Froom Ranch Specific Plan
Conceptual Review
(Los Osos Valley Road)
SPEC-0143-2017

Review of conceptual plans for the multiple structures comprising the Froom Ranch Historic Complex, in association with the Froom Ranch Specific Plan.

August 28, 2017

Applicant: John Madonna Construction, Inc.
Meeting Agenda

- Introductions
- General overview of the proposed project
- Overview of proposed treatment of historic resources
- Applicant presentation
- Receive CHC comments and feedback on the proposed concept for the historic complex
Introductions

- City of San Luis Obispo – CEQA Lead Agency
  - Emily Creel, SWCA, Project Manager / Contract Planner
  - Shawna Scott, Project Liaison
- John Madonna Construction, Inc. – Applicant
  - RRM Design Group – Applicant’s agent
  - Chattel, Inc. – Applicant’s consultant
Project Location

Froom Ranch Historic Complex
Project Overview

- Specific Plan, General Plan Amendment, and related actions that would allow for the development of the Froom Ranch Specific Plan Area
  - Residential
    - Villaggio
    - Medium-high and high-density multiple-family units and apartments
Project Overview (cont’d)

- Commercial Retail (approx. 100,000 sf)
- Neighborhood Trailhead Park
  - Incorporate historic ranch structures
  - Connection to Irish Hills Natural Preserve
- Open Space (54% of project site)
- Off-site improvements
  - Drainage basin
  - Signalized intersection at LOVR/Auto Park Way
“H. The Irish Hills area should secure permanent open space with no building sites above the 150-foot elevation, in conjunction with any subdivision or development of the lower areas.”
Project Overview (cont’d)

- **Discretionary Approvals**
  - General Plan Amendment/Pre-Zoning
  - Specific Plan
  - Development Plan/Tentative Tract Map(s)
  - Architectural Review
  - Annexation

- **Additional Formal and Advisory Reviews**
  - Airport Land Use Commission
  - Architectural Review Commission
  - Cultural Heritage Committee
  - Parks and Recreation Commission
  - Bicycle Advisory Committee
Project Conceptual Review

- Planning Commission initiation hearing – December 9, 2015
- City Council initiation hearing – April 5, 2016
- Parks and Recreation Commission pre-application conceptual review – August 3, 2016
- Cultural Heritage Committee pre-application conceptual review – September 26, 2016
CHC previously provided key comments:
- Identified the Dairy Barn (Round Nose Barn) as a vital component
- Favored preservation of structures intact and *in situ*
- Maintain historic narrative and meaning of complex
Applicant-Submitted Technical Analysis

- Froom Ranch Historic Resources Assessment (FirstCarbon Solutions and Chattel, Inc. 2017)
- Structural Analysis of Historic Structures at Froom Ranch (Stork, Wolfe & Associates 2017)

- These studies will be peer reviewed and vetted through the EIR process
Applicant Identification of “Primary” Historic Structures

<table>
<thead>
<tr>
<th>EXISTING STRUCTURES</th>
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<tr>
<td><strong>Significant Structures</strong></td>
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<tr>
<td>1. Main Residence</td>
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<td>2. Creamery</td>
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<td>3. Dairy Barn</td>
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<tr>
<td><strong>Non-Significant Structures</strong></td>
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<td>4. Shed</td>
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<td>5. Bunkhouse</td>
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<td>6. Old Barn</td>
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<td>7. Granary</td>
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- **Creamery/House**
- **Dairy Barn**
- **Main Residence**
Proposed Treatment of Historic Complex
Concept Overview

- Incorporate 3 historic structures into Neighborhood Trailhead Park
  - Dairy Barn (Round Nose Barn)
    - Relocate and reconstruct
  - Creamery/House
    - Relocate and reconstruct western portion
    - Re-imagine eastern portion
  - Main Residence
    - Relocate and rehabilitate
Proposed Treatment of Historic Complex Relocation Outside of Fault Setback
Proposed Treatment of Historic Complex
Existing and Proposed Site Sections

[Diagram of site sections A and B with labels for existing and proposed buildings]
Proposed Treatment of Historic Complex

Concept Overview

- Document per SOI standards and demolish four contributing structures:
  - Old Barn
  - Bunkhouse
  - Granary
  - Shed
- Remove non-contributing (non-historic) structures
  - Outhouse
  - Storage Building
- Faux water tower (remain in place)
Proposed Treatment of Historic Complex
Conceptual Site Plan
Requested Feedback

- The proposed identification of the Dairy Barn, Creamery/House, and Main Residence as the primary contributors to the potential historic district.
- The proposed demolition of the historic Old Barn, Bunkhouse, Granary, and Shed.
- The loss of the historic complex resulting from proposed demolitions and relocation of the contributing structures.
- Proposed relocation and adaptive reuse of the Dairy Barn, Creamery/House, and Main Residence within the proposed park, including consideration of context and feeling (existing location compared to the proposed location).
- Re-use of materials salvaged from structures proposed for demolition within the proposed park.