Canvas is the most appropriate material for awnings. Metal, plastic (vinyl), or glossy materials are not appropriate.	See T2.0-T2.3, Perspective Views, and A3.0-A3.1
4.2-D,5f	Awnings should be functional and at least four feet wide.	See A2.0
4.2-D,5g	A single building face with multiple tenants should use consistent awning design and color on each building floor, unless the building architecture differentiates the separate tenancies.	See T2.0-T2.3, Perspective Views, and A3.0-A3.1
4.2-D,6	<b>Other details.</b> A number of other details should be incorporated into exterior building design to add a degree of visual richness and interest while meeting functional needs. These details include such items as:  Light fixtures, wall mounted or hung with decorative metal brackets Metal grillwork, at vent openings or as decorative features at windows, doorways or gates, decorative scuppers, catches and down-spouts, preferably of copper, balconies, rails, finials, corbels, plaques, etc. Flag or banner pole brackets. Crafted artworks.	See T2.0-T2.3, Perspective Views
PUBLIC SPACES, PLAZAS AND COURTYARDS		
	GUIDELINE	COMPLIANCE
4.2-E	Public spaces on downtown sites should be designed as extensions of the public sidewalk by providing pedestrian amenities such as benches fountains, and by continuing the pavement treatment of the sidewalk.	See A2.0
4.2-E,a	Plazas and courtyards are encouraged within the downtown. .	See L1.1,A2.0
4.2-E,b	Primary access to public plazas and courtyards should be from the street; secondary access may be from retail shops, restaurants, offices, and other uses.	See L1.1,A2.0
4.2-E,c	Shade trees or architectural elements that provide shelter and relief from direct sunlight should be provided.	See L1.0
4.2-E,d	Courtyards should be buffered from parking areas or drive aisles by low walls, landscaping, or other features to clearly define the edges of the pedestrian space.	See L1.1,A2.0
4.2-E,e	Ample seating should be provided.	See A2.0
4.2-E,f	Bicycle parking should be provided.	See A2.0, Room 106



DOWNTOWN DESIGN GUIDEINE - COMPLIANCE

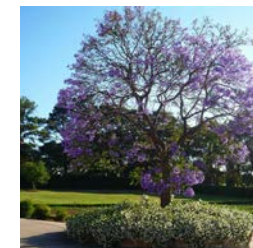
SCALE: N.T.S.





## PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
	4	Jacaranda mimosifolia / Single Trunk	24" box	Size: 40-50' tall and 20-30' wide WUCOLS PF = .4-.6
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	12	Sansevieria trifasciata / Mother-in-law's Tongue	5 gal	Size: 2'-4' tall and 1-2' wide WUCOLS PF = .1-.3
	13	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	1 gal	Size: 1'-3' tall x 2'-3' wide WUCOLS PF = .1-.3



JACARANDA



MOTHER IN LAWS TONGUE



SENECIO

## KEYNOTES

1. (E) STREET TREE TO REMAIN
2. (N) DECORATIVE PATIO FENCE
3. (N) RAISED PLANTERS
4. (E) PALM TO BE REMOVED
5. (E) CARROTWOOD TREE TO BE REMOVED
6. (E) BRACHYCHITON TO BE REMOVED



## PLANTING & TREE REMOVAL PLAN

SCALE: 1" = 20'-0"





## PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	REMARKS
	8	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	15 gal	Size: 20'-25' tall and 10'-15' wide WUCOLS PF = .4 - .6
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	4	Cotinus coggygria 'Royal Purple' / Royal Purple Smoke Tree	5 gal	Size: 16' tall and 15' wide WUCOLS PF = .4 - .6
	43	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal	Size: 2' - 2 1/2' tall and 2' - 3' wide WUCOLS PF: .1 - .3
	9	Olea europaea 'Little Ollie' TM / Little Ollie Olive	5 gal	Size: 4' - 6' tall and wide WUCOLS PF = >.1
	20	Senecio mandraliscae 'Blue Chalk Sticks' / Senecio	1 gal	Size: 1' - 3' tall x 2' - 3' wide WUCOLS PF = .1 - .3



DWARF SOUTHERN  
MAGNOLIA



PURPLE ROYAL  
SMOKE TREE



WALKERS LOW CATMINT



LITTLE OLLIE OLIVE



MOTHER IN LAWS TONGUE



SENECIO

## KEYNOTES

1. (N) RAISED PLANTERS
2. (N) ROOFTOP PATIO



## ROOFTOP PLANTING PLAN

SCALE: 1" = 20'-0"



Estimated Total Water Use

Equation:

ETWU = (ET<sub>o</sub>) x (0.62) x [(PF x HA/IE) + SLA]

Enter values in Pale Blue Cells	
Tan Cells Show Results	
Messages and Warnings	
Enter Irrigation Efficiency (equal to or greater than 0.71)	0.91
Irrigation Efficiency Default Value	0.71

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1.00

Hydrozone	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft <sup>2</sup> )	PF x HA (ft <sup>2</sup> )
1	Low	0.20	72	14
2	Medium	0.40	80	32
3	Low	0.20	276	55
4	Low	0.40	192	77
				0
				0
				0
				0
				0
				0
				0
				0
				0
				178
	SLA	1	0	0
	Sum		620	

Results					
MAWA =	9,262	ETWU=	5,324	Gallons	ETWU complies with MAWA
			712	Cubic Feet	
			7	HCF	
			0.02	Acre-feet	
			0.01	Millions of Gallons	

Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	San Luis Obispo	Name of City
ET <sub>o</sub> of City from Appendix A	43.80	ET <sub>o</sub> (inches/year)
Enter total landscape including SLA	620.00	LA (ft <sup>2</sup> )
Enter Special Landscape Area	0.00	SLA (ft <sup>2</sup> )
Results:		
MAWA = (ET <sub>o</sub> ) x (0.62) x [(0.55 x LA)+(0.45 x SLA)]	9,261.56	Gallons
	1,238.09	Cubic Feet
	12.38	HCF
	0.03	Acre-feet
	0.01	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)		
ET <sub>o</sub> of City from Appendix A	43.80	ET <sub>o</sub> (inches/year)
Landscape Area	620.00	LA (ft <sup>2</sup> )
Special Landscape Area	0.00	SLA (ft <sup>2</sup> )
	0.00	Total annual precipitation
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)

Results:		
MAWA=(ET <sub>o</sub> - Eppt) x (0.62) x [(0.55 x LA)+(0.45 x SLA)]		- Gallons
		- Cubic Feet
		- HCF
		- Acre-feet
		- Millions of Gallons





## 1. CHORRO STREET ELEVATION

SCALE: 1" = 30'-0"



## 2. MARSH STREET ELEVATION

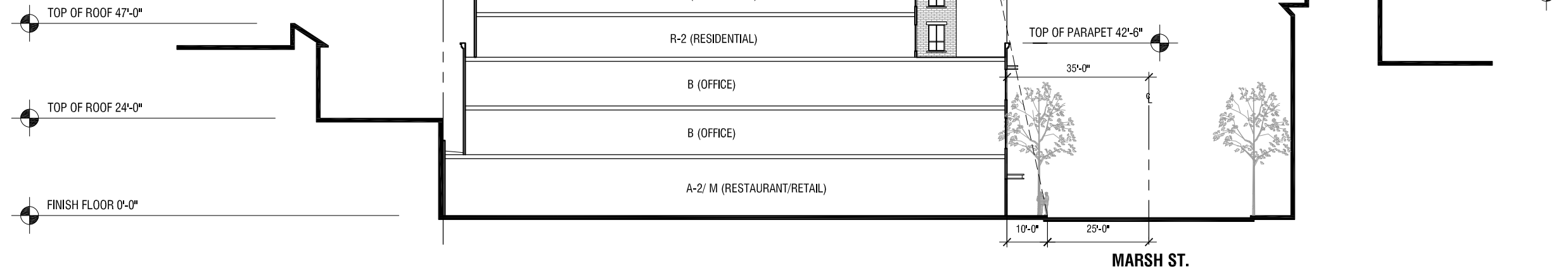
SCALE: 1" = 30'-0"



# **BUILDING HEIGHT COMPLIANCE PER SLO CDG 4.2**

MAX HEIGHT OF BLDG. AT BACK OF SIDEWALK =  $2x$   
 $x = 35'$  (R.O.W to CENTERLINE OF STREET)  
 MAX ALLOWABLE HEIGHT = 70', PROPOSED = 42.5'

MAX HEIGHT AT UPPER STORIES =  $2(x+y)$   
 $x = 35'$  (R.O.W to CENTERLINE OF STREET)  
 $y = 12.5'$  (UPPER FLOOR SETBACK)  
 MAX ALLOWABLE HEIGHT = 95', PROPOSED = 75'



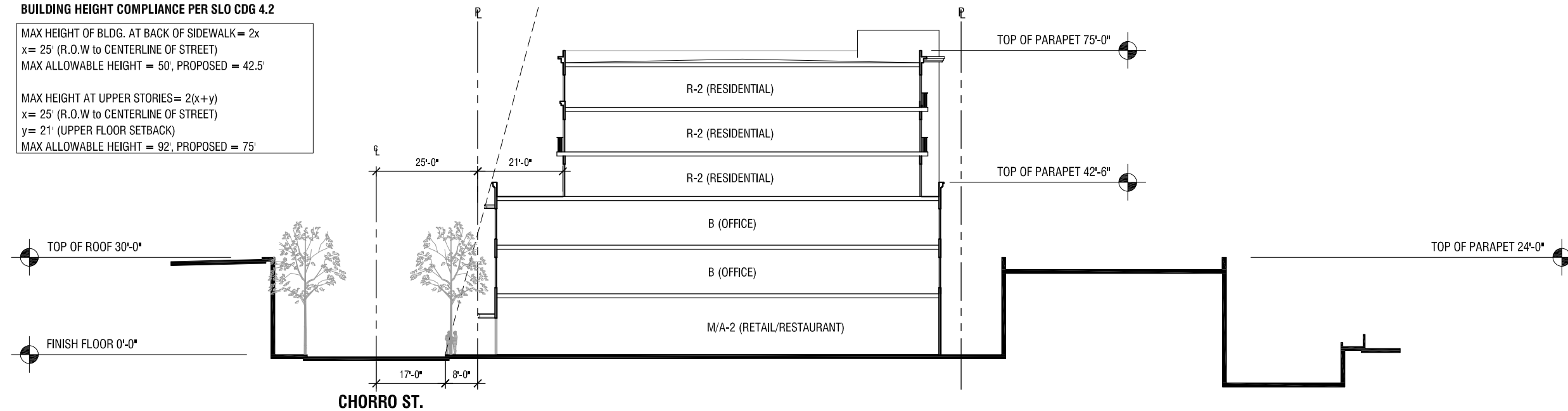
## **SITE SECTION 1**

SCALE: 1" = 30'-0"

# **BUILDING HEIGHT COMPLIANCE PER SLO CDG 4.2**

MAX HEIGHT OF BLDG. AT BACK OF SIDEWALK =  $2x$   
 $x = 25'$  (R.O.W to CENTERLINE OF STREET)  
 MAX ALLOWABLE HEIGHT = 50', PROPOSED = 42.5'

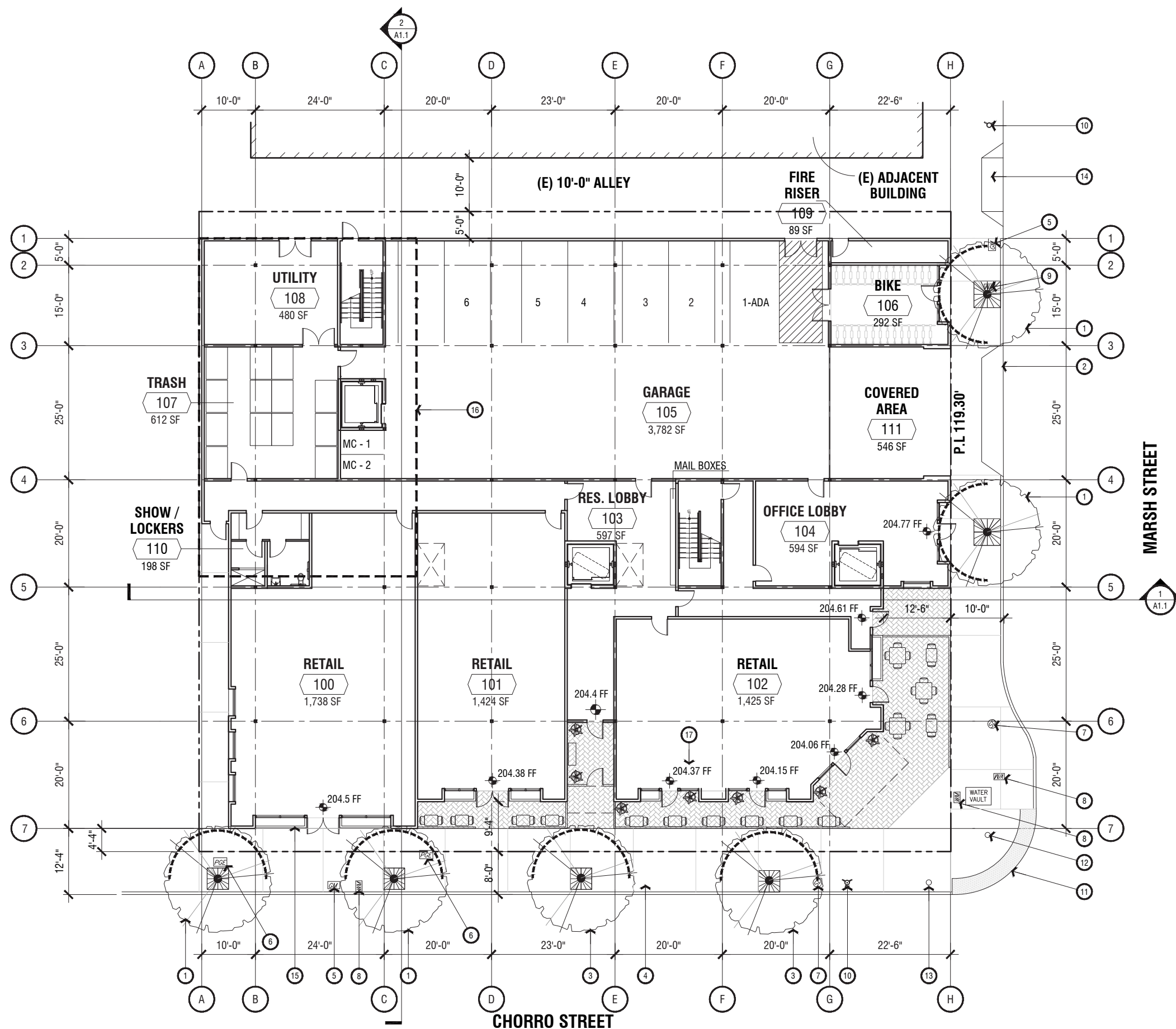
MAX HEIGHT AT UPPER STORIES =  $2(x+y)$   
 $x = 25'$  (R.O.W to CENTERLINE OF STREET)  
 $y = 21'$  (UPPER FLOOR SETBACK)  
 MAX ALLOWABLE HEIGHT = 92', PROPOSED = 75'



## **SITE SECTION 2**

SCALE: 1" = 30'-0"

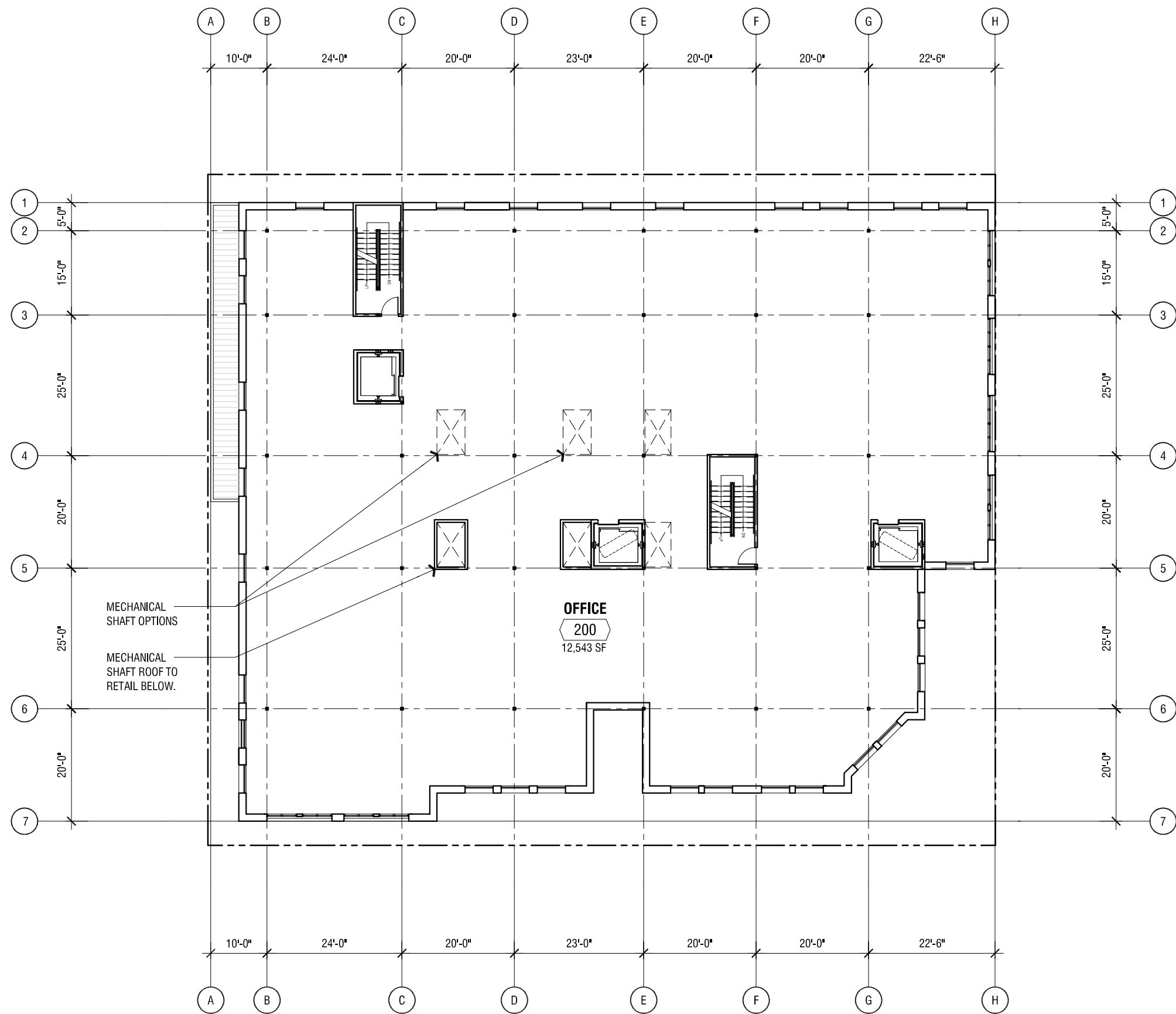




## SITE PLAN AND FIRST FLOOR PLAN

SCALE: 1" = 20'-0"

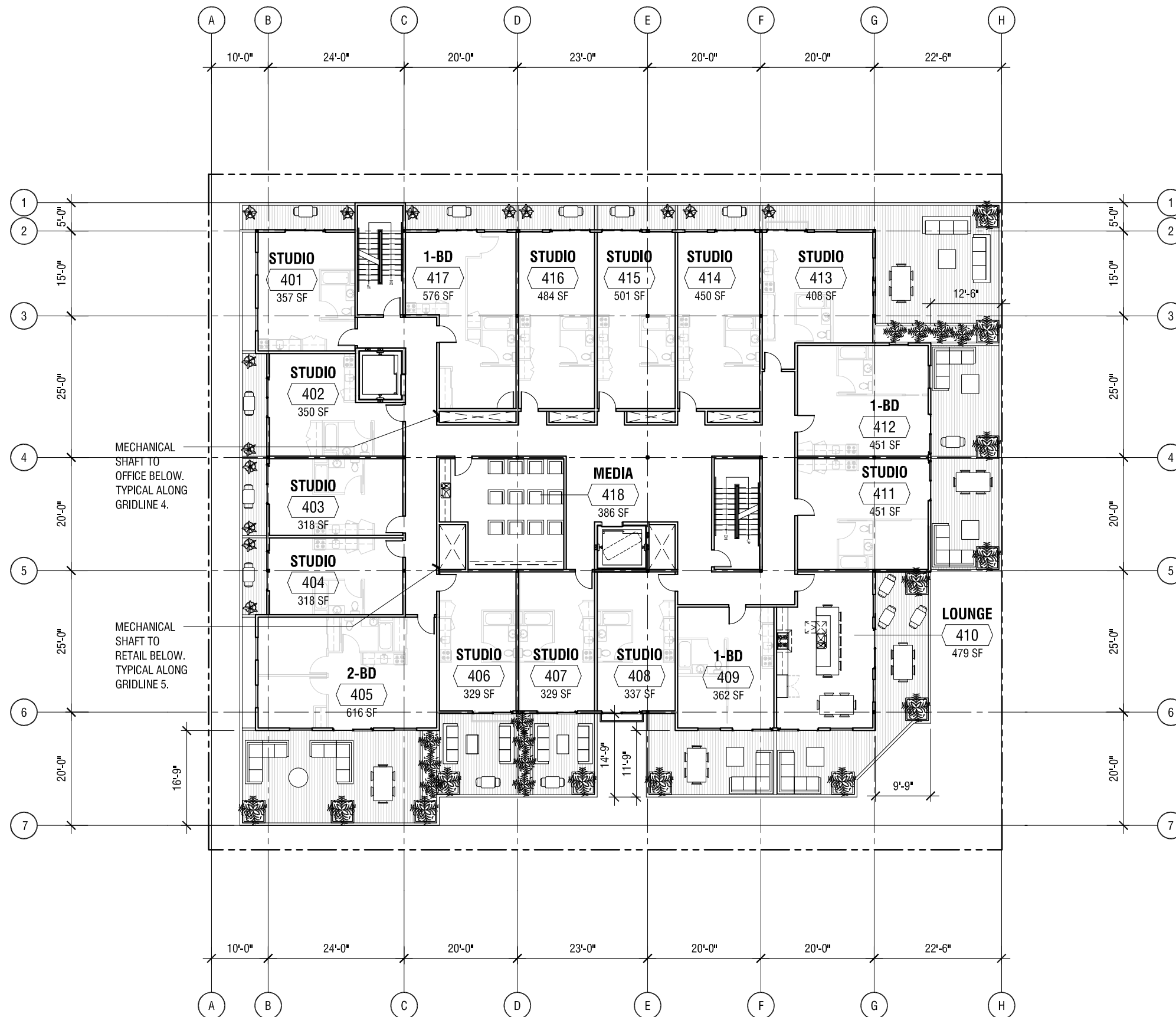




**SECOND FLOOR PLAN  
THIRD FLOOR, SIM.**

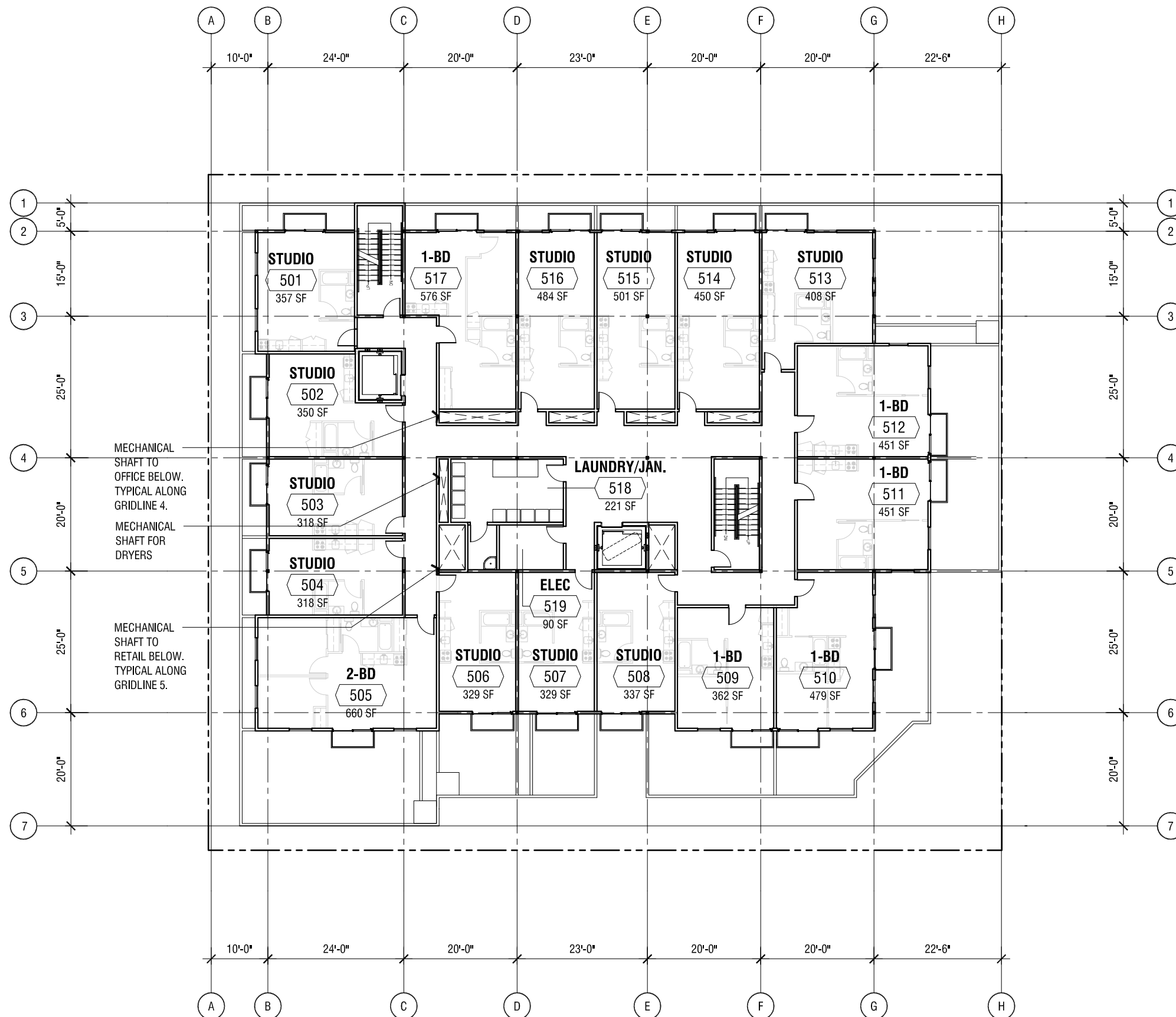
SCALE: 1" = 20'-0"





 **FOURTH FLOOR PLAN**  
 SCALE: 1" = 20'-0"

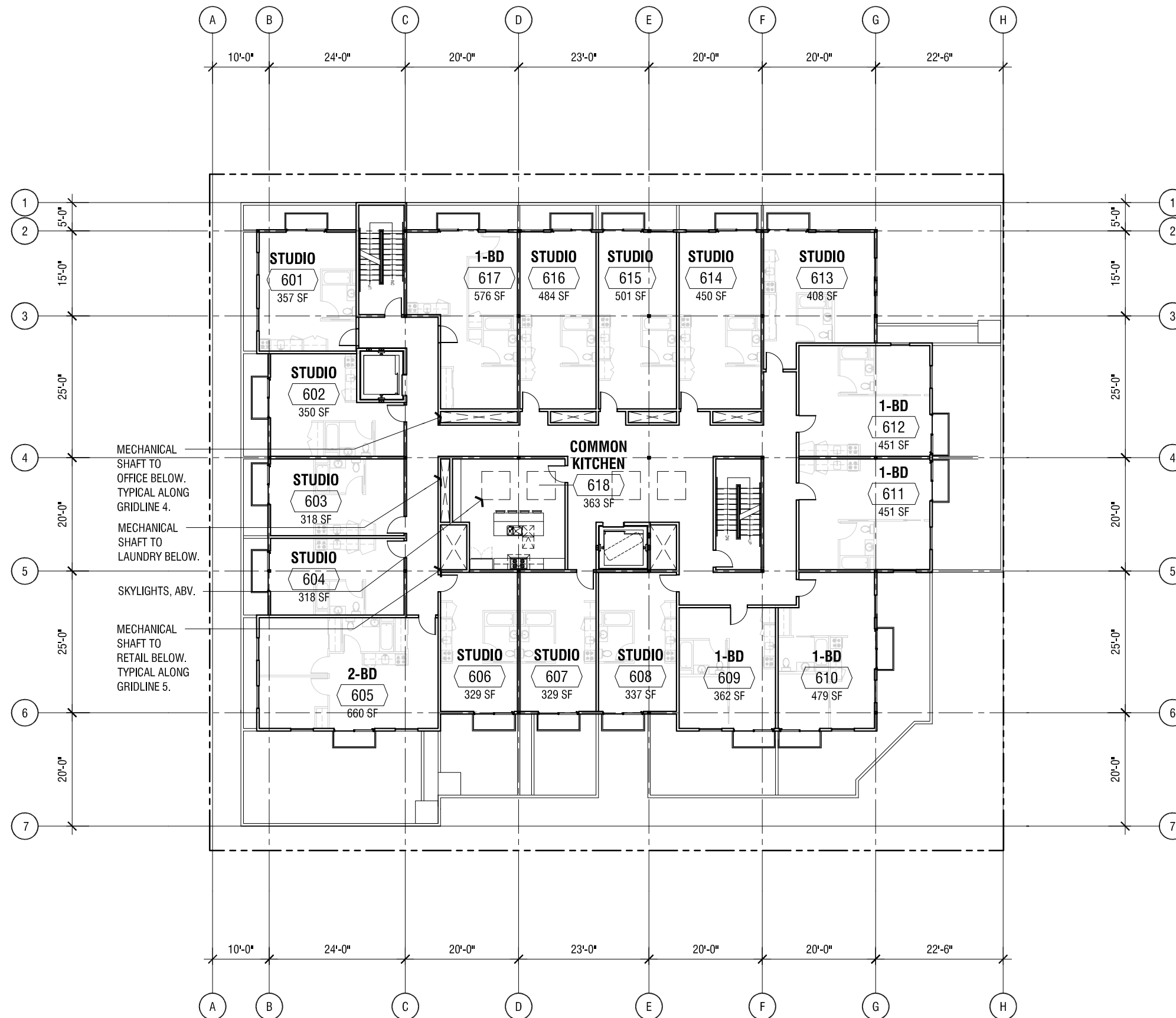




## FIFTH FLOOR PLAN

SCALE: 1" = 20'-0"

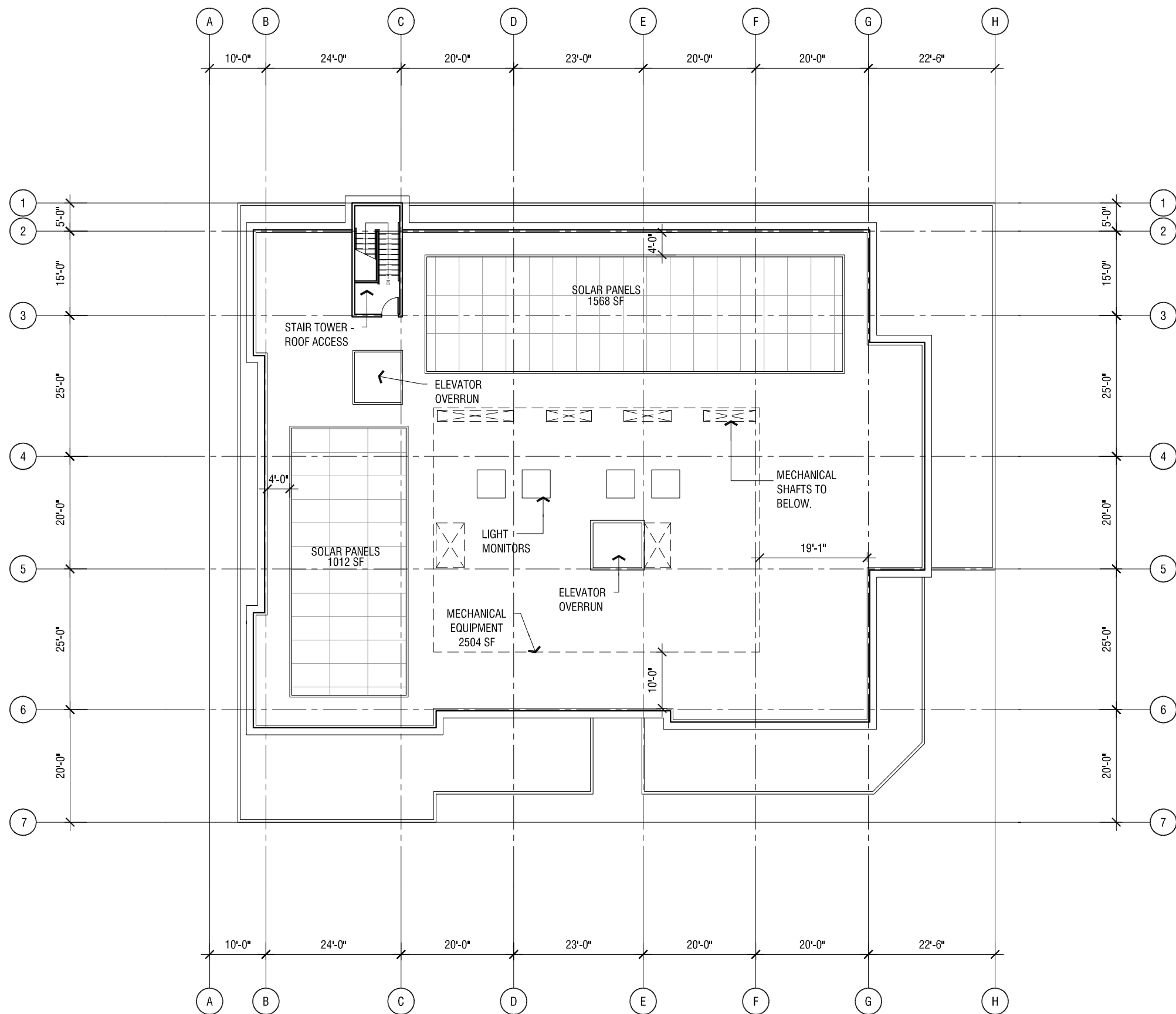




## SIXTH FLOOR PLAN

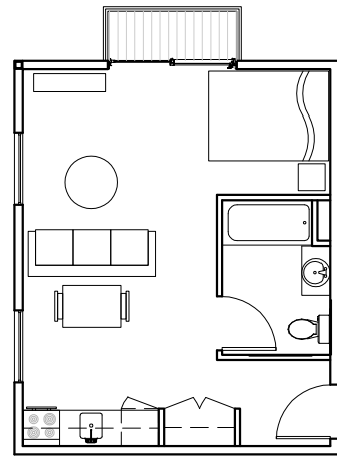
SCALE: 1" = 20'-0"



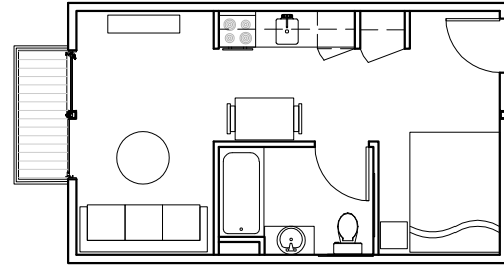


**ROOF PLAN**  
SCALE: 1" = 20'-0"

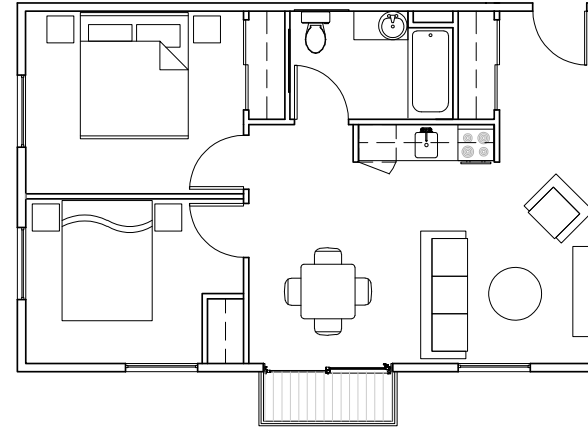




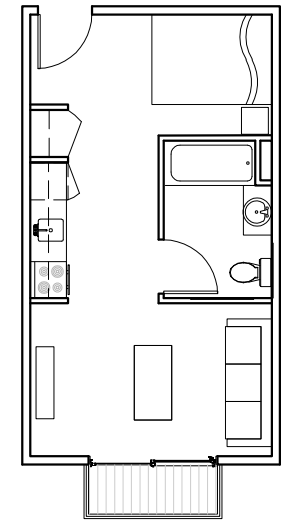
**STUDIO 501** 357 SF



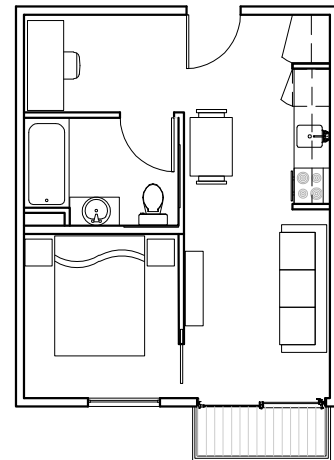
**STUDIO 504** 318 SF



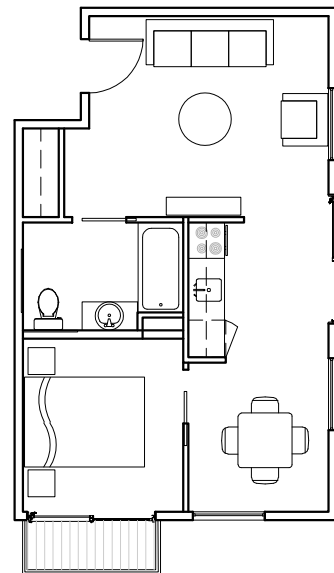
**2-BEDROOM 505** 616 SF



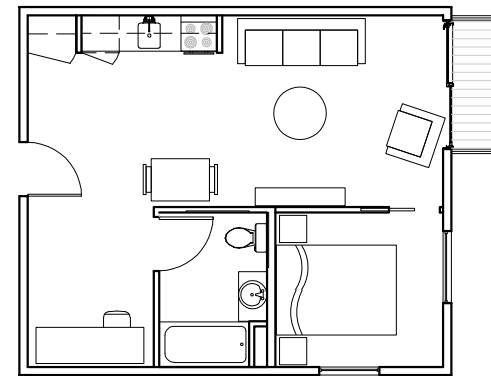
**STUDIO 507** 329 SF



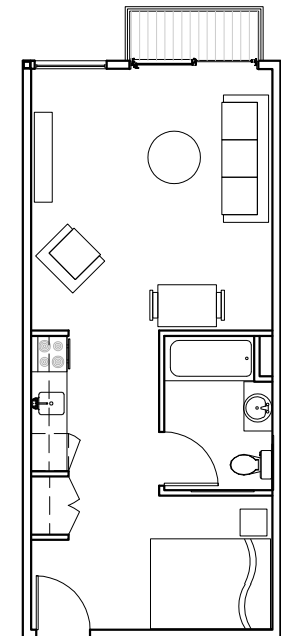
**1-BEDROOM 509** 362 SF



**1-BEDROOM 510** 479 SF



**1-BEDROOM 511** 451 SF



**STUDIO 516** 484 SF

## UNIT FLOOR PLAN EXAMPLES

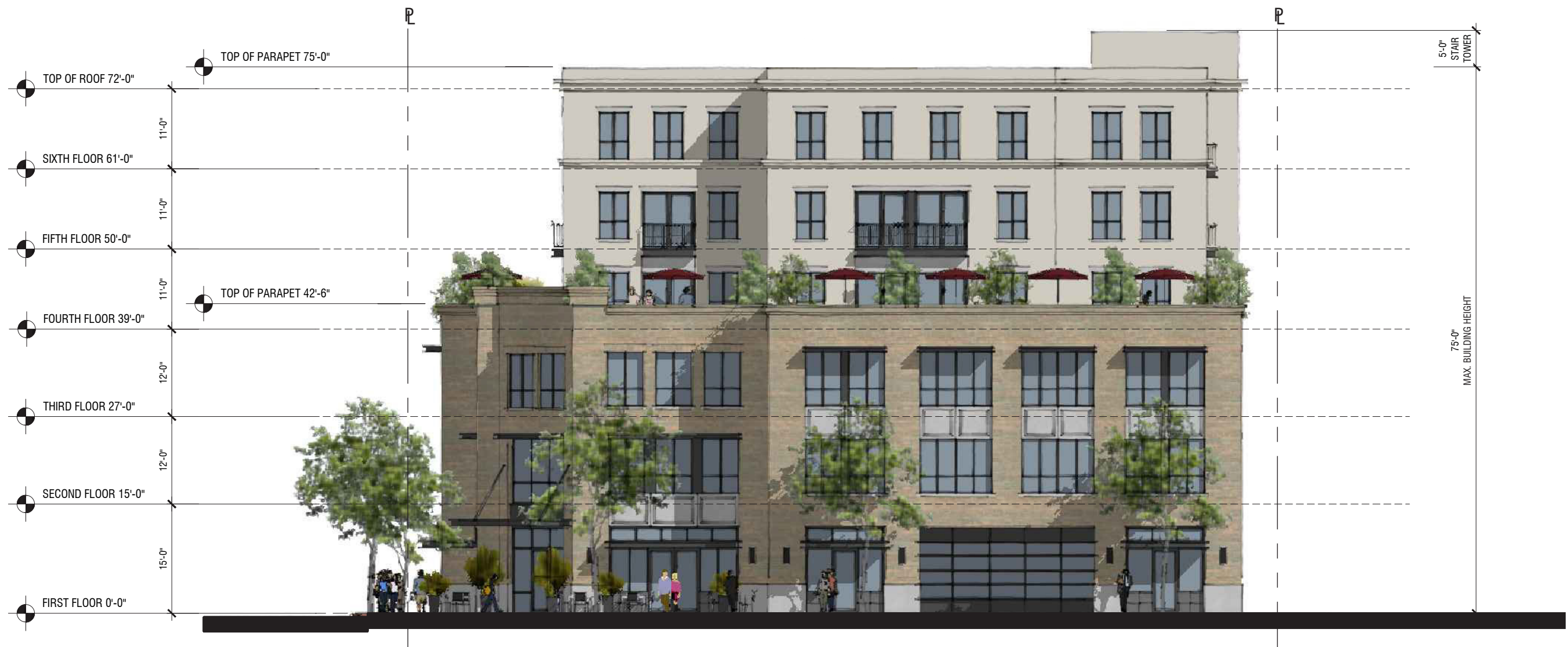
SCALE: 3/32" = 1'-0"





**SOUTH ELEVATION**  
 SCALE: 1/16" = 1'-0"





**EAST ELEVATION**  
 SCALE: 1/16" = 1'-0"





## NORTH ELEVATION

SCALE: 1" = 20'-0"





## WEST ELEVATION

SCALE: 1" = 20'-0"





BRICK SIDING  
COMMERCIAL BRICK CORP  
*NEWPORT*



STUCCO SIDING  
MERLEX SBF BASE A  
*P-525 NAVAJO WHITE*



SIDING AND TRIM PANELS  
BLACK METAL  
*SW 7069 IRON ORE*



BULKHEADS AND WINDOW HEADERS  
CONCRETE FINISH OR POLISHED PLASTER



STOREFRONT  
KAWNEER, ANODIZED ALUM.  
*BLACK NO.29*



WALL SCONCE  
LUMENS URBAN INDOOR/OUTDOOR  
*BLACK*



## MATERIAL BOARD





TENOVER

TO LEAVE THE WORLD  
BETTER THAN WE  
FOUND IT.

