



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Planning Manager

SUBJECT: Review of Lighting and Trash Enclosure for Conditional Use Permit 21-001; Applicant – Housing Authority of San Luis Obispo (HASLO)

DATE: May 16, 2022

SUMMARY OF ACTION:

A recommendation to the Community Development Director on final lighting details, and trash enclosure design will allow for issuance of a building permit for the mixed-use development approved by Conditional Use Permit 21-001.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected.

RECOMMENDATION:

It is recommended the Architectural Review Committee (ARC) review the lighting plan and design of the proposed trash enclosures for the approved mixed-use development and make a recommendation to the Community Development Director.

BACKGROUND:

On May 18, 2021, Planning Commission approved Conditional Use Permit 21-001 for a mixed-use development consisting of 63 multi-family residential units, a 1,342 square-foot community room, and 1,178 square feet of commercial space (Attachment 1). All of the units would be reserved for lower income households in perpetuity. The project also includes outdoor recreational space with a barbeque area and children's playground near the remaining grove of oak trees near the eastern portion of the project site for the residents of the development. The 63 dwelling units are proposed in three (3) separate, three-story buildings. Two (2) of the buildings would be located along the El Camino Real frontage and one (1) along the Chilton Street frontage.

The ARC reviewed the project at its meeting on April 5, 2021 (Attachment 2). The Committee was supportive of the project, but asked the applicant to consider reducing the size of the development to a scale that is more appropriate for the adjacent residential neighborhood. The ARC also urged the applicant to consider increasing the amount of commercial area in the development to better serve the residents and the surrounding

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neighborhood. The ARC complimented the Agrarian architecture, color and material choices, and robust landscaping. The Committee recommended approval of the project to the Planning Commission and added a condition of approval requiring the final lighting plan and locations and function of the trash enclosures obtain final approval from the ARC prior to building permit issuance.

ANALYSIS OF ISSUES:

The project proposes nineteen 12-foot-tall light poles around the perimeter of the parking areas for wayfinding and safety. These LED light poles will emit light that complies with Arroyo Grande Municipal Code Section 16.48.090 by providing one-half foot candle of lighting per square foot of parking area. Parking lot lighting is also directed away from adjacent roadways and residential uses as indicated on the photometric plan (Attachment 3). Building mounted light fixtures will illuminate pedestrian areas and entrances to the units for safety. The proposed fixtures are partially shielded and designed to provide down lighting. No light is anticipated to spill over property lines and has been designed to not distract motorists on the surrounding streets.

Two trash enclosures are proposed for the development. The first is located to the southeast of Building 1, which was relocated from its previous position in the parking lot south of Building 1. The second enclosure is located in the parking lot between Buildings 2 and 3 (Attachment 4). These locations were chosen because with two key factors in mind: accessibility and convenience. Due to the topography of the site, the location of the enclosures was carefully evaluated to ensure accessibility for disabled residents. Each enclosure is also positioned to allow convenient access by residents disposing of garbage and while also being easily accessible by the vehicles servicing the bins on a weekly basis. Both enclosures are the same size and can accommodate two (2) four cubic yard bins each. Each enclosure will house one trash bin, one recycling bin, with additional room for green waste. The enclosures were designed in accordance with the City's Engineering Specifications in regards to dimensions, materials, and functionality. South County Sanitary also has given their approval on the locations and function. Aesthetically, the walls of the enclosures are proposed to be two types of CMU block with differing textures and a precast concrete cap, as encouraged by City of Arroyo Grande Engineering Standard 9060. A standing seam metal roof is proposed to match the awnings found on the other buildings throughout the project.

ADVANTAGES:

The proposed lighting meets the Municipal Code requirements for intensity and will increase safety and security within the development. The trash enclosures are conveniently located and accessible to all future residents while complying with the engineering design standards.

DISADVANTAGES:

None identified.

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ENVIRONMENTAL REVIEW:

The project was reviewed in accordance with California Environmental Quality Act (CEQA) and is proposed to be determined categorically exempt per Section 15332 of the State CEQA Guidelines regarding infill development. Review of project details will not impact that determination.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Approved Site Plan
2. Minutes from the April 5, 2021 ARC Regular Meeting
3. Lighting and Photometric Plan
4. Trash Enclosure Details