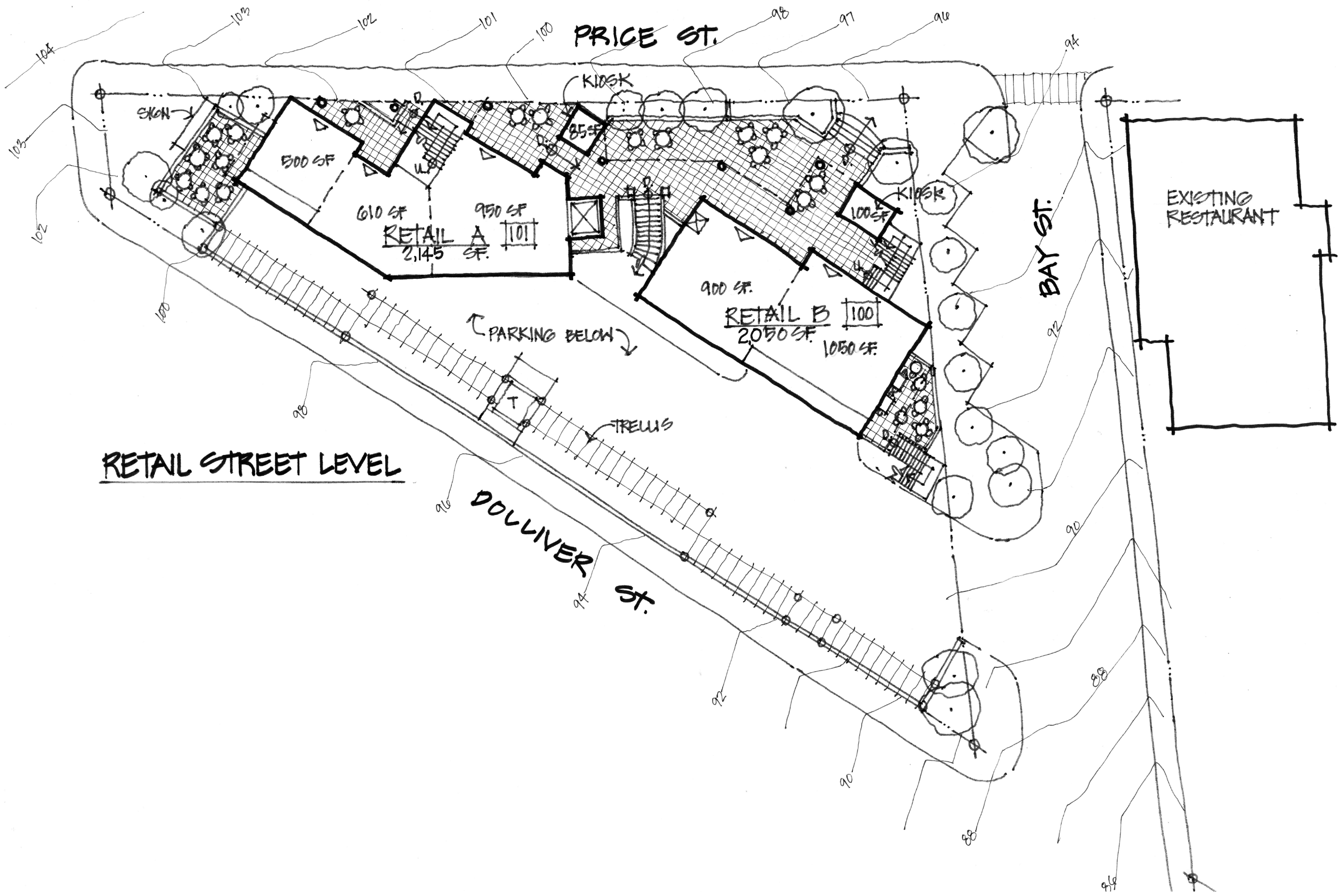
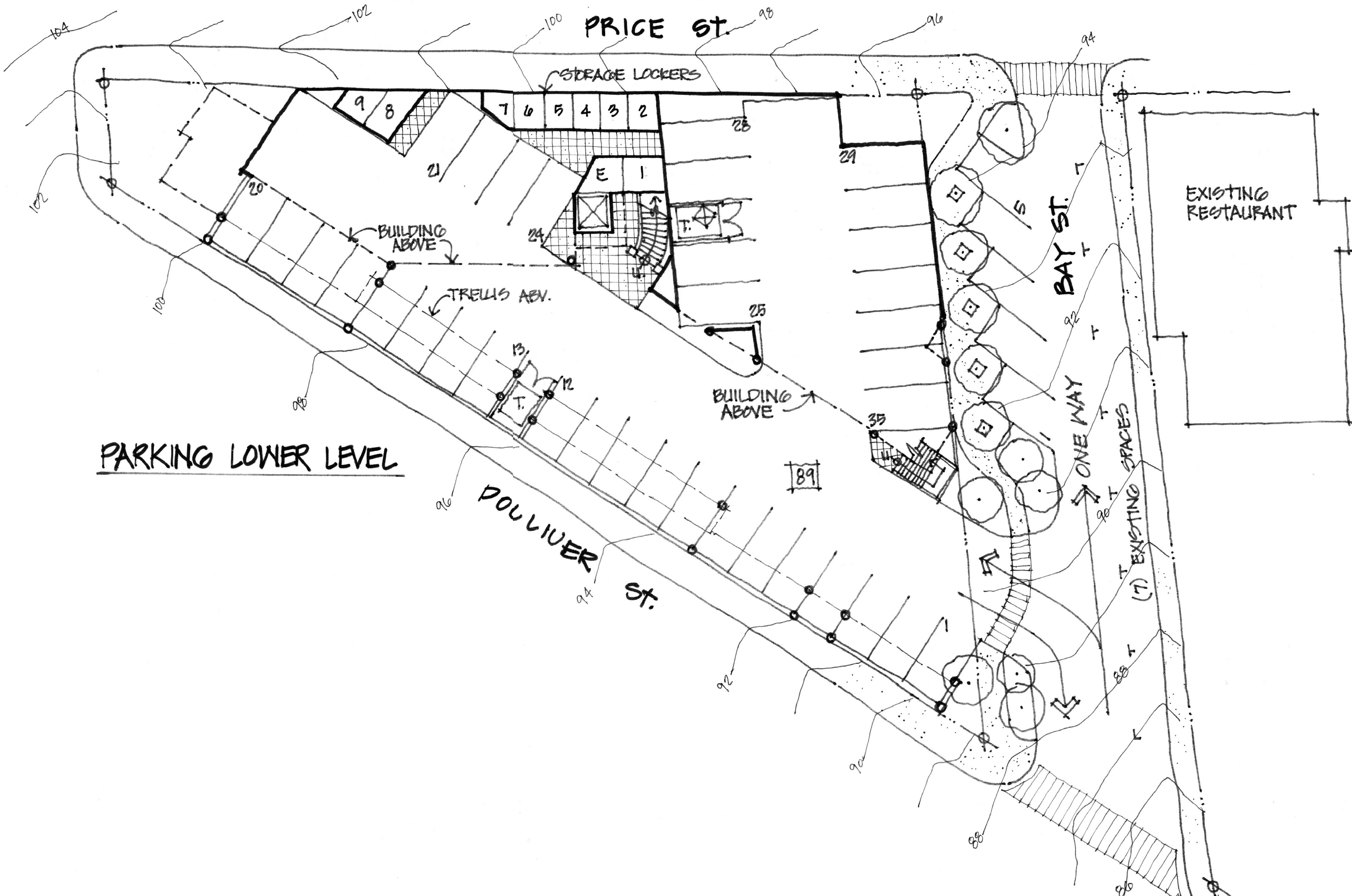


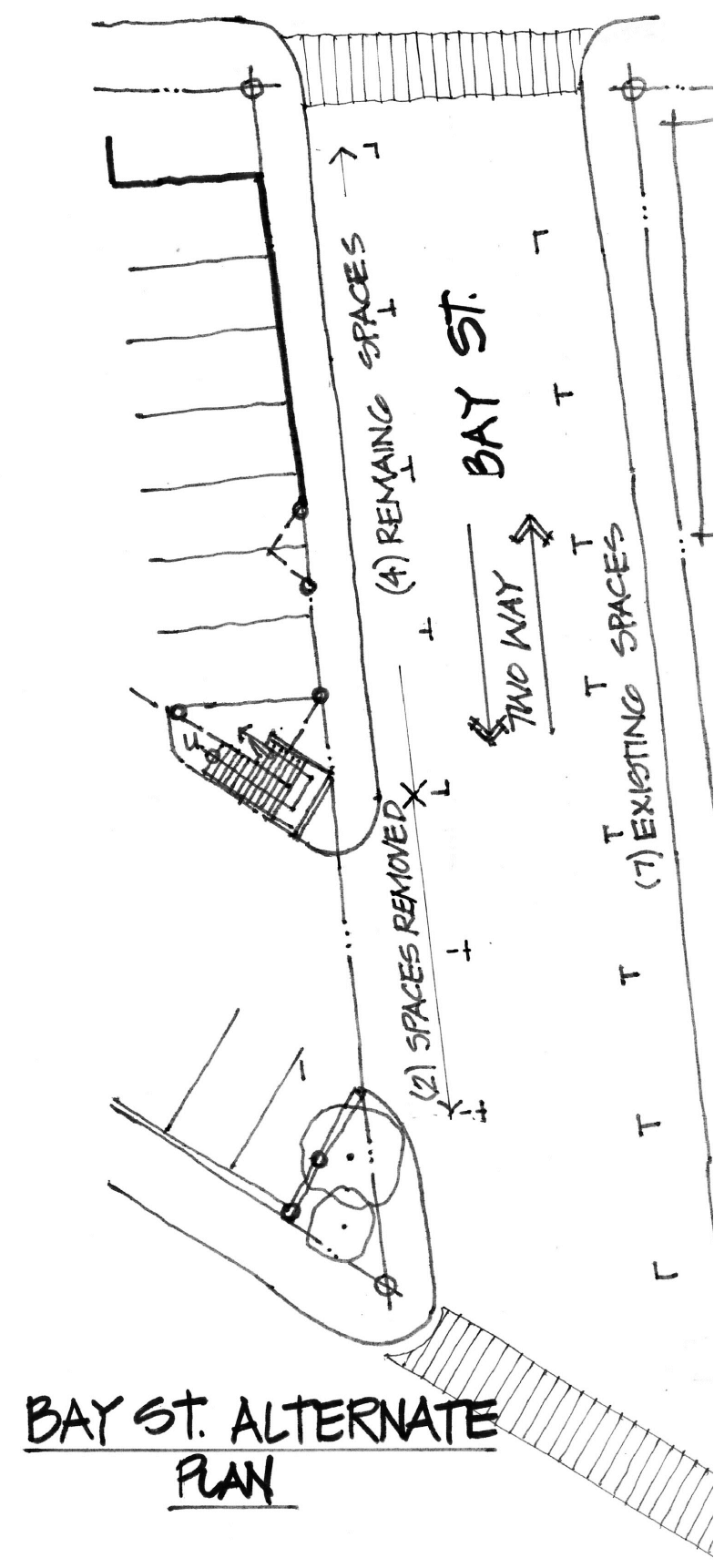
APARTMENT UPPER LEVEL



RETAIL STREET LEVEL



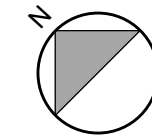
PARKING LOWER LEVEL



BAY ST. ALTERNATE PLAN

des Plantes and Associates
Gateway Mixed Use project information 10/5/2019

Project Name:	Gateway Mixed Use	
Project Address:	1481 Price Street, Pismo Beach	
Owner:	Shell 1 LLC Pismo Beach, CA 93449	
Contact:	Mehran Eslambolipoor	
Project Description:	A two story mixed use project consisting of street level retail and 9 full time rental housing units over a parking lot.	
APN:	005-062-003	
Site Area:	18,829 sf	
Zoning:	Retail Commercial (C-1)	
Land Use:	Mixed Use	
Setbacks:	0' (C-1 Zone- none required)	
Project Areas:		
	Street Level Commercial Retail	4,195 sf
	Second Floor Residential (w/ decks & core)	6,450 sf
	Total Project Area	10,645 sf
	Parking and Parking Plaza	15,637sf
	Private Unit Storage (9@ +/-55 sf)	1,120 sf
Long Term Rental Res. Units:		
	Allowed- (based on site area)= 1unit/ 2000sf=	9.4 units
	Proposed-6 units< 600 sf +3 units with (2) bedrooms	9 units
Parking Req.:	Commercial-1 sp/ 300 sf=4,195 sf/ 300=	13.98 spaces
	20% reduction for PD 13.98-(13.98 x.2))=11.18	12 spaces
Residential-	(6) units< 600sf @ 1.5 spaces/unit	9 spaces
	(3) 2 BR units @ 2 spaces/unit	6 spaces
	Guest spaces 1 sp/ 4 units (9 units)	2.25spaces
Parking Proposed:	Total Parking required (29.25)	30 spaces
		35 spaces



GATEWAY MIXED USED
PISMO BEACH CALIFORNIA
SPACE ADJACENCY DIAGRAM
OCTOBER 5, 2019 SCALE: 1' = 20'-0"
DES PLANTES AND ASSOCIATES
ARCHITECTURE PLANNING AND INTERIORS