CITY OF SAN LUIS OBISPO

Meeting Date: October 27, 2025
Item Number: 2

# ADMINISTRATIVE HEARING AGENDA REPORT

**SUBJECT:** Review of (a) a tentative parcel map for a common interest subdivision with one commercial unit and 49 residential units and (b) a mixed-use project that includes a 49-unit residential building; an approximate 2,190 square foot commercial building (rehabilitated Master List Historic Resource with addition); and site improvements. The project includes a 16% density bonus with a concession to reduce parking and waivers/reductions related to the ground-floor residential units, building height, and building setback. The project is exempt from environmental review under Section 15183 of the CEQA Guidelines.

**APPLICATION NUMBER(S):** SBDV-0450-2024, ARCH-0451-2024, AFFH-0810-2024, and EID-0178-2025

**PROJECT ADDRESS(ES):** 1390 Walker Street, 251 Pacific Street, and 280 Pismo Street

**BY:** Hannah Hanh, Associate Planner
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Email: hhanh@slocity.org

**RECOMMENDATION:** Approve the project (SBDV-0450-2024, ARCH-0451-2024, AFFH-0810-2024, and EID-0178-2025), based on the findings and subject to the conditions of approval.

## 1.0 PROJECT DESCRIPTION

Alamo, LLC (Applicant) applied for Tentative Parcel Map (SBDV-0450-2024) and Development Review (ARCH-0451-2024) applications to redevelop and subdivide an approximate 1.1 net acre project site at 251 Pacific Street, 1390 Walker Street, and 280 Pismo Street (Figure 1). The project includes the construction of a mixed-use development that consists of a 49-unit, four-story residential building; an approximate 2,190 square foot, one-story commercial building; and supporting site improvements such as access, landscaping, and parking (Attachment A). To accommodate future commercial use, the existing 1,490 square foot Old Gas Works historic structure would be rehabilitated with a 770 square foot addition, and its retained historic wood doors and window features would be reused in the interior of the building as interpretative elements at or near their original doorway. Site amenities and features include private patios and balconies and common recreational spaces (i.e., lounge, fitness area, and roof deck) for the residential building; outdoor seating areas for commercial use (anticipated to be a restaurant); and shared courtyards and parking areas for the overall development. As part of the project, a common interest subdivision is proposed to create one (1) commercial unit and 49 residential units. Aside from the existing, vacant Old Gas Works building (Master List Historic Resource), the project site is currently undeveloped/underutilized.

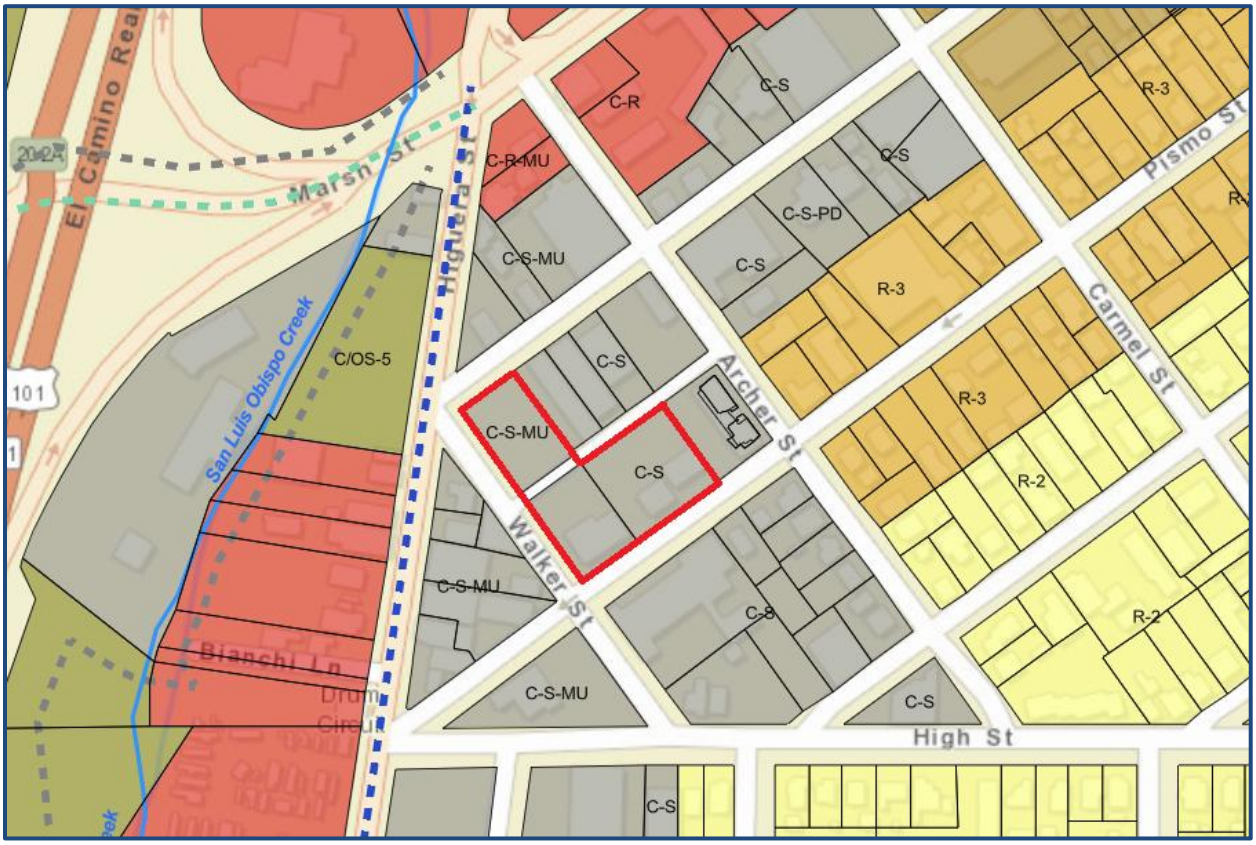


**Figure 1 – Project Site**

To construct the mixed-use development at its desired density, the project includes a density bonus, which provides specific protections for housing developments and allows the flexibility to deviate from development standards – in the form of incentives/concessions and waivers/reductions. In accordance with State Density Bonus Law (SDBL, Government Code Sections 65915 – 65918), the project includes a 16 percent density bonus[1] in exchange for dedicating a minimum five (5) percent of residential units to very low income households (Attachment B).

One incentive or concession is allowed for projects that dedicate a minimum five (5) percent of units to very low-income households per San Luis Obispo Municipal Code (SLOMC) Section 17.140.070(A)(1). As part of the density bonus, the project qualifies for modified parking ratios for residential units under SDBL and includes a concession (AFFH-0810-2024) to reduce the overall parking requirement from 88 spaces to 65 spaces. This concession would reduce the amount of land required to be dedicated to parking and result in cost reductions that allow the project to provide for affordable housing costs and rents.

[1] While the project is eligible for a 20 percent bonus, the Applicant is electing to only utilize a 16 percent bonus and voluntarily forgoing the remaining four (4) percent bonus. This voluntary decision does not affect, or reduce, the minimum number of affordable units required to qualify for the density bonus, and two (2) affordable one-bedroom units will be provided as part of the project.

Per Chapter 4.3 of Government Code Sections 65915-65918, a project qualifying for a density bonus may receive other forms of assistance such as waivers or reductions of development standards that physically preclude construction of the project at its permitted density and with the granted incentive(s)/concession(s). Waiver(s)/reduction(s) are requested for the construction of the residential building, as follows:

- Mixed-Use Developments, Ground Floor Limitations (SLOMC Section 17.70.130(D)(1)(a)) – Reduce the residential ground floor area maximum and provide 100 percent of the first 50 feet of ground floor area and 100 percent of the building frontage for residential uses, where the maximum is 50 percent of the ground floor space within the first 50 feet of floor area of each building face adjacent to a street and 30 percent of the building frontage. This reduction would allow the construction of additional residential units on the ground floor.

- Building Height (SLOMC Table 2-20) – Waive the maximum building height requirement of 35 feet and construct a building that is 56-feet, 6-inches tall at the roof[2]. This waiver would allow the construction of additional residential units on the fourth floor.

- Front/Streetside Setbacks (SLOMC Table 2-20) – Reduce the required front/streetside setback to zero (0) feet, where the minimum is 15 feet for a building over 20 feet in height along Pismo Street. This reduction would allow the construction of additional residential units closer to the street frontage.

The 16 percent density bonus and its associated concession and waiver(s)/reduction(s) are intended to facilitate construction of the mixed-use project with 49 units, as proposed.

## 2.0 PROJECT INFORMATION

| **Site Data** | |
|---|---|
| **Location** | 251 Pacific Street, 1390 Walker Street, and 280 Pismo Street |
| **Land Use Designation** | Services and Manufacturing (SM) |
| **Zones** | Service Commercial Zone (C-S) and Service Commercial Zone with Mixed-Use Overlay (C-S-MU) |
| **Project Site** | Approximately 1.1 net acres |
| **Present Use and Development** | Undeveloped/underutilized except for the vacant Old Gas Works building |
| **Topography** | Relatively flat |

[2] The building would be 59-feet, 6-inches at the stair tower as allowed for certain building height projections per SLOMC Section 17.70.080(C)(2).

| | |
|---|---|
| **Access** | Pacific Street, Walker Street, and Pismo Street |
| **Surrounding Uses** | North – Restaurant, retail, vehicle services, etc. |
| | South – Commercial recreation, food services, etc. |
| | East – Residences, offices, etc. |
| | West – Restaurant, retail, etc. |

## 3.0 OVERALL REVIEW PROCESS

Per Government Code Section 65905.5, the review of qualifying housing projects (which include mixed-use development projects with at least two-thirds of the new square footage designated for residential use) shall be limited to a total of five (5) public hearings, including hearings for continuations and appeals. This proposed mixed-use project is a housing project that qualifies for this protection under State Law.

The Cultural Heritage Committee (CHC) and Architectural Review Commission (ARC) reviewed the project on August 25, 2025 and September 8, 2025, respectively. This Administrative Hearing is the third of the five (5) allowable hearings.

## 4.0 PROJECT EVALUATION

Prior Review and Actions

On August 25, 2025[3,4], the CHC reviewed and recommended the Director find the project consistent with applicable historic preservation policies, guidelines, and requirements in the Historic Preservation Ordinance, Historic Preservation Program Guidelines, Secretary of the Interior's Standards, and an Agreement to Retain the Historic Wood Doors and Window Features (Attachment C, 2014 Agreement). As part of their consistency recommendation to the Director, the CHC concurred with recommended conditions by staff and provided additional conditions along with a request for consideration:

- Staff Recommended Conditions
    - A detailed list of high-quality materials and finishes, including custom black steel storefront systems, shall be submitted for review and approval at the time of building permit application (Condition No. 11a).
    - To comply with Item No. 4 of the 2014 Agreement for the historic wood doors and window features, the Applicant shall retain a qualified historic consultant to prepare

[3] The project review is identified as Item 4a (Staff Report, Pages 9-188). The CHC evaluated the addition and alterations to the Old Gas Works building and new construction on the project site (i.e., residential building and site improvements) for consistency with historic preservation policies, guidelines, and requirements (i.e., appropriateness of the project design, materials, placement, scale, etc.).
[4] CHC Agenda Correspondence

and submit the proposed layout, content, and narrative of the interpretive panel for review and approval (Condition No. 12).
    - The Applicant shall retain a qualified archaeologist to be present for monitoring, should construction activities encroach into previously undisturbed native soils. The archaeological monitor would (a) have the authority to halt construction, if potential archaeological resources are encountered; (b) prepare monitoring logs; and (c) notify the relevant native tribe, if Native American archaeological resources are encountered (Condition No. 13).

- CHC Recommended Conditions

    - The addition to the Old Gas Works shall be constructed using materials represented in the development application to clearly differentiate the addition from the existing building (Condition No. 11b).
    - A replica of the historic lunette that includes a muntin pattern matching the design of the original window shall be installed above the entrance in the original doorway (Condition No. 11c).
    - The City Arborist shall review the final landscape plans to ensure that landscaping will not cause damage to the Old Gas Works building (Condition No. 23).
    - Landscaping materials (e.g., pavers, flagstones, low walls, boulders, or other masonry) that are compatible or complementary with the Los Berros (Caen) stone of the Old Gas Works building shall be incorporated (Condition No. 7).
    - Any replacement roof materials and design shall be consistent with the roof design and material of the Old Gas Works from its period of significance (Condition No. 11d).

*These recommendations have been incorporated with additional details as conditions of approval. It is noted that further information will be developed as part of preparations for the building permit application. Therefore, conditions affecting improvements to the Old Gas Works building include additional language to allow flexibility in construction. The additional language is intended to support feasibility of the project and allow the possibility of appropriate alternatives based on further information provided at the time of permitting.*

- Request by the CHC

    - Consider adding a feature to the residential building that pays homage to the Old Gas Works building.

*The CHC encouraged the ARC and/or Director to discuss this request with the Applicant as part of their reviews.*

On September 8, 2025[5], the ARC reviewed and recommended the Director find the project consistent with applicable goals, policies, and guidelines in the Community Design Guidelines and

[5] ARC Agenda Correspondence

Mid-Higuera Enhancement Plan. As part of their consistency recommendation to the Director, the ARC provided the following conditions:

- The balcony railings shall include at least 50% opacity, or an alternative design for screening, to visually obscure views of personal storage and preserve privacy (Condition No. 5).
- The design of the residential building shall be revised to utilize terracotta brick, instead of terracotta stucco, for the lower portion of the building closest to the Walker and Pismo Street intersection. An alternative high-quality material may be considered subject to the satisfaction of the Community Development Director (Condition No. 3).
- The design of the trash enclosure shall be revised to incorporate Corten siding or terracotta brick to be consistent with the residential building (Condition No. 4).
- Plans submitted for a building permit shall include recessed window details or equivalent shadow variation, and all other details including but not limited to awnings, and railings (Condition No. 5).
- Street tree plantings shall alternate between 24-inches and 36-inches in size along Walker and Pismo Streets (Condition No. 19).

*These recommendations have been incorporated with additional details as conditions of approval.*

Purview of the Director's Hearing

As part of this final review and decision, the Hearing Officer (i.e., Director's designee) will review the recommendations from the ARC and CHC, public comment, and all accompanying project applications and requests. Staff has evaluated the project against relevant standards and guidelines and found it to be in compliance as discussed in the following analysis.

*Consistency with the General Plan and Zoning Regulations*

The project is located in the SM land use designation and C-S and C-S-MU zones, which the Land Use Element and Zoning Regulations describe as intended for a wide range of service and manufacturing uses that meet the needs of the City and demands of the region. Allowable uses include mixed-use developments, restaurants, and activities that primarily serve those in the vicinity. Furthermore, the MU Overlay requires the establishment of a mixed-use development (where this use would otherwise be at the discretion of the owner) to provide housing opportunities, including affordable housing, and to reduce vehicle travel by providing services, jobs, and housing in proximity. As proposed, the project is consistent with the intent of the underlying land use designation and zones because the mixed-use development (and its accompanying restaurant use) would (a) provide housing and employment opportunities and (b) be allowable uses that are complementary to existing businesses in the vicinity.

In addition, the project would advance Program 3.6.8 of the Conservation and Open Space Element by implementing the adaptive reuse of a historic building. As proposed, the Old Gas Works building would be rehabilitated with an addition in order to accommodate future commercial uses. Construction of the mixed-use development and its site improvements would activate a vacant

building and space that would otherwise continue to be undeveloped/underutilized. It is noted that final improvements to the Old Gas Works building (i.e., design of the addition, concrete slab with the vapor intrusion mitigation system, and interior utility work) would be dependent on the specific commercial use. If construction of the residential building is ready to proceed forward but the commercial building improvements cannot be finalized because the specific tenant is unknown, the Applicant shall construct general commercial building and site improvements to support the future commercial use, prior to final occupancy of the residential building (Attachment D, Condition No. 14).

*Consistency with the Mid-Higuera Street Enhancement Plan (Mid-Higuera Plan)*

A portion of the overall project site is located in the Mid-Higuera Area. The portion at 251 Pacific Street (north of the alley and proposed as parking) is identified as the former PG&E utility substation and reuse of this site is encouraged. Future uses and site development should be consistent with the Mid-Higuera Plan, where possible, while addressing area constraints related to flooding, circulation, and parking availability. At its adoption in 2001, the Mid-Higuera Plan included the possibility of the City acquiring the parcel at 251 Pacific Street for a public parking lot with an accompanying concept of the Pacific-Higuera-Walker closure that includes public amenities (Figure 2).

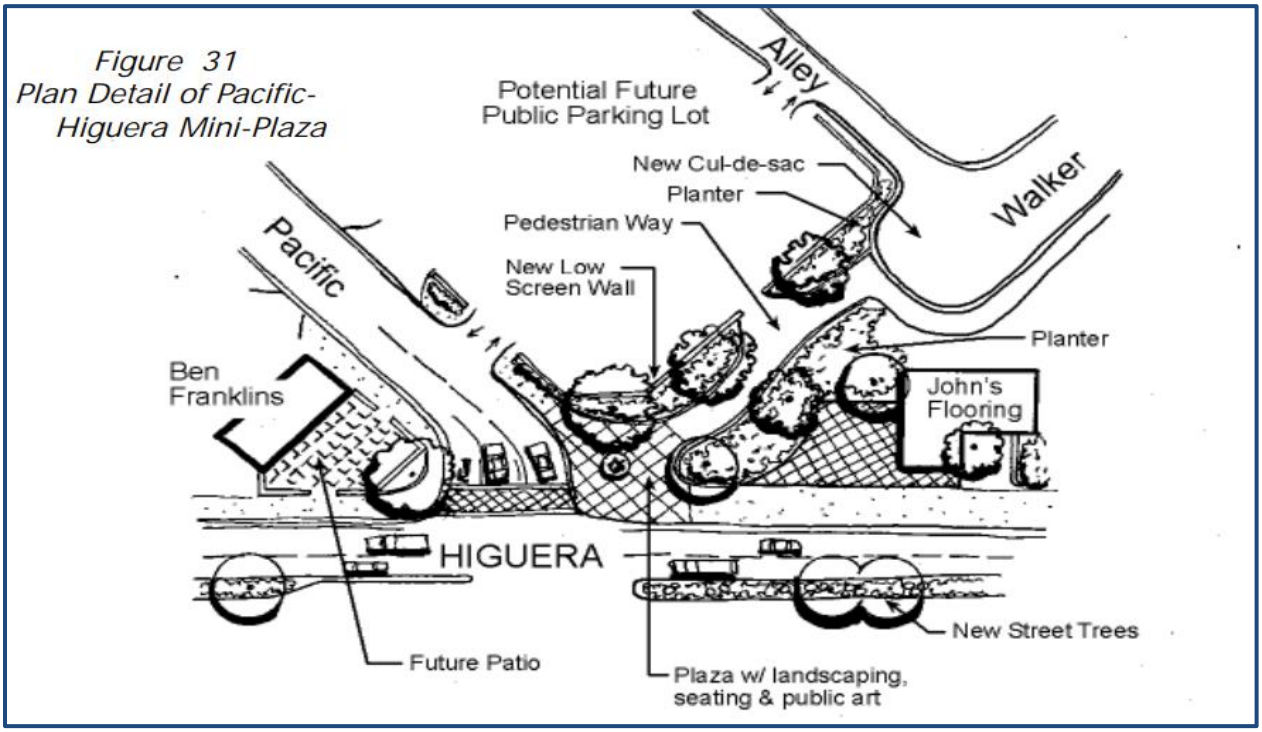


**Figure 2 – Concept of the Pacific-Higuera-Walker Closure in the Mid-Higuera Plan**

The City does not own the parcel at 251 Pacific Street; however, the project has been designed to be consistent with the intent of addressing parking needs and providing onsite parking, where possible, as described in the Mid-Higuera Plan. While parking areas are generally required or

encouraged to be screened or located to the side or rear of development, the proposed site design provides parking where it was previously contemplated and consolidates different components of the development (i.e., parking, residential, and commercial areas) in order to effectively utilize the overall site, which is limited in area (approximately 1.1 net acre), must take into consideration the historic resource (Old Gas Works), and is constrained by multiple street frontages and access (Pacific, Walker, and Pismo Streets; bisected by the alley).

In addition, the Pacific-Higuera-Walker closure is a circulation and street improvement identified in the Mid-Higuera Plan and is intended to improve functionality and safety. A more recent, revised design of this closure is identified in, and would be completed as part of, the City's Higuera Complete Streets Project, which is in the design phase (Draft Design Plans, Figure 3). This revised design is intended to increase safety for all modes of travel and provide a pedestrian plaza. Implementation of this improvement would include the removal of approximately eight (8) on-street parking spaces to accommodate emergency access. Because there would be different timelines for when these street improvements would be in place and when the project would be constructed and occupied, approval of the project would be conditioned to require the Applicant install measures to close Walker Street prior to project occupancy, if this work has not yet been completed by the City (Condition No. 41).

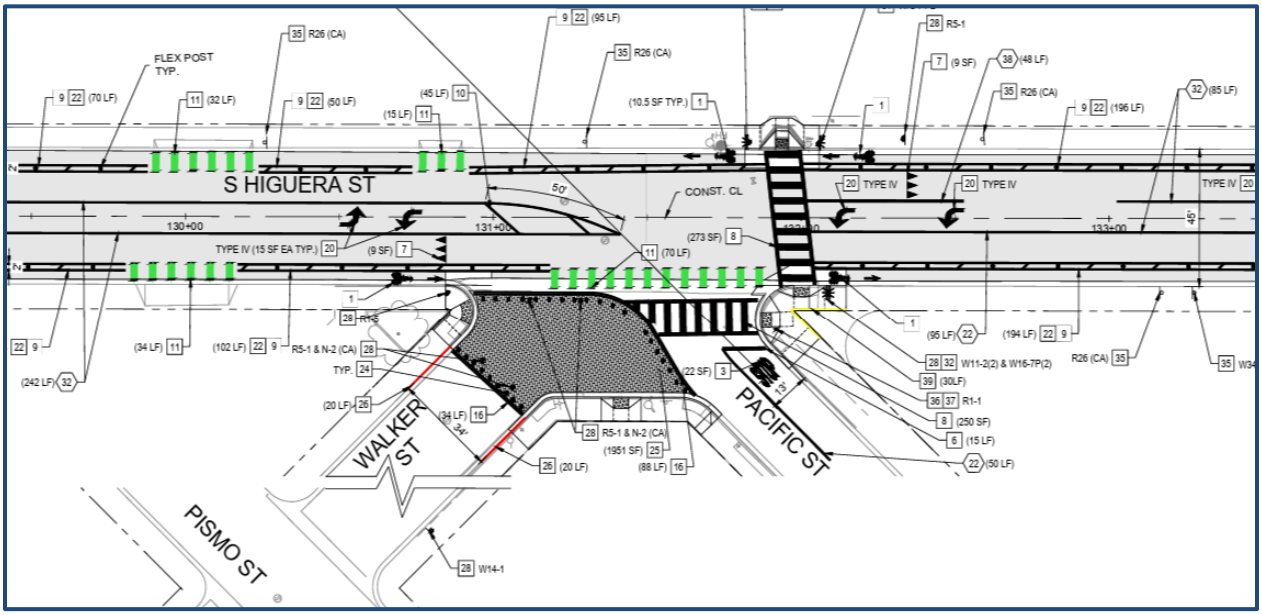


**Figure 3 – Excerpt of the Higuera Corridor Design Plans**

*Consistency with State Density Bonus Law – Concession, Waiver, and Reduction Requests*

The requested density bonus and its associated concession, waiver, and reductions are intended to facilitate construction of the mixed-use development with 49 units. As described in the preceding discussion, the overall project site is limited in area, must take into account the existing historic resource (Old Gas Works), and is constrained by multiple street frontages and access (Pacific, Walker, and Pismo Streets; bisected by the alley).

To facilitate the project, a concession is requested to reduce the overall parking requirement from 88 spaces to 65 spaces, which would therefore reduce the amount of land required to be dedicated to parking and result in cost reductions that allow the project to provide for affordable housing costs and rents. In addition, waivers/reductions in development standards for the residential building are requested to (a) allow residential units for the entire ground floor, (b) increase the building height, and (c) reduce the front/streetside building setback along Pismo Street. As requested, these deviations would allow consolidated placement and construction of the units to effectively utilize the project site and be consistent with SDBL requirements for local jurisdictions to relax development standards that would have the effect of physically precluding construction of the development[6].

*Consistency with the Subdivision Regulations*

Per SLOMC Section 16.17.020, common interest subdivisions are allowed in the C-S and C-S-MU zones. The project includes one (1) commercial and 49 residential condominiums with remaining shared areas (e.g., access, driveways, etc.) to be commonly owned and managed by an association or agreement. As proposed, the common interest subdivision is coordinated with the design of the development, which meets applicable property development standards, and is conditioned as appropriate to provide adequate common access for all users per SLOMC Section 16.17.020(D).

*Consistency with the Underlying Land Use Covenants*

The project site as a whole had been contaminated due to historical gas plant activities that took place on the site by the previous owner (Pacific Gas & Electric [PG&E]). Under the oversight of the Department of Toxic Substances Control (DTSC), PG&E subsequently remediated[7] the project site, except for the restricted soil area directly underneath and immediately surrounding the Old Gas Works in order to protect the structural integrity of the historic building. The restricted soil area remains protected from exposure by the existing cap, which includes gravel cover, concrete footings, and foundation overlying soil within and immediately surrounding the footprint of the historic building. This overall remediation effort dates to 2007 and was certified as "complete" by DTSC in 2021[8].

[6] Per SDBL, the local jurisdictions bear the burden of proof for denying any requested concessions, waivers, and/or reductions. The denial of these request(s) is limited to instances where granting of the request(s) would (a) result in a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact; (b) have an adverse impact on any real property that is listed in the California Register of Historical Resources; or (c) be contrary to state or federal law.

[7] Site remediation activities included excavating and removing soils exceeding cleanup goals; offsite disposal of the contaminated soils; and backfilling with clean imported fill and gravel cover.

[8] Information on prior remediation and ongoing clean-up/monitoring activities are available on DTSC's website, Envirostor. The project site includes the former manufactured gas plant and a portion of the former substation.

As part of the investigation and remediation work completed by PG&E, unrelated contamination from an offsite perchloroethylene (PCE) plume was discovered[9]. To address both the residual PGE-related contamination located directly underneath and immediately surrounding the Old Gas Works and the discovered PCE contamination from the offsite plume, DTSC placed land use covenants and required Operation and Maintenance (O&M) plans for all three (3) properties. The land use covenants prohibited certain uses and activities[10], unless further evaluation by and written approval from DTSC is obtained. In addition, the O&M plans require ongoing maintenance and annual cap inspection and groundwater reporting.

To facilitate the project in accordance with these underlying land use covenants, a Standard Voluntary Agreement was signed by the Applicant and DTSC on July 1, 2024, which detailed the Applicant's desire to request a variance at 1390 Walker Street to allow residential development and to comply with the remaining provisions of the land use covenants (Attachment E). DTSC would provide oversight and review documents related to engineering and geological work for the project, which are subject to DTSC's approval. As a result of this agreement, the project includes the installation of vapor barrier mitigation systems (VIMS)[11] designed to avoid potential adverse impacts from contaminated soil underneath the residential and commercial buildings (Condition No. 17). The VIMS design submittals were reviewed and approved by DTSC on October 14, 2025 (Attachment F). Further information on the vapor barrier systems and supporting technical studies are included as part of the Section 15183 Consistency Checklist (refer to the proceeding discussion section and Attachment G).

*Consideration of the CHC's Request*

As part of the CHC's review (further detailed in the preceding discussion section), the applicant was requested to consider adding a feature to the residential building that pays homage to the Old Gas Works building, and the ARC and/or Director were encouraged to discuss this request with the applicant as part of their subsequent reviews. This request was included for the ARC's review on September 8, 2025, and no recommendations were made at that time. While not a requirement, the Hearing Officer is encouraged to discuss this request with the applicant.

[9] PG&E did not cause and is not responsible for the PCE contamination. Accordingly, the PCE contamination is being addressed under the oversight of DTSC under a separate remediation effort (San Luis Obispo PCE Plume, State Clearinghouse No. 2024120528).

[10] Prohibited uses include residences for human habitation, hospitals for humans, schools for people under 18 years of age, and daycares for children. Prohibited activities include disturbance of the existing cap; drilling for water, oil, or gas; extraction of removal of groundwater; and activities that may alter, interfere with, or affect the integrity or effectiveness of investigative, remedial, monitoring, operation or maintenance system of activity for the property.

[11] These systems consist of a layer of permeable aggregate material placed beneath an impermeable vapor mitigation membrane. This membrane would be installed wherever the building comes into contact with the ground, excluding foundation footings and grade beams. The vapor barriers would be positioned between the soil and the concrete slabs of the new structures to reduce the risk of vapor intrusion.

## 5.0 ENVIRONMENTAL REVIEW

The project is statutorily exempt from additional environmental review in accordance with CEQA Guidelines Section 15183 and California Public Resources Code (PRC) Section 21083.3. Since the project is consistent with the development density[12] established by the existing General Plan for which an Environmental Impact Report (EIR) was certified, a consistency checklist was prepared (Attachment G, EID-0178-2025) and the review is limited to project-specific environmental effects, which (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR for the zoning action, general plan, or community plan, which the project is consistent; (c) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR for the zoning action, general plan, or community plan, which the project is consistent; or (d) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. This CEQA Guidelines Section 15183 Consistency Checklist has been prepared in accordance with PRC Section 21000 et seq. and the CEQA Guidelines, California Code of Regulations Section 15000 et seq. and concludes that the project would not have significant effects on the environment that either have not been analyzed in a prior EIR or are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate. Pursuant to PRC Section 21094.5, such effects are exempt from further CEQA review.

## 6.0 ATTACHMENTS

A. Gas Works Project Plans
B. Gas Works Density Bonus Summary
C. Agreement to Retain the Historic Wood Doors and Window Features (2014 Agreement)
D. Commercial Building Commitments
E. Standard Voluntary Agreement between DTSC and Applicant
F. DTSC Approval of VIMS Basis of Designs
G. Section 15183 Consistency Checklist

[12] Per Government Code Section 65915, the granting of a density bonus, including any associated incentive/concession or waiver/reduction, shall not require or be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. Furthermore, various goals, policies, and programs in the Land Use Element and Housing Element of the General Plan contemplate and encourage projects with density bonuses. These policies and programs are reflected and implemented through SLOMC Chapter 17.140, which describes the process for evaluating projects with density bonuses.

**7.0 ACTION**

☐ Approve
☐ Approve as modified
☐ Deny
☐ Continue to: _____to allow _____
_____
_____
☐ Continue indefinitely to allow: _____
_____
_____

_____
Rachel Cohen, Principal Planner
Hearing Officer

**Findings**

*Development Review*

1. The project is consistent with the Land Use Element of the General Plan, particularly Community Goal No. 34 and Policies No. 2.2.6 and No. 2.2.7, because it includes the infill development of a compact, mixed-use project near existing commercial uses and other daily needs (i.e., retail, restaurants, gas station, etc.). In addition, the mixed-use development is identified as a permitted use in the Services and Manufacturing Land Use Designation.

2. The project is consistent with the Housing Element of the General Plan, particularly Policies No. 6.1 and 7.4, because it supports the development of more housing in accordance with the assigned Regional Housing Needs Allocation (Government Code Section 65584). The project has been reviewed for consistency with provisions of the State of California's Housing Crisis Act (Government Code Section 65905.5), the Housing Accountability Act (Government Code Section 65589.5), and the Permit Streamlining Act (Government Code Section 65943).

3. The project is consistent with the Conservation Open Space Element, particularly Program 3.6.8, by implementing the adaptive reuse of the Master List Old Gas Works Historic Resource. As proposed, the Old Gas Works building would be rehabilitated with an addition to accommodate future commercial uses, and the construction of the mixed-use development and its site improvements would activate a vacant building and space that would otherwise continue to be undeveloped/underutilized.

4. As conditioned, the project conforms to applicable property development standards, set forth in the Zoning Regulations, for the Service Commercial and Service Commercial with Mixed-Use Overlay zones. The project includes allowable uses that would be compatible with established commercial uses in the vicinity by providing additional housing and commercial opportunities.

5. On August 25, 2025, the CHC reviewed and recommended the Community Development Director find the project consistent with applicable historic preservation policies, guidelines, and requirements in the Historic Preservation Ordinance, Historic Preservation Program Guidelines, Secretary of the Interior's Standards, and an Agreement to Retain the Historic Wood Doors and Window Features, subject to additional conditions. As conditioned, the addition and alterations to the Old Gas Works building and new construction on the project site would be consistent with historic preservation policies, guidelines, and requirements for appropriate design, materials, placement, scale, etc.

6. On September 8, 2025, the ARC reviewed and recommended the Director find the project consistent with applicable goals, policies, and guidelines in the Community Design Guidelines and Mid-Higuera Enhancement Plan, subject to additional conditions. As conditioned, the building and site designs would be complementary improvements to the existing neighborhood by exhibiting proper proportion, articulation, rhythm, and balance.

7. As conditioned, the project provides adequate consideration of, and measures to, address any potential adverse effects on surrounding properties such as traffic, vehicular and pedestrian safety, visual, and scale, because it would (a) not exceed the trip threshold (i.e., less than 110 daily vehicle trips) anticipated for Small Development Projects per the Office of Planning and Research (OPR) CEQA Guidelines; (b) implement public improvements (e.g., curb, gutter, sidewalk, etc.) along the street frontages to facilitate orderly development; (c) utilize building designs that are compatible with the existing historic resource and neighborhood; and (d) incorporate consistent articulation, material, and color changes with pedestrian-scale elements such as windows, doors, balconies, patios, and common areas.

*8.* As conditioned, the project would not be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity because it conforms to applicable development standards and implements public improvements along the street frontages to facilitate orderly development.

*Tentative Parcel Map*

9. The subdivision, together with the provisions for its design and improvement, is consistent with the objectives in the General Plan, particularly the Land Use, Housing, and Conservation and Open Space Elements.

10. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

11. The site is physically suitable for the proposed type of development

12. The site is physically suitable for the proposed density of development.

13. The design of the subdivision or the improvements would not cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

14. The design of the subdivision and the type of improvements would not cause serious public health or safety problems.

15. The design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision or with public access to public resources as defined and regulated by Section 66478.1 et seq. of the Government Code.

16. Approval of the subdivision as it relates to the housing needs of the region has been considered and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources with favorable results pursuant to Section 66412.3 of the Government Code.

17. Approval of the subdivision requires that the subdivider shall defend, indemnify, and hold harmless the city and its agents, officers and employees from any claim, action or proceeding against the city or its agents, officers, or employees to attack, set aside, void or annul, the approval by the City of this subdivision, and all actions relating thereto, including but not limited to environmental review. The City shall promptly notify the subdivider of any claim, action or proceeding and shall cooperate fully in the defense.

*Density Bonus – Concessions, Waivers, and Reductions of Development Standards*

18. A concession to reduce the parking requirement from 88 spaces to 65 spaces for the project is consistent with the intent of State Density Bonus Law and Section 17.140.070(A)(1) because it would reduce the amount of land required to be dedicated to parking and result in cost reductions that allow the project to provide for affordable housing costs and rents. As conditioned, approval of this concession would not result in any specific, adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources or be contrary to State or Federal law.

19. A reduction in ground floor area maximums for the residential building to provide 100 percent of the first 50 feet of ground floor area and 100 percent of the building frontage for residential uses is consistent with the intent of State Density Bonus Law because it would facilitate construction of the project at its permitted density with the granted concession per Government Code Section 65915(e)(1). Due to limited buildable area for the site, strict compliance with this standard would result in the replacement of ground floor residential units with commercial uses, which increases the number of required parking spaces and decreases the potential building size. Therefore, the reduction would allow additional residential units on the ground floor and facilitate construction of the project at its permitted density. As conditioned, approval of this reduction would not result in any specific, adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources or be contrary to State or Federal law.

20. A waiver for the residential building to incorporate a height of 56-feet, 6-inches feet is consistent with the intent of State Density Bonus Law because it would facilitate construction of the project at its permitted density with the granted concession per Government Code Section 65915(e)(1). Due to limited buildable area for the site and the need for the project to dedicate areas for commercial use, parking, and other shared amenities and features, the increased building height would be necessary to facilitate construction of additional residential units on the upper stories. As conditioned, approval of this waiver would not result in any specific, adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources or be contrary to State or Federal law.

21. A reduction for the residential building to incorporate a front/streetside setback of zero (0) feet is consistent with the State Density Bonus Law because it would facilitate construction of the project at its permitted density with the granted concession per Government Code Section 65915(e)(1). Due to limited buildable area for the site and the need for the project to dedicate areas for commercial use, parking, and other shared amenities and features, the reduced

front/streetside setback would be necessary to facilitate construction of additional residential units closer to the street. As conditioned, approval of this reduction would not result in any specific, adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources or be contrary to State or Federal law.

*Environmental Determination*

22. The project is exempt from additional environmental review in accordance with CEQA Guidelines Section 15183 and California Public Resources Code (PRC) Section 21083.3. Since the project is consistent with the development density established by the existing General Plan for which an Environmental Impact Report (EIR) was certified, a consistency checklist was prepared and the review is limited to project-specific environmental effects, which (a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR for the zoning action, general plan, or community plan, which the project is consistent; (c) are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR for the zoning action, general plan, or community plan, which the project is consistent; or (d) are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. The CEQA Guidelines Section 15183 Consistency Checklist has been prepared in accordance with PRC Section 21000 et seq. and the CEQA Guidelines, California Code of Regulations Section 15000 et seq. and concludes that the project would not have significant effects on the environment that either have not been analyzed in a prior EIR or are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate. Pursuant to PRC Section 21094.5, such effects are exempt from further CEQA review.

**Conditions of Approval**

*Planning Division – Community Development Department*

1. The final design and construction drawings submitted for the building permit shall be in substantial compliance with plans approved as part of the Development Review application and project conditions. A separate, full-sized sheet shall be included in the working drawings submitted for a building permit that lists all conditions of approval and any applicable code requirements as Sheet No. 2. Reference shall be made in the margin of the listed items as to where these requirements are addressed in the plans. Any change to the approved design, colors, materials, landscaping, and/or other conditions of approval must be approved by the Director and may be subject to review by the Cultural Heritage Committee and/or Architectural Review Commission as deemed appropriate.

2. Plans submitted for the building permit shall call out the colors and materials of all proposed building surfaces and other improvements. The colors and materials shall be in substantial conformance with the colors and materials provided in the Development Review application

or as superseded by the Cultural Heritage Committee and Architectural Review Commission via project conditions.

3. Plans submitted for the building permit shall include the colors and materials for the residential building. The design of the residential building shall utilize terracotta brick veneer, instead of terracotta stucco, for the lower portion of the building near the Walker Street and Pismo Street intersection. Alternative high-quality materials may be considered subject to the satisfaction of the Community Development Director. Plans submitted for the building permit, shall show the terracotta brick veneer, or alternative high-quality material, along the west elevation of the residential structure extend along the north and south elevations, terminating at an inside corner, or alternatively, include a clearly defined transition element between materials, to the satisfaction of the Community Development Director.

4. Plans submitted for the building permit shall include the colors and materials for the trash enclosure. The design of the trash enclosure shall incorporate Corten siding and/or terracotta brick to be compatible with exterior finishes of the residential building.

5. Plans submitted for the building permit shall include recessed window details, or equivalent shadow variation, and all other details including but not limited to awnings, cornices, and railings. Plans shall indicate the type of materials for the window frames and mullions, their dimensions, and colors. Plans shall include the materials and dimensions of all lintels, sills, surrounds recesses and other related window features. Plans shall include railings that are integrated into the design of the residential building in terms of materials, colors, and architectural style. The railings shall be designed with at least 50% opacity, or alternative design for screening, to visually obscure views of personal storage and preserve privacy for the residents.

6. Plans submitted for a building permit shall include the locations of all lighting such as bollard-style landscaping or path lighting. All wall-mounted lighting fixtures shall be clearly labeled on building elevations and complement the building architecture. The lighting schedule for the building shall include a graphic representation of the proposed lighting fixtures and cut sheets in the submitted plans. The selected fixture(s) shall be shielded to ensure that light is shielded and directed downward consistent with standards outlined in Section 17.70.100 (Lighting and Night Sky Preservation).

7. Plans submitted for the building permit shall include landscape and irrigation plans. The legend for the landscaping plan shall include the sizes and species of all groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans. Details on the proposed surfaces and finishes of hardscapes shall be included in the landscaping plan. Hard landscaping materials (e.g., pavers, flagstones, low walls, boulders, and/or other masonry) shall be reviewed for compatibility with the Los Berros (Caen) stone of the Old Gas Works building.

8. Plans submitted for a building permit shall include elevations and detail drawings of all proposed fences and/or walls. Any proposed fences, walls, and hedges shall comply with standards outlined in Section 17.70.070 (Fences, Walls, and Hedges).

9. The location of any required backflow preventer and double-check assembly shall be shown on all site plans submitted for the building permit, including the landscaping plan. The construction plans shall include a scaled diagram of the equipment proposed. Where possible, as determined by the Utilities Director, equipment shall be located inside the building within 20 feet of the front property line. Where this is not possible as determined by the Utilities Director, the backflow preventer and double-check assembly shall be located in the street yard and screened using a combination of paint color, landscaping, and/or low wall, if deemed appropriate by the Community Development Director. The size and configuration of such equipment shall be subject to review and approval by the Community Development and Utilities Directors.

10. Mechanical and electrical equipment shall be located internally to the building to the greatest extent possible. Plans submitted for the building permit shall include sectional views of the building, which clearly show the sizes of any proposed condensers and other mechanical equipment. If any condenser, or other mechanical equipment, is to be placed on the roof, the plans submitted for a building permit shall confirm that parapets and other roof features will adequately screen the equipment. A line-of-sight diagram may be required to confirm that the proposed screening will be adequate. This screening requirement applies to initial construction of the building and any subsequent improvements.

11. Plans submitted for the building permit shall include improvements to the Old Gas Works building, as follows:

    a. A detailed list of high-quality materials and finishes, including custom black steel or other equivalent material for the storefront systems, shall be submitted for review and approval at the time of building permit application. Alternative equivalent materials for the storefront systems may be considered subject to the satisfaction of the Community Development Director.
    b. To clearly differentiate the addition from the existing historic building, the addition to the Old Gas Works building shall be constructed of materials represented in the Development Review application.
    c. Unless demonstrated to be impractical and/or infeasible by a qualified historic consultant, a replica of the historic lunette, which includes a muntin pattern matching the original window design, shall be installed above the entrance in the original doorway facing Pismo Street. Alternative materials for the lunette may be considered subject to the satisfaction of the Community Development Director.
    d. Unless demonstrated to be impractical and/or inconclusive by a qualified historic consultant, the replacement roof materials and design for the Old Gas Works building shall be consistent with the roof design and material from its period of significance.

12. To comply with Item No. 4 of the Agreement to Retain the Historic Wood Doors and Window Features (2014 Agreement, Document Recording No. 2014052113), a qualified historic consultant shall prepare and submit the proposed layout, content, and narrative of the interpretive panel for review and approval. The interpretive panel shall (a) include information on the period of significance and a cultural narrative about the overall building and site, (b) be reviewed by the CHC, and (c) be installed prior to final inspection of the commercial building (i.e., Old Gas Works building). To ensure that tenant improvements to the Old Gas Works building do not conflict with this requirement, the plans submitted for the building permit shall indicate the general area for the interpretative panel on the floor plan.

13. Plans submitted for the building shall include detailed information on the limits of site disturbance, including the proposed depths and areas for excavation, and clearly indicate any areas that would encroach into previously undisturbed native soils. If construction activities would encroach into previously undisturbed native soils, the Applicant shall retain a qualified archaeologist to be present for monitoring. The archaeological monitor would (a) have the authority to halt construction if potential archaeological resources are encountered; (b) prepare monitoring logs; and (c) notify the relevant native tribe, if Native American archaeological resources are encountered.

14. In the event that construction of the residential building is ready to proceed forward but the commercial building improvements (e.g., design of the addition, concrete slab with the vapor intrusion mitigation system, and interior utility work) cannot be finalized because the commercial tenant is still unknown, plans submitted for the building permit shall include the general commercial building and site improvements, identified in Attachment D of the Administrative Hearing Staff Report dated October 27, 2025, to support the future commercial use. These general commercial building and site improvements shall comply with project conditions and be constructed prior to final inspection of the residential building.

15. Prior to the issuance of the building permit, the applicant shall pay for the public art in-lieu fee or apply for a Director's Action application to provide onsite public art. If onsite public art is proposed, the application submitted for review shall include all requirements outlined in SLOMC Section 17.70.140(E) (Application and Review Procedures for Placement of Required Public Art on Private Property).

16. Prior to issuance of the building permit, the applicant shall apply for a Director's Action application for review of a sign program. The submittal shall include required sign details outlined in SLOMC Section 15.40.485 (Sign Programs). The Community Development Director may refer the sign program review to the Cultural Heritage Committee and Architectural Review Commission, as deemed appropriate.

17. Plans submitted for the building permit shall include the vapor intrusion mitigation systems, as approved by the Department of Toxic Substances Control (DTSC), underneath the residential and commercial buildings and incorporate recommendations from the prepared Phase II Environmental Site Assessment as appropriate. Prior to building permit issuance, the

applicant shall provide evidence that all necessary approvals from DTSC have been acquired to begin construction.

18. During project construction, the following construction noise best management practices shall be adhered to:

    a. Prior to commencing construction, the project contractor shall notify off-site businesses and residents within 300 feet of construction of planned construction activities. The notification shall provide a brief description of the project, activities that would occur, hours of construction, the duration of construction, and phone numbers to the onsite construction manager and City Community Development Department for the public to direct noise-related complaints.
    b. Stationary construction equipment shall be shielded with the most modern noise control devices (i.e., mufflers, lagging, and/or motor enclosures).
    c. Impact tools (e.g., drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. If pneumatic tools are used, an exhaust muffler on the compressed-air exhaust shall be used.
    d. Construction equipment shall have the manufacturers' recommended noise abatement methods installed, such as mufflers, engine enclosures, and engine vibration insulators, intact and operational.
    e. Construction equipment shall undergo inspection at periodic intervals to ensure proper maintenance and presence of noise control devices (e.g., mufflers, shrouding).
    f. When not in use, equipment shall be kept in its lowest (quietest) idling state or switched off.
    g. Loudspeakers or similar forms of communication shall be prohibited.

*Housing Policies and Programs – Community Development Department*

19. Prior to the issuance of building permits, the city and the project owners shall enter into a Below Market Rate Housing Agreement, to be recorded in the Office of the County Recorder. The agreement shall specify mechanisms or procedures to assure the continued affordability and availability of a minimum of two (2) one-bedroom dwelling units to very low-income households, to the satisfaction of the Community Development Director. The agreement shall also set forth those items required by Municipal Code Section 17.140.030(B) and any alternative incentives granted pursuant to Section 17.140.070. The agreement shall run with the land and shall be binding upon all heirs, successors or assigns of the project or property owner, and shall ensure affordability for a period of not less than fifty-five (55) years, or as otherwise required by state law.

*Urban Forestry Services – Community Development Department*

20. Unless demonstrated to be infeasible and/or impractical by the project applicant, a minimum seventeen (17) street trees shall be planted along Pismo, Walker, and Pacific Streets and thirty-one (31) additional trees from the Approved City Tree List shall be planted onsite. Street trees

shall alternate between 24-inches and 36-inches in size along Pismo Street and Walker Street, and all other trees shall be a minimum of 15-gallon. All trees shall be planted in accordance with the City's Engineering Standards for Tree Planting (Standards 8210, 8220, and 8250). Adjustments to the tree quantities, sizes, and species are subject to review and approval by the City Arborist.

21. Prior to final building inspection, nursery stakes shall be removed from all planted trees. All planted trees shall survive and any trees that do not survive or establish in good health shall be replanted to the satisfaction of the City Arborist.

22. 5'x5', or larger, street tree wells shall be utilized where feasible. Street tree wells shall be included in the public improvement plan for frontage improvements.

23. Prior to building permit issuance, the applicant shall submit a final landscaping plan, including irrigation details. The legend for the landscaping plan shall include the sizes and species of all groundcovers, shrubs, and trees with corresponding symbols for each plant material showing their specific locations on plans. The plan shall include irrigation to street trees. Placement of the plantings shall be reviewed to ensure that the landscaping will not cause damage to the Old Gas Works building.

24. A Certified Arborist (Landscape Contractor/Project Arborist) shall source healthy trees that have good structure, appropriate trunk taper for tree species and box size, and ensure that they are not root-bound. The Project Arborist shall supervise the installation of trees, ensure that the root balls of trees have sufficient moisture prior to installation, inspect the root balls of the trees and loosen or shave all sides of the root system and cleanly cut girdling roots as necessary. If the trees are determined by the City Arborist to be improperly installed, replanting may be required.

*Engineering Development Review – Community Development and Public Works Departments*

25. Prior to building permit issuance, the applicant shall eliminate all existing lot lines that cross proposed buildings or improvements. This shall be accomplished through a voluntary lot merger, lot line adjustment, or parcel map process in compliance with Title 16 of the City of San Luis Obispo Municipal Code.

26. Prior to recordation of the final map, the applicant shall dedicate the following easements:

    a. An easement for public roadway and Public Utility Easement purposes for the portion of the project site where the Pacific-Pismo Alleyway crosses through the proposed project site (applicable to all portions of the alley that are not already dedicated as an easement).
    b. A 10-foot-wide Public Utility Easement and Public Street Tree Easement along all project frontages. The applicant shall request a modification or waiver to this required easement width if less than 10 feet is proposed along the entire frontage.

c. A Pedestrian Access Easement at the corner of Pismo Street and Walker Street to facilitate the construction of an ADA-compliant curb ramp.
d. A Pedestrian Access Easement at the intersection of Walker Street and the Pismo-Pacific Alleyway to facilitate the construction of an ADA-compliant sidewalk extension behind the proposed alleyway entrance/driveway.
e. A Pedestrian Access Easement on Pacific Street to facilitate the construction of an ADA-compliant sidewalk extension behind the proposed parking lot entrance/driveway.
f. A Pedestrian Access Easement on Pismo Street to facilitate the construction of an ADA-compliant sidewalk extension behind the proposed parking lot entrance/driveway.
g. An easement for public roadway purposes at the intersection of Pacific Street and Walker Street.

27. Prior to building permit issuance, the applicant shall submit supporting documentation which demonstrates compliance with the City's Floodplain Management Regulations, Drainage Design Manual (DDM), and the Post Construction Stormwater Regulations (PCR's). Supporting documentation shall include at least:

    a. A final project drainage report. The drainage report shall include separate sections for compliance with Post Construction Requirements and Drainage Design Manual requirements. Calculations for Performance Requirement 4 compliance shall use the site's current condition as the pre-development condition with no credit for prior structures removed as part of previous remediation work.
    b. A completed Stormwater Control Plan form is available on the City's website.
    c. A Stormwater Control Plan.
    d. An Operations and Maintenance Manual for all proposed stormwater improvements proposed to comply with Performance Requirements 2, 3, or 4.

28. Prior to building permit issuance, the applicant shall submit a soils and geotechnical report for all proposed structures and drainage facilities. The soils report shall provide narrative regarding the feasibility of any proposed stormwater improvements.

29. Prior to the request for final inspection, the applicant shall install new, preserve existing, or re-establish destroyed survey monuments in accordance with City of San Luis Obispo Engineering Standard 1010, Section 9.1. The applicant shall construct all new and replacement monuments per Engineering Standard 9020.

30. Prior to final map recordation, the applicant shall pay all applicable park in-lieu fees as detailed in the current edition of the City of San Luis Obispo's Comprehensive Fee Schedule. If no map is recorded, park in-lieu fees shall be paid prior to building permit issuance.

*Utilities Department*

31. The building permit submittal shall include a site utility plan showing the size of existing and proposed water and sewer services. The proposed utility infrastructure shall comply with the latest engineering design standards effective at the time the building permit is obtained and shall have reasonable alignments needed for maintenance of public infrastructure along public roads. Any existing water or sewer infrastructure that would not be re-used shall be demolished, removed, or abandoned consistent with City standards.

32. An engineer's design narrative and supportive calculations shall be provided with the submittal of the building permit to confirm the utility infrastructure, including but not limited to, water meter, water service line, and private sewer lateral size to serve the project.

33. The project's commercial and residential uses shall be metered separately. A separate landscape meter shall be required. A separate meter shall be provided to each condominium unit, unless an alternative system is approved by the Utilities Director. Privately owned sub-meters may be provided for residential condominiums upon approval of the Utilities Director. The CC&Rs for the property/homeowner association shall require that the sub-meters be read by the association (or P/HOA contracted service) and each condominium billed according to water use.

34. In order to be reused, any existing sewer laterals proposed to serve the project must pass a video inspection. Based on the results of the inspection, repair or replacement may be required as part of the project. The CCTV inspection shall be submitted during the building permit review process for review and approval by the Utilities Department prior to issuance of a building permit. Existing laterals that are not proposed to be reused shall be abandoned at the City main consistent with City standards.

35. If required pursuant to the adopted Water and Wastewater Element Wastewater Collection System Capacity Constrained Area Map in effect at the time the building permits are issued, the project may meet its wastewater collections system capacity off-site requirements by 1) the off-site replacement of 37 private sewer laterals or 2) designing and constructing an in-lieu infrastructure improvement project consisting of the replacement of an existing section of sewer main within Pismo Street. If required, and if the in-lieu infrastructure is proposed, prior to issuance of a building permit, the applicant shall submit improvement plans showing the replacement of the existing sewer main within Pismo Street, for a length of approximately 375 linear feet, between the intersections of Walker and Higuera. The sewer main shall be replaced prior to occupancy. All elements of this condition shall be subject to the satisfaction of the Utilities Director.

36. The building permit submittal shall include a final landscape design plan and irrigation plan that includes all the criteria required in the City Engineering Standards Uniform Design Criteria for Landscaping and Irrigation. The landscape plan sheets shall include a completed Maximum Applied Water Allowance (MAWA) form based on the final landscape design plan and a hydrozone table with a summary of Estimated Total Water Use (ETWU) and the

corresponding irrigation window. The project's ETWU to support new ornamental landscaping shall not exceed the project's MAWA.

37. The proposed project shall comply with the City's Development Standards for Solid Waste Services. Commercial and residential solid waste services shall be separate unless a Conditional Exception Application from the City's Development Standards for Solid Waste Services are provided to the City for review and approval. Plans submitted for an entitlement shall show the location and size of the bin enclosure(s) that can store the required containers for waste, recycling, and organics. Plans shall show the location of the discarded materials containers during pickup if different than the location of the proposed enclosure(s). The applicant shall contact San Luis Garbage Company (SLG) and obtain in writing that the proposed enclosures and collection method meets the SLG requirements. SLG also need to confirm truck access and clearances needed to reach the discarded materials containers. The building plan submittal shall include the review letter from SLG.

38. If commercial uses in the project include food preparation, provisions for grease interceptors and FOG (fats, oils, and grease) storage within solid waste enclosure(s) shall be provided with the design, and shown on plans submitted for a building permit. These commercial facilities shall also provide an area to wash floor mats, equipment, and trash cans. The wash area shall be inside, drained to the sanitary sewer, and an Industrial Wastewater Discharge Survey and Permit Application shall be submitted and permit obtained prior to issuance of occupancy permit.

39. Potable city water shall not be used for major construction activities, such as grading and dust control. Recycled water is available through the City's Construction Water Permit program.

*Transportation Division – Public Works Department*

40. Emergency Vehicle Access – The following improvements shall be constructed prior to Project occupancy, unless otherwise approved by the City Public Works and Fire Departments:

    a. Widen Pacific-Pismo Alley to 20-foot curb-to-curb width along the Project frontage to serve as an emergency vehicle turnaround.
    b. Remove existing overhead utilities crossing the Pacific-Pismo Alley entry from Walker Street to the satisfaction of the City Fire Department
    c. Reconstruct entry to Pacific-Pismo Alley from Walker Street as a City Standard driveway, with driveway width and transitions that can accommodate turning maneuvers for a City Fire Truck to the satisfaction of the City Fire Department.
    d. Install curb paint and/or signage to restrict on-street parking on both sides of Walker Street at the intersection with the Pacific-Pismo Alley to provide adequate clearance for emergency vehicle maneuvers. It is anticipated that this will require parking restrictions for a length of approximately 120 feet on the west side of Walker Street and 60 feet on the east side of Walker Street; however, final extents shall be confirmed in the field by the City.

41. Walker Street Closure – Unless completed sooner by the City as part of a currently planned capital improvement project, prior to Project occupancy, the Applicant shall design and install measures to close Walker Street to vehicle traffic at the intersection with Higuera Street/Pacific Street, as recommended in the City's Mid-Higuera Enhancement Plan and Higuera Complete Streets Project. This street closure can be implemented using relatively low-cost materials (i.e. flex posts, decorative pavement surfaces, bollards, traffic signs & striping) and shall be designed to the satisfaction of the City Public Works and Fire Department. The Community Development Director reserves the right to waive this condition, if it is determined that a street closure design cannot be approved to the satisfaction of the Public Works Director and Fire Chief. If these improvements are completed by the City or others prior to Project occupancy, this Project Applicant is absolved of any responsibility to design or construct these measures.

42. Parking Demand Management – As recommended in the Project's Parking Demand Study, occupancy of the Project's residential units shall include ongoing implementation of travel/parking demand management strategies, such as promotion of resources available through SLO Rideshare, available Car Share services, Alternative Transportation delivery services (e.g., Lyft, Doordash, Uber, Grubhub, etc.), and available transit services, by providing a bulletin board and connectivity to social media to promote the use of these services.

43. Streetlighting – Unless otherwise approved by the Public Works Department, Project frontage improvements shall include installation of streetlighting per City Engineering Standards. Where overhead utilities conflict with installation of a City Standard luminaire pole, installation of streetlights on existing wooden utility poles can be proposed.

**Application and/or Code Requirements and Informational Notes**

*Engineering Development Review – Community Development and Public Works Departments*

44. Prior to building permit issuance, the applicant shall submit a grading and drainage plan. The grading and drainage plan shall include:

    a. The location of all existing and proposed property lines.
    b. The location of all existing and proposed easements.
    c. The location of any existing survey monuments.
    d. Sufficient detail for the project site and adjoining properties to the extent of representing adjacent grades, existing drainage patterns, grade changes between adjoining lots, structures, etc.
    e. Calculations indicating pre and post project impervious surface area totals.
    f. Details for all stormwater collection, conveyance, and treatment devices proposed.
    g. Sufficient detail to confirm controlled stormwater outflow from the site.
    h. The limits of the flood zone(s) per the latest FEMA Flood Insurance Rate Map (FIRM) or any pertinent Letter of Map Change(s).
    i. Proposed improvements that comply with the requirements of Section 3.5.2 for Mid-Higuera Specific Plan Area of the City's Drainage Design Manual (DDM).

j. Notes regarding City approval of any private improvements within public Right-of-Ways or public easements.

45. Prior to building permit issuance, the applicant shall submit an existing improvement and demolition plan. The existing improvement and demolition plan shall include:

a. All existing improvements proposed to be protected in place.
b. All existing improvements proposed to be demolished or removed.
c. All existing site trees to be protected in place.
d. All existing site trees proposed for removal.
e. All existing trees on neighboring properties that have canopies or root zones that extend into the project site.

46. Prior to building permit issuance, the applicant shall submit a public improvement plan per the requirements of Municipal Code Section 12.16.050. Note that Section 12.16.050 requires complete frontage improvements be installed for projects involving the construction of new structures. The improvements shall be constructed prior to request for final inspection or issuance of Certificates of Occupancy. The public improvement plan shall include:

a. The location of all existing curb, gutter, sidewalk, driveway aprons, curb ramps, and pavement sections along the project site frontage(s).
b. The location of all proposed curb, gutter, sidewalk, driveway aprons, curb ramps, and pavement sections proposed along the project site frontage(s) per City of San Luis Obispo Engineering Standard Plans.
c. The location of all proposed sidewalk under-drains per City of San Luis Obispo Engineering Standard Plans.
d. The location of all proposed street lighting in compliance with City of San Luis Obispo Engineering Standard 1010, Section 3.1.21.
e. The location of all proposed street signage and striping per City of San Luis Obispo Engineering Standards.
f. A note indicating that any existing improvements which are damaged or destroyed during construction of the onsite improvements shall be replaced by the applicant prior to request for final inspection.

47. Prior to building permit issuance, the applicant shall submit a site utility plan. The utility plan shall include:

a. The location of all existing and proposed water, sewer, and storm drain mainlines in all streets fronting the proposed project site.
b. The location of all existing water, sewer, and storm drain laterals/services serving the project site. Indicate on the plan any services that will be abandoned.
c. The location of all proposed water, sewer, and storm drain laterals/services for the project site per City of San Luis Obispo Engineering Standard Plans.
d. The location of all existing and proposed communication, electrical, and gas mainlines in all streets fronting the proposed project site. Utility purveyors may require

undergrounding of utility mainlines along project frontages to eliminate conflicts with proposed structures. The applicant shall provide confirmation from utility purveyors if existing overhead lines shall remain in place.

e. The location of all existing and proposed communication, electrical, and gas services for the project site. Proposed services shall be undergrounded per Amendment 112.4 of Municipal Code Section 15.04.020.

48. Prior to building permit issuance, the applicant shall submit a site parking plan. The parking plan shall show compliance with all requirements of City of San Luis Obispo Engineering Standard 1010, Section 4.5 and Engineering Standards 2210 through 2260.

49. Prior to building permit issuance, the applicant shall submit an erosion and sediment control plan per the requirements of Municipal Code Section 12.08.150.

50. Prior to commencement of any work within the public Right-of-Way, the applicant shall obtain an encroachment permit and pay associated inspection fees. Record drawings for all constructed public improvements will be required prior to request for final inspection of any encroachment permit or building permit.

*Fire Department*

51. The project site is located in the Very High Fire Hazard Severity Zone (VHFHSZ). Plans submitted for the building permit application shall demonstrate project compliance with all home hardening and vegetation management requirements for structures in the Wildland Urban Interface (WUI) area.

52. Plans submitted for the building permit application shall include a door to the electrical room that can be accessed directly from the outside of the building. All fire protection equipment and building utilities including gas shut-off valves and electrical service disconnect shall be located in a single area to allow use by the Fire Department without having to transit through a structure. In new construction, equipment shall be located within an interior room having an exterior access door or in an exterior enclosure attached to the building specifically for the purpose of housing such equipment. Any exterior enclosures shall meet the aesthetic requirements of the Planning Division.

*Transportation Division – Public Works Department*

53. Transportation Impact Fees – Prior to issuance of the building permit, the Project Applicant shall pay the applicable Citywide Transportation Impact Fees.

54. Bicycle Parking – Plans submitted for the building permit shall include long-term and short-term bicycle parking consistent with City Zoning Regulations and City Active Transportation Plan Design Guidelines.

**Indemnification**

55. The applicant shall defend, indemnify and hold harmless the City and/or its agents, officers and employees from any claim, action or proceeding against the City and/or its agents, officers or employees to attack, set aside, void or annul, the approval by the City of this project, and all actions relating thereto, including but not limited to environmental review ("Indemnified Claims"). The City shall promptly notify the applicant of any Indemnified Claim upon being presented with the Indemnified Claim and City shall fully cooperate in the defense against an Indemnified Claim."

**Notice of Opportunity to Protest**

56. The applicant acknowledges and agrees that the project conditions of approval stated herein provide adequate and proper notice pursuant to Government Code 66020 of the applicant's right to protest any requirement for fees, dedications, reservations, other exactions, and that any protest in compliance with Section 66020 must be made within ninety (90) days of the date that notice was given.