



# FEASIBILITY STUDY

## UNITARIAN UNIVERSALIST FELLOWSHIP

March 14, 2017

### Unitarian Universalist Fellowship of San Luis Obispo County

2201 Lawton Ave, San Luis Obispo, CA 93401

APN 004-832-004 (Church) & 004-832-005 (Residence)

### PROJECT UNDERSTANDING

The Unitarian Universalist (UU) Fellowship of San Luis Obispo County is growing! The existing facility, located off South Street between Meadow Street and Lawton Avenue in San Luis Obispo, is in need or additional program space to accommodate an increasing congregation. The fellowship purchased the current property in Fall 2011 and moved into the facility in March 2012 with about 200 members. The following Feasibility Study identifies options for possible expansion.



The following existing information and future estimated needs have been provided by members of the UU Fellowship Master Planning Task Force. An initial meeting and site visit by Ten Over Studio took place on January 18, 2017, with a follow-up meeting on February 8, 2017. Additional information provided by City of San Luis Obispo Planning Department staff, per a February 3, 2017 meeting with Kyle Bell, Associate Planner. Design options reference the current 2016 California Building Code and the 2015 City of San Luis Obispo Zoning Regulations.

**SITE**

The Fellowship property includes two separate parcels:

- Lot A: 2201 Lawton Ave, APN 004-832-004, Zone R-1, Area 1.39 AC
- Lot B: 2270 Meadow St, APN 004-832-005, Zone R-1, Area 6,000 SF



**BUILDINGS**

Lot A includes the existing primary church facility which is approximately 8,295 sq. ft. This building accommodates multiple uses throughout the week. The existing Sanctuary room currently seats a congregation of between 172-185 people with additional choir seating for 25, and chancel including 5 additional seats. The Fire Marshall lists the Sanctuary maximum occupancy at 211. Currently the congregation is about 230 members, with a long-term plan to accommodate 250-350 members at the facility following future expansion. Further growth beyond this horizon would likely be accommodated at a different a different site, or sites, throughout the County. Lot A also includes a vacant lot fronting Lawton Avenue.

Lot B includes an existing building known as the Pastor’s Residence at 2270 Meadow Street, an approximate 1,810 sq. ft., 4 bedroom, 2.5 bathroom single-level home built in 2002.

All buildings on Lot A are considered a “Religious Facility”, per the City of San Luis Obispo Zoning Regulations, defined as “Facilities operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc.; and accessory uses on the same site, including living quarters for ministers and staff, child day care facilities and religious schools where authorized by the same type of land use permit required for the religious facility itself. May also include fund-raising sales, bazaars, dinners, parties, or other outdoor events on the same site. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals and other related operations, are classified according to their respective activities.”



**PROGRAM**

- Per “UUSLO-2017 Master Plan” dated January 19, 2017, compiled by members of the Master Planning Task Force; see attached exhibit.

**SUMMARY OF SPACE NEEDS**

Room	Existing	Proposed
Sanctuary	2,549 SF	(Existing)
Social Hall	1,452 SF	2,2025 SF - 4,000 SF
Meeting Rooms	N/A	TBD
Library	263 SF	(Existing)
Music Library	113 SF	(Existing)
Product/Book Sale	N/A	50 SF - 75 SF
Kitchen	185 SF	(Existing)
Misc. Restrooms & Support	N/A	TBD
New Entry Vestble	N/A	TBD
Office: Minister	176 SF	(Existing)
Office: Administrative	188 SF	TBD
Office: DRE	198 SF	TBD
Office: Music Director	113 SF	TBD
Office: Additional	N/A	TBD
Office Workroom	N/A	TBD
RE Classroom: High School	N/A	150 SF
RE Classroom: Senior, HS & Multi-Purpose	N/A	200 SF
RE Classroom: Junior High	N/A	190 SF
RE Classroom: 4 <sup>th</sup> -6 <sup>th</sup> Grade	198 SF	480 SF
RE Classroom: K-3 <sup>rd</sup> Grade (Art Room)	196 SF	600 SF
Nursery/Preschool	207 SF	385 SF
Children’s RE Prep	N/A	150 SF
Religious Education (RE) Outdoor Spaces	1,827 SF	4,000 SF (Overall)
Social Outdoor Space	1,875 SF	(Existing)
Courtyard / Plaza	1,400 SF	TBD

**ALLOWED USES**

Per Table 9 in the Zoning Regulations, the following uses are allowed within the R-1 zone:

**SUMMARY OF ALLOWED USES**

Religious Facility	Planning Commission Use Permit approval required
School – Elementary, middle & secondary	Planning Commission Use Permit approval required
Day Care – Day care center (child/adult)	Director’s approval required on ground floor
Day Care – Family day care home (small/large)	Allowed



**EXISTING PARKING**

The existing surface parking lot off Meadow Street has 38 existing spaces (36 regular and 2 accessible), with three entrances and two exits. Additionally, there are two additional accessible parallel parking spaces off Lawton Avenue.



Per the Zoning Regulations, parking for a religious facility is tied to the "largest assembly room", which is the existing Sanctuary. Per Planning Department staff, the existing lot can remain and meet the needs of the existing facility if the existing Sanctuary is not within the scope of a new building permit. Any additional building footprint, either an addition or separate structure, will not trigger a parking increase if the existing Sanctuary remains the largest assembly room.

Per the City parking requirements, the current parking lot is below the required number of spaces. At one space per four fixed seats, or one space per 40 square feet of seating area, a new similar religious facility would require approximately between 43-52 parking spaces.

**SUMMARY OF PARKING NEEDS**

Per Table 6, Zoning Regulations

Religious Facility	One space per four fixed seats (one space per 40 square feet seating area without fixed seats) in largest assembly room
Single-family Dwellings	Two spaces per dwelling. In the R-1 and the C/OS zones, one space must be covered
Day care Center (child/adult)	Two spaces plus one per 14 clients
School (Elementary, middle secondary)	Two spaces per classroom plus one space per 300 square feet office, assembly or common area

The existing parking lot access drive off Lawton Avenue may potentially be removed due to existing access from Meadow Street. However, per the Planning Department, a proposed plan would need to be reviewed by Planning, Public Works & the Fire Department prior to approval.



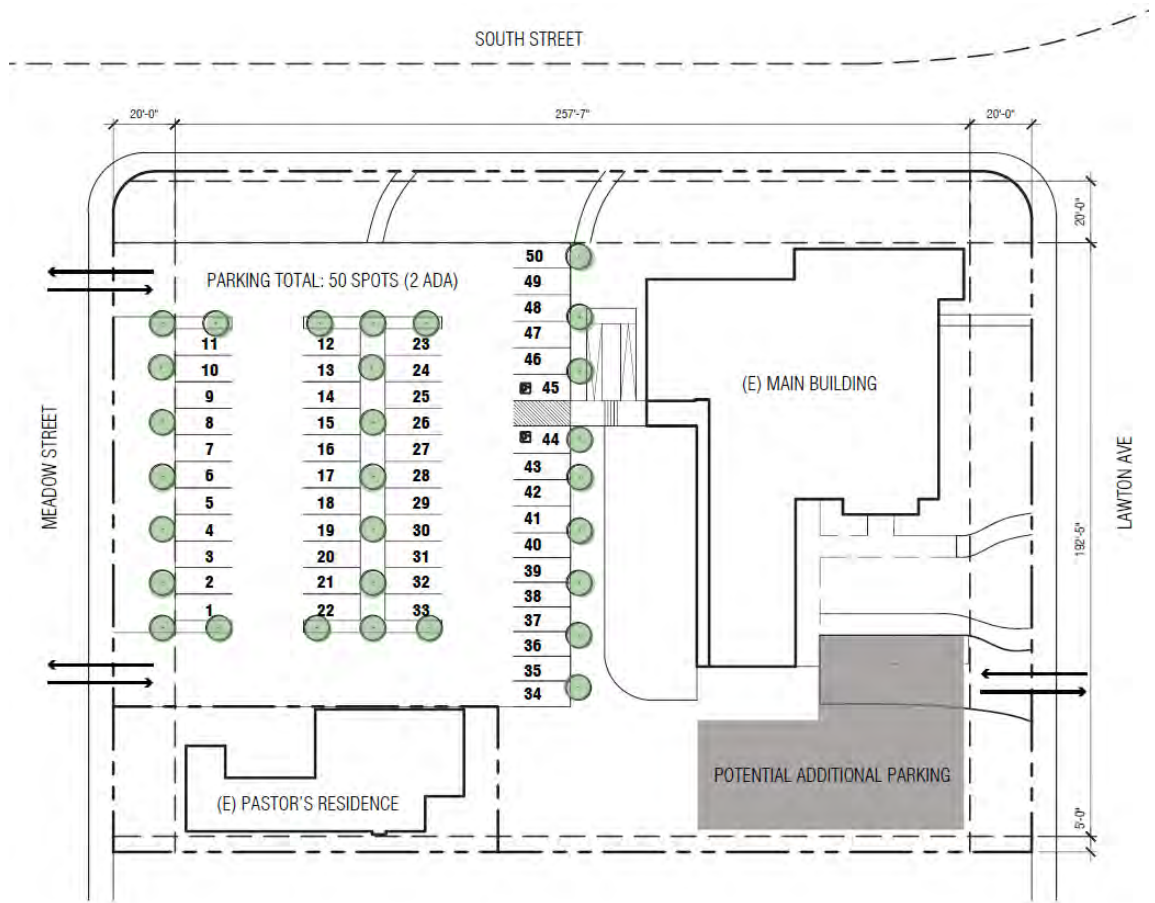
**PROPOSED PARKING**

While the existing parking in Lot A may not need to be modified, there is currently ample room to re-stripe the parking lot to gain additional spaces. A more efficient layout using 90 degree parking would create approximately maximum 50 spaces including 2 accessible spaces. Per Planning Department staff, a proposed plan would need to be submitted for review, to determine the lot meets the City landscaping requirements. The requirement for landscaping area every six parking spaces may be flexible; allowing for alternate locations of landscaping instead.

The existing empty lot off Lawton Avenue has the potential to add an additional 9 to 12 parking spaces, if a new building is not added at that location. The existing curb cut, driveway and two accessible spaces could remain or be relocated to maximize the area for parking, drop-off and expanded courtyard use.

If renovating the existing Pastor’s Residence on Lot B to office, child care, or school uses, additional parking spaces may be required since the residence occurs on a separate parcel. However, the additional spaces created by re-striping the parking area in Lot A could be shared with Lot B, by entering into a shared parking agreement. Quantity of spaces required would need to be studied in a future design phase.

Since the lots are in the R-1 zone, bicycle parking is not required. However, short-term and long-term bike parking may be an added benefit to the users. A renovated parking lot design may also include a revised accessible path of travel, motorcycle parking spaces, trash enclosure to City standards and gates/fencing.





### **ADDITIONAL PARKING**

Currently, overflow parking primarily occurs via street parking on Meadow Street or in the adjacent surface parking lot at Meadow Park and community center. Street parking could also occur on Lawton Avenue, with close proximity to the Sanctuary entry. Typically, parking is fairly available during weekend mornings.

Per Planning Department staff, any proposal to enter into a shared parking agreement with the adjacent retail businesses at the southwest corner of South Street and Broad Street would not be supported, citing distance and pedestrian safety. The path of travel from the adjacent lot would require crossing two intersections, including a major signalized area.

### **PROPOSED RENOVATION AND EXPANSION**

Based on meetings with the Master Planning Task Force, options for building renovation and expansion have been identified. Refer to attached information and diagrams, "Building Program" dated March 14, 2017 and "Proposed Site Plan" dated February 21, 2017.

### **CONCEPTUAL CONSTRUCTION BUDGET**

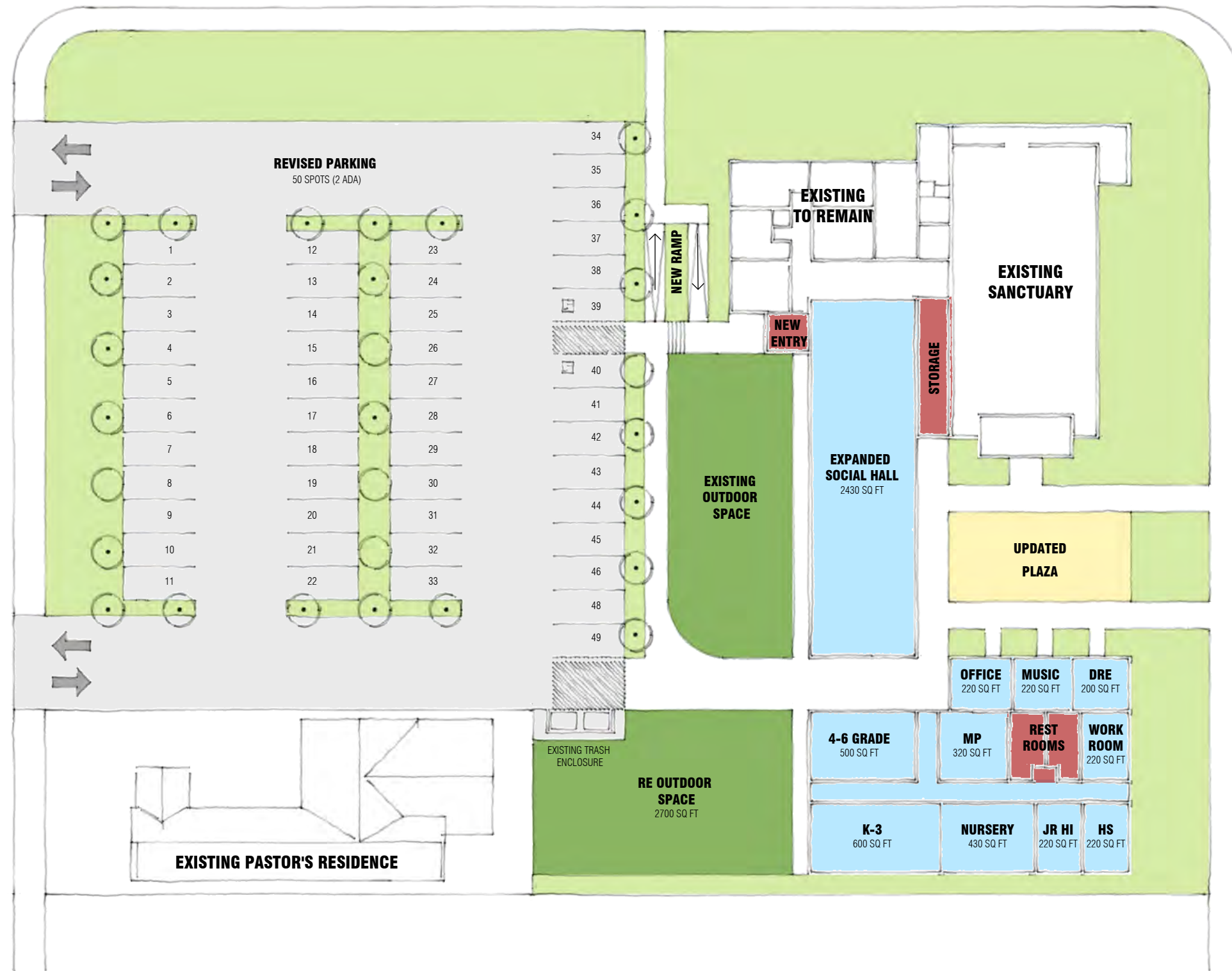
An initial budget, or schedule, has not been identified by the UU Fellowship. A conceptual construction budget has been created in collaboration with a contractor, NK Builders. Refer to attached "UU Fellowship-Conceptual Budget" dated March 10, 2017.

End of document.

SOUTH STREET

MEADOW STREET

LAWTON AVE



10

TEN OVER STUDIO, INC

805.541.1010  
539 Marsh Street  
San Luis Obispo, CA  
info@tenoverstudio.com  
tenoverstudio.com

SET NOT FOR CONSTRUCTION  
All dimensions to be verified on site

UNITARIAN UNIVERSALIST FELLOWSHIP

2201 LAWTON AVE SAN LUIS OBISPO, CA  
DATE: 02/21/2017

PROPOSED SITE PLAN  
SCALE: 1/32" = 1'-0"



# BUILDING PROGRAM

Updated: 3.14.17

	<b>Room</b>	<b>Existing</b>	<b>Remodel</b>	<b>New</b>
<b>MAIN BUILDING</b>	Sanctuary	2,549 SF	-	-
	Social Hall	1,452 SF	2,430 SF	-
	Social Hall Storage	-	280 SF	-
	Library	263 SF	-	-
	Music Library	113 SF	-	-
	Kitchen	185 SF	-	-
	New Entry Vestibule	-	-	100 SF
	Restrooms	400 SF	-	-
	Office: Minister	176 SF	-	-
	Office: Administrative	188 SF	-	-
<b>PROPOSED BUILDING</b>	Office: DRE	198 SF	-	220 SF
	Office: Music Director	113 SF	-	220 SF
	Office: Additional	-	-	220 SF
	Office Workroom	-	-	220 SF
	RE Classroom: High School	-	-	220 SF
	RE Classroom: Senior, HS & Multi-Purpose	-	-	320 SF
	RE Classroom: Junior High	-	-	220 SF
	RE Classroom: 4th-6th Grade	198 SF	-	500 SF
	RE Classroom: K-3rd Grade (Art Room)	196 SF	-	600 SF
	Nursery/Preschool	207 SF	-	430 SF
	Children's RE Prep	-	-	150 SF
	Misc. Restrooms and Support	-	-	300 SF
			<b>SUBTOTAL</b>	<b>2,710 SF</b>
		<b>CIRCULATION</b>	-	<b>+/- 5%</b>
		<b>TOTAL</b>	<b>2,710 SF</b>	<b>3,900 SF</b>
<b>OUTDOOR SPACE</b>	Existing Outdoor Space	1,827 SF	1,827 SF	-
	Religious Education (RE) Outdoor Spaces	-	-	2,700 SF
	Updated Plaza	1,200 SF	1,200 SF	-