

**CITY OF SAN LUIS OBISPO
ARCHITECTURAL REVIEW COMMISSION STAFF REPORT**

ITEM # 3

BY: Jaime Hill, Associate Planner, 781-7165

MEETING DATE: December 18, 2006

FROM: Pam Ricci, Senior Planner PR

FILE NUMBER: ARC 19-06

PROJECT ADDRESS: 1617 Santa Rosa

SUBJECT: Review of modifications to approved plans to allow a two-level caretaker's quarter at the rear of the structure, and a new screened porch/roof deck at the western edge of the building, including requests for a 5-foot setback where 5 ½ feet are required and elimination of permanent bicycle parking facilities, for the Hotel Obispo, located on Santa Rosa Street, between Islay and Leff Streets.

SUMMARY RECOMMENDATION

Continue the project to a date uncertain.

BACKGROUND

On March 27, 2006, the Cultural Heritage Committee (CHC) reviewed proposed additions to the Hotel Obispo, and unanimously recommended approval of the project to the Community Development Director. Some minor additions and façade remodels, even those to designated historic buildings, are handled administratively through the minor or incidental architectural review process, and on April 7, 2006, the Community Development Director approved the project. The architectural approval included conditions that final architectural embellishments match those of the historic building, and to ensure that the additions do not negatively impact the adjacent neighbor. The applicant has now proposed to modify the orientation of the addition, and has requested exceptions to minimum yard and bicycle parking standards, creating potential conflicts with neighbors and inconsistencies with City standards.

On December 7, 2006, applicant informed staff that she is now reconsidering the scope of the project, and has requested to continue the project to a date uncertain.

ATTACHMENTS

1. Letter from applicant

Jamie

December 1, 2006

Attachment 1

Planning Department
City of San Luis Obispo

Jamie,

Because the expense of building an addition over the existing diningroom and kitchen at the hostel is so great, I have decided instead to build my apartment at the side of the hostel where the solarium would have been built. I will submit new plans soon. Please discontinue (postpone) the ARC hearing until the new plans are ready.

Thank you,

Elaine Simer
1617 Santa Rosa
SLO CA 93401

