

**REPORT TO THE CITY COUNCIL
Council Agenda of October 27, 2015**

151
Prepared by:
Jeff A. van den Eikhof, P.E. City Engineer

ANC
Reviewed by:
Andrew N. Carter, City Administrator

SUBJECT:

Police Station Parking Lot Improvement Project
Notice of Completion and Final Payment

RECOMMENDATION:

By motion approve the Notice of Completion for the Police Station Parking Lot Improvement Project; authorize the City Clerk to immediately file the Notice of Completion with the County Recorder; thirty five days after the recordation of the Notice of Completion, if no liens are filed by subcontractors; pay J G Contracting the ten percent retention payment in the amount of \$3,444.28.

DISCUSSION:

On July 14, 2015, the City Council adopted Resolution No. 2015-31 awarding the Police Station Parking Lot Improvement Project to J G Contracting in the amount of \$32,742.75, and authorizing the City Administrator to approved change orders to the contract during the course of construction if deemed necessary.

J G Contracting completed their contract with the City for the Police Station Parking Lot Improvement Project in accordance with the plans, specifications and contract documents. One change order was issued in the amount of \$1,700 for repair of areas hidden by equipment during the design process and additional asphalt removals. The final contract amount is \$34,442.75.

In accordance with state law, ten percent of the contract amount is withheld by the City until thirty five days after filing the Notice of Completion. This allows suppliers and subcontractors the opportunity to file a lien with the City in the event they have a payment dispute with the prime contractor. It is highly unlikely that any subcontractors or suppliers will file a lien against the final ten percent payment.

Assuming the City Clerk files the Notice of Completion with the County Recorder on or about October 30, 2015 the final payment can be made J G Contracting (35 calendar days later) on or about December 4, 2015 if no liens are filed with the City by subcontractors.

FISCAL IMPACT:

The project is funded from the Capital Facilities Fund established by Pasadera development fees.

ATTACHMENT:

Notice of Completion

RECORDING REQUEST BY
City of Guadalupe

AND WHEN RECORDED MAIL TO:
Andrew N. Carter, City Administrator
918 Obispo Street
Guadalupe, CA 93434

APN # N/A

**NOTICE OF COMPLETION
NO TRANSFER OF PROPERTY**

NOTICE IS HEREBY GIVEN PURSUANT TO CIVIL CODE SECTION 3039:

1. The undersigned is corporate officer for the City of Guadalupe, owner of property hereinafter described.
2. The FULL NAME of the owner is: CITY OF GUADALUPE
3. The FULL ADDRESS is: 918 OBISPO STREET, GUADALUPE, CA 93434
4. The NATURE OF THE INTEREST: IN FEE
5. All work of improvement on the property hereinafter described was completed on SEPTEMBER 30, 2015.
6. THE WORK DONE was the POLICE STATION PARKING LOT IMPROVEMENT PROJECT.
7. THE NAME OF THE ORIGINAL CONTRACTOR, if any, for such work of improvements in the City of Guadalupe: J G CONTRACTING, P O BOX 1666, NIPOMO, CA 93444
8. The property of which said work of improvement was completed is in the City of Guadalupe, County of Santa Barbara, State of California.

Dated: _____

(Signature of owner name in Paragraph 2)
Andrew N. Carter

VERIFICATION

I, the undersigned, say:

I am Andrew N. Carter, the Deputy City Clerk, declared of the forgoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on the 27th day of October 2015 at the City of Guadalupe, California.

_____, Deputy City Clerk of the City of Guadalupe
Andrew N. Carter

*Kiwanis Club of Guadalupe
P.O. Box 87
Guadalupe, California 93434*

*David Rodriguez, President
Ron Estabillo, Vice- President
Diana Arriola, Secretary
Daniel Rayas, Treasure*

October 13, 2015

*Mayor John Lizalde and Council Members,
City of Guadalupe
918 Obispo Street
Guadalupe, California 93434*

Dear Mayor Lizalde and Council,

In the spirit of the upcoming Holiday Season, the Kiwanis Club of Guadalupe would like to request the City's support in this years holiday celebration. Events planned are:

**Christmas Festival, Saturday, December 12, 2015, booths, (food, arts & crafts, etc.) will be open at the Veterans' Memorial Parking Lot from 4PM to 8PM.*

**Annual Kiwanis of Guadalupe Christmas Parade, Saturday December 12, 2015. Parade will begin at 6:00 PM.*

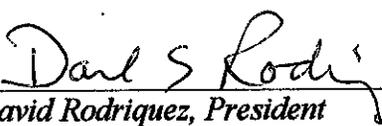
**Lighting of the Downtown Christmas Tree on Saturday, December 12, 2015 at the start of the parade.*

It is our hope that the community and businesses will participate in this holiday celebration. The holiday theme will focus on "Peace, Love and Hope Around the World".

A request has been submitted to Cal Trans for the rerouting of traffic for the parade. In order to complete our request, they will need a copy of the minutes certifying your approval of the parade. Please forward this information to California Department of Transportation, 50 Higuera St., San Luis Obispo, CA 93401-5415. Police Chief Gary Hoving has been contacted and will author a letter to Cal Trans verifying that his Department will handle the control of traffic.

If you have any questions or concerns, please contact me at (805) 720-4061

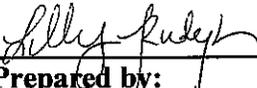
Respectfully,



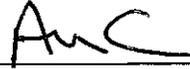
*David Rodriguez, President
Kiwanis Club of Guadalupe*

REPORT TO THE CITY COUNCIL
October 27, 2015

6a.



Prepared by:
Lilly Rudolph, AICP, Contract City Planner



Approved by:
Andrew Carter, City Administrator

SUBJECT: Public Hearing to Consider Pioneer Street Apartments located at 856, 864, and 872 Pioneer Street

EXECUTIVE SUMMARY:

The proposed project is a request for a Conditional Use Permit to construct two multi-family residential buildings with 17 units each, for a total of 34 residential units. The proposed construction would occur in two phases. An Initial Study-Mitigated Negative Declaration (IS-MND) was prepared for the project in accordance with CEQA. The IS-MND concluded that all potentially significant impacts could be reduced to less than significant levels after mitigation.

RECOMMENDATION:

It is recommended that the City Council:

- 1) Receive a presentation from staff;
- 2) Conduct a public hearing, including: a) an opportunity for the applicant to present the proposed project, and b) receive any comments from the public;
- 3) Adopt Resolution No. 2015-48 approving the Final Initial Study - Mitigated Negative Declaration and Mitigation and Monitoring Program; and
- 4) Adopt Resolution No. 2015-49 approving the Pioneer Street Apartment Project Conditional Use Permit (2015-012-CUP)

BACKGROUND:

The City received an application on March 11, 2015 from Katherine Simoulis ("Applicant") for the construction of the 34-unit apartment complex. The application was deemed incomplete on April 10, 2015. Revised plans and additional materials were submitted on April 29, 2015, and the application was deemed complete for processing on May 29, 2015.

DISCUSSION:

Project Description

The proposed project is an apartment complex located at 856, 864, and 872 Pioneer Street, in the City of Guadalupe. The three parcels would be divided into two project sites: APN 115-092-001 would comprise Parcel A, and APNs 115-092-003 and 115-092-004 would comprise Parcel B. Parcel A is 23,800 square feet (0.55 acres). Parcel B is 25,000 square feet (0.57 acres). The project sites are shown in

Figure 1. The site is vacant and has been historically used for multifamily residential use. A 0.26-acre parcel (APN 115-092-002) is a vacant parcel that sits between the two subject parcels and is

not a part of the project. The project is designed so that the apartment complex would be constructed on both sides of the vacant parcel. Table 1 summarizes the project site characteristics and surrounding uses.

Figure 1: Project Site



Table 1: Site Information

LOCATION	856, 864, and 872 Pioneer Street
APNs	115-092-001, 115-092-003 and 115-092-004
ZONING	General Commercial (G-C)
LAND USE DESIGNATION	Central Business District
SITE SIZE (TOTAL)	48,800 sf
PRESENT USE	Vacant
SURROUNDING USES AND ZONING	North: Vacant East: Commercial along Guadalupe St. (G-C) West: vacant lot and single-family and multi-family residences (G-C) South: Multi-family residences (G-C)

The proposal involves the construction of two multi-family residential buildings with 17 units each, for a total of 34 residential units. The proposed construction would occur in two phases. Phase 1 would occur on Parcel A and would involve the construction of one apartment building (Building

A), a parking lot, trash enclosure, grading, utilities, infrastructure, and associated landscaping. Phase 2 would take place on Parcel B and replicate development on Parcel A.

The site design and development on each parcel would mirror one another. Each of the two apartment buildings would be three stories with a roof height of approximately 35 feet and a 40-foot high tower element. The 5,890 square foot ground floor areas would be developed with six (6) residential units and a 185 square foot common laundry room. The 7,752 square foot second floor areas would be developed with six (6) residential units. The third floor areas would be 6,681 square feet and have five (5) units each. The dwelling units would all be approximately 932 square feet with 157 square foot porches. One common laundry room of 185 square feet would be provided for each building. Each parcel would have 27 parking stalls, two of which would be handicap accessible, for a total of 54 parking spaces. Approximately 1,300 square feet of open space would be provided on each parcel. One enclosed trash enclosure would be provided for each building and would be located in the parking lots of the respective parcels.

Lot Merger. The project site is comprised of three separate legal parcels. The proposed project, however, would utilize these parcels as one project site, and thus the proposed buildings would cross over the existing parcel lines. Therefore, as part of the proposed project, the applicant is required to merge the two legal parcels that form the project site referred to as Parcel B into one parcel. A condition of approval requiring a lot merger is included in Resolution No. 2015-49.

Open Space and Landscaping: A 1,300 square foot open space area would be located in the rear of each of the lots. Approximately 16,476 square feet, 34% of the project site, would developed as open space and landscaping.

The site would be landscaped with native and/or drought tolerant plantings, including a variety of trees, shrubs, and grasses, ivy, succulents, and ground covers, as shown and listed on the proposed landscape plan. New Zealand Christmas Trees, Pittosorum, and Flax would be provided along the northern property boundary line to screen the project from Pioneer Street. The eastern and western boundaries would a variety of trees and shrubs. The interior portions of the property would be developed as a vehicle parking lot, with shade trees and additional landscaping.

Traffic, access, and parking: Vehicular access to each parcel's respective parking lots would be provided from Pioneer Street by two 24'-wide driveways. Each parcel would provide onsite parking with 25 standard parking stalls and two (2) handicap accessible stalls.

Water and Wastewater. The proposed 34 multi-family residential units would utilize City water supplies. Citywide water sources include the Santa Maria Valley Groundwater Basin and supplies from the State Water Project (SWP). The project would demand an estimated 8,500 gallons per day or estimated 10 acre feet a year. To ensure that the City has adequate long-term water supplies to serve the project and other existing customers within the City, the applicant will be required to pay a one-time water impact fee of \$25,000 (10 acre-feet multiplied by \$2,500/acre-foot) to be used to purchase additional State Water.

The development of the apartments would increase the volume of waste water delivered to the Pioneer Street lift station, which is the oldest lift station in the City's wastewater collection system. It is estimated that the apartment complexes will have a total occupancy of 102 people with an average daily flow (ADF) of 8,160 gpd (assuming 80 gpd/c) and a peak hour flow (PHF) of 38,352

gpd (assuming a peaking factor of 4.7). Based on the identified number of occupants for the development, it is estimated that the existing ADF and PHF wastewater flows would increase to 11 gpm and 49 gpm, respectively. Future wastewater flow would also increase to 13 gpm of flow during ADF conditions and 60 gpm of flow during PHF conditions. Based on the hydraulic analysis performed for this evaluation, the City's existing collection system and the Pioneer Street lift station have sufficient capacity to serve the proposed Pioneer Street Apartments project. For the purposes of this analysis, water usage quantities and wastewater quantities are assumed to be the same.

Drainage: The project would require approximately 2,400 cubic yards (CY) of cut and 2,400 CY of fill. No material would be imported or exported onsite.

The project site is generally flat and gently slopes toward the northeast, with an elevation change from 103 feet to 99 feet above sea level. The proposed project would include two underground detention basins with a storage volume of 2,210 cubic feet per lot, for a total of 4,420 cubic feet, which will convey and filter project-generated stormwater.

Table 2 summarizes the proposed phases and associated square footage and acreage of each project component.

Table 2: Project Summary

		Parcel A	Parcel B
Phase		1	2
Site size		23,800 sf	25,000 sf
		Total site size: 48,800 sf	
Unit Summary		Ground floor: 6 units 2 nd floor: 6 units 3 rd floor: 5 units Building A total units: 17	Ground floor: 6 units 2 nd floor: 6 units 3 rd floor: 5 units Building B total units: 17
		Total units: 34 units	
Building Floor Area		Ground floor = 5,890 sf Second floor = 7,752 sf Third floor = 6,681 sf Laundry = 185 sf Total: 20,508 sf	Ground floor = 5,890 sf Second floor = 7,752 sf Third floor = 6,681 sf Laundry = 185 sf Total: 20,508 sf
		Total Building Floor Area: 41,016 sf	
Floor Area Ratio	General Plan: N/A for residential	0.86 FAR	0.82 FAR
Building Height	MC18.52.020: 50 feet max	40 feet	40 feet
Setbacks	Front	MC 18.52.050: 0 feet	5 feet
	Rear		7 feet
	Side (West)		5 feet
	Side (East)		6 feet
Site Density	General Plan: N/A for CBD	31 dwelling units per acre	29 dwelling units per acre
Parking	MC18.60.060: 52 spaces required	Standard = 25 Accessible = 2 Total = 27	Standard = 25 Accessible = 2 Total = 27
		Total Parking Provided = 54 spaces	



Figure 2: Project site looking northeast from Pioneer Street



Figure 3: Pioneer Street frontage looking north, Residential development to the west and north of project site



Figure 4: Rear property line looking north



Figure 5: Pioneer Street south of project site looking south

General Plan Consistency

There are two types of commercial areas within the City: *Central Business District (CBD)* and *General Commercial (GC)*. The subject property is designated as *Central Business District*, which is located in Guadalupe's historic downtown central core. The objectives of the CBD are to concentrate development in a functional, efficient manner; and to create an attractive revitalized

center for retail businesses and social activities. The General Plan identifies policies that encourage the revitalization of the CBD.

The following policies speak to future development in the CBD:

8. The City will encourage residential activity above compatible office and retail uses in the Central Business District.

Due to the current shortage of market-rate rental housing units in the region, as demonstrated by a continued increase in rental values¹, the 34-unit apartment complex is an appropriate use for the site. While no office or retail uses are proposed as part of the residential proposal, the project does not preclude future conversion to a mixed use development or future development of mixed use development within other areas of the Central Business District. The three-story project could be converted to accommodate both commercial and residential units if market forces warrant. Therefore, the project is consistent with this policy.

10. The City will work to strengthen its partnership with the private sector to protect and expand the economic viability of the downtown.

The construction of the 34-unit apartment complex would expand the economic viability of the downtown. The addition of approximately 149 new residents to the downtown area would increase the customer base for existing downtown restaurants and shops and would generate demand for existing and new services within walking distance of the apartment complex. Therefore, the project is consistent with this policy.

11. The City will reserve the Central Business District for uses which primarily provide retail and service businesses which serve the entire community and visitors.

The project site was added to the CBD to facilitate off-street parking behind existing stores fronting Guadalupe Street and to encourage larger scale commercial development. Since the adoption of the General Plan, there has been less demand for off-street parking and large scale commercial development in the CBD than previously anticipated. Increasing the residential population in the CBD is expected to generate increased demand for goods and services provided by existing CBD retailers, which would strengthen the CBD economy overall. Therefore, the project is consistent with this policy.

Zoning Conformity Analysis

Section 18.36.010 of the City's Zoning Ordinance (Title 18 of the City Municipal Code) states the purpose of the General Commercial (G-C) zone district as follows:

The purpose of the G-C district is to provide an area for the orderly expansion and development of the business district as a retail shopping area to serve present and future needs of the residential community, in conformance with the General Plan.

¹ Rupert, Peter. Santa Barbara Economic Summit. University of California, Santa Barbara Economic Forecast Project Presentation. April 30, 2015.

The proposed apartment complex would support existing businesses in the district, and would be consistent with the purpose and intent of the G-C zoning district.

Uses permitted subject to obtaining a conditional use permit in the G-C district include dwellings which are not on a floor above a permitted use.

The proposed three-story apartment complex requires a conditional use permit, pursuant to Section 18.36.030 of the Zoning Ordinance. In order to approve the conditional use permit, the City Council must find that the project is: 1) consistent with the General Plan and 2) is not detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or not injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

1. As discussed in the General Plan Consistency analysis above, the project can be found to be consistent with the General Plan.
2. The apartment complex would not be detrimental to the neighborhood. The site is vacant, and no current residents would be displaced as a result of project construction. The site was previously developed with a multi-family residential use, and a multifamily residential complex is adjacent to the project site. The surrounding properties are developed with residential uses. The Initial Study-Mitigated Negative Declaration prepared for the project determined that with the incorporation of mitigation measures, the project would result in no impacts or less than significant impacts pertaining to issues of health, safety, and comfort (i.e., aesthetics, geology, hazards, and noise). Furthermore, the City's infrastructure, including streets, water systems, and wastewater systems, have the capacity to support the proposed project.

Lot Merger

The project site is comprised of three separate legal parcels. The proposed project, however, would utilize these parcels as one project site, and thus the proposed buildings would cross over the existing parcel lines. Therefore, as part of the proposed project, the applicant is required to merge the two legal parcels that form the project site referred to as Parcel B into one parcel. A condition of approval requiring a lot merger is included in Resolution No. 2015-49.

Building Height Limits and Setbacks

Buildings in the General Commercial district are subject to a 50 foot height limit. A tower element on each building would be 40 feet tall at the highest point. The roof is proposed to be 34 feet, 9 inches. Therefore, the project does not exceed the zoning designation's height limit.

Pursuant to 18.52.050, the General Commercial zoning district does not have standard setback requirements, however, setbacks may be required for conditional uses. The project would have a 5 foot front yard setback, side setbacks ranging from 5 to 12 feet, and a 6 foot rear yard setback. The setbacks are considered appropriate for the site and proposed development.

Open Space – Ground level

Pursuant to section 18.52.100, an open space area of 100 square feet with a minimum width of 8 feet is required. A 1,300 square foot open space area would be located in the rear of each of the lots. Both areas would exceed the minimum size and width.

Open Space – Above ground level

Pursuant to section 18.52.110, the project is designed so that all above-ground open space (balconies) are accessible only from the unit being served. Each balcony would be 157 square feet, thereby exceeding the 50 square foot minimum standard.

Walls and Fences

Section 18.52.122 requires that multi-family projects with 6 or more units are constructed with a masonry, pre-cast, cast-in-place, or brick wall along the rear and the side yard boundaries of the development to mitigate noise and land use impacts. The applicants are proposing a six-foot high wooden fence along the rear and side yard perimeter, which deviates from the concrete wall standard set forth in Section 18.52.122.B. Staff supports the proposed wood fence as it would provide a similar level of privacy and aesthetic appeal, and the panels could be removed to enhance access in the event of an emergency. In addition, there are no substantial noise-generating uses nearby or sensitive receptors nearby that would be significantly impacted by project generated noise.

Parking

Pursuant to Table 18.60.060 of the Municipal Code, the parking requirement for multiple dwelling units is one parking space per unit and one added space per two units, for a total of 26 parking spaces. The project is designed to provide 27 parking spaces.

Landscaping

Pursuant to Chapter 18.64, Landscaping, the project includes landscaping of at least 10 percent of the parcel. As stated in the project description, the site would be landscaped with native and/or drought tolerant plantings, including a variety of trees, shrubs, and grasses, ivy, succulents, and ground covers.

Design Review

A Design Review Permit is required for any project proposed within the City's Central Business District. However, a separate Design Review Permit is not required for those projects that require approval(s) under the jurisdiction of the Planning Commission/City Council (e.g., a Conditional Use Permit), where the design of the project or development would be a part of the Planning Commission/City Council consideration of the request (Section 18.73.030). A discussion of the Design Review Permit findings has been included in Exhibit 1 of Resolution No. 2015-49.

CEQA Review

The scope of the project required preparation of a Draft Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to requirements of the California Environmental Quality Act

(CEQA). The IS/MND was prepared and circulated for a 21-day public review period that began on September 23, 2015 and concluded on October 13, 2015. No written public comments were received during the public review period. Specifically, the Final IS/MND concluded that impacts to cultural resources, geology/soils, noise, and public services would be less than significant after mitigation.

The Final Mitigated Negative Declaration (Final IS-MND) has been prepared pursuant to the California Environmental Quality Act (CEQA) and other state and local regulations. The Final IS-MND states that all potentially significant impacts from the proposed project can be mitigated to less than significant levels. A Mitigation Monitoring and Reporting Program has been prepared and is included as Appendix G of the Final IS-MND.

PUBLIC NOTICE:

Staff published the required Public Hearing Notice in a newspaper of general circulation on or before October 16, 2015. Copies of the Public Hearing Notice were also mailed to property owners and occupants within a 300 foot radius of the subject property.

CONCLUSION:

The required approval findings can be made in support of the proposed Conditional Use Permit. Further, the required findings of fact are supported by substantial evidence in the record. Staff recommendations are as summarized below.

1. Adopt Resolution No. 2015-48, adopting the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibit 1);
2. Adopt Resolution No. 2015-49 approving the Pioneer Street Apartments Project, Conditional Use Permit (Planning Application # 2015-012-CUP), including approved findings (Exhibit 1) and conditions of approval (Exhibit 2);

ATTACHMENTS:

1. Resolution No. 2015-48 adopting the Final IS-MND, including the MMRP (Exhibit 1)
2. Resolution No. 2015-49, including Approval Findings (Exhibit 1) and Conditions of Approval (Exhibit 2)
3. Project Plans & Photographs
4. Final IS/MND

ATTACHMENT 1

**City Council Resolution No. 2015-48
Adopting the Final Initial Study-Mitigated Negative Declaration**

(Case No. 2015-012-CUP)

CITY COUNCIL RESOLUTION NO. 2015-48

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE,
CALIFORNIA ADOPTING THE FINDINGS OF FACT REQUIRED BY THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE FINAL INITIAL STUDY-
MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND
REPORTING PROGRAM FOR THE PIONEER STREET APARTMENT PROJECT
(CASE NO. 2015-012-CUP)**

**THE CITY COUNCIL OF THE CITY OF GUADALUPE DOES HEREBY
RESOLVE AS FOLLOWS:**

WHEREAS, Katherine Simoulis, (the “Applicant”) has submitted an application to the City of Guadalupe to construct a 34-unit, three-story apartment complex. The project site is located at 856, 864, and 872 Pioneer Street (APNs 115-092-001, 115-092-003, and 115-092-004), in the City of Guadalupe; and

WHEREAS, the City Council held a duly-noticed public hearing on October 27, 2015, all interested persons were given the opportunity to be heard, and notice of said hearing was published in the Santa Maria Times at least 10 days prior to the public hearing. Said public hearing notice was also mailed to all property owners within 300 feet of said property; and

WHEREAS, the City determined that the subject project would not result in significant impacts on the environment after the implementation of mitigation measures, and therefore prepared an Initial Study/Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and related Guidelines (Public Resources Code 21000 et seq.); and

WHEREAS, the Draft Initial Study-Mitigated Negative Declaration circulated for a public review period of 21 days (September 23, 2015 through October 13, 2015); and

WHEREAS, all mitigation measures identified in the Final Initial Study-Mitigated Negative Declaration will be made conditions of project approval; and

WHEREAS, all mitigation measures imposed on the project will be monitored through the mitigation monitoring and reporting program attached to the Final Initial Study-Mitigated Negative Declaration as Appendix G and attached to this resolution as Exhibit 1.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GUADALUPE
DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. *Recitals.* The City Council hereby finds and determines the foregoing recitals, which are incorporated herein by reference, are true and correct.

SECTION 2. *Findings.* There are no significant effects of the project on the environment based upon the analysis contained in the Final Initial Study-Mitigated Negative Declaration and MMRP, which properly assessed the environmental impacts of the project, in accordance with CEQA, and the CEQA Guidelines. This resolution incorporates by reference the environmental findings and analysis set forth in the Final IS-MND.

SECTION 3. The City Council hereby adopts the Final Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program attached hereto as Exhibit 1.

PASSED, APPROVED, AND ADOPTED this 27th day of October, 2015 on motion of Councilmember _____, seconded by Councilmember _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF GUADALUPE

BY: _____
John Lizalde, Mayor

ATTEST:

Andrew Carter, Deputy City Clerk

MITIGATION MONITORING AND REPORTING PROGRAM

1.1 OVERVIEW

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Pioneer Street Apartments Development Project (Project), proposed in the City of Guadalupe, in Santa Barbara County, California. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP prior to approving a project in order to mitigate or avoid potentially significant impacts that have been identified. The purpose of the MMRP is to ensure that the required mitigation measures identified are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the Initial Study/Mitigated Negative Declaration (MND) for the Pioneer Street Apartments Development Project. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification.

1.2 ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the Project applicant is responsible for taking all actions necessary to implement the mitigation measures according to the provided specifications and for demonstrating that each action has been successfully completed. The Project applicant, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor.

The following table will be used as the checklist to determine compliance with each required mitigation measure.

Mitigation Measure	Action Required	Monitoring Commencement and Frequency	Responsible Agency or Party	Compliance Verification	
				Date	Comments
Cultural Resources					
CR-1. Halt Work Order for Archaeological or Paleontological Resources. In the unexpected event archaeological or paleontological resources are unearthed during project construction, all earth disturbing work within the project area of potential effect (APE) must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative should monitor any archaeological field work associated with Native American materials.	If cultural resource remains are encountered during construction, work shall cease until the significance can be assessed and, if found to be significant, remediated	Ongoing as needed during grading and ground disturbing activities	Project Applicant		
Geology and Soils					
GEO-1. Geotechnical Report. A site-specific geotechnical investigation report shall be prepared as part of final project design, and its recommendations for seismic design parameters per UBC code shall be incorporated into the proposed project final design. This report shall include an in-depth study of the site-specific geologic conditions, including a liquefaction hazard analysis. Measures to reduce impacts would include ground improvement such as soil mixing, excavation and recompaction, soil densification, pile supported structures, etc. The use of specific measures will depend on soil type and stratigraphy, which will be determined during final design and shall be subject to review and approval by the City Engineer prior to the issuance of building permits.	Final design of all geotechnical remediation techniques need to be reviewed by the City Engineer and the City's Building and Safety Department.	One time activity prior to the issuance of building permits.	Project Applicant		
Noise					
N-1. Restricted Construction Hours. Construction activity shall be limited between the hours of 7:00 AM and 5:00 PM Monday through Friday and no work shall be permitted on Saturday, Sunday, or holidays.	The noise limiting measures listed in the mitigation measure shall be implemented.	Ongoing as needed during construction.	Project Applicant		
N-2. Temporary Sound Barriers and Sound Blankets. The construction contractor shall use temporary sound barriers rated to STC25 or higher and sound blankets to buffer construction sound along the portions of the project site adjacent to existing sensitive uses. Temporary sound barriers shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked.	The noise limiting measures listed in the mitigation measure shall be implemented.	Ongoing as needed during construction.	Project Applicant		
N-3. Equipment Mufflers. The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.	The noise limiting measures listed in the	Ongoing as needed during	Project Applicant		

EXHIBIT 1

Mitigation Measure	Action Required	Monitoring Commencement and Frequency	Responsible Agency or Party	Compliance Verification	
				Date	Comments
	mitigation measure shall be implemented.	construction.			
N-4. Stationary Equipment and Equipment Staging. All equipment staging and stationary construction equipment shall be located as far as practical from the adjacent occupied properties.	The noise limiting measures listed in the mitigation measure shall be implemented.	Ongoing as needed during construction.	Project Applicant		
N-5. Electrically-Powered Tools and Facilities. To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.	The noise limiting measures listed in the mitigation measure shall be implemented.	Ongoing as needed during construction.	Project Applicant		
Public Services					
PS-1(a) Stairwell Access. Two stairwells, constructed per Uniform Building Code and City of Guadalupe Fire Department requirements, shall be provided to all floors and roofs of each building. Stairwells, landings, and doorways shall remain clear of furniture and other obstacles at all times. The Fire Department may conduct annual inspections to ensure that the stairwells are structurally sound and safe. Stairwells shall be depicted on building plans and shall be reviewed and approved prior to issuance of building permits.	Applicant shall depict stairwells on building plans.	Once, prior to building permit issuance.	Project Applicant		
PS-1(b) Public Safety Impact Fee. The project applicant shall contribute the necessary funding for emergency equipment and facilities to serve the proposed structures. The applicant shall pay the required public safety fees to the City of Guadalupe as deemed necessary by the City of Guadalupe Fire Department prior to issuance of a certificate of occupancy.	Applicant shall pay applicable fees	Once, prior to issuance of a certificate of occupancy.	City of Guadalupe		

ATTACHMENT 2

City Council Resolution No. 2015-49
Case No. 2015-012-CUP

CITY COUNCIL RESOLUTION NO. 2015-49

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GUADALUPE,
CALIFORNIA, APPROVING CONDITIONAL USE PERMIT PERMIT NO. 2015-012-
CUP FOR THE PIONEER STREET APARTMENTS DEVELOPMENT PROJECT**

WHEREAS, Katherine Simoulis (the “Applicant”) has submitted an application to the City of Guadalupe to construct a 34-unit, three-story apartment complex. The project site is located at 856, 864, and 872 Pioneer Street (APNs 115-092-001, 115-092-003, and 115-092-004), in the City of Guadalupe; and

WHEREAS, the City Council held a duly-noticed public hearing on October 27, 2015, at which all interested persons were given the opportunity to be heard, and notice of said hearing was published in the Santa Maria Times at least 10 days prior to the public hearing. Said public hearing notice was also mailed to all property owners within 300 feet of said property; and

WHEREAS, after taking public testimony and hearing evidence from City staff, the City Council finds, pursuant to the findings attached to this resolution as Exhibit 1 and subject to the project’s Conditions of Approval attached to this resolution as Exhibit 2, that the approval of the Conditional Use Permit, is consistent with the City’s General Plan and applicable Articles of the City’s Municipal Code; and

WHEREAS, the City Council has considered the entire administrative record, including application materials, staff report, the Final Initial Study-Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act, and oral and written testimony from interested persons; and

WHEREAS, the City Council finds that through feasible mitigation measures and conditions of approval placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record there is no substantial evidence that the project will have a significant effect on the environment pursuant to Sections 15070 and 15074;

WHEREAS, the City Council finds that approval of the Conditional Use Permit would be consistent with the City’s General Plan, the provisions of Title 18 (Zoning Code) of the Guadalupe Municipal Code; and the required findings have been made, including findings pursuant to the California Environmental Quality Act; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Guadalupe does hereby find and determine as follows:

- Section 1. The Findings set forth in Exhibit 1 to this Resolution are true and correct in regards to the Conditional Use Permit, which are hereby adopted and incorporated herein by this reference.

- Section 2. The Final Initial Study - Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program is valid and meets all of the requirements of the California Environmental Quality Act, and is hereby adopted including the mitigation monitoring program contained in the conditions of approval.
- Section 3. The Conditional Use Permit is approved, subject to the Conditions of Approval set forth in Exhibit 2 of this Resolution.
- Section 4. The City Council Secretary shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 27th day of October, 2015 on motion of Councilmember _____, seconded by Councilmember _____, and on the following roll call vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF GUADALUPE

BY: _____
John Lizalde, Mayor

ATTEST:

Andrew Carter, Deputy City Clerk

**FINDINGS FOR APPROVAL
CONDITIONAL USE PERMIT NO. 2015-012-CUP
PIONEER STREET APARTMENTS DEVELOPMENT PROJECT**

1.0 CEQA Findings

1.1 CONSIDERATION OF THE MITIGATED NEGATIVE DECLARATION AND FULL DISCLOSURE

The City Council has considered the Final Initial Study – Mitigated Negative Declaration together with the Mitigation Monitoring and Reporting Program. The Final Initial Study-Mitigated Negative Declaration reflects the independent judgment and analysis of the City Council and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the Final Initial Study-Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and any comments received on the project, the City Council finds that through feasible mitigation measures and conditions of approval placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record there is no substantial evidence that the project will have a significant effect on the environment.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the City of Guadalupe, 918 Obispo Street, Guadalupe, CA 93434.

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the City to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects to the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby made as the reporting and monitoring program for this project. The monitoring program is designed to ensure permit compliance during project implementation.

2.0 Administrative Findings

2.1 DESIGN REVIEW PERMIT FINDINGS

Pursuant to City of Guadalupe Municipal Code, Section 18.73.100, the following findings can be made:

- A.) *The buildings, structures, and landscaping are appropriate and of good design in relation to other buildings, structures, and landscaping on-site or in the immediate vicinity of the project.*

The architectural style is Spanish Mission style with low-pitched red tile roofs, white stucco walls, red trim, decorative black metal railings, and a mix of arched and rectangular windows. Proposed landscaping throughout the project site includes a mix of ornamental, drought-tolerant plants. Landscaping along Pioneer Street, once grown to maturity, would partially screen Buildings A and B and the parking lot from Pioneer Street and from the site in between the two parcels; the landscaping would also soften the appearance of these structures. The colors, materials, and design of the proposed project are of good design in relation to development in the immediate vicinity of the project. The project conforms to the standards within the Downtown Design Guidelines. Therefore, the proposed project is consistent with this finding.

- B.) *That the development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.*

The proposed three story apartment complex is compatible with the existing two and three story structures in the Central Business District. The proposal is the first proposal on Pioneer Street since the expansion of the Central Business District in 2002. While the proposed project would be relatively larger in size, bulk, and scale than the existing surrounding development to the north, west, and south; the City's objective is for the area to transform. Therefore, the proposed project is consistent with this finding.

- C.) *There is harmony of material, color, and composition of all sides of a structure or buildings as well as consistency and unity of composition and treatment of exterior elevation.*

The architectural style is Spanish Mission style with low-pitched red tile roofs, white stucco walls, red trim, decorative black metal railings, and a mix of arched and rectangular windows. The overall design is balanced and unified. Therefore, the project is consistent with this finding.

- D.) *Any mechanical or electrical equipment is well integrated into the total design concept and screened from public view to the maximum extent practicable.*

Mechanical Equipment (water heaters) will be located inside the building and will not be visible from view. No roof mounted condensers or equipment are proposed. Only heater vent pipes would be visible from the exterior. If a pad mounted transformer is required, it would be located between the front of the building and the street and screened with shrubbery and landscaping. Therefore, the project is consistent with this finding. .

- E.) *All visible on-site utility services are appropriate in size and location.*

The water, wastewater, and drainage, will be underground and thus will not be visible from the adjacent public roadways or adjacent residential neighborhood. If a pad mounted electrical transformer is required, it would be screened with shrubbery and landscaping. Therefore, the proposed project is consistent with this finding.

2.2 CONDITIONAL USE PERMIT FINDINGS

Pursuant to City of Guadalupe Municipal Code, Section 18.72.050, a Conditional Use Permit shall be approved only if all of the following findings can be made:

A. *The project is consistent with the General Plan.*

The project is consistent with the following applicable General Plan policies:

8. The City will encourage residential activity above compatible office and retail uses in the Central Business District.

While no office or retail uses are proposed as part of the residential proposal, the project does not preclude future conversion to a mixed use development. The three-story project could be converted to accommodate both commercial and residential units if market forces warrant. Due to the current shortage of market-rate rental housing units in the region, as demonstrated by a continued increase in rental values², the 34-unit apartment complex is an appropriate use for the site. Therefore, the project is consistent with this policy.

10. The City will work to strengthen its partnership with the private sector to protect and expand the economic viability of the downtown.

The construction of the 34-unit apartment complex will expand the economic viability of the downtown. The addition of approximately 149 new residents to the downtown area would increase the customer base for existing downtown restaurants and shops and will generate demand for increased services within walking distance of the apartment complex. Therefore, the project is consistent with this policy.

11. The City will reserve the Central Business District for uses which primarily provide retail and service businesses which serve the entire community and visitors.

The project site was added to the CBD to facilitate off street parking behind existing stores fronting Guadalupe Street and to encourage larger scale commercial development. Since the adoption of the General Plan, there has been less demand for off-street parking and large scale commercial development in the CBD as previously anticipated. Increasing the residential population in the CBD is expected to generate increased demand for goods and services provided by existing CBD retailers, which would strengthen the CBD economy overall. Therefore, the project is consistent with this policy.

² Rupert, Peter. Santa Barbara Economic Summit. University of California, Santa Barbara Economic Forecast Project Presentation. April 30, 2015.

- B. *The project would not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.*

The apartment complex will not be detrimental to the neighborhood. The site is vacant, and no residents will be displaced as a result of project construction. The site was previously developed with a multi-family residential use, and a multifamily residential complex is adjacent to the site. The other surrounding properties are developed with residential uses. The Initial Study Mitigated Negative Declaration prepared for the project determined that with the incorporation of mitigation, the project will result in no impacts or less than significant impacts pertaining to issues of health, safety, and comfort (i.e., aesthetics, geology, hazards, and noise). The City's infrastructure, including streets, water systems, and wastewater systems, have the capacity to support the proposed project. Therefore, the proposed project is consistent with this finding.

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 2015-012-CUP
PIONEER STREET APARTMENTS PROJECT**

GENERAL CONDITIONS

1. Subject to the conditions set forth below, this permit authorizes the improvements and uses requested by Case No. 2015-012-CUP and shown in the project plans on file with the City of Guadalupe. Any deviations from the project description in the staff report, exhibits or conditions must be reviewed and approved by the City of Guadalupe for conformity with this approval. Deviations may require changes to the permit to be approved and/or further environmental review. Deviations without the above-described approval will constitute a violation of the permit approval.
2. Approval of this Conditional Use Permit is not valid until the property owner or authorized agent signs this list of conditions agreeing to the terms and Conditions of Approval.
3. The Applicant agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Applicants expense, City and City's agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this permit or to determine the reasonableness, legality or validity of any condition attach hereto. City shall promptly notify Applicant of any such claim, action or proceeding to which City receives notice, and city will cooperate fully with Applicant in the defense thereof. Applicant shall reimburse the City for any court costs and attorney's fees that the City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Applicant of the obligation of this condition. Applicant's acceptance of this permit approval or commencement of construction or operations under the approval shall be deemed to be acceptance of all conditions of approval.
4. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threaten to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
5. In accordance with Section 18.72.130 of the City Municipal Code, this Conditional Use Permit approval shall be null and void if not used within one year from the date of the approval thereof, or within any shorter or longer period of time if so designated by the Planning Commission or City Council.
6. In accordance with Section 18.72.140 of the City Municipal Code, this Conditional Use Permit may be revoked by the City Council if any of the conditions or terms of such permits are violated.

PUBLIC WORKS DEPARTMENT CONDITIONS

7. The applicant shall comply with all requirements of the Guadalupe Public Works Department, including but not limited to encroachment permits for any construction within the City's public right-of-way and all current National Pollution Discharge Elimination System (NPDES) requirements to limit discharge of storm water during construction.

CITY ENGINEER CONDITIONS

8. The following conditions shall be completed to the satisfaction of the City Engineer prior to issuance of certificate of occupancy for the project, unless otherwise stated herein or as agreed by the City Engineer:
 - a. All engineering submittals prepared by the applicant's engineer shall be signed and sealed by a California licensed civil engineer.
 - b. All plans shall be prepared in conformance with the Conditional Use Permit and Environmental Documents.
 - c. All public improvements shall be constructed in accordance with the City of Santa Maria Standard Specifications and Drawings, or as directed by the City Engineer. The public improvements shall be approved by the City Engineer prior to construction.
 - d. The project shall comply with all Municipal Separate Storm Sewer System (MS4) requirements to the extent compliance is required as part of this project. Low impact development, best management practices and similar regulations and guidelines shall be met. The design shall be in compliance with The Santa Barbara County Post Construction Requirements, Stormwater Technical Guide, and all future updates.
 - e. Geotechnical Report. A site-specific geotechnical investigation report shall be prepared as part of final project design, and its recommendations for seismic design parameters per UBC code shall be incorporated into the proposed project design. This report shall include an in-depth study of the site-specific geologic conditions, including a liquefaction hazard analysis. Measures to reduce impacts would include ground improvement such as soil mixing, excavation and recompaction, soil densification, pile supported structures, etc. The use of specific measures will depend on soil type and stratigraphy, which will be determined during final design.
 - f. The project applicant, or his/her representative, shall file a lot merger application with the City of Guadalupe Planning Department. The merged lots shall be configured in a manner deemed acceptable by the City Engineer. Prior to the

issuance of a certificate of occupancy, the lot merger application shall be reviewed and approved by the City Engineer.

PLANNING DEPARTMENT CONDITIONS

9. Prior to issuance of the building permit, all conditions of approval shall be printed in their entirety on applicable pages of final construction plans submitted to the City.
10. Prior to issuance of a building permit, the applicant shall pay all applicable permit processing and/or plan check fees in full.

SPECIAL CONDITIONS

11. **Halt Work Order for Archaeological or Paleontological Resources.** In the unexpected event archaeological or paleontological resources are unearthed during project construction, all earth disturbing work within the project area of potential effect (APE) must be temporarily suspended until an archaeologist has evaluated the nature and significance of the find. After the find has been appropriately mitigated, work in the area may resume. A Native American representative should monitor any archaeological field work associated with Native American materials.
12. **Geotechnical Report.** A site-specific geotechnical investigation report shall be prepared as part of final project design, and its recommendations for seismic design parameters per UBC code shall be incorporated into the proposed project design. This report shall include an in-depth study of the site-specific geologic conditions, including a liquefaction hazard analysis. Measures to reduce impacts would include ground improvement such as soil mixing, excavation and recompaction, soil densification, pile supported structures, etc. The use of specific measures will depend on soil type and stratigraphy, which will be determined during final design and shall be subject to review and approval by the City Engineer prior to the issuance of building permits.
13. **Restricted Construction Hours.** Construction activity shall be limited between the hours of 7:00 AM and 5:00 PM Monday through Friday and no work shall be permitted on Saturday, Sunday, or holidays.
14. **Temporary Sound Barriers and Sound Blankets.** The construction contractor shall use temporary sound barriers rated to STC25 or higher and/or sound blankets to buffer construction sound along the portions the western, eastern, and southern boundaries of the project site adjacent to existing sensitive uses. Temporary sound barriers shall be placed such that the line-of-sight between the ground level construction and adjacent sensitive land uses is blocked.
15. **Equipment Mufflers.** The construction contractor shall implement the use of residential-grade mufflers on all construction equipment.

- 16. **Stationary Equipment and Equipment Staging.** All equipment staging and stationary construction equipment shall be located as far as practical from the adjacent occupied properties.
- 17. **Electrically-Powered Tools and Facilities.** To the extent practical, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.
- 18. **Stairwell Access.** Two stairwells, constructed per Uniform Building Code and City of Guadalupe Fire Department requirements, shall be provided to all floors and roofs of each building. Stairwells, landings, and doorways shall remain clear of furniture and other obstacles at all times. The Fire Department may conduct annual inspections to ensure that the stairwells are structurally sound and safe. Stairwells shall be depicted on building plans and shall be reviewed and approved prior to issuance of building permits.
- 19. **Public Safety Impact Fee.** The project applicant shall contribute the necessary funding for emergency equipment and facilities to serve the proposed structures. The applicant shall pay the required public safety fees to the City of Guadalupe as deemed necessary by the City of Guadalupe Fire Department prior to issuance of a certificate of occupancy.
- 20. **Water Development Impact Fee.** The City of Guadalupe shall purchase additional State Water to provide adequate water service for the future infill demand, including the Pioneer Street Apartments development. To facilitate purchase of additional water, the applicant shall pay a one-time water development impact fee to the City of Guadalupe in an amount of \$2,500 per AFY or a total of \$25,000 (Central Coast Water Authority estimated cost) prior to the issuance of the first certificate of occupancy.

Applicant's Consent to Abide by the above Conditions of Approval

Signature Date

Printed Name Title

ATTACHMENT 3

Project Plans & Photographs

VICINITY MAP



SHEET INDEX

- GENERAL
 - T-1 TITLE SHEET
 - T-2 EXISTING SITE PHOTOS
- ARCHITECTURAL
 - A-1 PROPOSED SITE PLAN
 - A-2 PROPOSED BUILDING ELEVATIONS
 - A-3 PROPOSED BUILDING ELEVATIONS
 - A-4 TYPICAL UNIT PLANS
 - A-5 TYPICAL UNIT PLANS
 - A-6 ARCHITECTURAL
- CAD
 - C-1 PRELIMINARY GRADING AND DRAINAGE PLAN
 - C-2 PRELIMINARY VENT PLAN
 - C-3 LANDSCAPE PLAN
 - C-4 SECTIONS AND DETAILS
 - C-5 PRESENTATION
 - C-6 LANDSCAPE 3
 - C-7 OTHER USE 3



Pioneer Street Apartments

856, 864 and 872, Pioneer Street
Guadalupe, CA

PROJECT DATA

DESCRIPTION:
CONSTRUCTION OF 34 MULTIFAMILY RESIDENTIAL DWELLINGS. THE DWELLINGS WILL CONSIST OF TWO 17 UNIT APARTMENT BUILDINGS, ONE BUILDING WITH 15 UNITS, FACILITIES, BUILDING 10-10A, ONE BUILDING WITH 8 UNITS AND LAUNDRY FACILITIES.

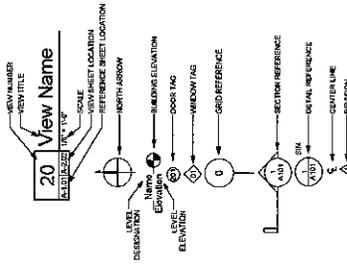
OWNER:
SKE PORTFOLIO, LLC
1500 CALIFORNIA STREET
SAN LUIS OBISPO, CA 95401
KATHERINE BEMCHILS
KAT@SKEP@SKEVIEWPANSURE.COM

ARCHITECT OF RECORD:
IRM DESIGN GROUP
1000 MARKET GITE, 102
SAN LUIS OBISPO, CA
(805) 543-1794

SITE INFORMATION:
STREET ADDRESS: 856, 864, 872 PIONEER STREET
A.P. NO. 115-092-001
PARCEL "A": 115-092-001 & 115-092-004
ZONING: RESIDENTIAL BUSINESS DISTRICT 7, GENERAL COMMERCIAL
LOT SIZE: 29,000 SF
PARCEL "A": 29,000 SF
PARCEL "B": 25,000 SF
SETBACKS:
FRONT YARD: 5 FT
REAR YARD: 7 FT
LEFT YARD: 5 FT
RIGHT YARD: 5 FT

PARCEL "B":
FRONT YARD: 5 FT
REAR YARD: 7 FT
LEFT YARD: 12 FT
RIGHT YARD: 5 FT

SYMBOLS



BUILDING INFORMATION:

Parcel A:	
Site area	= 23,000 sf
Building area:	
Ground floor residential, 6 units	= 5,800 sf
Second floor residential, 6 units	= 5,800 sf
Third floor residential, 5 units	= 6,400 sf
Laundry	= 185 sf
Total	= 20,500 sf
Building Height:	= Approx 35 ft
Parking provided:	
Standard	= 25 stalls
Total	= 27 stalls
Parking required 17 units x 1.5 spaces per unit = (25.5) or 26 stalls.	
Parcel B:	
Site area	= 25,000 sf
Building area:	
Ground floor residential, 6 units	= 5,800 sf
Second floor residential, 6 units	= 7,750 sf
Third floor residential, 5 units	= 6,400 sf
Laundry	= 185 sf
Total	= 20,500 sf
Building Height:	= Approx 35 ft
Parking provided:	
Standard	= 25 stalls
Available	= 2 stalls
Total	= 27 stalls
Parking required 17 units x 1.5 spaces per unit = (25.5) or 26 stalls	





IMAGE 'B'
ON SITE LOOKING TOWARDS REAR OF SITE (EAST)

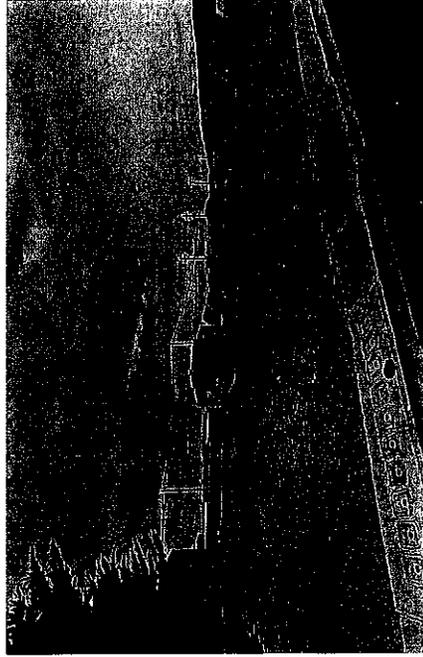


IMAGE 'C'
ON PIONEER STREET LOOKING AT BOTH LOTS (SOUTH)

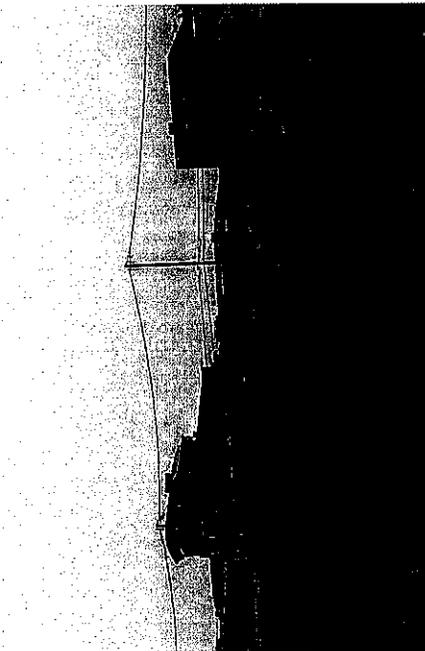


IMAGE 'A'
ON SITE LOOKING TOWARDS REAR OF SITE (NORTH EAST)

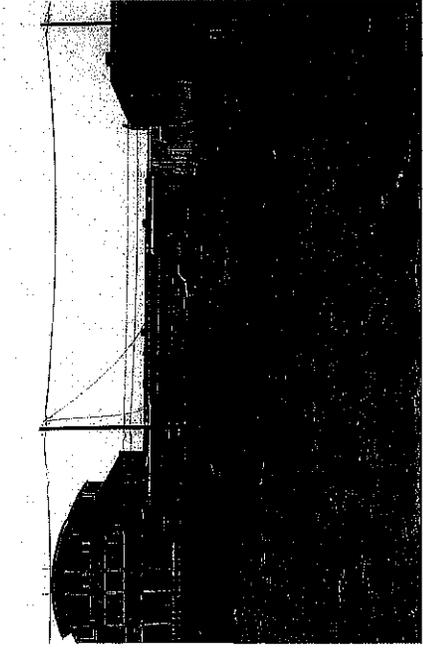
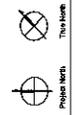
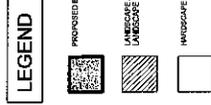
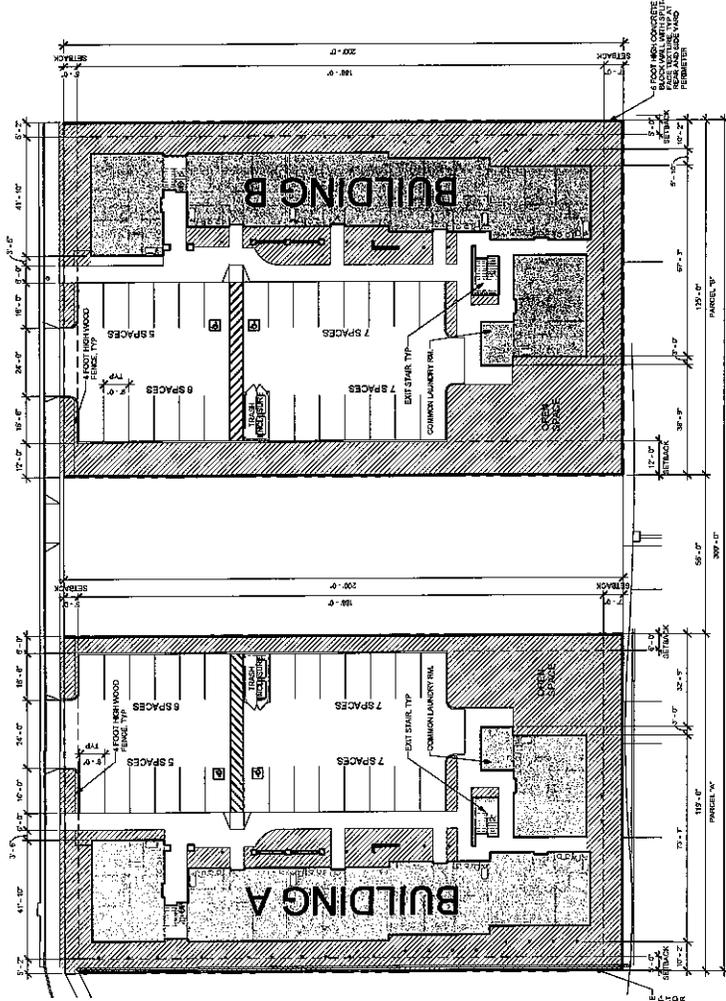


IMAGE 'D'
ON SITE LOOKING TOWARDS REAR OF SITE (EAST)



SITE PHOTO KEY MAP

PIONEER STREET



1 ARCHITECTURAL SITE PLAN

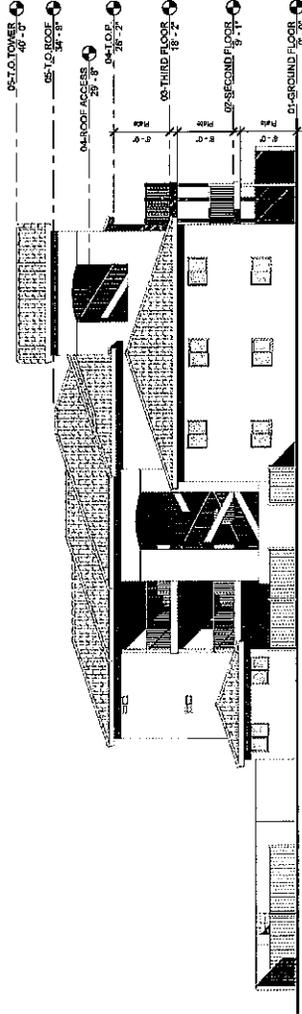
GRAPHIC SCALE
1"=20'-0"

rrm design group

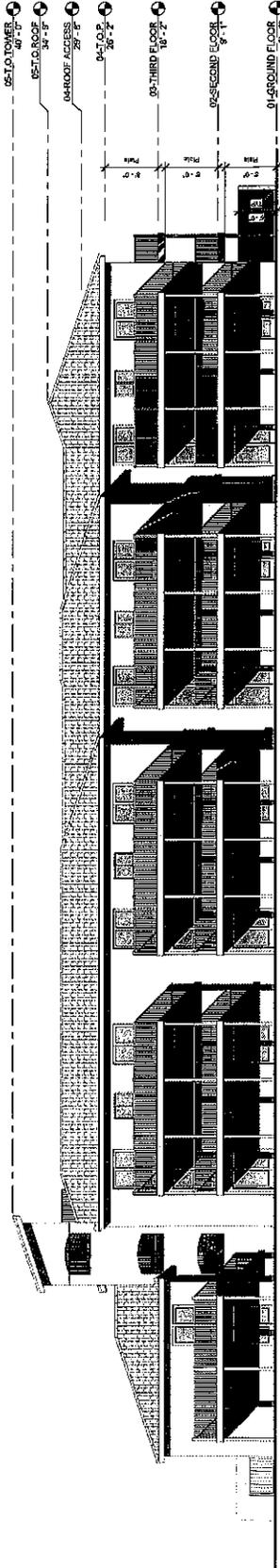
A-1

PROPOSED SITE PLAN
1014133 - PIONEER STREET APARTMENTS
07/23/15

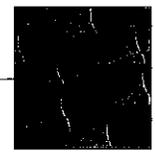
PROJECT: 1014133 - PIONEER STREET APARTMENTS
DATE: 07/23/15
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1"=20'-0"



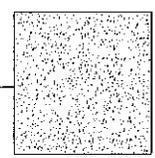
1 Front (North) Elevation



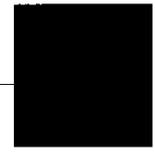
2 Building A - Left (West) Elevation / Building B - Right (East) Elevation



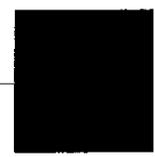
Roofing Tile
 Eagle Concrete Tile
 Capistrano El Camino Real
 Santa Barbara Blend SMC 8403



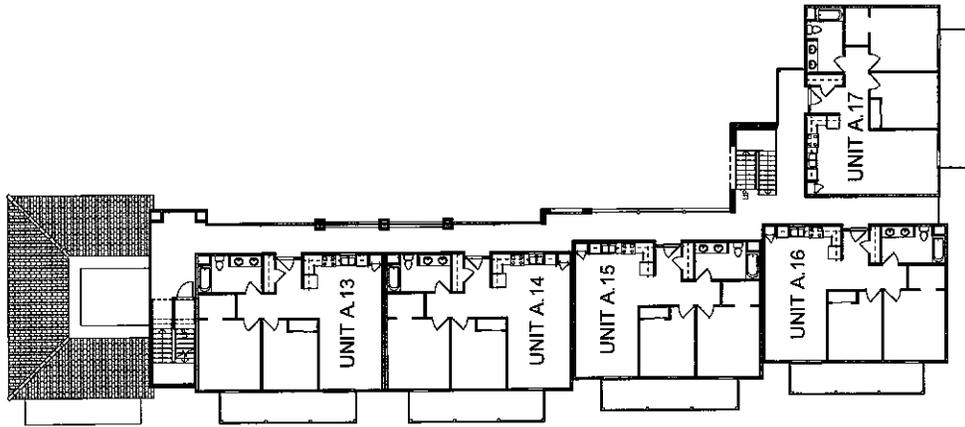
Stucco
 Merflex P-525 Navajo White



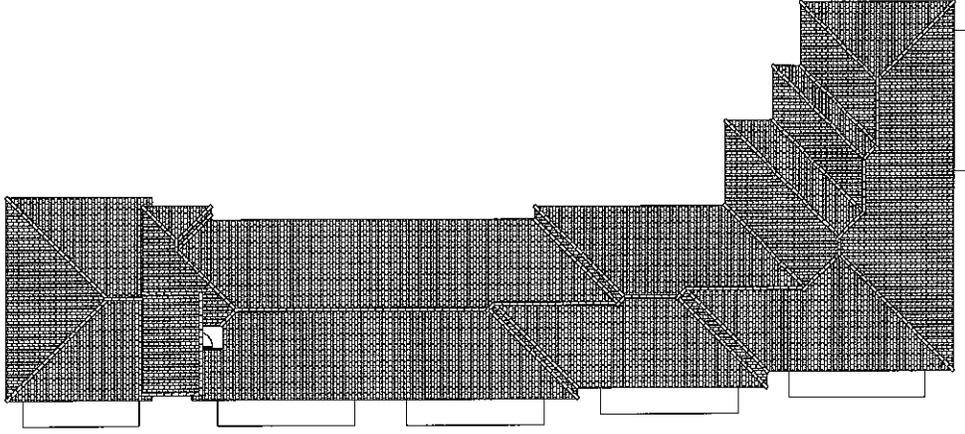
Door, Trim, Fascia, Accent Paint
 Kelly Moore
 KM 5407 Brick-A-Brack



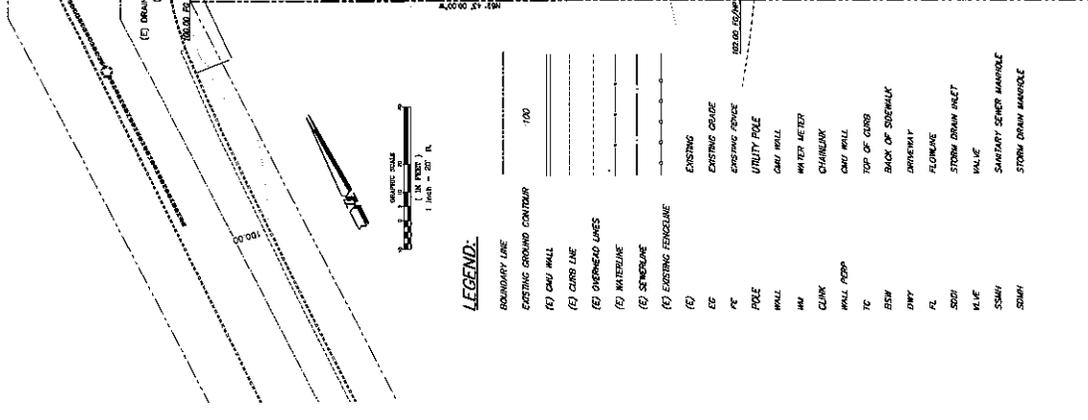
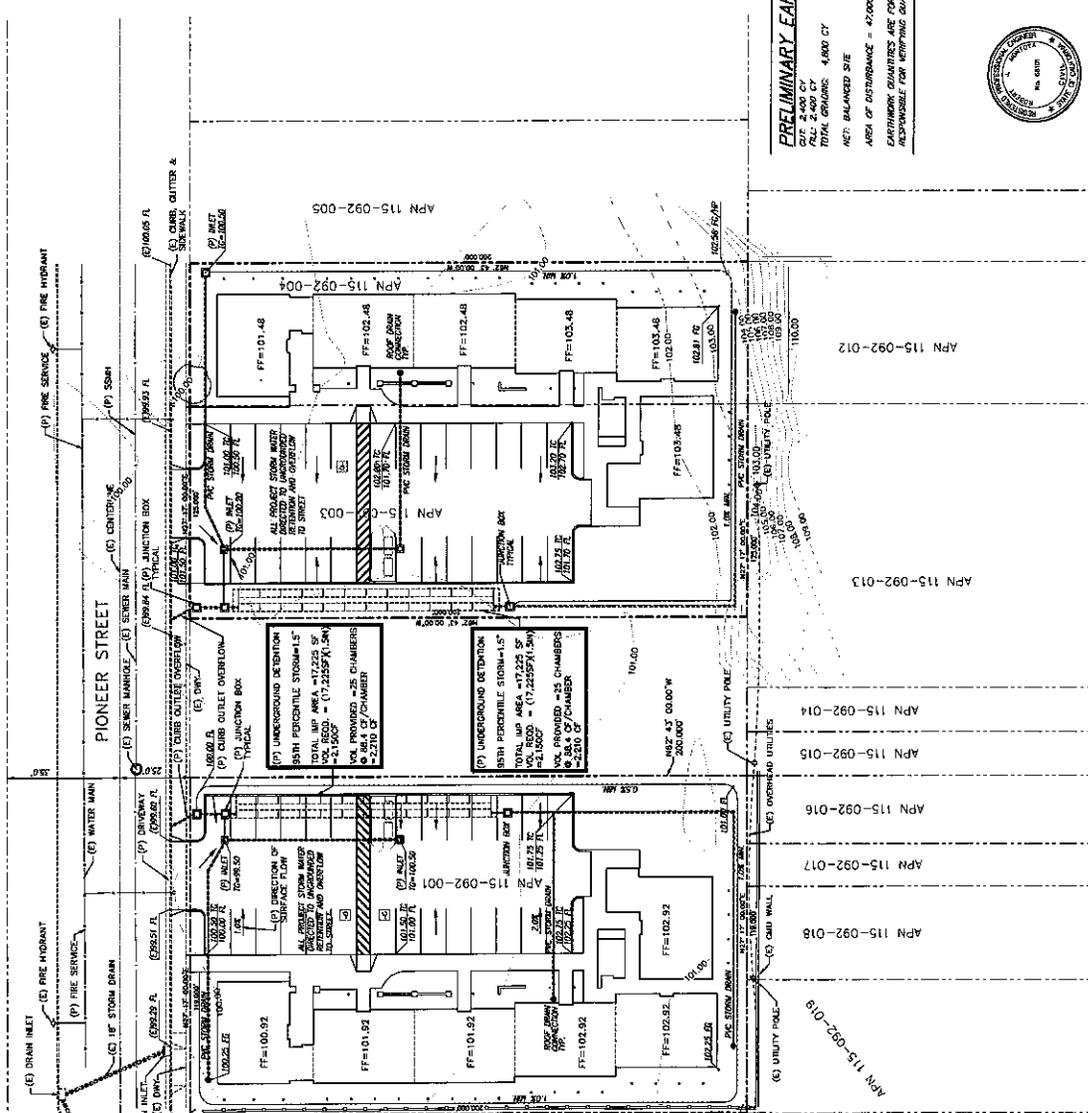
Metal Railings Paint
 Kelly Moore
 KMA 87 Stiletto



① TUMBO FLOOR PLAN
3/22' x 11/0'



② ROOF PLAN
3/22' x 11/0'

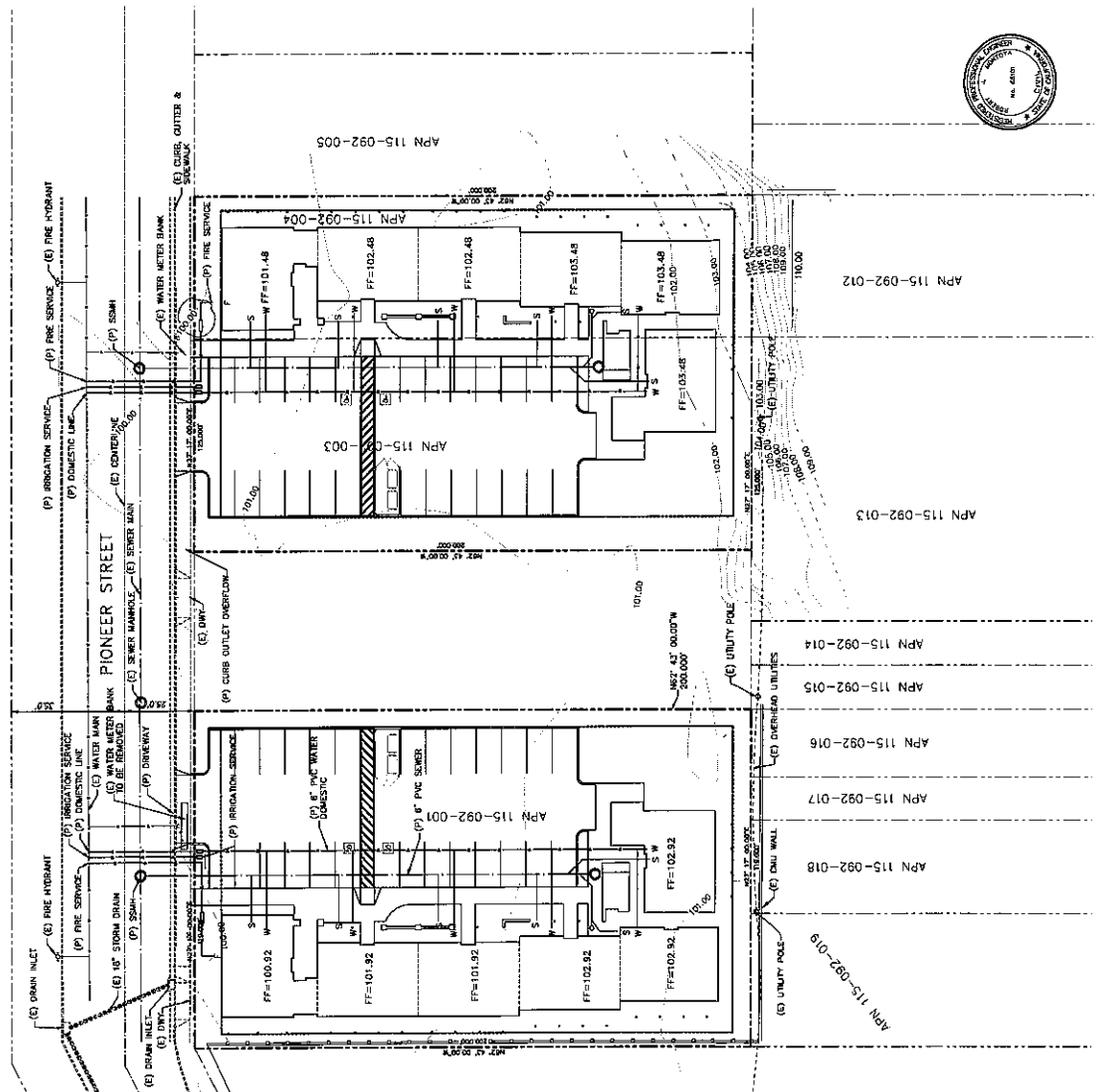


PRELIMINARY EARTHWORK QUANTITIES:
 NET: BALANCED SITE
 TOTAL GRADING: 4,800 CY
 CUT: 2,400 CY
 FILL: 2,400 CY
 AREA OF DISTURBANCE = 47,000 SQUARE FEET
 EARTHWORK QUANTITIES ARE FOR GRADING AND PROMISING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING QUANTITIES FOR CONSTRUCTION PURPOSES.

CIVIL DESIGN SOLUTIONS
 ADMINISTRATION@CIVILDESIGN.COM
 1000 S. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.8888
 FAX: 303.733.8889

CITY OF HAWAII, STATE OF CALIFORNIA
 PROJECT NO. _____
 SHEET NO. _____ OF _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 CALIFORNIA LICENSE NO. _____
 HAWAII LICENSE NO. _____





LEGEND:

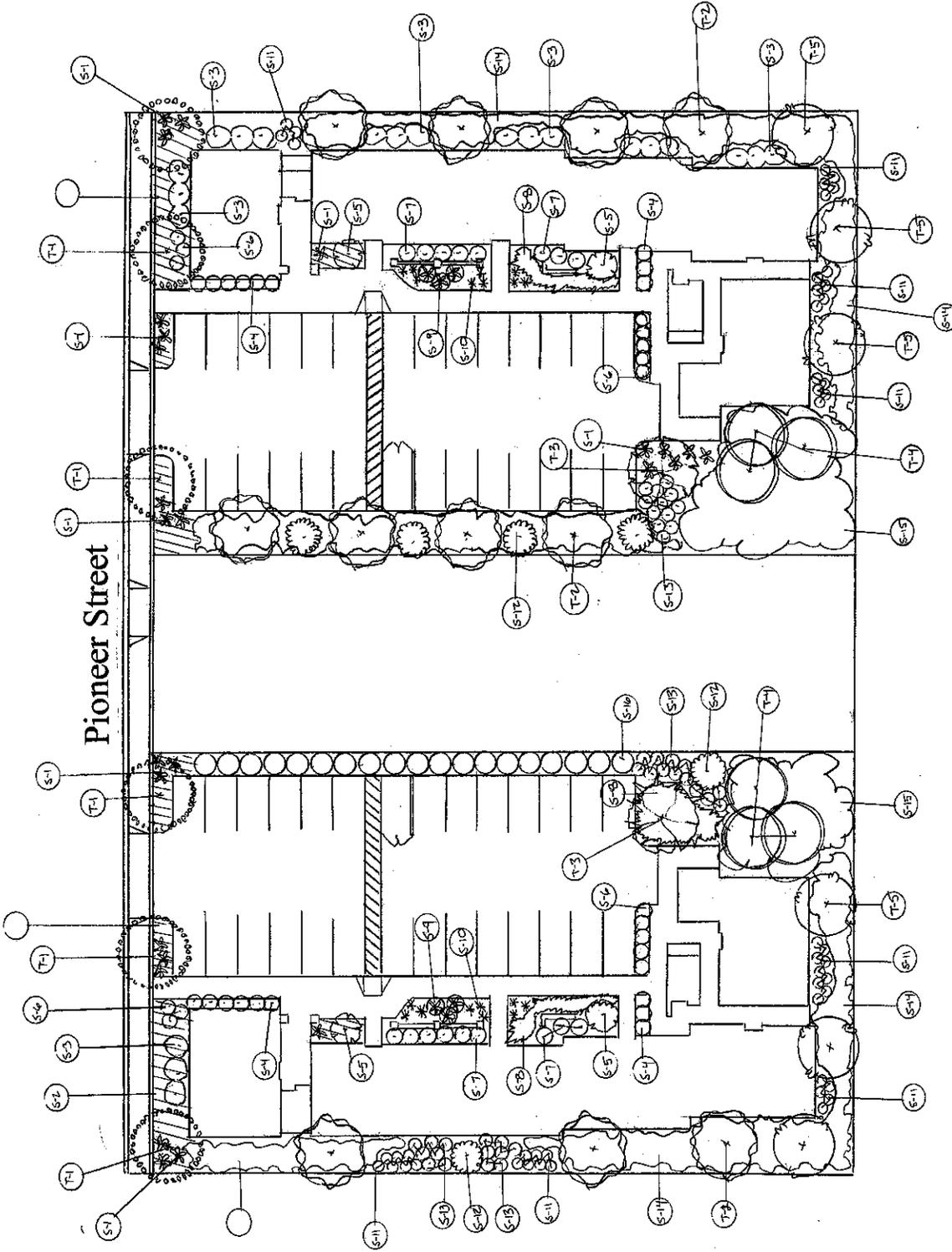
- BOUNDARY LINE
- EXISTING GROUND CONTOUR
- CMU WALL
- CURB LINE
- OVERHEAD LINES
- WATERLINE
- SEWERLINE
- EXISTING FENCELINE
- EXISTING
- EXISTING DRIVE
- EXISTING FENCE
- UTILITY POLE
- CMU WALL
- WATER METER
- CHANNEL
- CMU WALL
- TOP OF CURB
- BACK OF SIDEWALK
- DRIVEWAY
- FLOWLINE
- SOOI
- VALVE
- SMWY
- SMWY



Scale 1 in. = 20ft. March 5, 2015

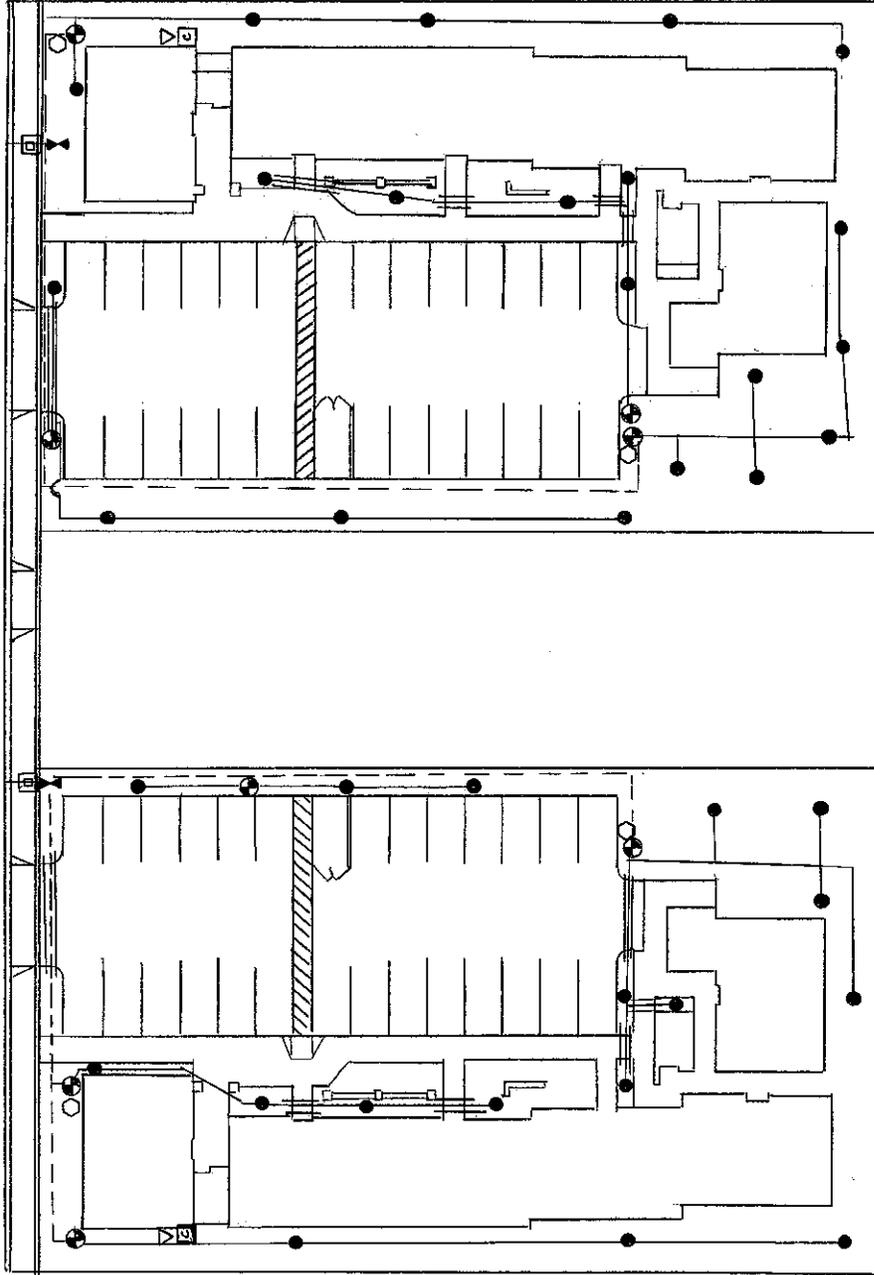
Jim Homer Landscape Design
P.O. Box 180
San Luis Obispo, Ca 93401
C-27 389708
(805) 431-9403

L-1



Pioneer Street Apartments
Building A and Building B
Guadalupe, Ca 93434
Landscape Plan

Pioneer Street



Irrigation Plan

Pioneer Street apartments
Building A and B
Guadalupe, Ca 93434

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Scale = 1 in. = 20ft.

ATTACHMENT 4

Final Initial Study/Mitigated Negative Declaration