



Meeting Date: December 4, 2023
Item Number: 4

ADMINISTRATIVE HEARING AGENDA REPORT

SUBJECT: Request for a modification to Minor Use Permit USE-0489-2022 to allow six (6) additional on-site bar/tavern uses in selected tenant suites at the existing Duncan Alley development.

PROJECT ADDRESS:
 3055, 3183, 3197 Duncan Road

BY: Callie Taylor, Associate Planner
 Phone Number: (805) 781-7016
 E-mail: cltaylor@slocity.org

FILE NUMBER: MOD-0319-2023

FROM: Brian Leveille, Senior Planner

RECOMMENDATION

Approve a Minor Use Permit modification to establish six (6) additional on-site bar/tavern uses in selected tenant suites of the existing Duncan Alley development, based on findings and subject to conditions of approval.

SITE DATA

Applicant	Duncan Alley, LLC
Complete Date	November 3, 2023
General Plan	Service and Manufacturing
Zoning	Service Commercial (C-S)
Site Area	3.15 acres
Tenant Area	2,600 SF of additional bar/tavern/tasting room area
Environmental Status	Categorically exempt under Section 15301, Class 1, Existing Facilities, of the CEQA Guidelines.



SUMMARY

The applicant, Duncan Alley, LLC, has requested to modify a previously approved Minor Use Permit (USE-0489-2022) to allow six (6) additional bar/tavern tenant suites totaling 2,600 square feet of use area at 3055, 3183, 3197 Duncan Road in the Service Commercial (C-S) zone. The proposed six (6) bar/tavern locations would be in addition to the five (5) bar/tavern spaces previously approved in January 2023 for the existing Duncan Alley development. Proposed uses include alcoholic beverage services (bars/taverns) and tasting rooms associated with on-site distilleries, breweries, and/or wine processing. Zoning Regulations Table 2-1 (Uses allowed by Zone) states that a Minor Use Permit is required to establish a bar, tavern, or tasting room in the C-S zone. Hours of operation are not proposed to extend past 10:00 pm. No amplified music is proposed.

1.0 PROJECT INFORMATION

Site Information/Setting

The subject property is located in the C-S zone on the corner of Duncan Road and Orcutt Road, east of Broad Street and west of the railroad tracks. The property contains three (3) commercial buildings with a combined total of 32,940 sq. ft. of commercial space (Building A: 6,271 sq. ft., Building B: 17,850 sq. ft., and Building C: 8,819 sq. ft.) The buildings are divided into 3 to 5 separate tenant lease spaces per building, for a total of approximately 13 tenant spaces on-site. A Minor Use Permit (USE-0489-2022) was approved in January 2023 to allow five (5) bar/tavern/tasting room spaces. Current uses include warehousing, wine/beer/alcohol production, bar/tavern/tasting rooms, small food service spaces, accessory retail and office, and one (1) architectural design office. The commercial buildings are accessed by a looped common driveway and parking is shared on site. The project site was originally developed in 1982 and was used for warehousing, distribution, and building materials type uses. Façade and site improvements were recently completed to update the entire site in accordance with ARCH-0676-2021, which was approved in January 2022.

Project Description

An application for a modification to a Minor Use Permit has been submitted to allow six (6) additional bar/tavern spaces, in addition to the existing five (5) bar/tavern spaces, to be located within select tenant suites of the existing Duncan Alley development. Proposed uses include alcoholic beverage services (bars/taverns) and tasting rooms associated with on-site distilleries, breweries, and/or wine processing.

The proposed bar/tavern tenant spaces range in size from 250 to 600 sq. ft. each, for a total of 2,600 sq. ft. of additional bar/tavern use area throughout the three (3) buildings. With the proposed modification, a total of eleven (11) bar/tavern tasting rooms totaling 4,985 sq. ft. of use area would be located within Duncan Alley development.

Hours of operation are not proposed to extend past 10:00 pm. No amplified music is proposed. In addition to the bar/tavern uses, the site is proposed to include light manufacturing (brewery, wine/cider processing), warehouse storage, restaurant and food prep spaces, coffee roasting, accessory retail sales areas, and accessory office space, which are all allowed uses in the Service Commercial zone. The tasting room areas would be separated from the alcohol production (light manufacturing) areas due to Building Code occupancy separation requirements.

	Bar/ Tavern/ Tasting Room	Warehouse, Food Prep, Wine/ Beer Production	Office, Accessory Office & Retail
➤ Building A (adjacent to Orcutt Road)			
Ancient Owl	832 SF bar/tavern	658 SF warehouse	233 SF
Future Tenant 1	600 SF	494 SF	
El Lugar	415 SF tasting room	1,327 SF wine production, storage	356 SF
➤ Building B (center of the site)			
PBS	264 SF food/drink service counter	3,963 SF coffee roaster, production, storage	699 SF
Future Tenant 2	324 SF	4063 SF warehouse, production	348 SF
Future Tenant 3	570 SF	3725 SF warehouse, production	224 SF
Croma Vera	248 SF tasting room	287 SF warehouse	79 SF
Future Tenant 4 (second floor)			1783 SF
➤ Building C (north end of the site)			
Reiss Design			1806 SF architecture office
Future Tenant 5	350 SF	195 SF	151 SF
Future Tenant 6	500 SF	589 SF	
Shindig	528 SF tasting room	1857 SF Cider Distillery and storage	
Rhonedonnee	354 SF tasting room	1444 SF wine production and storage	
Total :	4,985 SF bar/tavern	18,602 SF warehouse, food prep, production	5,679 SF office, accessory retail



Proposed bar/tavern use



Previously approved bar/tavern use

2.0 PROJECT ANALYSIS

In order to protect and promote the public health, safety, and general welfare of the community, a Minor Use Permit has been required, per Table 2-1 of the Zoning Regulations, for expansion of bar/tavern uses proposed to operate in the C-S zone. It is intended that use permits allow flexibility in providing for, regulating, or preventing various uses, so they will be compatible with existing or desired conditions in their neighborhoods.

Consistency with Zoning Regulations

The Zoning Regulations define a bar/tavern as a business where alcoholic beverages are sold for on-site consumption where food service is subordinate to the sale of alcoholic beverages. This use includes wine tasting rooms and micro-breweries where alcoholic beverages are sold and consumed on-site. The use of the buildings for brewery/wine/cider production is considered a Manufacturing – Light use and is an allowed use in the C-S zone.

Bar/Tavern Use: Section 17.86.050 of the Zoning Regulations provides required findings that must be made in order to grant approval of a use permit for a new bar/tavern. Staff has evaluated the project and identified conditions to ensure the project is in substantial compliance with the 2012 Alcohol Outlet Regulations, as discussed in this analysis. The use will not result in adverse effects to health, welfare, or safety of people residing or working in the surrounding areas because the proposed use areas are located inside the tenant space and outdoor patio area and the hours of operation do not extend past 10:00 p.m.

Hours of Operation: Since the proposal includes bar/tavern uses without full food services, hours of operation shall not exceed 10 p.m. Staff recommends Condition No. 6, limiting the hours of operation of the bar/tavern uses to not extend past 10:00 p.m. This is consistent with the applicant's proposal and will ensure limited hours of nighttime operation if a new tenant occupies the space. Limiting the hours of operation ensures consistency with the 2012 Alcohol Outlet Regulations in place to reduce potential noise impacts and public safety problems associated with consumption of alcohol in the community.

Live Entertainment: The project does not propose any live entertainment or amplified music on-site.

Parking: There are 60 existing vehicle parking spaces on-site, plus three motorcycle spaces and 38 bicycle spaces. The project was previously approved for a shared parking reduction in 2018 due to a mix of on-site uses and varying hours of operation. As stated in previous project approvals, the project site may continue to utilize this 30% reduction so long as the finding can be made that the multiple uses which share the common parking area, and the times of maximum parking demand from the various uses, will not coincide. Per Municipal Code Table 3-4 (Parking Requirements by Use), 82 parking spaces would be required for the currently proposed uses without the shared parking reduction.

An updated Shared Parking Analysis was prepared by Orosz Engineering Group in October to analyze the additional bar/tavern parking demands. The Shared Parking Analysis found that there is adequate on-site parking available for the mix of uses currently proposed. The Shared Parking Analysis shows that a peak parking demand of 50 spaces would occur on Fridays between 1:00 p.m. and 4:00 p.m. According to the Shared Parking Analysis, the existing 60 vehicle parking spaces on-site are sufficient to support the proposed uses and provide a surplus of 10 spaces. Therefore, the 30% parking reduction which was previously approved for the site in 2018 will continue to apply to the site for the new proposed mix of uses.

3.0 ATTACHMENTS

1. Applicant's Project Description and Site/Floor Plans – October 2023
2. Shared Parking Analysis – October 2023

4.0 ALTERNATIVES

- Continue the project. An action continuing the application should include direction to the applicant and staff on pertinent issues, with reference to specific General Plan policies and/or Zoning Regulations.
- Deny the project. An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Zoning Regulations, or other policy documents.

5.0 ACTION

Staff recommends the Administrative Hearing Officer approve MOD-0319-2023, a modification to Minor Use Permit USE-0489-2022, to establish six (6) additional bar/tavern uses in selected tenant suites of the existing Duncan Alley development at 3055, 3183, 3197 Duncan Road, based on findings and subject to conditions.

Findings

1. The use will be consistent with the Zoning Regulations and the 2012 Alcohol Outlet Regulations because required conditions of approval are included that have been identified to reduce public safety problems associated with alcoholic beverage sales and provide for properly maintained alcohol outlets so that negative impacts generated by these activities are not harmful to the surrounding environment.
2. As conditioned, the use will not result in adverse effects to the health, peace, welfare, or safety of persons residing or working in the surrounding area because conditions of the use permit approval will minimize potential disturbances as well as impacts to police resources and the community. The proposed bar/tavern use areas are located inside the tenant space and on the adjacent outdoor patios and the hours of operation will not extend past 10:00 p.m.
3. As conditioned, the use will not result in jeopardizing or endangering the public health, welfare, or safety of persons residing or working in the surrounding area because the application is compatible with the existing uses in the vicinity and the project will be reviewed for Building and Fire Code compliance.
4. The use will not result in violations to any applicable provision of any other City, State, or Federal regulation, ordinance, or statute because conditions of the use permit have been established to regulate the operational characteristics to be consistent with existing City, State and Federal regulations. The use is required to have the proper State licensing for alcohol production and consumption.
5. The use is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood because the hours of operation are limited, consistent with adjacent businesses and uses.

6. The site is physically suitable in terms of public utilities, traffic generation, and public emergency vehicle access, because the proposed use is within an existing development that provides adequate utilities, vehicle parking, and site circulation, and the proposed use has been reviewed by City Fire, Engineering, Planning, Building, and Utilities departments and found to be consistent with City standards, subject to conditions of approval.
7. The project is categorically exempt from environmental review because the project consists of the permitting and minor alterations of an existing private building, and the project would result in a negligible expansion of the existing commercial use, and will not result in any significant impacts on the environment (Class 1, Section 15301, Existing Facilities, CEQA Guidelines).

Conditions

Planning Division

1. A building plan check submittal for tenant improvements that incorporates the following conditions of approval, shall be submitted for review and approval of the Community Development Department. A separate, full-size sheet shall be included in working drawings submitted for a building permit that lists all conditions of project approval.
2. This Minor Use Permit modification shall be subsequently reviewed by the Administrative Hearing Officer if the City receives substantiated written complaints from any citizen, Code Enforcement Officer, or Police Department employee, which includes information and/or evidence supporting a conclusion that a violation of this Minor Use Permit modification, or of City ordinances or regulations or Police Department resources (calls for service) applicable to the property or the operation of the business, has occurred. At the time of the review, to ensure on-going compatibility of the uses on the project site, conditions of approval may be added, deleted, modified, or the Use Permit may be revoked.
3. The Minor Use Permit modification shall be reviewed by the Community Development Director for compliance with conditions of approval, or to determine whether a subsequent modification of the Use Permit is necessary upon significant change to the business as represented in the applicant's submitted project application materials, or in the event of a change in ownership which may result in deviation from the project description or approved plans.
4. The bar/tavern uses shall be maintained and operated in substantial conformance with the project description and project site/floor plans dated October 5, 2023. Changes to the floor plan layout or operation of the use will require a modification to this Use Permit.
5. This Use Permit modification shall allow a maximum of eleven (11) bar/tavern use tenants totaling a maximum of 4,985 square feet within the existing Duncan Alley structures at 3055, 3183, 3197 Duncan Road in the locations identified on submitted project plans dated and October 5, 2023. This includes three (3) bar/tavern uses in Building A adjacent to Orcutt Road,

four (4) bar/tavern use in Building B at the center of the site, and four (4) bar/tavern uses proposed in Building C at the north end of the site.

6. The hours of operation of the bar/tavern uses shall not extend past 10:00 p.m.
7. Food service may be available at times alcohol is served but is not required as part of the Use Permit.
8. The proposed use shall operate in conformance with the City Noise Ordinance (Municipal Code Chapter 9.12, Noise Control) to maintain compatibility with the nearby residences and businesses. The applicant shall make reasonable efforts to minimize the potential for adverse noise and crowd impacts on adjacent establishments and nearby residences.
9. The site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Community Development Director.
10. All employees that will be handling and/or serving alcoholic beverages to customers shall attend and complete the California Alcohol Beverage Control's (ABC) "Licensee Education on Alcohol and Drugs" (L.E.A.D) and receive Certification prior to serving customers. L.E.A.D. Certifications shall be maintained on-site by the business owner and be made available upon request by the Police Chief. Other equivalent training may be approved by the Police Chief.
11. The business owner shall be responsible for on-going security/safety training to accommodate changes in personnel. The business owner is responsible at all times for verifying the legal age of patrons, for monitoring patrons' on-site alcohol consumption, and for declining to serve alcohol to patrons who demonstrate signs of intoxication or impairment associated with alcohol consumption, based on training provided to all staff. The business owner shall not permit its patrons to leave the licensed premises with any alcoholic beverage or to consume alcoholic beverages on any property adjacent to the licensed premises under the control of the licensee(s).
12. The business owner or property management shall maintain and operate a video recording system that records activity at all entrances and exits during all business hours. The video shall be of a quality suitable for later identification of customers and staff. It will be recorded in a manner that may be retrieved and provided to police immediately upon demand. Video data shall be retained for a minimum of 72 hours or as otherwise required by law.
13. Business shall be conducted in a manner that will not violate any provisions of the California Alcoholic Beverage Control Act, prohibiting the sale of alcohol to minors; maintaining the public health, morals, convenience, and safety; and taking reasonable steps to correct any objectionable conditions on the premises and immediately adjacent to the premises.
14. To address complaints and minimize the need for police response to minor issues, an owner or manager or designee shall be on premises at all times, and shall be available to be contacted by a City representative and/or adjacent property owner or tenant. The applicant shall provide

and regularly update contact information to the City's Police, Fire, and Community Development Departments and adjacent property owners and tenants, or interested members of the public.

15. Any on-site music or entertainment shall maintain an ambient level, which is clearly incidental, that allows for normal conversation levels, and for which no cover fee or ticket is required. Live or amplified entertainment that meets the definition of a Night Club shall not be allowed at this location without the approval of a Night Club Use Permit.
16. All conditions of approval associated with ARCH-0676-2021 (approved January 2022) for exterior improvements to the three existing commercial buildings shall continue to apply to the site.
17. A 30% parking reduction was approved for the subject site in 2018 with Use Permit USE-1156-2017. The project site may continue to utilize this 30% reduction so long as the following finding can be made:

The 30% shared and mixed-use parking reduction is consistent with Zoning Regulations because multiple uses share the common parking area, and the times of maximum parking demand from the various uses will not coincide.

To ensure this finding can be made, the property owner and/or property management shall keep a table of all uses on the property which lists the amount of parking each use requires and the times of their expected maximum parking demand. This table shall be provided with application materials submitted to the Community Development Department for future entitlement applications, building permit applications including but not limited to tenant improvements, and, if requested, in connection to new business license submittals.

Building/Fire Code Requirements

1. A Building Permit shall be required for tenant improvements to verify Building Code, Fire Code, San Luis Obispo Municipal Code, and ADA compliance.
2. Fire sprinklers shall be installed prior to occupancy as required by the Building Code, Fire Code, and/or City of San Luis Obispo Municipal Code at time of Building Permit submittal for tenant improvements and/or business license.
3. The maximum posted occupant load for each space shall not be exceeded at any time. This permit is strictly limited to allow only the occupant load for the premises as approved by the City of San Luis Obispo Fire Department. Occupant loads approved by the City of San Luis Obispo Fire Department shall be posted at all times.

Indemnification

1. 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 the City shall fully cooperate in the defense against an Indemnified Claim.

Action:

- Approve
 - Approve as modified
 - Deny
 - Continue to: _____ to allow _____
-
- Continue indefinitely to allow: _____

Tyler Corey, Deputy Director of Community Development
Hearing Officer

DUNCAN ALLEY

A CURATED COMMERCIAL ADAPTATION

3197 +3183 + 3055 DUNCAN ROAD | SAN LUIS OBISPO | CALIFORNIA
MINOR USE PERMIT [USE-0489-2022] MODIFICATION
23.1005



PROJECT TEAM

DEVELOPER | OWNER | APPLICANT

Covelop, Inc
 PO Box 12910
 San Luis Obispo, CA 93406

ARCHITECT | REPRESENTATIVE

Bracket Architecture Office
 380 Pacific St
 San Luis Obispo, CA 93406
 Bryan Ridley | br@bracketao.com | 805 704 0535

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TENANT OPERATIONS

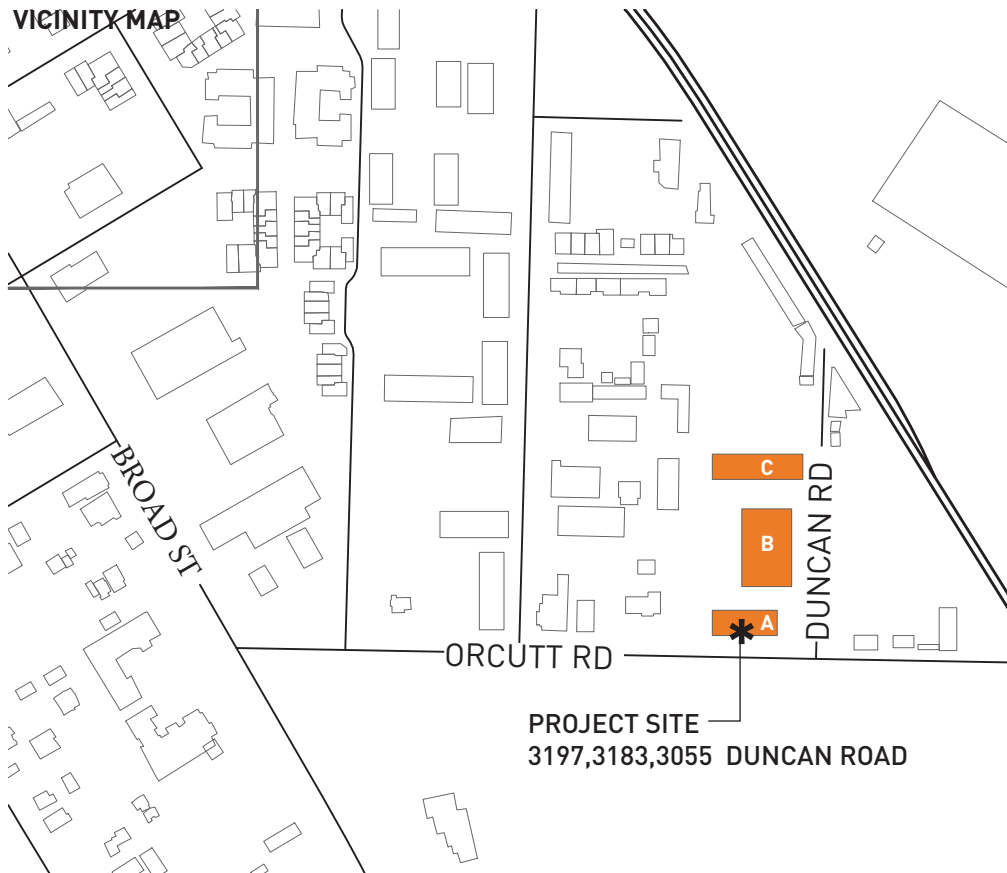
Specific to this Minor Use Permit application the following outlines future tenant functions and hours of operation.
 [All future tenant functions will be similar to functions approved in previous approved Minor Use Permit.]

Amplified music is not proposed.

Tasting rooms with adjacent wine/beer/cider production and storage.

Alcoholic beverage service and pre-packaged snacks.

Open hours will generally be 10am - 10pm



PROJECT DESCRIPTION

This Minor Use Permit Application is to modify a previously approved Minor Use Permit [USE-0489-2022] for the inclusion of additional bar/tavern spaces.

PROJECT DATA

Address: 3197, 3183, 3055 Duncan Road
 APN: 053-202-016
 Zoning: C-S Service Commercial
 Adjacent Zoning: C-S [west], M [north], M/C-S [west]
 Lot Area: 85,377 square feet [1.96 acres]
 Current Use: Multi-suite storage, manufacturing, retail and office building
 Year of Construction: 1982
 Proposed Use: Multi-suite storage, manufacturing, retail and office building

Existing Gross Building Areas:

A	6,271 sf
B	17,850 sf
C	8,819 sf

Existing Total Area:

32,940 sf

Area of Addition(s) proposed

0 sf

Lot Coverage:

75% Allowed	64,032 square feet
39% Existing	32,940 square feet

Building Height:

Allowed	35'
Existing = Proposed	27'-6" BLDG B 21'-0" BLDGS A+C

Construction Type + Occupancy:

Current Type	Unprotected Steel, VB
Current Occupancy	1979 UBC, Group B Division II Division 2. Wholesale and retail stores, office buildings, drinking and dining establishments having an occupant load of less than 50, printing plants, municipal police and fire stations, factories and workshops using materials not highly flammable or combustible, storage and sales rooms for combustible goods, paint stores without bulk handling.

Proposed Occupancy

2019 CBC, Groups B,M, F, S, A-2

Fire Sprinklers:

A	none existing, to be installed
B	none existing, none proposed
C	none existing, none proposed

DUNCAN ALLEY

3197 + 3183 + 3055 DUNCAN ROAD | SAN LUIS OBISPO
 23.1005 USE-0489-2022 MODIFICATION

SUMMARY OF USES

[restrooms and circulation not included]

*uses previously approved

BUILDING A		PARKING REQUIRED
ancient owl*		
accessory retail	150 sf	0.50
warehouse	658 sf	0.44
bar/tavern/restaurant	832 sf	8.32
office + accessory	83 sf	0.28
future tenant 1		
warehouse	494 sf	0.33
bar/tavern/restaurant	600 sf	6.00
el lugar*		
accessory retail	356 sf	1.19
warehouse	736 sf	0.49
bar/tavern/restaurant	415 sf	4.15
light manufacturing	591 sf	0.59
BUILDING B		
pbs*		
accessory retail	250 sf	0.83
warehouse	2,496 sf	1.66
bar/tavern/restaurant	264 sf	2.64
office + accessory	449 sf	1.50
food prep	811 sf	0.54
light manufacturing	656 sf	0.66
future tenant 2		
accessory retail	348 sf	1.16
warehouse	3,545 sf	2.36
bar/tavern/restaurant	324 sf	3.24
light manufacturing	518 sf	0.52
future tenant 3		
accessory retail	224 sf	0.75
warehouse	3,207 sf	2.14
bar/tavern/restaurant	570 sf	5.70
light manufacturing	518 sf	0.52
croma vera		
accessory retail	79 sf	0.26
warehouse	287 sf	0.19
bar/tavern/restaurant	248 sf	2.48
future tenant 4		
office + accessory	1,783 sf	5.94

BUILDING C		PARKING REQUIRED
reiss design*		
office + accessory	1,806 sf	6.02
future tenant 5		
accessory retail	151 sf	0.50
warehouse	195 sf	0.13
bar/tavern/restaurant	350 sf	3.50
future tenant 6		
warehouse	395 sf	0.26
bar/tavern/restaurant	500 sf	5.00
light manufacturing	194 sf	0.19
shindig*		
warehouse	1,190 sf	0.79
bar/tavern restaurant	528 sf	5.28
light manufacturing	667 sf	0.67
rhonedonnee*		
warehouse	1,104 sf	0.74
bar/tavern/restaurant	354 sf	3.54
light manufacturing	340 sf	0.34

TOTAL PROGRAM		TOTAL PARKING REQ'D
accessory retail	1,558 sf	5.2 [1 per 300]
warehouse	14,307 sf	9.5 [1 per 1,500]
bar/tavern/restaurant	4,985 sf	49.9 [1 per 100]
office + accessory	4,121 sf	13.7 [1 per 300]
food prep	811 sf	0.5 [1 per 1,500]
light manufacturing	3,484 sf	3.5 [1 per 1,000]
<u>SUBTOTAL</u>	<u>29,266 sf</u>	<u>82.3</u>

SHARED PARKING REDUCTION
 [30% per ARC-0676-2021 approval] -24.7
 Total Parking Required 57.6 spaces = 58 spaces

PARKING ANALYSIS

Vehicle Parking Provided	
Standard Parking	44
Compact Parking	13
Standard Accessible Parking	1
Van Accessible	2
<u>Total Parking Provided</u>	<u>60</u>

Electric Vehicle Charging:
 no new charging accommodations provided.
 project does not propose a substantial addition to the existing development.
 [17.72.040D]

Motorcycle Parking:	
Required	3 [1 per 20 parking spaces required]
Provided	3

Bicycle Parking:			
use	short	long term	
accessory retail	1.17	0.39	[1 per 1000]
warehouse	0.48	1.43	[1 per 7500]
bar/tavern/restaurant	24.93	8.31	[1 per 150]
office + accessory	2.06	0.68	[1 per 1500]
<u>food prep + light mfr</u>	<u>0.53</u>	<u>1.61</u>	<u>[1 per 2000]</u>
Required	29	12	38 total
Provided	29	12	38 total

*Per condition of approval #3 for ARC-0676-2021 the property owner and/or property management shall keep a table of all uses on the property which lists the amount of parking each use requires and the times of their expected maximum parking demand. This table shall be provided with the application materials submitted to the Community Development Department for future entitlement applications, building permit applications including but not limited to tenant improvements, and , if requested, in connection to new business license submittal.

A parking demand study was prepared by Orosz Engineering Group [OEG] and is included by attachment to this package of drawings. It found that the proposed project uses and hours of operation supported a shared parking reduction of 30%. The parking calculations above therefore reflect that reduction. All outdoor areas are for common use and are not included in the parking analysis calculations.

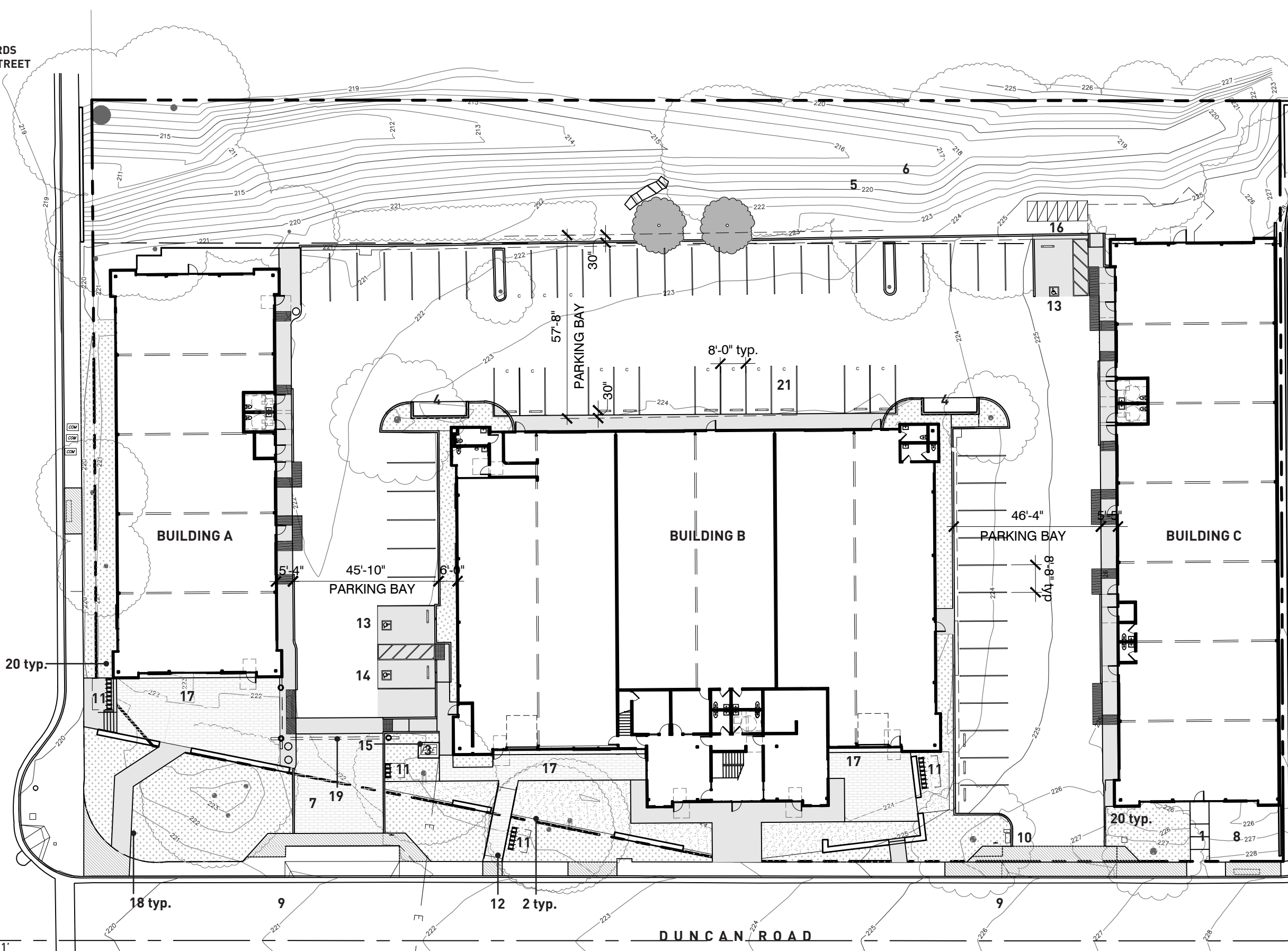
TOWARDS
BROAD STREET

ORCUTT ROAD

ACCESSIBLE ROUTE - - -

REFERENCE NOTES

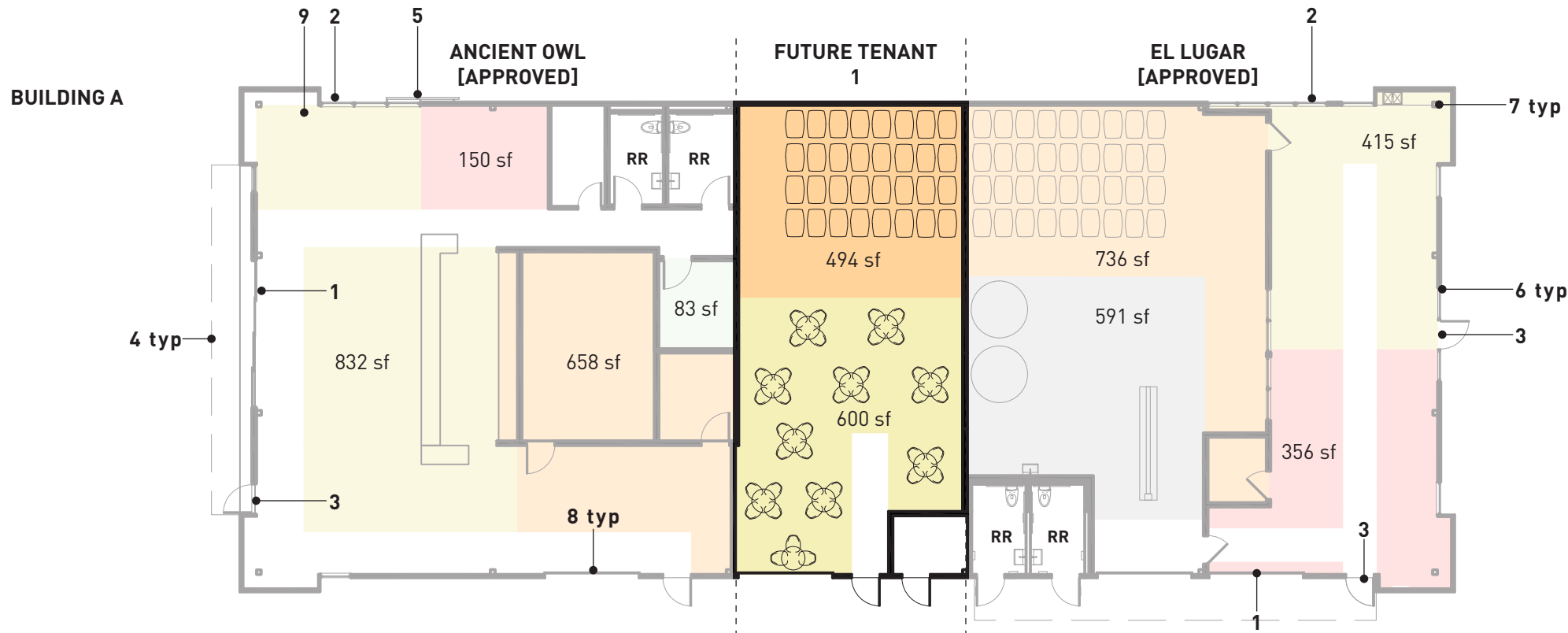
1. CONCRETE FLATWORK
2. GENUS PLATANUS
3. UTILITY BOX AND PAD
4. REFUSE COLLECTION AREA
5. EPHEMERAL DRAINAGE CHANNEL
6. MIXED TREES + SHRUBS
7. DECORATIVE PAVED DRIVE AISLE
8. VEGETATIVE LANDSCAPE
9. FIRE HYDRANT
10. MAIL BOXES
11. SHORT TERM BICYCLE PARKING
12. ACCESSIBLE RAMP
13. VAN ACCESSIBLE PARKING SPACE
14. STANDARD ACCESSIBLE PARKING
15. UTILITY SCREEN
16. LONG TERM BICYCLE PARKING [2 EACH]
17. COMMON OUTDOOR PATIO
18. EXTERIOR PATH LIGHT
19. ENTRANCE SIGNAGE
20. EXTERIOR DOWNWARD WALL SCONCE
21. COMPACT CAR PARKING



SITE PLAN
SCALE: 1/32" = 1'

DUNCAN ALLEY
3197 + 3183 + 3055 DUNCAN ROAD | SAN LUIS OBISPO
23.1005 USE-0489-2022 MODIFICATION

BRACKET ARCHITECTURE OFFICE



PLAN NOTES

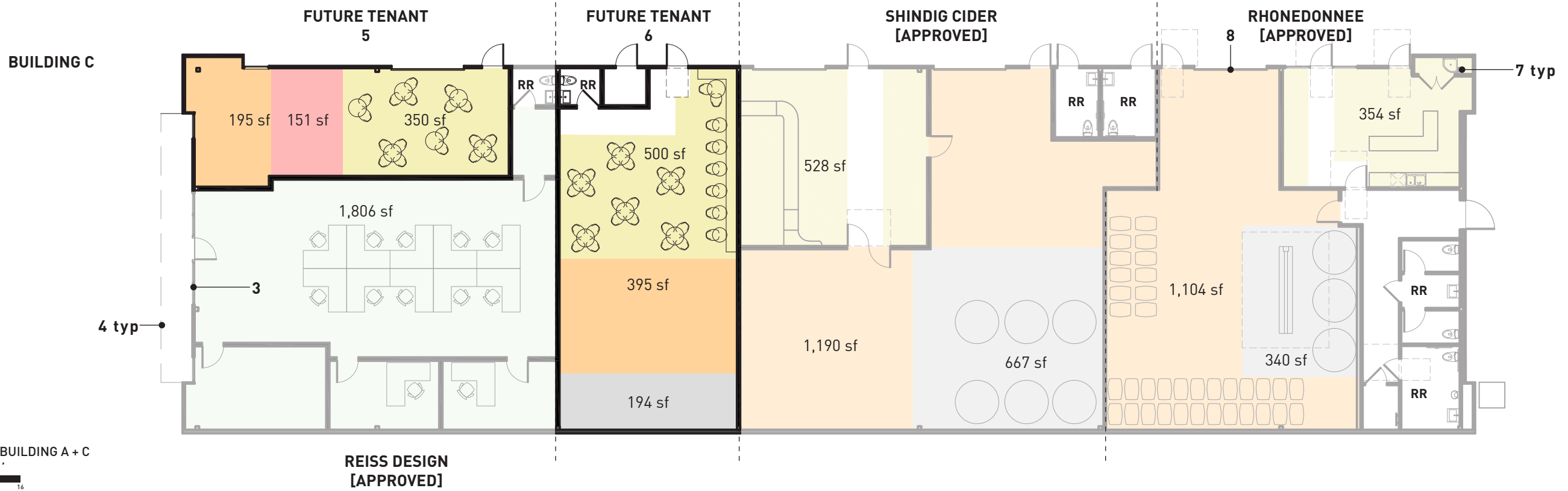
- 1 Overhead roll-up door
- 2 Storefront
- 3 Storefront door
- 4 Line of awning above
- 5 Wood screen
- 6 Replacement sheet metal siding
- 7 Steel structure
- 8 Coil-up door
- 9 Occasional live music

AREA SUMMARY

Floor areas:
 Building A = 6,271 sf
 Building C = 8,819 sf

PROGRAM LEGEND

- Accessory Retail
- Warehouse
- Bar/Tavern/Restaurant
- Accessory Office
- Food Prep
- Light Manufacturing

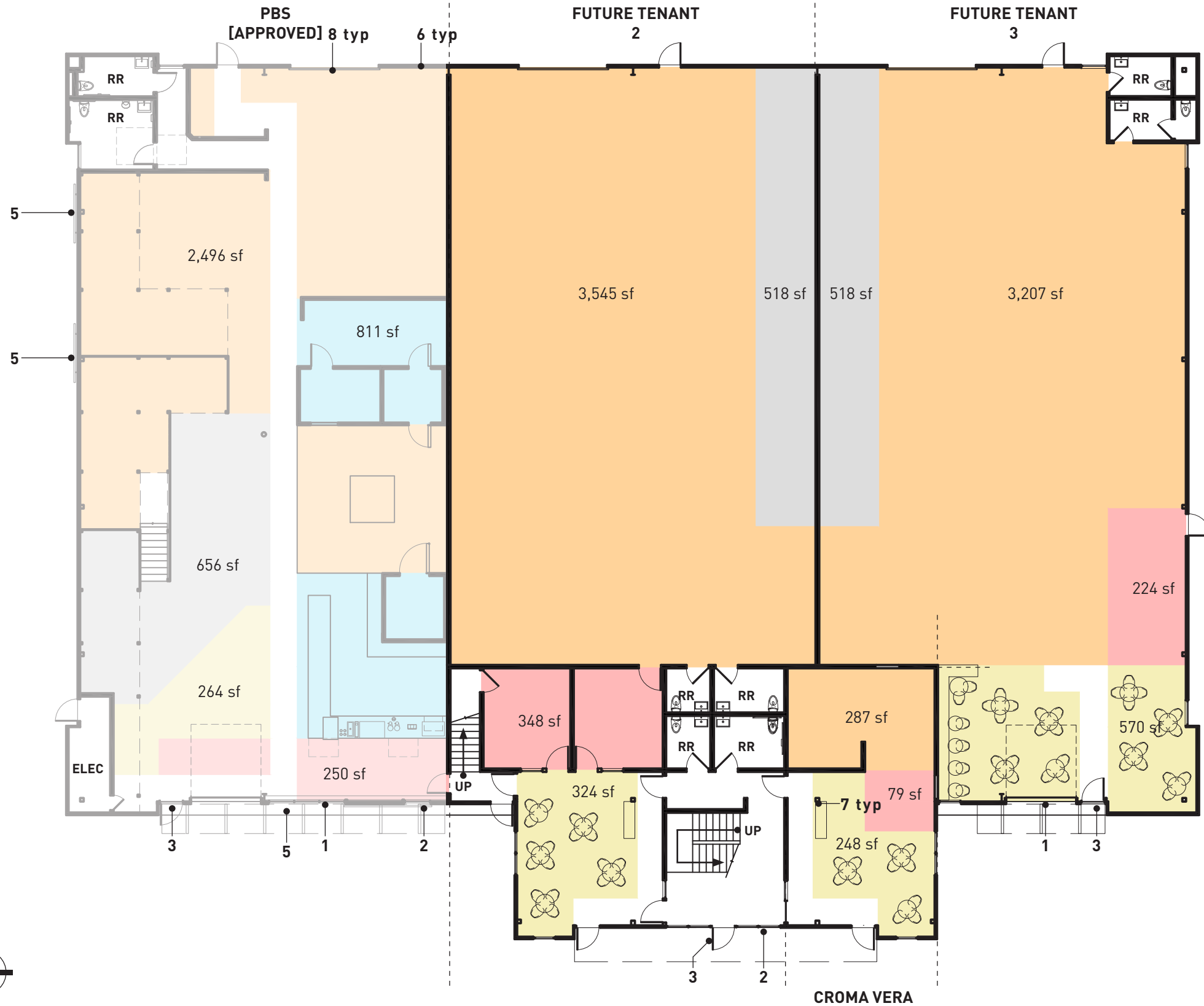


FLOOR PLANS - BUILDING A + C
 SCALE: 1/16" = 1'
 0 4 8 16

DUNCAN ALLEY
 3197 + 3183 + 3055 DUNCAN ROAD | SAN LUIS OBISPO
 23.1005 USE-0489-2022 MODIFICATION

BRACKET ARCHITECTURE OFFICE

BUILDING B



PLAN NOTES

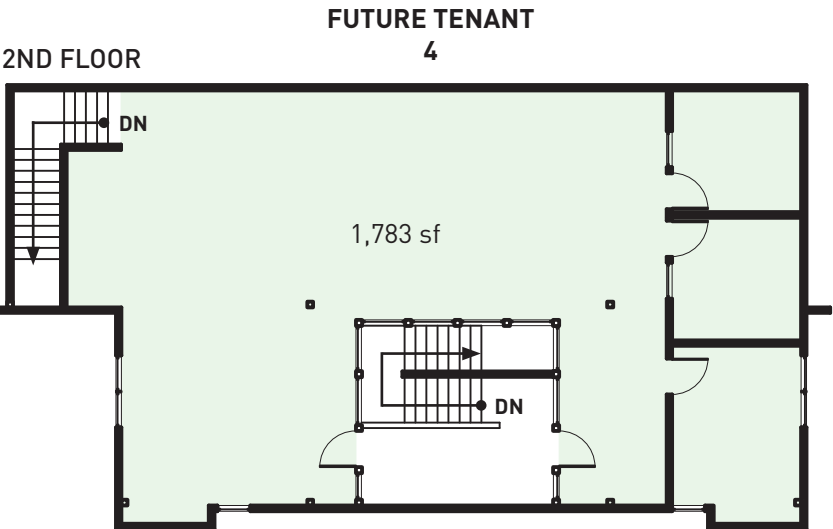
- 1 Overhead roll-up door
- 2 Storefront
- 3 Storefront door
- 4 Line of awning above
- 5 Wood screen
- 6 Replacement sheet metal siding
- 7 Steel structure
- 8 Coil-up door
- 9 Occasional live music

AREA SUMMARY

Floor areas:	
First floor	= 16,044 sf
Second floor	= 1,806 sf
Total area	= 17,850 sf

PROGRAM LEGEND

- Accessory Retail
- Warehouse
- Bar/Tavern/Restaurant
- Accessory Office
- Food Prep
- Light Manufacturing



FLOOR PLANS - BUILDING B
 SCALE: 1/16" = 1'
 0 4 8 16

DUNCAN ALLEY
 3197 + 3183 + 3055 DUNCAN ROAD | SAN LUIS OBISPO
 23.1005 USE-0489-2022 MODIFICATION

BRACKET ARCHITECTURE OFFICE



OEG 22-1102

October 19, 2023

Mr. Bryan Ridley ARCHITECT
bracket architecture office
PO Box 1810,
San Luis Obispo, CA 93406

Subject: Duncan Alley - Shared Parking Analysis

Dear Mr. Ridley:

Orosz Engineering Group, Inc. (OEG) is pleased to provide you with this letter report to assist in the evaluation of the potential parking impacts that could be associated with the proposed commercial development project planned for Duncan Alley in San Luis Obispo. We are familiar with shared parking concepts and the City of San Luis Obispo parking requirements.

PROPOSED PROJECT

The project is proposing will utilize time of day shared parking with the existing and proposed uses. The project consists of a combination of office, warehouse, restaurant/bar, brewery/winery tasting rooms and is requesting a reduction in the required parking on-site based on the ability to share parking throughout the day, which is allowed as part of a Conditional Use Permit.

There are three buildings located on the subject property located at 3055, 3183, and 3197 Duncan Road that total 29,266 square feet (SF) of gross retail building. Within these buildings, there are a total of 14,307 SF of warehouse space, 5,796 SF of bar/tavern/restaurant/tasting room area/food preparation areas, 4,121 SF of office space, 3,484 SF of light manufacturing area, and 1,558 SF of retail space. The hours of operation for the bar/tavern/restaurant/tasting room areas are 10 AM to 6 PM, daily. For 3,592 SF of the bar/tavern/restaurant/tasting room/food preparation areas, they continue to operate from 6 PM to 10 PM, daily.

The project proposed a total of 60 vehicle parking spaces in addition to three motorcycle spaces and 36 bicycle spaces.

Along Duncan Road, the street parking is limited to 2 hours maximum 6 AM to 10 PM daily. This would limit any longer-term potential project site parking demand from utilizing those parking spaces.

PARKING REQUIREMENTS

Per city codes, the individual land uses would require 74 parking spaces without a shared parking analysis.

PARKING DEMAND

The City of San Luis Obispo requires that a shared parking analysis be conducted to ensure that the on-street parking near the site is not impacted by the parking required for the proposed project. The ITE Parking Generation, 3rd edition was referenced to prepare the time of day, shared parking analysis for this project. The ITE reference provides time of day and day of week parking demands for a variety of land uses. For this project, the manufacturing, office, retail, and warehousing time of day and peak parking demands were utilized. For the food preparation area, the square footage was added to the restaurant use area for parking calculation purposes. The time of day for the retail and restaurant uses were adjusted from the ITE parking data to reflect the proposed hours of operation for the project (slightly longer hours than the ITE data are proposed). Since the bar/tavern/restaurant/tasting room/food preparation land use does not match any one ITE land use code a combination of ITE land use code data was used for this project. For the hours of operation, the restaurant/bar uses function closer to a Quality Restaurant use (busier evenings, with moderate mid-day use). For the parking demands, these uses operate more closely with the Fast Casual use (order and sit-down with higher turnover).

The time of day and day of week parking hourly demands for the proposed project operation is summarized in Table 1 attached to the rear of this report. Table 2 applies these hourly parking demands and applies them to the square footage of the proposed project to determine the time of day/shared parking peak parking demands for each land use and the overall site. As seen in Table 2, the typical weekday peak parking demand for the site would occur around 1 PM with a peak parking demand of 49 spaces. On a typical weekend day, the peak parking demand for the site would occur around 6 PM with 39 parking spaces.

Since the land uses include office, warehouse, and light manufacturing uses that are primarily weekday, and that the bar/tavern/restaurant/tasting room/food preparation uses could be busier on a Friday, a Friday parking analysis was conducted. We assumed that the busier weekend hourly parking demands occurred on the Friday when the weekday uses (office, warehouse, and land manufacturing) were in operation to see what the peak parking demand might be. The Friday time of day/shared parking analysis is summarized in Tables 3 and 4 for the hourly rates and parking space demand, respectively. The Friday parking analysis found that the peak parking demand of 50 spaces could occur between 1 and 4 PM.

This time of day/shared parking analysis assumes that the land use tenants have moderate attraction to them. Should they become more popular, the peak parking demand could increase. With a parking supply of 60 spaces (plus 36 bicycle and three motorcycle spaces), there is a 16% surplus of parking spaces over the peak Friday parking demand calculated (60 motor vehicle spaces less the peak Friday

parking demand of 50 spaces – surplus of 10 spaces or 16 percent of the parking total). Many SLO employees also ride their bicycles to work which would also provide additional vehicle parking for customers.

SUMMARY

Based on the ITE Parking Generation and Time of Day data, the proposed project parking demands would be met by the proposed 60 space vehicle parking supply during Friday, weekday and weekend operations.

Should you have any questions regarding this information, we would be happy to discuss them with you. We would like to thank you for the opportunity to assist you with your project.

Sincerely,

Stephen A Orosz

Stephen A. Orosz, P.E.
Traffic Engineer
Orosz Engineering Group, Inc.



Enclosures

Table 1
Time of Day Parking Demand (Time of Day - Percentage of Maximum) ITE Parking Generation

Size (SF)	5,796		14,307		3,484		1,558		4,121	
Project Description	Bar/Restaurant/ Tasting Room/ Food Preparation		Warehousing		Light Manufacturing		Retail		Office	
ITE Land Use Code	930 / 931 Fast Casual/ Quality Restaurant		150 Warehousing		140 Manufacturing		820 Shopping Center		712 Small Office Building	
Rate/KSF	9.56	8.75	0.27	0	0.92	0	1.95	2.91	2.56	0
	<u>Weekday Saturday</u>		<u>Weekday Saturday</u>		<u>Weekday Saturday</u>		<u>Weekday Saturday</u>		<u>Weekday Saturday</u>	
Mid-4 AM	0	0	1	0	5	0	0	0	0	0
5-6 AM	0	0	3	0	5	0	0	0	0	0
6-7 AM	0	0	8	0	15	0	0	0	0	0
7-8 AM	0	0	27	0	55	0	0	0	27	0
8-9 AM	0	0	57	0	76	0	15	27	69	0
9-10 AM	5	7	79	0	82	0	32	46	88	0
10-11 AM	10	15	83	0	84	0	54	67	100	0
11 - Noon	11	20	87	0	85	0	71	85	81	0
Noon-1 PM	37	51	91	0	90	0	99	95	81	0
1-2 PM	54	56	91	0	99	0	100	100	84	0
2-3 PM	29	54	97	0	100	0	90	98	86	0
3-4 PM	22	54	100	0	95	0	83	92	92	0
4-5 PM	14	54	91	0	58	0	81	86	85	0
5-6 PM	18	65	74	0	36	0	84	79	27	0
6-7 PM	42	71	47	0	15	0	86	71	4	0
7-8 PM	70	100	26	0	12	0	80	69	0	0
8-9 PM	80	97	20	0	11	0	63	60	0	0
9-10 PM	20	75	17	0	9	0	42	51	0	0
10-11 PM	5	20	1	0	9	0	15	27	0	0
11-Mid	0	0	1	0	8	0	0	0	0	0

Table 2
Time of Day Parking Demand (Hourly Parking Demands) ITE Parking Generation

Size (SF) Project Description	5,796 Bar/Restaurant/ Tasting Room/ Food Preparation		14,307 Warehousing		3,484 Light Manufacturing		1,558 Retail		4,121 Office		32,962 Site Parking Demand	
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday
	Mid-4 AM	0	0	0	0	0	0	0	0	0	0	0
5-6 AM	0	0	0	0	0	0	0	0	0	0	0	0
6-7 AM	0	0	0	0	0	0	0	0	0	0	1	0
7-8 AM	0	0	1	0	2	0	0	0	3	0	6	0
8-9 AM	0	0	2	0	2	0	0	1	7	0	12	1
9-10 AM	3	4	3	0	3	0	1	2	9	0	19	6
10-11 AM	6	8	3	0	3	0	2	3	11	0	24	11
11 - Noon	6	10	3	0	3	0	2	4	9	0	23	14
Noon-1 PM	21	26	4	0	3	0	3	4	9	0	38	30
1-2 PM	30	28	4	0	3	0	3	5	9	0	49	33
2-3 PM	16	27	4	0	3	0	3	4	9	0	35	32
3-4 PM	12	27	4	0	3	0	3	4	10	0	31	32
4-5 PM	8	27	4	0	2	0	2	4	9	0	25	31
5-6 PM	10	33	3	0	1	0	3	4	3	0	19	37
6-7 PM	23	36	2	0	0	0	3	3	0	0	29	39
7-8 PM	24	31	1	0	0	0	2	3	0	0	28	35
8-9 PM	27	30	1	0	0	0	2	3	0	0	31	33
9-10 PM	7	24	1	0	0	0	1	2	0	0	9	26
10-11 PM	2	6	0	0	0	0	0	1	0	0	2	8
11-Mid	0	0	0	0	0	0	0	0	0	0	0	0

Parking Provided 60 spaces **OK**

Table 3
FRIDAY Time of Day Parking Demand (Time of Day - Percentage of Maximum) ITE Parking Generation

Size (SF)	5,796		14,307		3,484		1,558		4,121	
Project Description	Bar/Restaurant/ Tasting Room/ Food Preparation		Warehousing		Light Manufacturing		Retail		Office	
ITE Land Use Code	930 / 931 Fast Casual/ Quality Restaurant		150 Warehousing		140 Manufacturing		820 Shopping Center		712 Small Office Building	
Rate/KSF	9.56	8.75	0.27	0	0.92	0	1.95	2.91	2.56	0
	Friday	Saturday	Friday	Saturday	Friday	Saturday	Friday	Saturday	Friday	Saturday
Mid-4 AM	0	0	1	0	5	0	0	0	0	0
5-6 AM	0	0	3	0	5	0	0	0	0	0
6-7 AM	0	0	8	0	15	0	0	0	0	0
7-8 AM	0	0	27	0	55	0	0	0	27	0
8-9 AM	0	0	57	0	76	0	15	27	69	0
9-10 AM	7	7	79	0	82	0	32	46	88	0
10-11 AM	15	15	83	0	84	0	54	67	100	0
11 - Noon	20	20	87	0	85	0	71	85	81	0
Noon-1 PM	51	51	91	0	90	0	99	95	81	0
1-2 PM	56	56	91	0	99	0	100	100	84	0
2-3 PM	54	54	97	0	100	0	90	98	86	0
3-4 PM	54	54	100	0	95	0	83	92	92	0
4-5 PM	54	54	91	0	58	0	81	86	85	0
5-6 PM	65	65	74	0	36	0	84	79	27	0
6-7 PM	71	71	47	0	15	0	86	71	4	0
7-8 PM	100	100	26	0	12	0	80	69	0	0
8-9 PM	97	97	20	0	11	0	63	60	0	0
9-10 PM	75	75	17	0	9	0	42	51	0	0
10-11 PM	20	20	1	0	9	0	15	27	0	0
11-Mid	0	0	1	0	8	0	0	0	0	0

Table 4
FRIDAY Time of Day Parking Demand (Time of Day - Hourly Parking Demand) ITE Parking Generation

Size (SF) Project Description	5,796 Bar/Restaurant/ Tasting Room/ Food Preparation		14,307 Warehousing		3,484 Light Manufacturing		1,558 Retail		4,121 Office		32,962 Site Parking Demand	
	Friday	Saturday	Friday	Saturday	Friday	Saturday	Friday	Saturday	Friday	Saturday	Friday	Saturday
	Mid-4 AM	0	0	0	0	0	0	0	0	0	0	0
5-6 AM	0	0	0	0	0	0	0	0	0	0	0	0
6-7 AM	0	0	0	0	0	0	0	0	0	0	1	0
7-8 AM	0	0	1	0	2	0	0	0	3	0	6	0
8-9 AM	0	0	2	0	2	0	0	1	7	0	12	1
9-10 AM	4	4	3	0	3	0	1	2	9	0	20	6
10-11 AM	8	8	3	0	3	0	2	3	11	0	26	11
11 - Noon	11	10	3	0	3	0	2	4	9	0	28	14
Noon-1 PM	28	26	4	0	3	0	3	4	9	0	46	30
1-2 PM	31	28	4	0	3	0	3	5	9	0	50	33
2-3 PM	30	27	4	0	3	0	3	4	9	0	49	32
3-4 PM	30	27	4	0	3	0	3	4	10	0	49	32
4-5 PM	30	27	4	0	2	0	2	4	9	0	47	31
5-6 PM	36	33	3	0	1	0	3	4	3	0	45	37
6-7 PM	39	36	2	0	0	0	3	3	0	0	45	39
7-8 PM	34	31	1	0	0	0	2	3	0	0	38	35
8-9 PM	33	30	1	0	0	0	2	3	0	0	36	33
9-10 PM	26	24	1	0	0	0	1	2	0	0	28	26
10-11 PM	7	6	0	0	0	0	0	1	0	0	8	8
11-Mid	0	0	0	0	0	0	0	0	0	0	0	0

Parking Provided 60 spaces **OK**