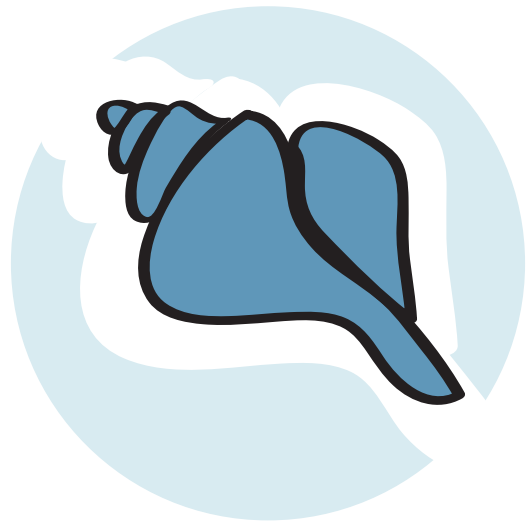


Shell Beach Road Corridor Urban Design Plan



SBRCUDP

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Chapter 1 : Introduction

Introduction

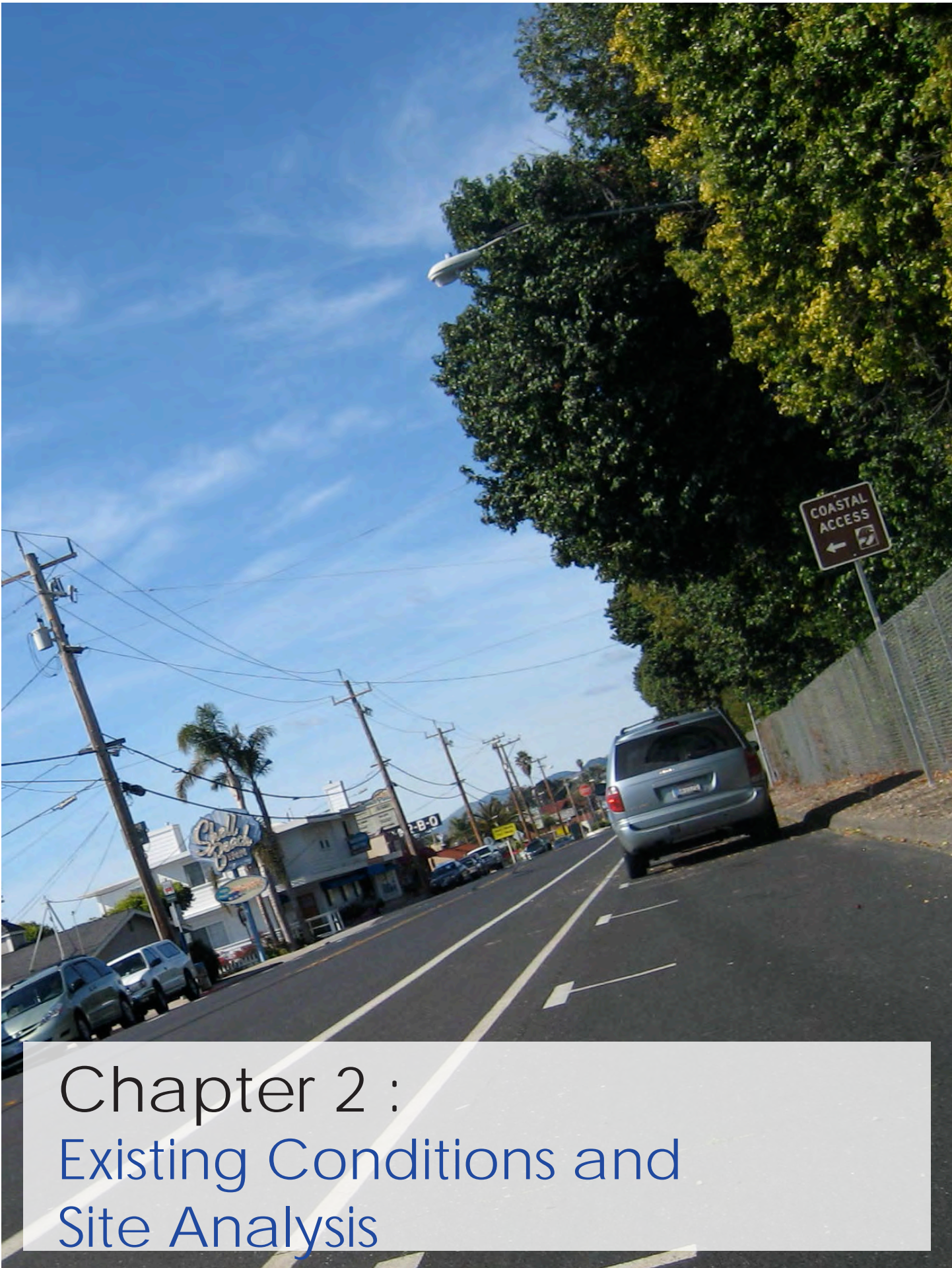
Residents and visitors both have a lot to love about Shell Beach. Just a mile from Pismo Beach's Downtown, Shell Beach attracts beachgoers, cyclists, and sightseers and the residents enjoy the location as offering a warm climate and quiet atmosphere. The Shell Beach Road corridor passes through the southern portion of the community and is utilized by many commuters. The Shell Beach community and the local businesses along Shell Beach Road are welcoming towards visitors and have a strong sense of community. This passion for the community and place naturally drives an initiative to better enhance the corridor so that both residents and visiting patrons may better experience the community to its fullest.

The current condition of streetscaping along Shell Beach Road leaves much room for improvement. This fact known to the community who have collaborated in efforts to fix some of the problems that currently affect the area. Past efforts have yielded design alternatives to the streetscape and have set the gears in motion on paving the way for a bike path and better streetscaping.

The purpose of the Shell Beach Road Corridor Urban Design Plan is to offer additional suggestions and ideas for the community and the City to consider. The plan involves aesthetic and practical guidance through planning and urban design methods with the goal to enhance streetscaping to a higher standard as well as develop an identity and better sense of place that the community can share amongst themselves and visitors. The designs presented in this plan are for review of the community who may or may not choose to utilize the concepts. Nonetheless, the plan has factored in many considerations and strives to further revitalization efforts within the Shell Beach Road corridor.

Methodology

The plan consists of an existing conditions report, conceptual development of design alternatives, and a detailed chapter featuring the suggested design alternatives. The existing conditions report is based off research of the project site and the surrounding context of Pismo Beach, considering history, streetscape conditions, land uses, circulation, and future developments. The concept chapter offers an overview of design principles to be applied to the plan. This essentially explores other instances in related projects that utilize similar strategies in urban design and revitalization. These are filtered through further analysis and selected for being fit for the site in the Design Alternatives Chapter. This chapter features explanations and visuals of design principles that would benefit the Shell Beach Road corridor. These consist of alternatives applying to both the public and private realms within the corridor.



Chapter 2 :
Existing Conditions and
Site Analysis

Introduction

The crucial first step in the development of a plan or project is thorough background research on the subject matter. This research builds an appropriate foundation for the design and the formulation of objections. Failure to carefully examine certain constraints and opportunities, existing site conditions, and projections leads to faulty planning and misguided design that may be regressive to the health of a community.

Component 1 The Site within its Immediate Context

The coastal community of Shell Beach is located within the City of Pismo Beach and the County of San Luis Obispo on California's Central Coast. Pismo Beach and Shell Beach are referred to as being a part of the "5 Cities", a term given to the cluster of cities condensed in the vicinity and includes Grover Beach, Oceano, Aroyo Grande, Pismo Beach, and Shell Beach. The population of Pismo Beach is around 8,600. Shell Beach is about 20 miles north of the City of Santa Maria in neighboring Santa Barbara County and nearly 200 miles northwest of Los Angeles. San Francisco lies 240 miles to the north of Shell Beach, establishing the location of the community as equidistant from the two major urban areas within California. In a local context, Shell Beach is located about two miles north of Pismo Beach's downtown and 10 miles south of the City of San Luis Obispo. Interstate Highway 101 shares a border with and follows the contours of the project site directly to the north.

The project area of the Shell Beach Road Corridor Urban Design Plan encompasses approximately 14 acres of both privately and publicly owned land within Shell Beach. Project boundaries extend to include 19 blocks starting from Terrace Road to Cliff Drive, and stretch to include the Shell Beach Road right-of-way and the parcels with frontage on Shell Beach. The entire Shell Beach Road right-of-way is designated to be within the project site as well as the immediate intersections of cross-streets with Shell Beach Road.

The history of Pismo Beach and Shell Beach can be traced back thousands of years as the area was inhabited by Chumash tribes well before European settlers arrived and Shell Beach was the site of a well-established Chumash village. Spaniards arrived to the area in 1769 but it was not until 1840 when the land was granted to Jose Oretga. The nearly 9,000 acre land grant of Rancho Pismo was sold to Issac Sparks in 1850 and was subsequently inherited by John M. Price upon the death of Sparks. In 1886, Price had the land parceled and subdivided with plans to create a town. Pismo became known as and remained a quiet getaway destination up until the late 1800s,

A surge of tourism in the early 1900s put Pismo Beach on the map for out-of-towners as the town became a cluster of saloons, entertainment businesses, and hotels.

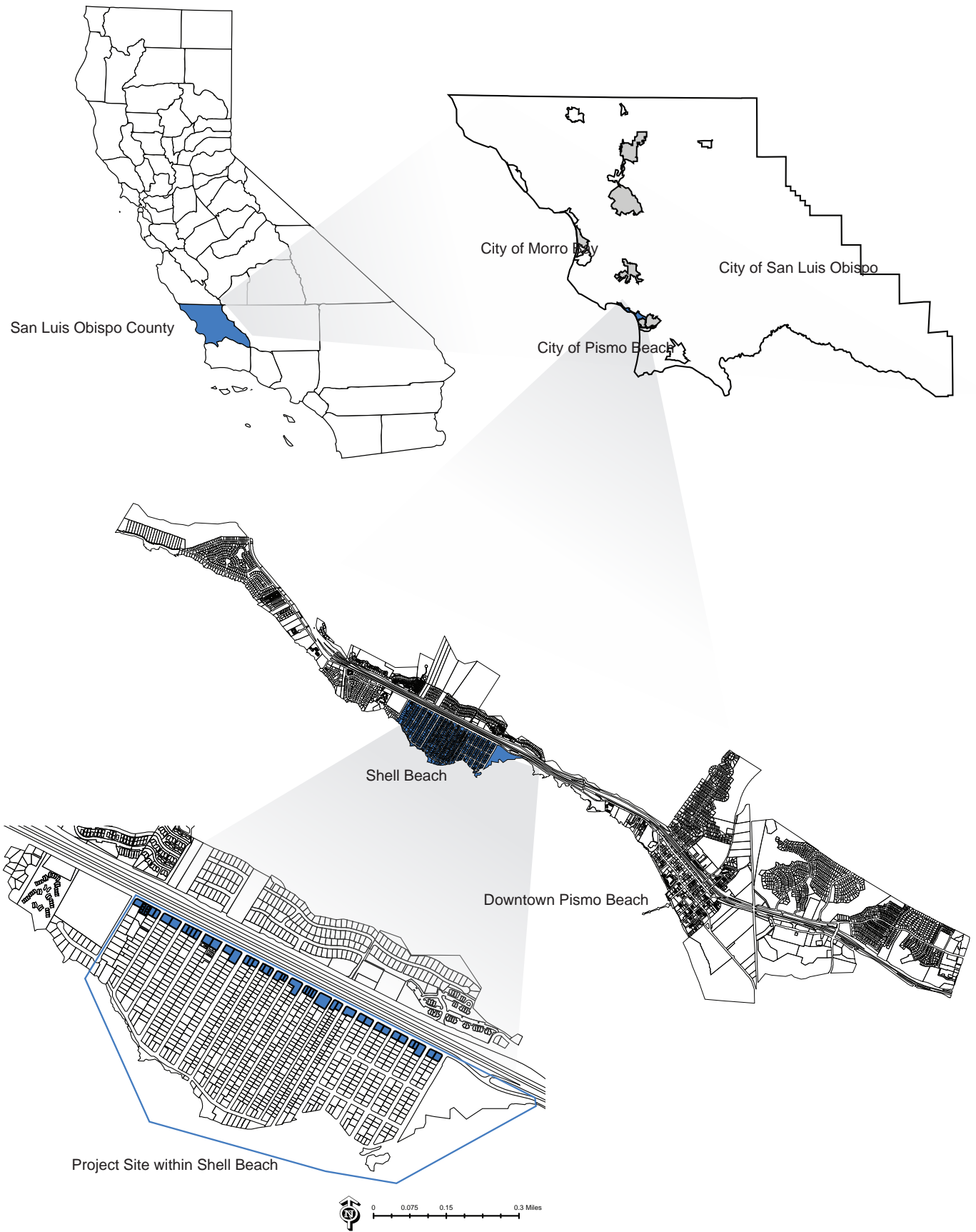


Figure 2-1: Context of the Project Site within state and region

Temporary tent housing was set up to accommodate the influx of visitors from San Francisco riding Southern Pacific Railroad lines. This tent housing was one of the first instances of a “timeshare” operation.

Historically, the Shell Beach area of Pismo Beach was a resort area, featuring a large-scale amusement park on the current site of the Dinosaur Caves Park. The 40 acres of land making-up the Shell Beach area was bought by Floyd Calvert in 1926 when the area was home to 50 residents. Calvert faced hardship in turning profit on the land during the Depression and had to fall back on his Shell Beach property after losing all other financial and investment assets. He was only able to sell lots after the end of World War II, thus transforming Shell Beach from a resort town to a residential zone and Calvert sold more than 456 lots in Shell Beach.

Component 2 Existing Land Uses on the Site

An existing land use analysis of Shell beach is based on both data from the City of Pismo Beach as well as comprehensive field surveys. The City of Pismo Beach’s General Plan outlines conditions within Shell Beach as being predominantly residential with 725 single-family homes, and 169 multi-family condos compared to 222,869 square feet of retail and office and 33 hotel rooms as of year 1990. In a build out projection, the document notes that Shell Beach can accommodate an additional 13 single-family dwellings, 93 multi-family dwellings, and 21,000 square feet of retail (The City of Pismo



Figure 2-2: Landscaping and plant nursery business along Shell Beach Road. Note poor condition and fragmentation of sidewalk due to driveway.



Figure 2-3: Shell Beach Motel reflecting common land use within project site



Figure 2-4: Office and commercial buildings along Shell Beach Road

ECD

Beach, 2008).

Since the figures mentioned above are outdated and potentially inaccurate, the need for a field survey of parcels was necessary to accurately determine land use. This revealed that the general land use designation for parcels along the Shell Beach Road corridor and within the project area is that of commercial/retail use. Though land uses in the project site are predominantly commercial, there are frequent occurrences of office and mixed-use office and commercial uses. A few of the parcels included dwelling units attached to buildings, generally located in the rear of the parcel, fronting the cross-streets. This is semi-consistent with the original plan for Shell Beach as noted in the City of Pismo Beach's General Plan which designates the land use abutting the commercial properties as high-density residential, though upon a building inventory this was not significantly evident (City of Pismo Beach, 2008). Other residential land uses include medium-density residential apartments and townhomes are located on the west end of the project area. Public uses include a post office within the project area as well as a public library on Leeward Ave just outside of the project's boundaries.

Other land uses lying adjacent to the project include public, open space, and residential with the presence of Shell Beach Elementary, the Dinosaur Caves Park, and the agglomeration of single-family homes between Shell Beach Road and the coastal cliffs. There are also small open spaces and walking parks along the cliffs at the south end of several of the blocks which serve as viewpoints and pleasant spaces for pedestrians. Further along Shell Beach Road to the west are additional commercial uses including resort hotels, neighborhood commercial and upscale restaurants. Across Highway 101 from the project site exist mostly low to medium-density residential uses. The City of Pismo Beach's City Hall and F. McLintock's restaurant are also featured among these residential uses on the opposite side of the freeway. Located further south on Shell Beach Road past Cliff Drive are numerous lodging and seaside resort establishments making up the "Motel District." The commercial center of Downtown Pismo Beach lies just beyond this and represents a major node of commercial land uses within the general region.

There are numerous vacant parcels and vacant structures within the project area. Several of these vacant structures are large motel establishments on large parcels. One notable vacancy is the site of what was formerly the Old Vienna Restaurant which includes a dwelling unit on the second story. Vacant parcels within the project site provide valuable opportunities for redevelopment and are located in both central and gateway locations relative to the Shell Beach Road corridor.

Component 3 Circulation and Transportation

The most present large-scale circulation feature relative to Shell Beach and the project is US Highway 101, which runs parallel to the Shell Beach Road corridor. Two off-ramps link the freeway to Shell Beach Road and are located outside Shell Beach and the project boundaries. In addition, there is an on-ramp to the southbound land of Highway 101 just south of the project site off Shell Beach Road. Shell Beach Road is classified as a "Minor Arterial" and is characterized as having a 60' to 75' right-of-way serving as a through street

to a fair amount of traffic. The road varies from 50' to just over 60' in areas.

On a regional scale, Highway 101 directly links Shell Beach to other major cities within San Luis Obispo County and beyond. The closest commercial airport to Shell Beach is the San Luis Obispo County Regional Airport and is located 8 miles north in San Luis Obispo. The Oceano County Airport is closer, being within the “Five Cities” but only serves as an airfield for personal, small-aircraft flights. San Luis Obispo also serves as the regions rail transit hub (City of Pismo Beach, 2008).

Public transportation serves the Shell Beach area through two stops located within the project site boundaries which are a part of the South County Area Transit (SCAT) Route 21. These two stops connect Shell Beach with other lines and stops within the 5 Cities and link up with the San Luis Obispo County Regional Transit Authority hub at the Pismo Beach Outlets, essentially linking the local bus system with the county-wide system. In addition, a free weekend trolley service provides service from Avila Beach to Pismo with stops in Shell Beach (San Luis Obispo Regional Transit Authority, 2011).

Current bike infrastructure on and around the project site features a Class II bike lane along the length of Shell Beach Road and Class III bike lanes on a select few of the cross-streets in Shell Beach. The Class II lanes are delineated as separate paths along the roadway and extend from Pismo Beach’s downtown, through the project site at Shell Beach and eventually terminating at the northernmost end of Shell Beach Road. A Class I bike lane exists just outside of the project site and meanders through Dinosaur



Figure 2-7: Shell Beach mural and neighboring vacant parcel at east gateway of Shell Beach Road corridor project site

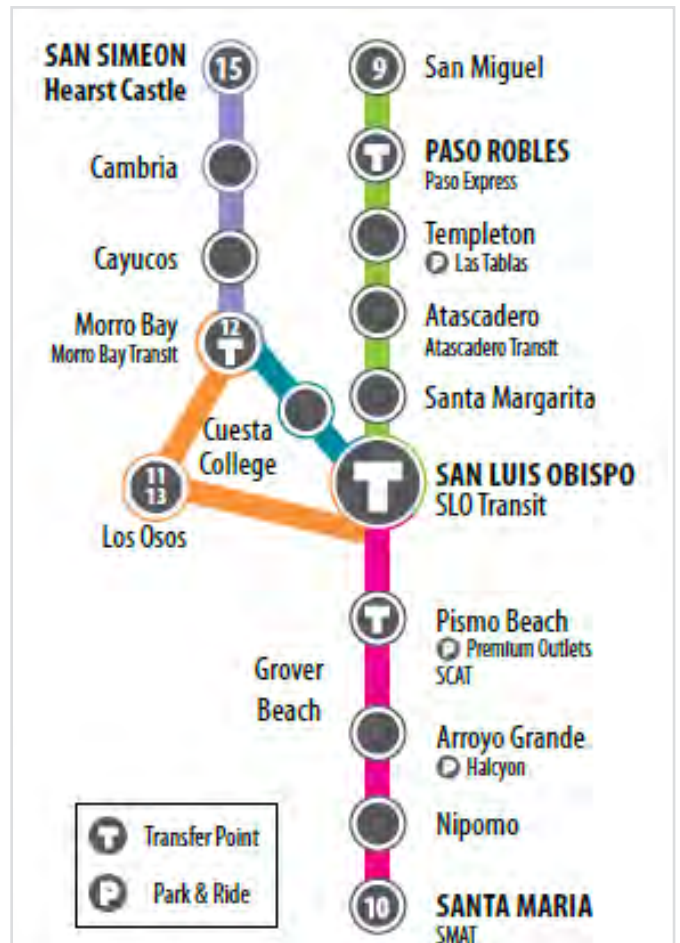


Figure 2-8: Regional Transit Authority (RTA) Map showing South County Area Transit (SCAT) connection at Pismo Beach Premium Outlets

circ

SOUTH COUNTY AREA TRANSIT



Figure 2-10: Diagram of SCAT including stops in Shell Beach along Shell Beach Road

Caves Park. There are current only two locations for designated bike parking within Shell Beach (City of Pismo Beach, 2010).

Walkability within Shell Beach is currently limited to the south side of Shell Beach Road along the commercial frontage. The sidewalk varies in width along different stretches of the right-of-way and in some areas narrows to bottlenecks that inhibits groups of pedestrians to comfortably pass one-another. Many areas along the sidewalk were surveyed as not being compliant with design standards set by the Americans with Disabilities Act (ADA). The level of walkability within the area adjacent to Shell Beach Road and the project site varies with some areas of inadequate sidewalk quality and connection.

**Component 4
Natural Environment**

The environment in and around Shell Beach is can be described as being very pleasant. Shell Beach experiences a Mediterranean climate with cool to mild winters and warmer summers. The predominant wind direction is out of the north to northwest direction which puts Shell Beach on the more leeward side of the winds as large hills overlook the community directly to the north. Shell Beach’s sheltered location from cold northwest sea breezes create an overall warmer climate for the area versus other regional coastal communities more exposed to the wind. Average temperatures range from highs in the mid-60s to the lows in the mid-40s degrees Fahrenheit. September tends to be the warmest month while December sees cooler weather on average. Annual rainfall averages around just over 17



Figure 2-11: View looking west along Shell Beach Road. Note side parking, bike, and traffic lanes.



Figure 2-12: Existing bus stop at Pier Street with “ARTcans.”

inches a year with a vast majority of this precipitation occurring in winter months (The Weather Channel, 2012).

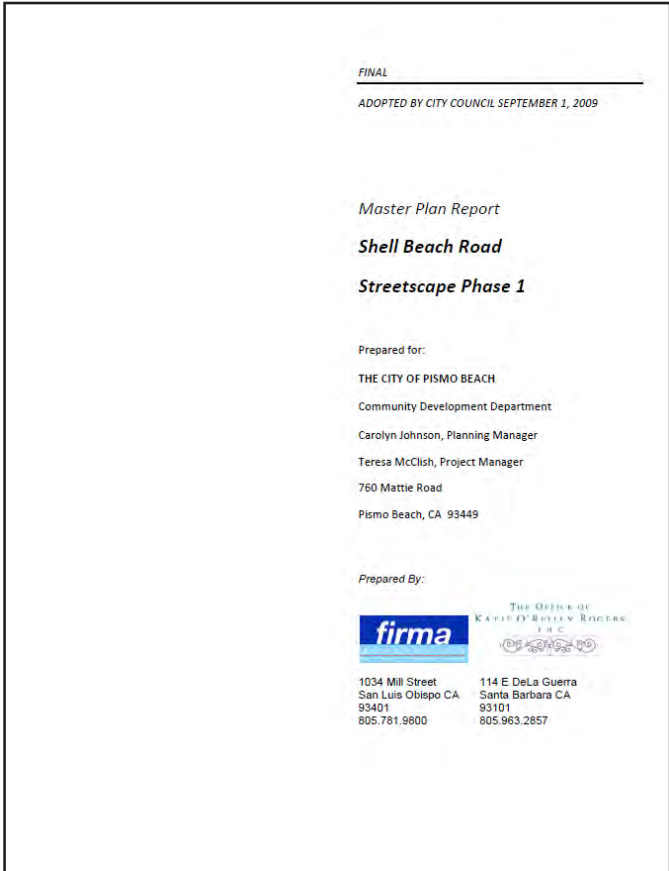
The orientation of Shell Beach lies in a linear fashion with Shell Beach Road. The directional axis of Shell Beach points to the west-northwest which puts buildings fronting SBR facing northeast. Sunlight impacts the site by providing more intense morning lighting from the west and southwest depending on season. Afternoon hours see more shade as the sun moves to light the western sides of the buildings, shading the street.

Shell Beach rests atop a marine terrace about 50 feet above sea level and the elevation and slope of the area increases to the north. Erosion of the cliff is a very real threat to properties along the cliff and bluff erosion and stability are concerns noted in the City of Pismo Beach's General Plan. The project site however is located well away from the cliffs and is not an area of concern in regards to bluff failure (City of Pismo Beach, 2008).

Ocean views in Shell Beach are a highly valuable asset to the community's character and the project site offers clear views of the ocean at the top of nearly every block along Shell Beach Road. This has led Shell Beach Road to be recognized and registered as a scenic thoroughfare. The section of Highway 101 that runs through Pismo Beach is unique in that it is the only stretch of the freeway that offers ocean views within the over 300 mile portion from Gaviota to San Francisco. Thus, the freeway has been declared a scenic freeway and its views of the Pacific Ocean are to be preserved through policy stated in the City's General Plan (City of Pismo Beach, 2008).



Figure 2-13: Ocean view vista from Shell Beach Road. Such viewpoints where the ocean can be visible are valuable aesthetics and should be seen as opportunities.



Component 5 Pertaining Documents

City of Pismo Beach General Plan

The main document and resources in terms of existing conditions analysis in Pismo Beach is the City of Pismo Beach’s General Plan. Though the plan is dated back to 1993, several amendments and updates to elements range to be as recent as 2008. Shell Beach is listed as a Planning Area within the plan’s Land Use Element. The Housing Element of the general plan is the most recently updated element and contains recent information and data. Important aspects of the general plan as they apply to the site are the designation of scenic routes and build out potentials, as illustrated in previous components within the existing conditions analysis.

Figure 2-14: Cover of the Shell Beach Road Streetscape Master Plan.

Shell Beach Beach Road Streetscape Master Plan



Figure 2-15: Photograph looking east along Shell Beach Road demonstrating the excessive depth and uniformity present along the corridor.

The Shell Beach Road Streetscape Master Plan document is another plan that is directly applicable to the project site and is a foundation for the design alternatives of the Shell Beach Road Corridor Urban Design Plan. The plan was developed by consultant teams from Firma and Katie O’Reilly Rogers Inc. in collaboration with the City of Pismo Beach and the Shell Beach Improvement Group. The plan offers an approved design alternative which adds a Class I bike lane along the north side of Shell Beach Road and continues along the length of the project site. This bike lane will be considered as being a confirmed

future addition and will be incorporated into the design alternatives offered by the design plan. The Shell Beach Road Streetscape Master Plan was adopted by Pismo Beach’s City Council September 1, 2009.

The SBR Streetscape Master Plan also outlines community goals gathered through a series of outreach workshop conducted with members of the Shell Beach Improvement Group. Goals from the meeting were determined as follows:

- Maintain traditional beach community appearance
- Create streetscape designs to improve the appearance of the Shell Beach Road Corridor
- Create a pedestrian friendly environment
- Break up the long, uniform linear appearance of the corridor
- Accommodate, and improve where feasible, storm water runoff flows and patterns
- Maintain adequate vehicular and bicycle functions and adequate parking
- Enhance existing pedestrian uses through utilization of crosswalks, sidewalk improvements, and streetscapes

The plan also states that utilities such as wires and boxes are planned to be buried as part as a streetscaping enhancedment effort. This assumption is considered and will be incorporated into the design alternatives.

Pismo Beach Bicycle and Pedestrian Master Plan

The Pismo Beach Pedestrian and Bicycle Master Plan, adopted in June 2010, is a plan that showcases the need for enhanced bicycle and pedestrian infrastructure within Pismo Beach, including several additions that will affect the community of Shell Beach. Proposals include the addition of Class I and Class II bike lanes on Shell Beach Road as



Figure 2-16: Vista looking down Terrace Ave. The corner of Terrace Ave and Shell Beach Road has been identified as an ideal location for public art display.

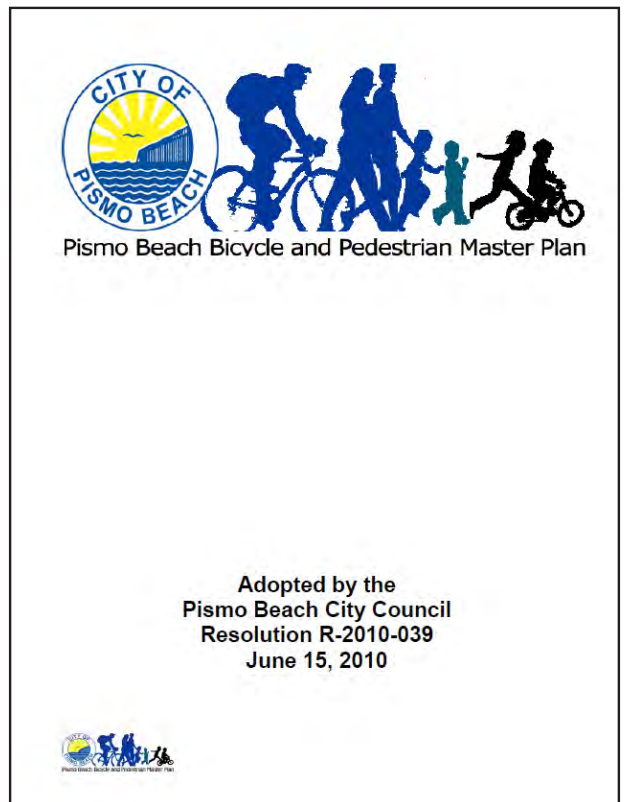


Figure 2-17: Cover of the Pismo Beach Bicycle and Pedestrian Master Plan. Conditions and plans in the document will influence the SBR Corridor Urban Design Plan’s alternatives.

well as adding 8 areas designated for bike parking, also along SBR. The Class I bike path featured in the Shell Beach Road Streetscape Master Plan is consistent with the plans shown in the Bicycle Master Plan.

Public Art Program Draft

This document, developed by CRP Graduate Student Cindy Gordon, delivers an analysis of ideal locations and opportunities for public art display throughout the City of Pismo Beach. It categorizes locations for art displays based on a A through D rating scale. Within the project site, the plan identifies two locations, one at the Terrace Ave and SBR intersection and the other at the eastern gateway at Dinosaur Caves Park. Both sites received an A-rating as they exhibit visibility to the public, proximity to major thoroughfares, and are not impeded by utility lines and boxes or signage. In addition to identifying these two locations, the program also addresses other locations for art pieces to be installed including traffic medians, blank facades, and public or open spaces and overlooks.

Opportunities and Constraints

Opportunities

- Easily accessible locally and regionally
- Vistas
- Involved Community
- Visible from Highway 101
- Opportunity Sites and Gateway potential
- Excellent natural environment and climate

Constraints

- Noise from Highway
- Little vacant land for development
- Highway 101 right-of-way constraint
- Poor walkability

Summary

The Shell Beach Road corridor has great potential for revitalization. The current streetscaping is outdated and hinder ample mobility and safety. Conditions of sidewalks and bike paths should be improved as current conditions are ineffective in providing an adequate level of walkability and safety while failing to comply to ADA standards in many instances. Designs and alternatives will address and aim to solve problems associated with conditions identified in this analysis.



Chapter 3 :
Conceptual Development

Introduction

Based on past community input, a conceptual design for the Shell Beach Road Corridor Urban Design Plan could be partially developed as community goals and visions were already established. The conceptual design takes into account various design elements that could be applied to the public streetscape and into the private realm of the corridor. The design outlines overall ideas in their blossoming phases and is demonstrated through research and photographic examples of similar concepts implemented in other locations.

Previous Concepts

In preparation and development of the Streetscape Master Plan, the design team hosted 3 public workshops with members of the Shell Beach community. The first of these workshops established the project goals and outlined objectives, values, and ideas for the Shell Beach Road Corridor. As outlined in the previous Existing Condition Chapter, the goals expressed by workshop participants were described as follows:

- Maintain traditional beach community appearance.
- Create streetscape designs to improve the appearance of the Shell Beach Road Corridor.
- Create a pedestrian friendly environment.
- Break up the long, uniform appearance of the corridor.
- Accommodate and improve where feasible storm water runoff flows and patterns.
- Maintain adequate vehicular and bicycle functions and adequate parking.
- Enhance existing pedestrian uses through utilization of crosswalks, sidewalk improvements and streetscapes.

(City of Pismo Beach, 2009)

Objectives aimed to reach these goals are listed as well, showing mostly strategy to enhance the current streetscape and infrastructure. Improvements on walkability and the mitigation of traffic along the Shell Beach Road corridor are core values embedded within the objectives.

The preservation of “neighborhood feel” was listed as important as well as the addition of signage as a gateway to the corridor. The neighborhood feel would also be represented by maintain an ideal scale with building heights and design working with with streetscaping to foster an environment to encourage activity. Additions such as bulb-outs and spaces with adequate seating and lighting were also desired in helping construct a neighborhood feel.

The redeveloping of certain properties, mainly the current location of the vacant Cape Cod Motel, are noted in the plan as being opportunities for acquiring easements to further expand the pedestrian realm. Wider sidewalk segments were seen as valuable as it would equate to more space in an otherwise constrained space to build a sidewalk.

Other desires including routing driveways to access parking on sidestreets and grounding utility lines, which is likely within 5 years.

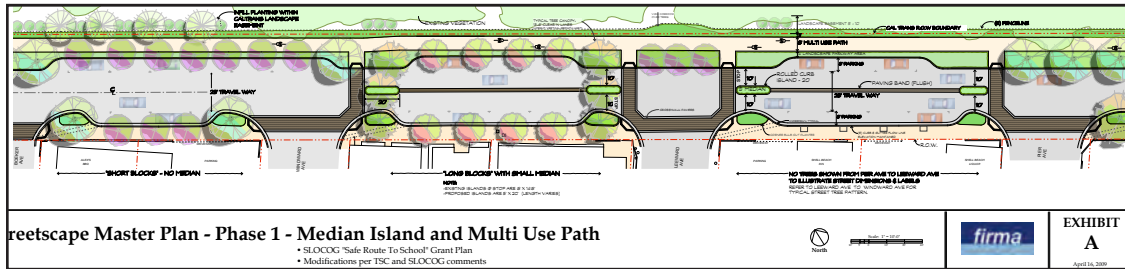


Figure 3-1: Selected alternative from the Shell Beach Road Streetscape Master Plan. Aside from the Class I bike lane, other features are variable and open for additional design alternatives.

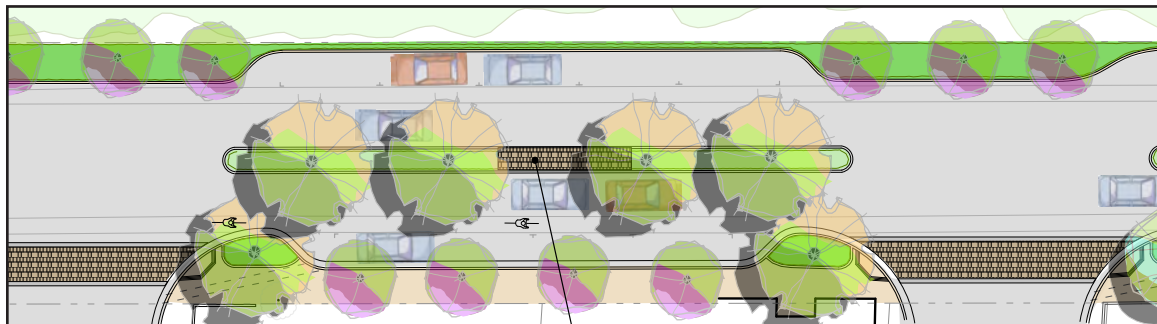


Figure 3-2: Illustration showing additional segment of streetscaping with particular attention to design of medians.

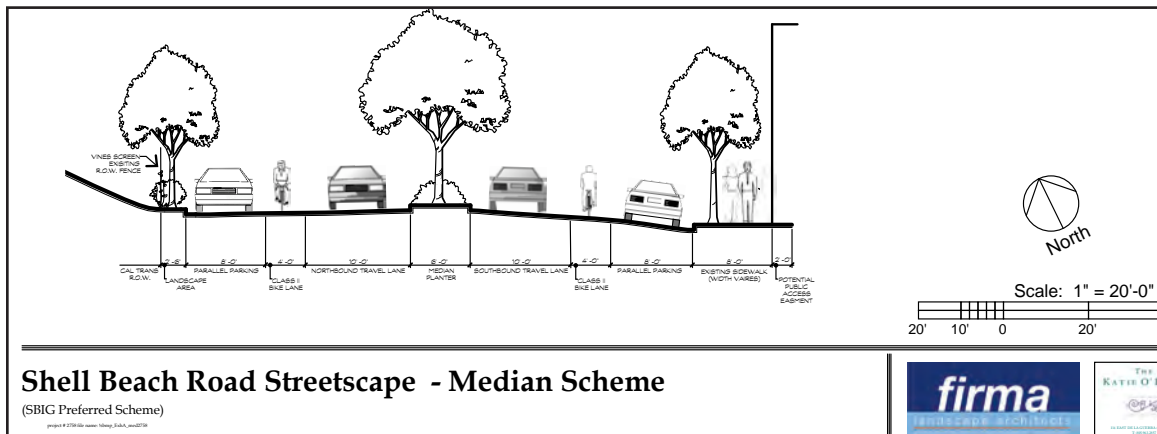


Figure 3-3: Illustration showing a close-up section elevation of streetscape with dimensions. Note, Figures 3-2 and 3-3 illustrate specifications of medians and lane design and do not incorporate the Class I bike path.

Design Concepts

The following design concepts illustrate ideas that will influence the final design alternatives for the SBR Corridor Urban Design Plan. Ideas presented in this section focus on streetscape designs, building design guidelines, public art display, and the placement and style of various amenities.

Complete Streets

A valuable strategy in enhancing the streetscaping on Shell Beach Road would be to design and implement policies in developing complete streets along the road. While conventional streets have traditionally catered to vehicles, complete streets are streets designed to accommodate and safely allow various modes of transportation. The form and function of complete street facilitates a higher level of walkability in communities by providing well-delineated pedestrian, bike, and vehicular realms. Areas that have implemented complete street policies around the country have experienced increased ridership in alternative modes of transit, economic revitalization, reduced environmental impacts, and safer streets for pedestrians and vehicles alike. Complete street design



Figure 3-4: Image of an “complete street” showing delineated bike lanes, marking pedestrian paths, and wide sidewalks.



Figure 3-5: Another “complete street” photograph with protected pedestrian crosswalk.

incorporates elements to help mitigate fast moving traffic and make thoroughfares safer for pedestrians and cyclists. Designs that emphasize a balanced vehicular and walkable realm, even in constrained right-of-ways, should be used and include the following elements in their design.

Enhanced Turnout for Bus/Avila Trolley

Bus harbors are bays built into the sidewalk infrastructure that allow buses to park in a sheltered area where they cannot inhibit traffic flow. Bus harbors clearly mark the stops for transit lines and are generally designed in conjunction with enhanced bus stops equipped with adequate shelter, seating, landscaping, and accessibility. Location of bus harbors is very important and should consider the proximity of surrounding uses and activity



Figure 3-6: Bus turnout with well-established stop.



Figure 3-7: Bulb-outs with marked crosswalk shown in a residential setting



Figure 3-8: Inlaid crosswalk

centers.

Bulb-Outs

Bulb-outs are often present in complete streets and can be utilized in areas with higher pedestrian activity and work to shorten walks that traverse roadways by offering a safe platform for pedestrians into what would normally be the street. Bulb-outs can be effectively designed in conjunction with bus stops and turnouts to create bays as previously addressed. Ideally, bulb-outs will feature amenities such as landscaping, lighting, and/or bench seating.

Within Shell Beach, bulb-outs should be strategically placed in areas to double as both pedestrian platforms as well as serve as viewpoints down cross-street vistas. Providing seating and landscaping on these bulb-outs will take advantage of ocean views and serve as social spaces.

Painted or Brick Crosswalks

Well delineated crosswalks are vital in marking pedestrian walkways and improving their visibility to vehicles. Using alternative materials in crosswalk design adds textures, changes colors, and raises the elevation of walks to distinguish them from the roadway. Incorporating artistic elements into crosswalks is a concept that could identify pedestrian crossings in a way that is unique. An “artwalk” would be an identifying artistic feature within Shell Beach and establish a character within the Shell Beach Road Corridor while providing utility in its function as a complete street component.

Sidewalks

Sidewalks within Shell Beach should be of an appropriate width to

accommodate groups of pedestrians. According to the complete street guidelines, sidewalk widths of 10'-12' should be a minimum figure and a goal to reach in achieve an effective level of walkability.

Amenities

Bollards, benches, lighting fixtures and bike racks should all be included and an essential component to complete street design. Benches as lighting should be added to foster safe environments and be designed to be aesthetically attractive and compatible with surrounding styles.

Access Management

Current parking lot access from Shell Beach Road to frontage business breaks up the sidewalk and creates a fragmented walkway that puts vehicles crossing into the pedestrian realm. Locating on-street, parallel parking and in lots accessible by side-streets should be planned.

Public Art

Public art is expressed as being a priority in defining Shell Beach while maintain the traditional beach town feel. Shell Beach is a perfect canvas for public art displays as it hosts ocean views which serve as vistas of high aesthetic value. Display locations, methods, and strategies to install art involve community decision but the following concepts show strong examples of public art display.

Art Blocks

As many intersections along Shell Beach Road offer scenic ocean views, incorporating artistic elements into public spaces at these vistas can create social spaces that mix these two attributes. As mentioned in the complete streets subsection, larger



Figure 3-9: Crosswalk distinguished with mural.



Figure 3-10: Example of attractive and functional sidewalk in Encinitas, CA. Note tile design on planter boxes.



Figure 3-11: Seating area located on bulb-out that is well-shaded, secure, and aesthetically attractive. Note art installation on sidewalk.

concept



bulb-outs would serve as exhibition sites for public art display and viewpoints.

Variety of Installments

A variety of different places to display artwork is already in effect with the “ARTcans” program in Shell Beach. Sidewalk crossings that are art pieces, sewer caps, and sculpture features at nodes create a wide range of art on different surfaces that will bring a unique flavor in public art display that would distinguish Shell Beach from other areas.



Figure 3-13: Unique installation of art with tile mosaic “medallion” on sidewalk.



Figure 3-14: Highly visible and landmark gateway signage for Downtown Encinitas.

Gateways

A gateway will serve as a waypoint and welcoming entrance to the corridor. The gateway should be designed to effectively establish the areas character and showcase the identity of Shell Beach for visitors.

Gateway on purposed bike path

In addition to a gateway at both ends of the project site, signage should be added along the purposed Class I bike lane that will traverse the cliffs along Shell Beach. This signage can be of a smaller scale and will simply refer cyclists and pedestrians to the Shell Beach Road corridor.

Redevelopment Areas

The current location of the vacant Cape Cod Motel is centrally located and in a general state of disrepair. The site could serve a more valuable use as a commercial or retail use with an extended, landscaped plaza to create an additional space to further buffer uses within the area from the US Highway 101 and its noise. The plaza could be acquired through an easement and host outdoor events and uses should it be designed with special attention to acoustics. A portion of the site along Castaic Ave can also be changed to an open space/civic use with commercial uses framing the site and featuring

Building Design Guidelines

Design guidelines to be established will allow and ensure certain characteristics in architectural and urban form are preserved and enhanced. Developing guidelines to help Shell Beach to maintain its beach town atmosphere while integrating newer qualities to further define the Shell Beach Road corridor.

Materials

Using natural materials in building design reflects the architectural design of many Californian beach towns and should be considered within the design guidelines. Atypical materials composed in a compatible architectural form would be considered if deemed fitting with context of the site.

Patio and Outdoor Features

Allowing patios and outdoor space should be encouraged through design guidelines to open up facades and bring variance onto the streetscape which breaks up the depth currently affecting the Shell Beach Road corridor. Outdoor uses on second stories could be considered as part of the design guidelines as well.



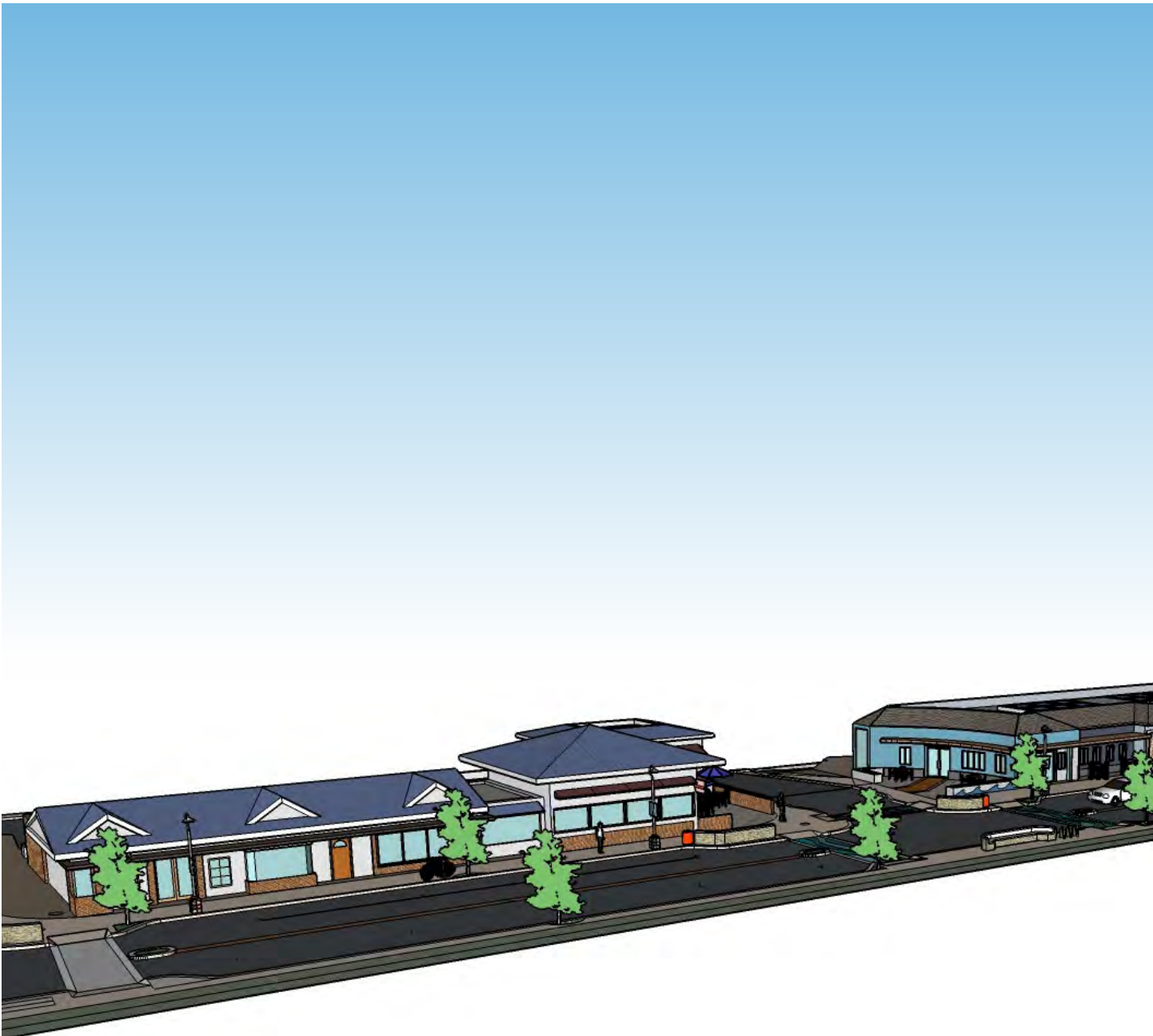
Figure 3-15: Awning, overhanging signage, and intermittent features work to break up the depth along the corridor and create draw attention to immediate surroundings.



Figure 3-16: Outdoor plaza. Additional public space could provide similar environments.



Figure 3-17: Patios could be intergrated in guidelines. Outdoor seating areas are inviting and take advantage of mild climates.



Chapter 4 :
Design Alternatives

Introduction

The design alternatives and guidelines chapter aims to apply information from existing condition, concept development, and previously gathered community input and generate ideas for enhanced streetscaping. Effective streetscaping considers the public and private realms as subject to design alternatives. The public realm should facilitate multiple modes of transportation, including a heightened level of walkability, as well as foster a safe environment for social activity. The private realm plays an equally vital role in successful streetscape design. The site design, scale, and aesthetics of structures and properties fronting the Shell Beach Road corridor impact adjacent public space.

Streetscaping and design changes to the public realm presented in this chapter aim to bring forward ideas for amenities and public art design. They also consider new dimensions in streetscape layout that are designed to eliminate the extended sense of depth along the corridor and allow ample space for pedestrians, cyclists, and vehicles.

The design alternatives proposed in this chapter consider both the private and public realms. The design guidelines that apply to the private realm reflect community goals as established in the Streetscape Master Plan. These guidelines are suggestions to apply to future redevelopment that will better enhance the corridor and positively impact adjacent public spaces.

Overview

The design guidelines are organized into three different categories, including streetscaping amenities and two sites. Each site will feature its own set of design guidelines, tailored to each site based on location, opportunities, constraints, and role in the overall design scheme within the context of the SBR corridor. This is also to develop identifying characteristics and spaces in key areas along Shell Beach Road. The three sites are located along Shell Beach Road and are listed as follows:

Gateway- Corner of Cliff Ave and Shell Beach Road

Town Center- Extending along Shell Beach Road from Placentia Ave to Santa Fe Ave.

General - Applies to general streetscaping. Figure 4-2 shows a sampled section at Wawona Ave to Palomar Ave along Shell Beach Road

Though the identified sites have their own set of guidelines, these can be applied to different areas within the project site. Thus, the ideas and designs featured in this chapter are not limited to the three specific sites and further decision making can identify a broader application of the guidelines that can further enhanced the Shell Beach Road corridor.

site diagram



Key Features

Public Art Display

A public display of art in the form of a mural or sculpture should be installed and visible from the northbound lane of Shell Beach Road. Structures built on the vacant corner parcel are encouraged to incorporate the art piece in site design.

Walkable Features

The intersection of Cliff Ave and Shell Beach Road should feature elements to improve walkability and increase the level of ease and safety in crossing the street. Bulbouts and well marked crosswalks should be employed in establishing a connection across Shell Beach Road and the Class I bike path.

Patio and Plaza Spaces

Outdoor areas such as outdoor dining patios and mini plazas should be a component of the site design. These areas should ideally be located facing side streets rather than Shell Beach Road, in an effort to reduce direct noise impacts from traffic.

Art walk and public Art display

Enhanced crosswalks with bulbouts should be added to the streetscaping to better increase connectivity. The crosswalks should be distinguished with a unique inlay pattern or a painted mural to add to the artistic element of the node. A public art display, accompanied by seating, should be located on a bulb-out section on the opposite of Shell Beach Road to serve as a resting location for bikers and pedestrians utilizing the Class I bike path.

Side Access Parking

Consistent with guidelines mentioned in the Streetscape Master Plan, access to parking lots should be located on side streets rather than directly off Shell Beach Road. This measure ensures a uniform and higher level of walkability along the frontage businesses in the Shell Beach Road corridor. Side-access underground parking on these parcels should be permitted if developer wishes to pursue this design feature.

Considerations

The following design guidelines for the Shell Beach Road Corridor Urban Design Plan revolve around community wishes and goals. The preservation of a “beach style” in Shell Beach is embedded in these guidelines that draw influence from Southern California beach towns that feature human scale massing, quaint building designs, outdoor uses and activities, and natural building materials. The display of public art is another aspect that is greatly emphasised in the guidelines. The ideas for public art display that are listed in this chapter also draw influence from other beach towns and from other sources of integrating local public art into the built environment.

A major factor that influences the guidelines is the addition of the multi-use bike path. Consistent with the City of Pismo Beach’s Bike Plan to construct a Class I lane in the Shell Beach Road corridor, the design guidelines offer suggestions that aim to accommodate a

high rate of bike traffic that the community can expect. This includes enhancing existing availability of seating and bike parking in the area that will allow the community to serve as a destination for cyclists.

The natural and built environment in and around the site influences the direction taken in the design guidelines. Consideration towards ocean views, internal traffic safety, Highway 101 perspectives and noise, and general environmental aesthetics are incorporated in the following guidelines.

The gateway site is another valuable component to the design. The vacant parcel on the corner of Cliff Ave and Shell Beach Road offers an ideal location for development, as it overlooks Dinosaur Caves Park and offers views of surrounding natural features. Since the site is located on the community boundary for Shell Beach, consideration should be taken towards establishing this site as an identifying and inviting gateway to the Shell Beach community. Also, the establishment of a central node along the Shell Beach Road Corridor would serve as an ambient environment, ideal for restaurant and shopping uses. The node's location is determined by the availability of current vacant buildings that have a potential for redevelopment in the near future.

Design Guidelines

Gateway Site- Corner of Cliff Ave and Shell Beach Road Commercial | Corner Properties | Design Guidelines

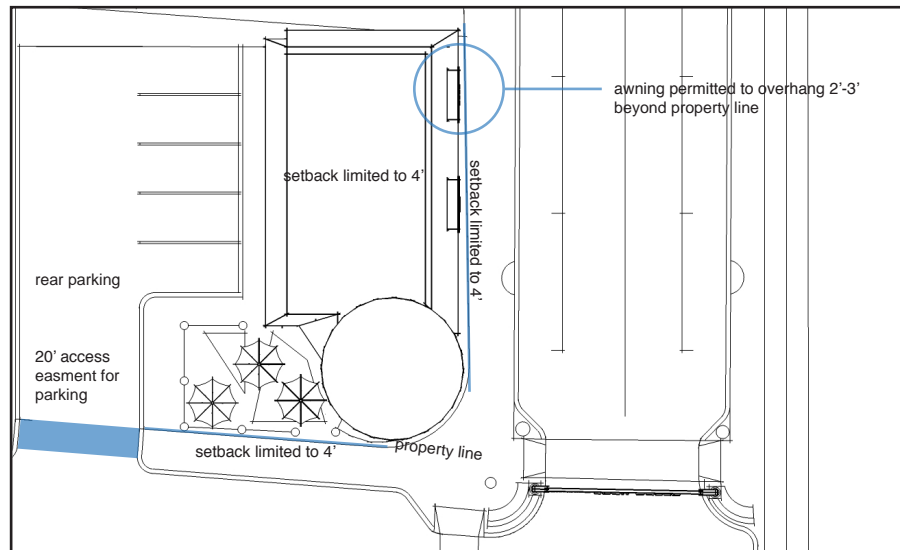


Figure 4-5: Plan view rendering of gateway site.

Setbacks and Build-to-Lines:

- 1) Setbacks on parcel lines fronting Shell Beach Road should not exceed 4'.
- 2) Setback along the Cliff Ave frontage should be limited to 4' unless the development is designed to feature and outdoor patio space in which case a setback of no greater than 20' should be permitted.

- 3) An access easement for parking along Cliff Ave should be granted and be no less than 20'.
- 4) Awnings and signs can exceed the property line by a maximum of 3'. Awnings greater than 2' must be placed at a height no less than 10' while smaller components should not be placed lower than 8'.

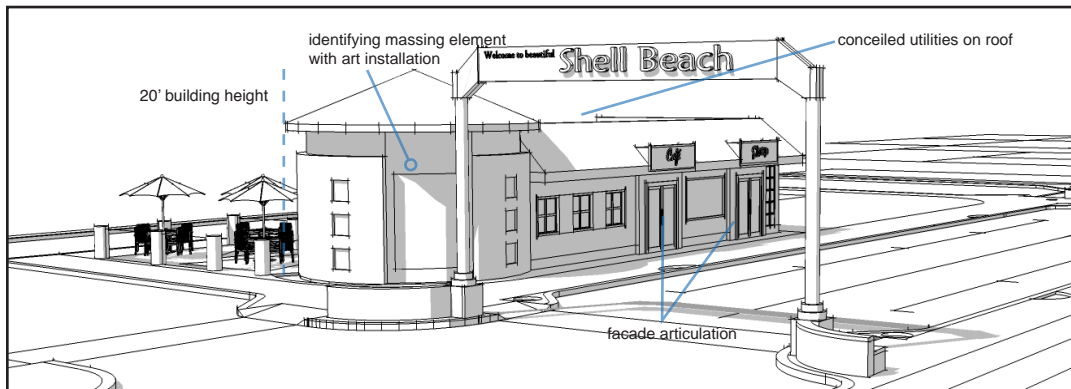


Figure 4-6: Perspective rendering of gateway site.

Building Features:

- 1) Building should feature a identifying and prominent massing element placed in proximity to the corner of the parcel. This element should be the highpoint of the building.
- 2) Building height should not exceed 20'.
- 3) Roofs should be articulated and aesthetically presentable as they are easily visible from Highway 101. Utilities and outflow, AC, and heating units on the roof should be hidden under roof articulations and not be visible from the elevation of Highway 101.
- 4) A mural or public art display should be included on facade of the corner structure.

Facade Presentation and Fenestration

- 1) Facades along Shell Beach Road and Cliff Ave frontages should be articulated to generate rhythm along the streetscape. An articulated feature such as a window/door bay, planter, or column feature should be designed and placed no further than 20 feet apart from one-another.
- 2) Storefronts are encouraged to maintain a minimum of 40% window or transparent opening along Shell Beach Road. The turret feature should be exempt from this guideline.
- 3) Parking lot should be located on the rear portion of the property and be accessible from side streets.

Gateway:

- 1) Gateway design alternatives should adhere to the following guidelines:
 - Gateway signs that span Shell Beach Road should allow 14' clearance
 - Signs that do not span the width of Shell Beach Road should be located on the north side of Shell Beach Road. Sign should be designed in an identifying corner-piece that reflects California Beach style with natural wood and/or materials and colors.

Parking:

- 1) Parking should be provided on site. Parking lots should be located to the rear of the property and be accesible from side-streets.

**Town Center Site
Commercial | Mixed Use | Corner Spaces**

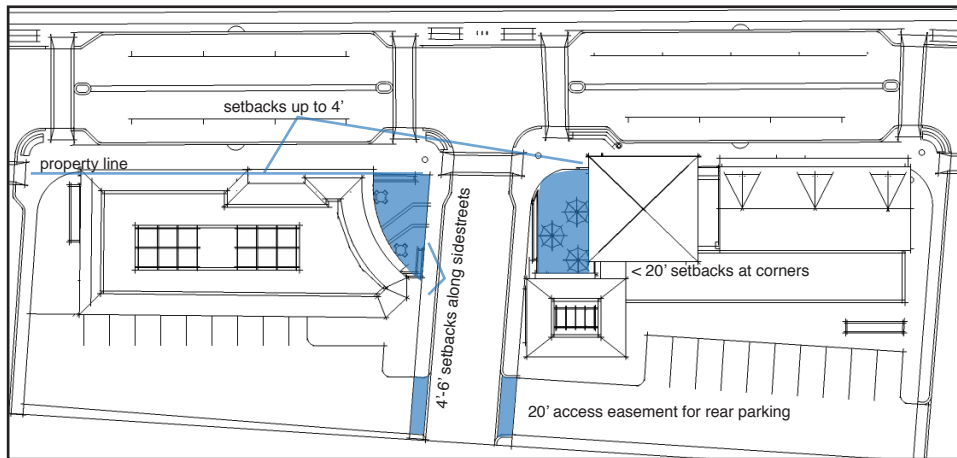


Figure 4-7: Plan view rendering of Town Center site.

Setbacks and Build-to Lines:

- 1) Buildings within this site and fronting Shell Beach Road should be built to the parcel line with a maximum setback of 4'. A setback with a maximum of 12' should be permitted under the condition that the area from the parcel line to the setback line is dedicated to public easement for outdoor displays areas, paseos, or dining areas. Entrance bays should be omitted from this guidelines.
- 2) Corner spaces should be established to generate lively, inviting spaces at corners and allow outdoor dining and display. Corner spaces should be setback no greater than 20' by 20' from Shell Beach Road and side streets.
- 3) A 4-6' setback should be maintained on side streets in order to ensuring the preservation of viewsheds along side-streets.
- 4) An access easement for parking from a side street should be granted and be no less than 20'.

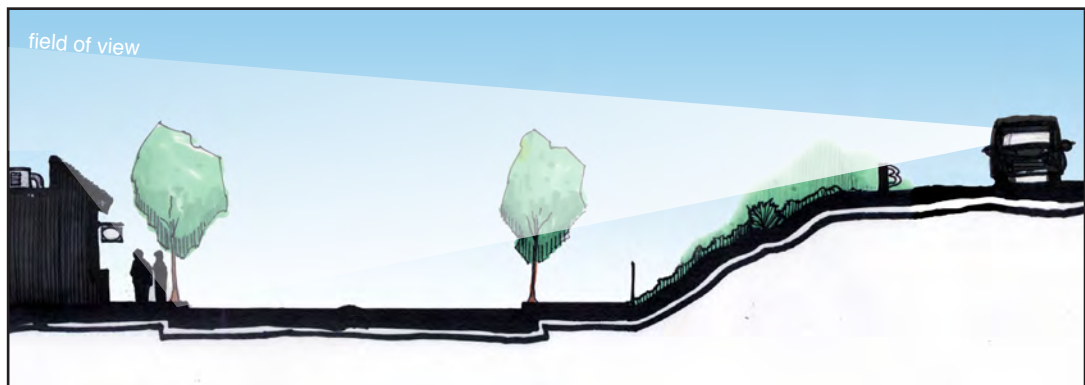


Figure 4-8: Section-elevation demonstrating heightened level of Highway 101 and the aesthetic significance of roof-articulation

Building Features:

- 1) Buildings should feature articulated roofs that shelter the display of rooftop utility units

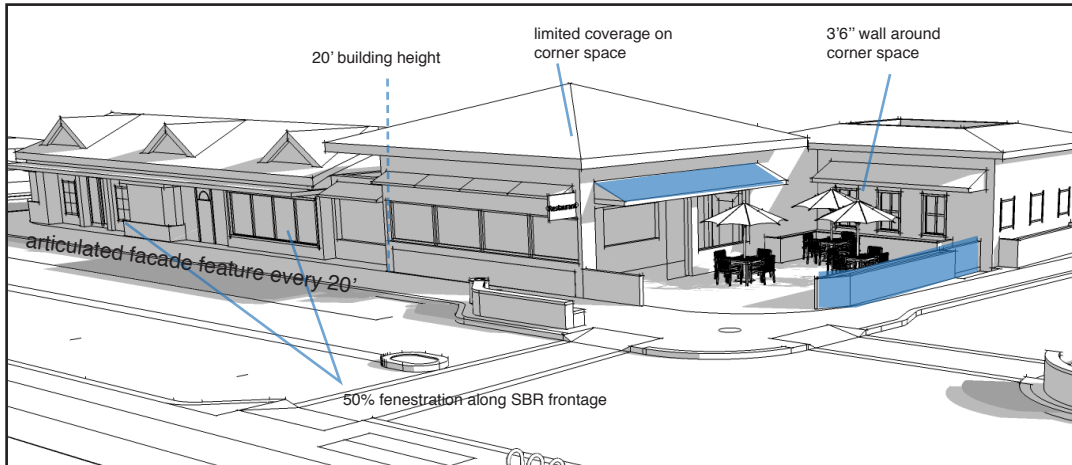


Figure 4-9: Perspective rendering of Town Center site.

- 2) Building height should not exceed 20'. Additional stories can be obtained by conforming to the natural slope of the site's topography.
- 3) Corner spaces should not be walled off from the public realm by a barrier greater than 3'6" feet. Columns, entryways, and/or sculpture and water features should be able to exceed this limit.
- 4) Awnings, pergolas, trellises, and other like features are may be featured in outdoor corner spaces but should be limited to 60% overhead coverage of the space.

Facade Presentation and Fenestration:

- 1) Windows and transparent storefronts should account for no less than 50% of facade presentation along Shell Beach Road. Presentation along side streets should be set at a discounted rate of no less than 10%. Presentation within the corner areas should be much higher with a rate of 80%. This ratio ensures that buildings contribute to lighting portions of the streetscape at night.
- 2) Efforts should be taken to provide facade articulation along Shell Beach Road storefronts with a feature being installed at a rate of no more than 20' apart from one-another. Areas that feature a setback of more than 2' from property line should include an outdoor planter that is landscaped and designed to serve as a bench for public seating.

Parking:

- 1) Redevelopment that features residential uses abutting commercial frontages should include 1.5 parking spaces per dwelling unit. A rate of 1 parking space per dwelling unit should be applied if there is only 1 dwelling unit on the property.
- 3) Parking lot should be located on the rear portion of the property and be accessible from side streets.

**General Streetscape Alternatives
Lane Dimensions and Features**

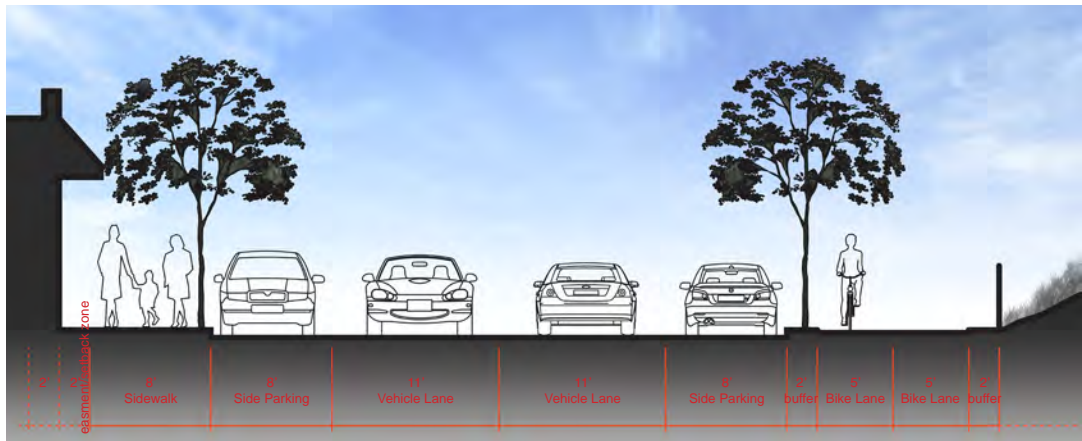


Figure 4-10: Section-elevation of a gateway section of the SBR corridor with 11' vehicle lanes.

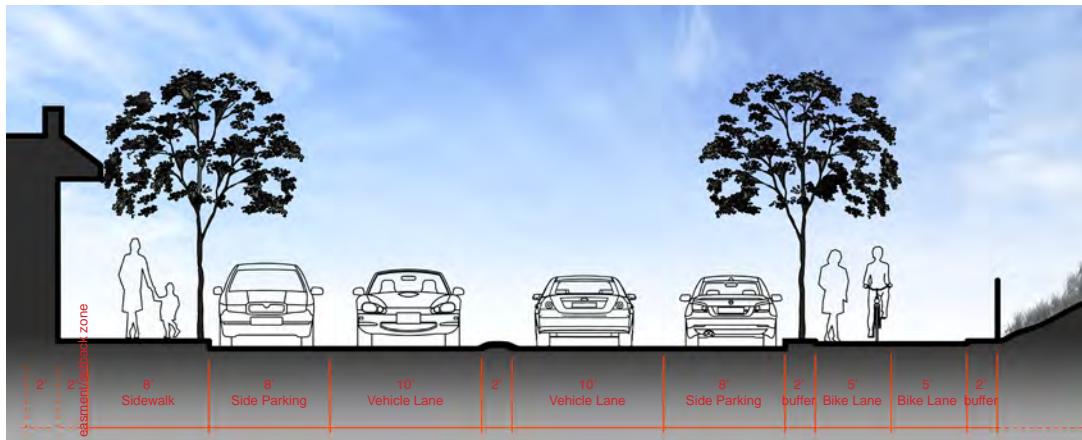


Figure 4-11: Section-elevation of central sections of SBR within the project site with 10' vehicle lanes.

Traffic Lanes

- 1) Traffic Lanes should be kept to two, north-south lanes. Lanes should measure 11' at the gateways to the corridor and be reduced to 10' widths in the central area in order to mitigate the speed of through traffic and foster a pedestrian-friendly environment.
- 2) A painted or stamped median should divide the northbound and southbound lanes. This median should be no more than 2' wide.
- 3) A centerpiece median feature should be included at intersections along Shell Beach Road where a 3-way stop or pedestrian crossing is present. Stretches of road with 11' vehicle lanes should omit including median installments.

Side Parking

- 1) Side parking should be located along Shell Beach Road on the sides of both northbound and southbound lanes. Side parking spots should be sized at a minimum of 8' by 24'.

Class I Bike Path

- 1) The Class I bike lane located on the north side of the right-of-way should delineate two directions of bike path (each direction being a 4' wide lane) and be built to the Highway 101 ROW fence. The path should feature a paved buffer for pedestrians to utilize and allow room for cyclists and pedestrians to maneuver.
- 2) The overall width of dedicated bike/multi-use path should be a minimum of 10' of ROW.

Sidewalks

- 1) Sidewalk width should be set at a minimum of 8'. Certain areas of the Shell Beach Road right of way are less bottlenecked and can accommodate larger widths of the sidewalk without encroaching on traffic lane and side parking dimensions. Since larger sidewalks can service larger groups of pedestrians more comfortably, larger sidewalk widths of 10' should be obtained in areas where ROW width does not constrain the design.
- 2) Additional space for sidewalks should be acquired in areas where building setbacks allow an easement.
- 3) In areas where sidewalk width is greater than 10', fronting businesses should be permitted to feature outdoor dining and furniture installments that may be utilized by both patrons and the public. Such features should only encroach a maximum of 4' into the ROW.
- 4) Sidewalk design should feature a simple concrete pattern to avoid higher costs of other materials and installation. A low grit concrete that is a sand-tone coloration should be considered as a sidewalk material. The material choice should also be chosen to be compatible with colored chalks to work with the possibility of being used by chalk artists and events in the future.

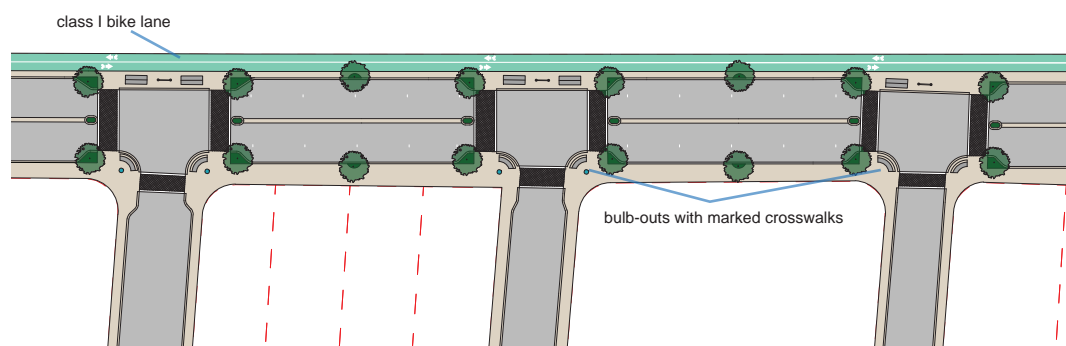


Figure 4-12: Illustrated site diagram of streetscaping.

Bulb-Outs

- 1) Bulb-outs should be key features and should be included as part of the streetscaping in each of the aforementioned sites. Bulb-outs should in addition be integrated into the design of intersections that include a three-way stop.
- 2) Bulb-outs should extend 5' out from normal sidewalk dimensions, thus leaving a 3' buffer from vehicular traffic lanes.
- 3) Bulb-out design should follow guidelines illustrated in two possible alternatives:

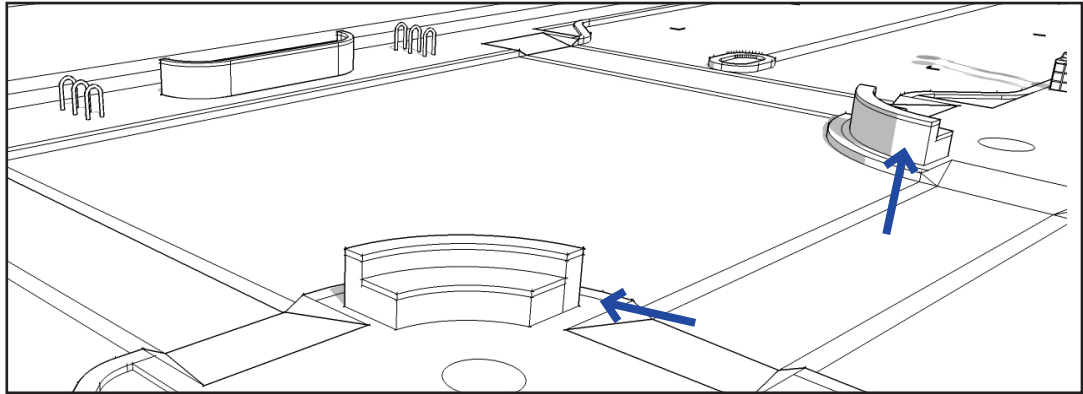


Figure 4-13: Bench configuration A

A. Bulb-outs featuring a hardscaped, arched bench located on the corner which is designed to provide secure seating that offers views down side streets. The arrangement also aims to create a social space on the corner. ADA compliant access ramps would be located on either side of the bulb-out in correspondence with the location of the crosswalks. The centerpiece for the space created by the bulb-out should feature a “medallion” art piece inlay. The inside section of the bulb-out along Shell Beach Road should feature a planted tree and light landscaping.

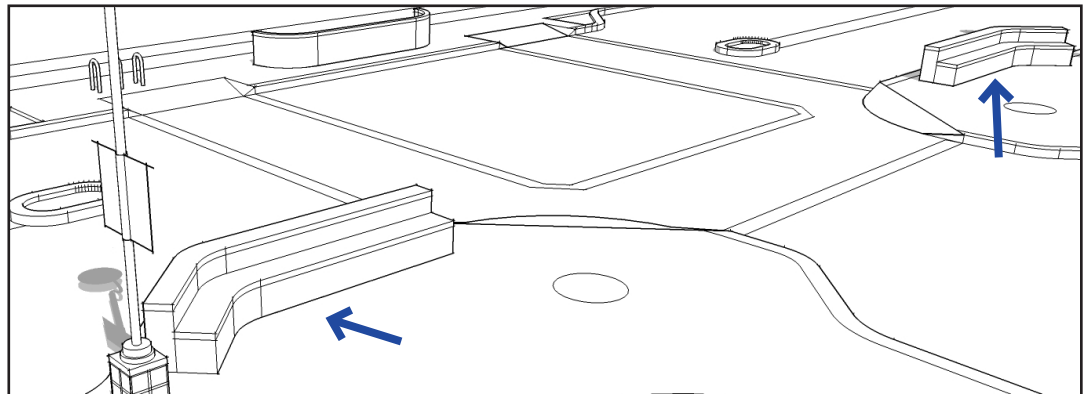


Figure 4-14: Bench configuration B

B. Bulb-outs expanded out of additionally acquired sidewalk space along Shell Beach Road. This space should feature an installed hardscaped bench that offers more seating than alternative (a) while possibly minimizing the quality of the view down the sidestreet. The emphasis of the generated social space in this alternative is shifted along SBR and locates these areas closer to storefronts.

* See amenities section for bench design alternatives

Crosswalks

- 1) Crosswalks should be delineated and marked at all crossings within the Shell Beach Road site.
- 2) Crosswalk designs and inlays should feature 1,2, or a mix of all of the three of the following alternatives for crosswalk styles:



Figure 4-15: Dura-therm asphalt inlay applied to a pedestrian crossing

A. Duratherm Stamped pattern asphalt- Features an easy, fast install print that is stamped into asphalt. Makes intersection highly visible at a less expensive rate than brick crosswalks.

B. “Art walks” - Mural installations should be considered to be added on crosswalks in order to both serve as a well delineated walk path and public art display.

C. Banded/Pattern design- A motif or pattern illustrated, engraved, or stamped into asphalt that should be visible to motorists and serve as a public art display.

Curb Extensions

- 1) Simple curb extensions that lessen the walk distance from along Shell Beach Road across cross streets should be designed and placed at intersections towards the western end of the site.
- 2) A curb extension should be located at intersections and extend 5’ from normal sidewalk dimensions. The acquired space from these extensions should be located in conjunction with bulb-outs and offer public spaces for commuters along the multi-use path.

Amenities

Benches

- 1) Benches should be designed to serve as installations for public art display.
- 2) Bench design alternatives consist of the following:

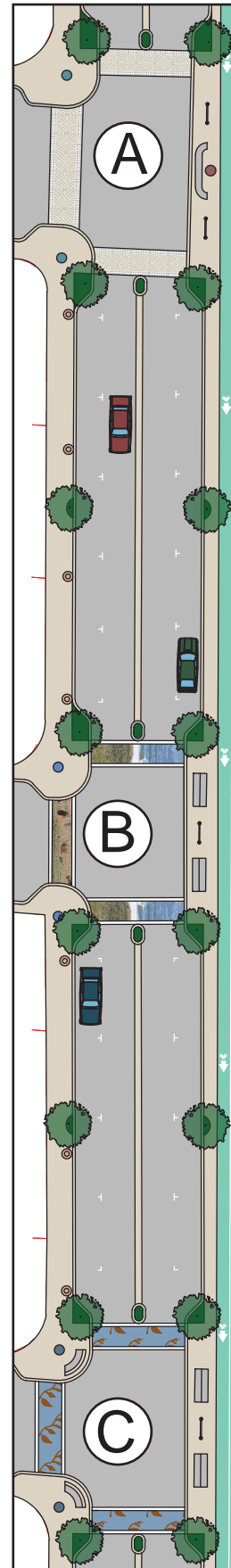


Figure 4-16: Plan view of blocks

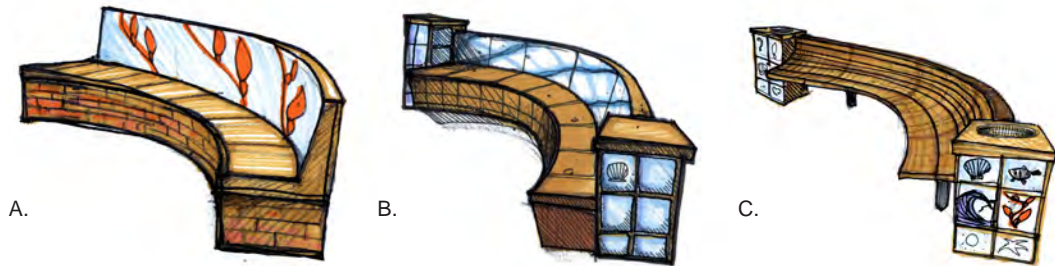


Figure 4-17: Illustrations of bench designs reflecting examples of how public art elements may appear when integrated into the design.

- A. Simple cement, curved bench with pattern/motif/mural illustrated on back.
- B. Larger stone and cement bench with end pieces to frame seating area. Art elements integrated in tilework and/or illustrated and painted on the back of the bench.
- C. Warped wood bench with artistic mosaic/tilework on end pieces of bench.

Street Lights

- 1) An adequate level of street lighting should be obtained and mostly focused in areas that front Shell Beach Road.
- 2) Sections of the multi-use path should be illuminated, though not a standard equal to the opposite side of Shell Beach Road
- 3) Street light height should be within 12'-16'.
- 4) The frequency of installed street light should adhere to a rate of 1 light per 60 feet.
- 5) Street light design should incorporate a banner feature that can be used to advertise community events. The base of the streetlight should be considered to include mosaic tile and/or public art elements in design.

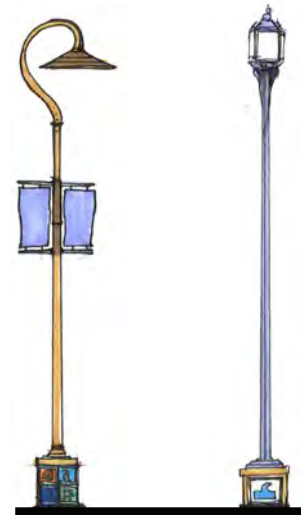


Figure 4-18: Illustrated alternatives for streetlights. Both foundations feature mosaic/tile art.

Public Art Features

- 1) Crosswalks at designated intersections should incorporate previously described art elements, consisting of; stamped inlay, patterned motif and design, or mural.
- 2) A medallion inlay at the bulb-out corners should feature an art feature and serve as an identifying feature for each corner.
- 3) Murals along facades that front side streets are encouraged, especially at the Gateway sites' south facing facade.
- 4) Sidewalk space at bulb-outs and curb extensions can and serve as expo areas for chalk art during community events.
- 5) Hardscape benches should incorporate compatible, artistic elements.



Figure 4-19: Image of medallion located in Encinitas, CA.

Bike Racks

1) Bike racks should be installed at every intersection along the multi-use bike path to accommodate an influx of cyclists.

Street Trees

1) Consideration should be paid towards tree height, ensuring that maximum heights and spreads of trees at full growth should exceed a height on the streetscape and creating a hazard for pedestrians and vehicles.

2) Landscaped medians should feature low-growing vegetation and/or shrubs rather than trees.



Figure 4-19: Rendering of the Town Center with design guidelines and streetscaping amenities in place.



Figure 4-20: Rendering of the Gateway site with applied design guidelines, streetscaping, bike paths.

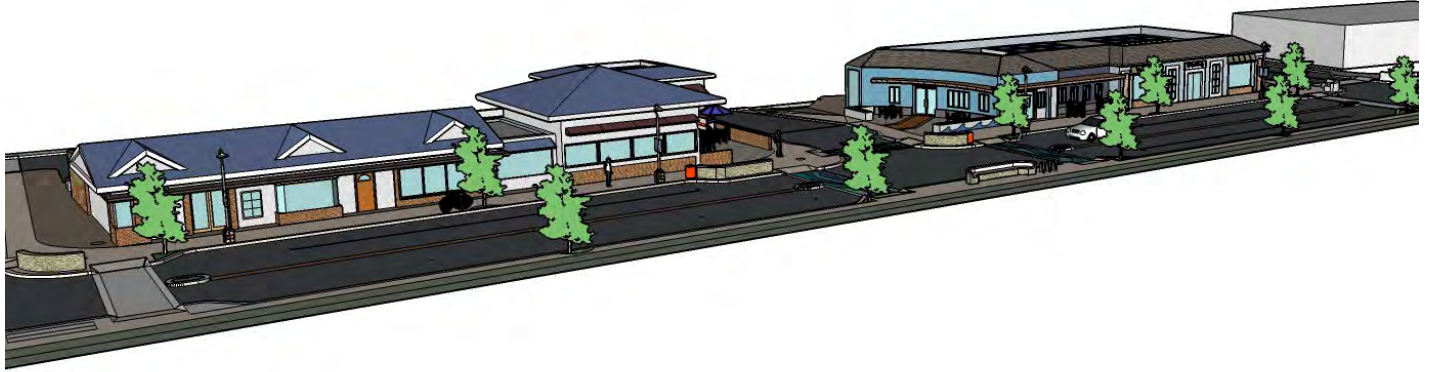
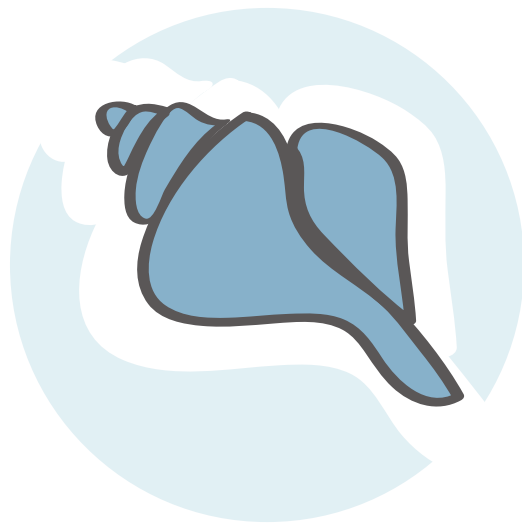


Figure 4-21: Sketchup still pulled from 3D model. Image shows town center site. Note the massing of an existing structure along Shell Beach Road in the right corner of the image.



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San Diego Coast Life. Encinitas Bench. <http://www.flickr.com/photos/sandiegocoastlife/2897153237/>

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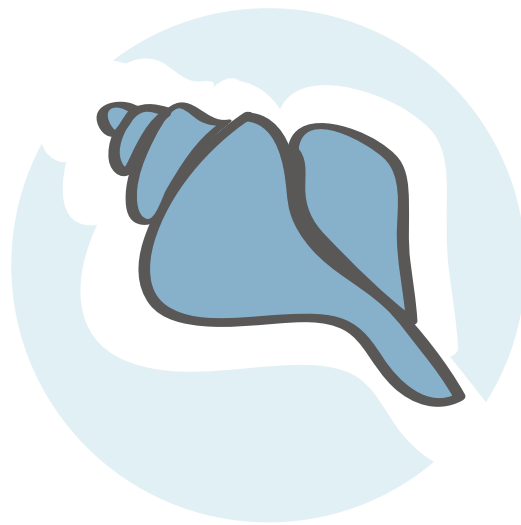
San Diego Coast Life. Mural. <http://www.flickr.com/photos/sandiegocoastlife/2897152095/>

Hombred Steele. Medallion. <http://www.flickr.com/photos/hombredsteele/3054617031/>

Stolid Soul. Bench. <http://www.flickr.com/photos/stolidsoul/396084202/>

San Diego Coast Life. Street view. <http://www.flickr.com/photos/sandiegocoastlife/2897152245/>

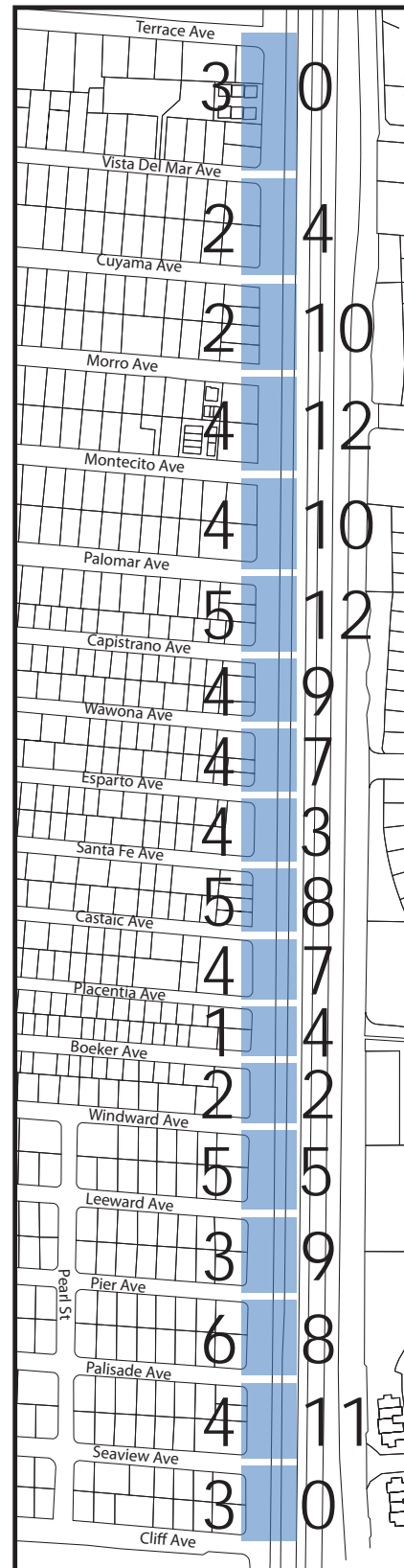
McCorkle Family. Sbicca Patio. <http://www.flickr.com/photos/mccorklefamily/4844596827/>



Chapter 6 : Appendix

Appendix A Parking Conditions

Street	Current Parking		Estimated Future Parking	
	South Side	North Side	South Side	North Side
Terrace Ave + Vista Del Mar Ave	3	0	3	0
Vista Del Mar Ave + Cuyama Ave	2	4	2	4
Cuyama Ave + Morro Ave	2	10	2	4
Morro Ave + Montecito Ave	4	12	4	4
Montecito Ave + Palomar Ave	4	10	4	4
Palomar Ave + Capistrano Ave	5	12	4	4
Capistrano Ave + Wawona Ave	4	9	4	4
Wawona Ave + Esparto Ave	4	7	4	4
Esparto Ave + Santa Fe Ave	4	3	4	4
Santa Fe Ave + Castaic Ave	5	8	4	4
Castaic Ave + Placentia Ave	4	7	4	4
Placentia Ave + Boeker Ave	1	4	3	3
Boeker Ave + Windward Ave	2	2	3	3
Windward Ave + Leeward Ave	5	5	3	3
Leeward Ave + Pier Ave	3	9	4	4
Pier Ave + Palisade Ave	6	8	4	4
Palisade Ave + Seaview Ave	4	11	4	4
Seaview Ave + Cliff Ave	3	0	3	4
Subtotal	65	121	63	65
Total	186		128	



**Appendix B
Site Inventory Forms**

Streetscape Overview Diagram

Figure 4-1: Site map with callouts of design sites

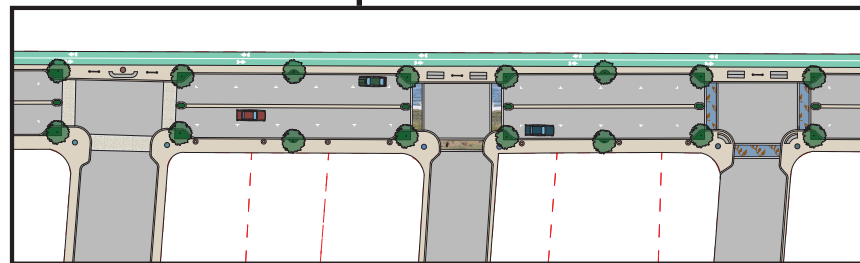


Figure 4-2: Artwalk/Corners/Enhanced Squares- Wawona Ave to Palomar Ave along Shell Beach Road

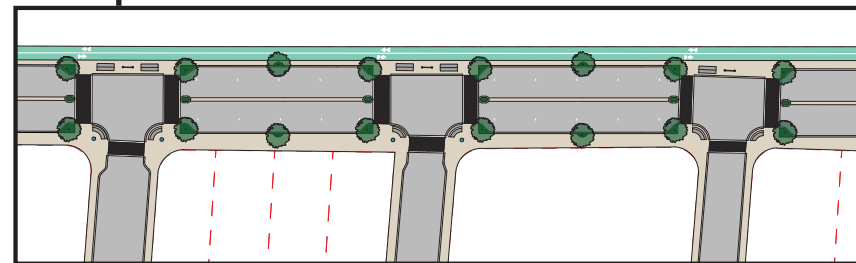


Figure 4-3: Town Center- Extending along Shell Beach Road from Placentia Ave to Santa Fe Ave.

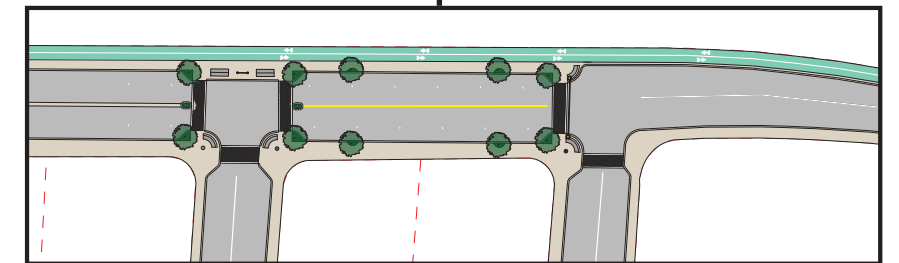


Figure 4-4: Gateway- Corner of Cliff Ave and Shell Beach Road

Existing Conditions Diagram



Figure 2-5: Hand-drawn map showing existing conditions determined through field surveys.

Existing Land Use Map

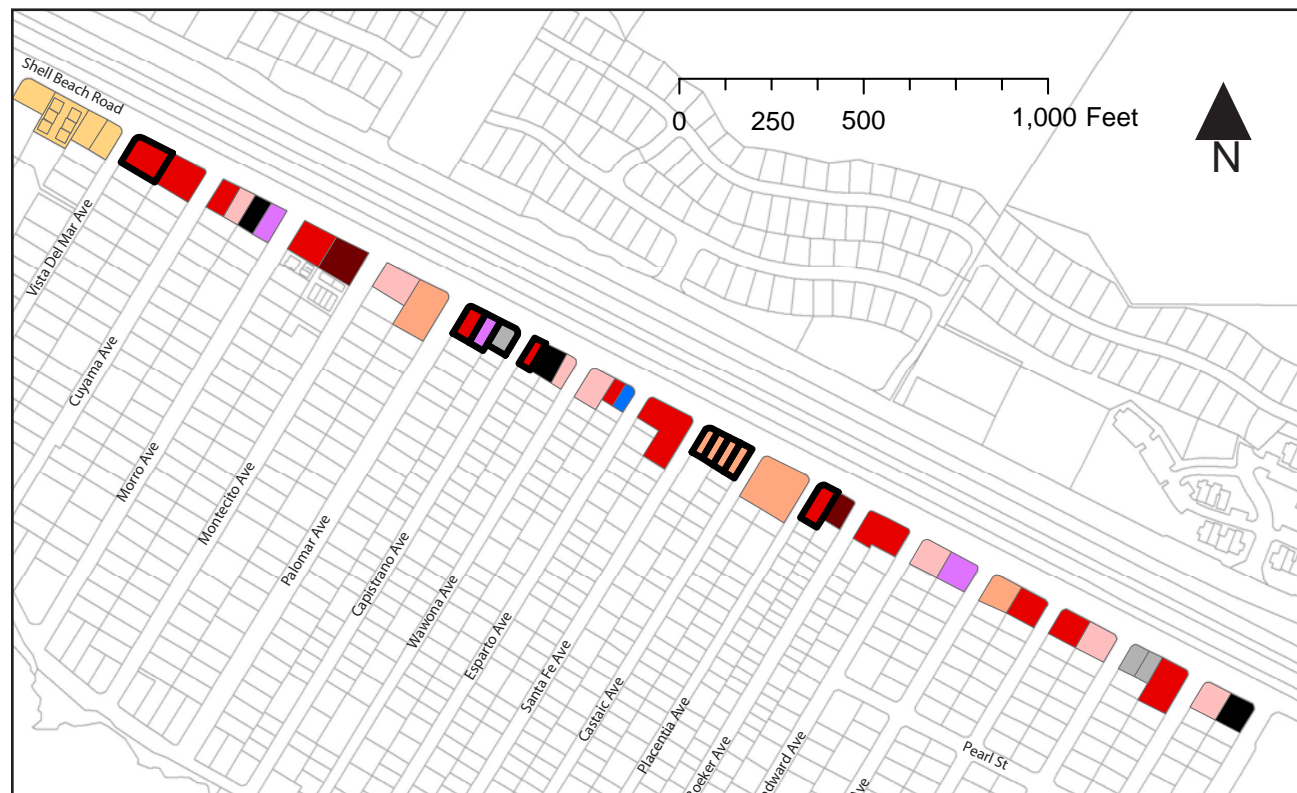
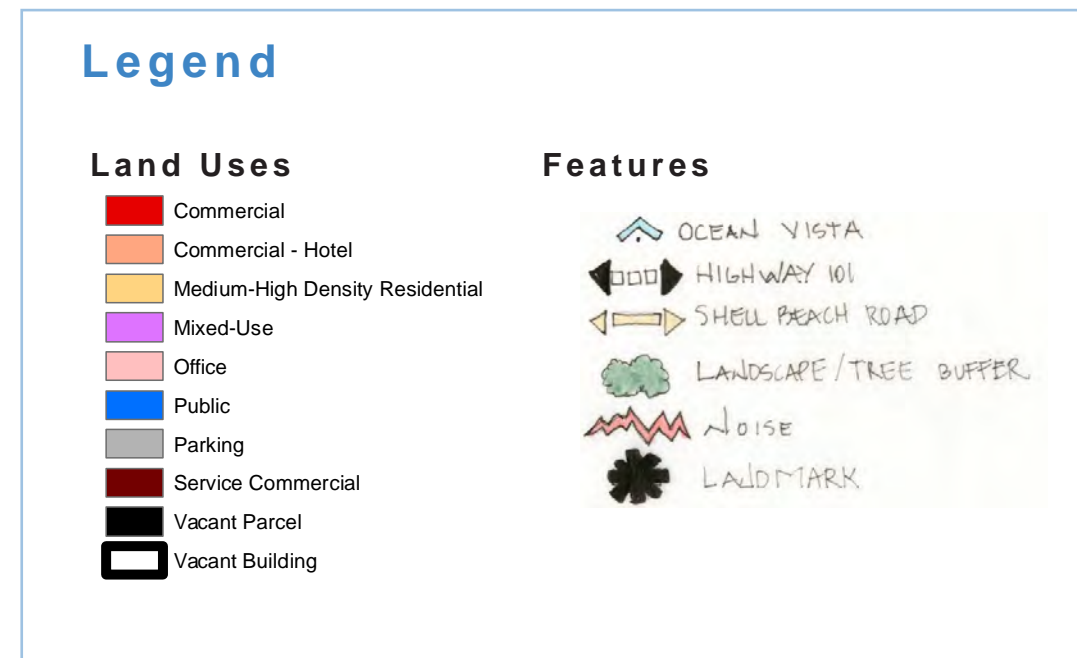


Figure 2-6: Existing land use distributions within project. Parcel data courtesy of the City of Pismo Beach.



Circulation Diagram

Legend











-  US Highway 101
-  Shell Beach Road- Minor Arterial
-  Class II Bike Lane
-  Class III Bike Lane
-  Puposed Class I Bike Lane
-  Partial Sidewalk
-  3-Way Stop
-  Bus Stop
-  5-minute (1/4 mile) Walkshed
-  Parcel Fronting SBR



Figure 2-9: Circulation map compiled from existing data and field surveys.

Benches and urban furniture would be installed in conjunction with bulb-out to create public spaces while offering safe harbor for pedestrians and increasing walkability. These areas will also showcase installations of public art.



A plaza will establish a place to harbour use sensitive to noise from Highway 101. Such spaces can define a node and be acquired through redevelopment of vacant properties.



Murals and art installations will be identifying features within the community. The locations to feature artwork will be in established "art squares" where vistas of the ocean are visible as well as other key areas where work can be well-displayed.



Streetlights will be selected based on style and compatibility with beach town styles. Lighting from signage and temporary lighting systems (see image) will also be sought as options.



Legend

- Complete Street
- Focal Point
- Gateway
- Enhanced Intersection
- Bus Bay
- Proposed Bike Path
- Connection
- Commercial/Pedestrian Plaza- Town Center

Concept

Core concepts embedded in this concept bring together elements of **safe, walkable streets, enhanced connectivity, public art, effective public spaces, and the style and atmosphere of a classic California beach town.** The **complete street** label defines an overall streetscape design that fosters a universally accessible walking environment. The conceptual diagram displays design ideas envisioned by community members and are extensions of the Streetscape Master Plan.



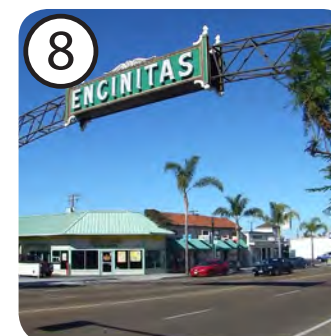
Outdoor patios should be considered where sufficient space is available. Patio configurations utilizing a shared easement with public space are successful in other beach towns and should be considered.



Well illustrated crosswalks will delineate pedestrian pathways on the street and enhance walkability. The opportunity is also presented to incorporate public art into crosswalks or utilize alternative materials or inlay patterns.



An enhanced bus stop with a bus turnout and sheltered stop could be effect in improving traffic flow on Shell Beach Road and providing for those utilizing public transit.



A distinct and visible gateway will work in both identifying Shell Beach as well as drawing a boundary. This will delineate the Shell Beach Village and reduce the endless depth effect that currently exists.

shell beach road corridor
URBANDESIGNPLAN
 site inventory form



insert street front photo

insert additional photo

insert additional photo

insert additional photo

Parcel ID: 010-221-053

1. location

street name	Shell Beach Road
street number	2063, 2061, 2059, 2057, 2055, 2053
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	2
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	6
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input checked="" type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:

occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

*all townhomes (6) well-maintained

*each townhome listed as being on individual parcel



insert street front photo

insert additional photo

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insert additional photo

Parcel ID: 010-231-032

1. location

street name	Shell Beach Road
street number	2027
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input checked="" type="checkbox"/> vacant <input type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	2
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	6
if housing, unit type:	<input type="checkbox"/> single family home <input checked="" type="checkbox"/> multi-family structure (apartments) <input checked="" type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	

if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
------------------------	--

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Unknown if DU's are vacant
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
URBANDESIGNPLAN
 site inventory form



insert street front photo

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insert additional photo

Parcel ID: 010-232-039

1. location

street name	<i>Shell Beach Road</i>
street number	<i>1999</i>
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input checked="" type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	<i>1</i>
occupying business / use name 1:	Vacant floor:1
occupying business / use name 2:	<i>2nd Chance Furniture and Lighting</i> floor:1
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	<i>1</i>
occupying business / use name 1:	<i>S+S Outdoor Living</i> floor: 1
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:

if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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 site inventory form



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Parcel ID: 010-232-042

1. location

street name	Shell Beach Road
street number	1901
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Speedy Gourmet floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	

number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Drive-thru on parcel
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

*Bus Stop Located in Front along Shell Beach Road

shell beach road corridor
URBANDESIGNPLAN
 site inventory form



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Parcel ID: 010-233-049

1. location

street name	Shell Beach Road
street number	1851
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	2
occupying business / use name 1:	Awareness Physical Therapy floor: 1
occupying business / use name 2:	Central Coast Outpatient Program floor: 1
occupying business / use name 3:	Pacific Investment Realty floor: 1+2
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:

occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Large SBR setback with parking
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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 URBANDESIGNPLAN
 site inventory form



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Parcel ID: 010-233-051

1. location

street name	<i>Shell Beach Road</i>
street number	<i>1879</i>
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	<i>1</i>
occupying business / use name 1:	Central Coast Kayaks floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	

occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Kayaks displayed outdoors on parcel
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



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Parcel ID:

1. location

street name	Shell Beach Road
street number	1801
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	2
occupying business / use name 1:	Alcove floor: 1
occupying business / use name 2:	
occupying business / use name 3:	
if housing, how many units (estimated):	1+ground floor
if housing, unit type:	<input type="checkbox"/> single family home <input checked="" type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	

if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
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3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: First parcel with landscaped yard
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



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Parcel ID: 010-241-025

1. location

street name	<i>Shell Beach Road</i>
street number	<i>1759+1739</i>
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	<i>1</i>
occupying business / use name 1:	<i>Mei's Chinese Restaurant floor: 1</i>
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	<i>2</i>
if housing, unit type:	<input type="checkbox"/> single family home <input checked="" type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	<i>1</i>
occupying business / use name 1:	<i>Shell Beach Salon and Spa floor: 1</i>
occupying business / use name 2:	floor:

occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input checked="" type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Appears to have residential units on base floor in back of parcel
BUILDING 2 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
URBANDESIGNPLAN
 site inventory form



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Parcel ID: 010-241-057

1. location

street name	Shell Beach Road
street number	1717
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Bavarian Auto Haus floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home

	<input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
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3. conditions

PARCEL

parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Offices and garages for auto-shop on parcel
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BUILDING 1 (if applicable)

building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Decent condition considering use
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BUILDING 2 (if applicable)

building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
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BUILDING 3 (if applicable)

building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
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Parcel ID: 010-242-038

1. location

street name	<i>Shell Beach Road</i>
street number	<i>1601</i>
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	<i>1</i>
occupying business / use name 1:	The Palomar Inn floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	

occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Palomar Inn
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Multiple Buildings with motel rooms with central parking lot.
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
URBANDESIGNPLAN
 site inventory form



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Parcel ID: 010-242-065

1. location

street name	Shell Beach Road
street number	1677 + 1651
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Marina Realty floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	1
occupying business / use name 1:	The Steaming Bean floor:

occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: 15' setback from Montecito Ave
BUILDING 2 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



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Parcel ID: 010-243-038 + 010-243-030 + 010-251-041

1. location

street name	Shell Beach Road
street number	1527
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input checked="" type="checkbox"/> vacant <input type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	2
occupying business / use name 1:	Old Vienna (vacant) Updated 6/4/2012: Basque Restaurant new Tenant floor: 1
occupying business / use name 2:	Living Unit floor: 2
occupying business / use name 3:	floor:
if housing, how many units (estimated):	1
if housing, unit type:	<input type="checkbox"/> single family home <input checked="" type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:

occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: vacant dining room
BUILDING 2 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: vacant restaurant with 2 nd floor apartment
BUILDING 3 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: parking lot

shell beach road corridor
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 site inventory form



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Parcel ID: 010-252-042

1. location

street name	Shell Beach Road
street number	1435
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Shell Beach Law Group floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:

if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: very well maintained
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: very well maintained, shares mains frontage with Wawona Ave
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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 site inventory form



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Parcel ID: 010-252-051

1. location

street name	Shell Beach Road
street number	1475 + 1463
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	X vacant X occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Willie Romero's Barber Shop floor:
occupying business / use name 2:	Peoples Choice Brokers (vacant) floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:

occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: unpaved parking lot in rear
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



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Parcel ID: 010-252-052

1. location

street name	Shell Beach Road
street number	1458
the parcel is	<input checked="" type="checkbox"/> vacant <input type="checkbox"/> occupied
the building is:	<input checked="" type="checkbox"/> vacant <input type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input checked="" type="checkbox"/> poor condition Notes: vacant parcel, unlandscaped
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



insert street front photo

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Parcel ID: 010-261-061

1. location

street name	Shell Beach Road
street number	1301
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	US Post Office floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:

occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Dinosaur caves mural on Esparto Ave facade
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



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Parcel ID: 010-261-062

1. location

street name	Shell Beach Road
street number	1327
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

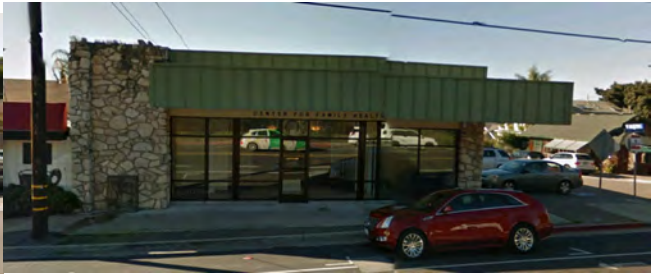
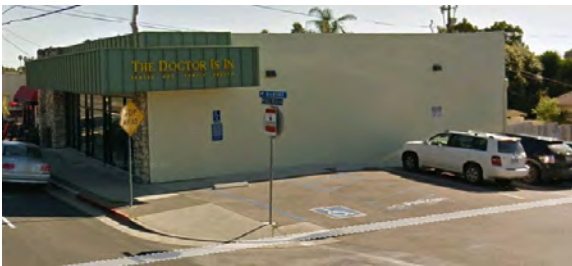
BUILDING 1	
number of floors:	1
occupying business / use name 1:	Seaside Café and Bakery floor:1
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:

occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Nice outdoor seating and dining
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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 site inventory form



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Parcel ID: 010-261-085

1. location

street name	Shell Beach Road
street number	1353
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Pacific Naturopathic Medical Centre floor:
occupying business / use name 2:	Pacific Advanced Skin Care floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:

if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Parking along Wawona Ave
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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 site inventory form



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Parcel ID: 010-271-077

1. location

street name	Shell Beach Road
street number	1255 + 1253 + 1251
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Swacks Pizza and Wings floor:1
occupying business / use name 2:	Shell Beach Grocery floor:1
occupying business / use name 3:	Peterson Chiropractic Office floor:1
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	2

if housing, unit type:	<input checked="" type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
------------------------	---

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input checked="" type="checkbox"/> poor condition Notes: Deteriorating Roof
BUILDING 2 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Detached SFD on extension of parcel fronting Santa Fe Ave
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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 site inventory form



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Parcel ID: 010-281-085 + 010-281-086 + 010-281-087 + 010-281-088

1. location

street name	Shell Beach Road
street number	1127
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input checked="" type="checkbox"/> vacant <input type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	The Motel Cape Cod (vacant) floor:
occupying business / use name 2:	Premier Gold Exchange (vacant) floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:

occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: 4 lots, for sale. Possible opportunity site.
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

Site is noted in the Streetscape Master Plan as being “likely to redevelop in near future”

shell beach road corridor
 URBANDESIGNPLAN
 site inventory form



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Parcel ID: 010-291-037

1. location

street name	Shell Beach Road
street number	1001
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input checked="" type="checkbox"/> vacant <input type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Ocean View Motel (vacant) floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	

if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



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Parcel ID: 010-292-023

1. location

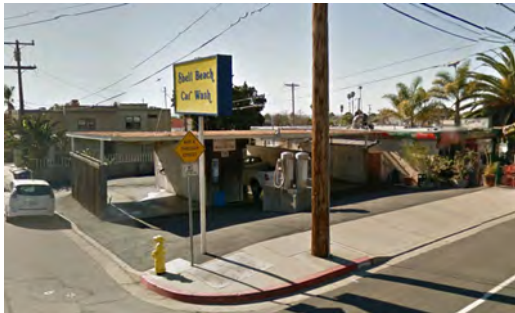
street name	<i>Shell Beach Road</i>
street number	<i>927</i>
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	<i>1</i>
occupying business / use name 1:	<i>Zorro's Cafe floor:1</i>
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Nice, popular restaurant, outdoor seating
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



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Parcel ID: 010-311-019

1. location

street name	Shell Beach Road
street number	920
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

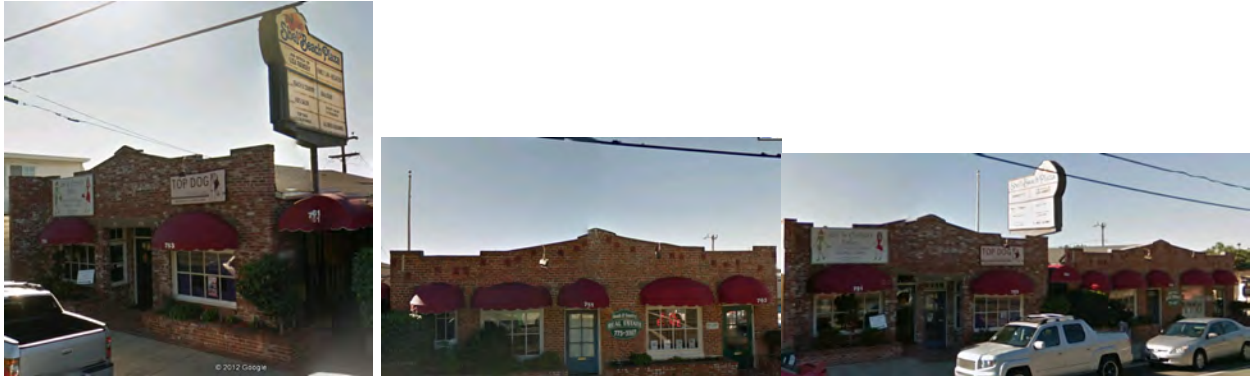
BUILDING 1	
number of floors:	1
occupying business / use name 1:	Shell Beach Car Wash floor:1
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	

if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
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3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input checked="" type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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Parcel ID: 010-331-001

1. location

street name	Shell Beach Road
street number	763 + 761 + 753 + 751
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	(Shell Beach Plaza)
number of floors:	1
occupying business / use name 1:	Law Office of Lisa Ramey floor:
occupying business / use name 2:	Beach and Country Real Estate floor:
occupying business / use name 3:	Top Dog: Dog Salon floor:
occupying business / use name 4:	Jasi's Salon floor:
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:

if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



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Parcel ID: 010-331-018

1. location

street name	Shell Beach Road
street number	735 + 731 + 725 + 717
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	(Shell Beach Plaza)
number of floors:	2
occupying business / use name 1:	Vital Touch Massage and Skincare floor:
occupying business / use name 2:	Beach and Country Real Estate floor:
occupying business / use name 3:	Top Dog: Dog Salon floor:
occupying business / use name 4:	Jasi's Salon floor:
if housing, unit type:	<input type="checkbox"/> single family home <input checked="" type="checkbox"/> multi-family structure (2-3 units)apartments <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Apartments on Leeward Ave
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



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Parcel ID: 010-332-019

1. location

street name	Shell Beach Road
street number	653
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

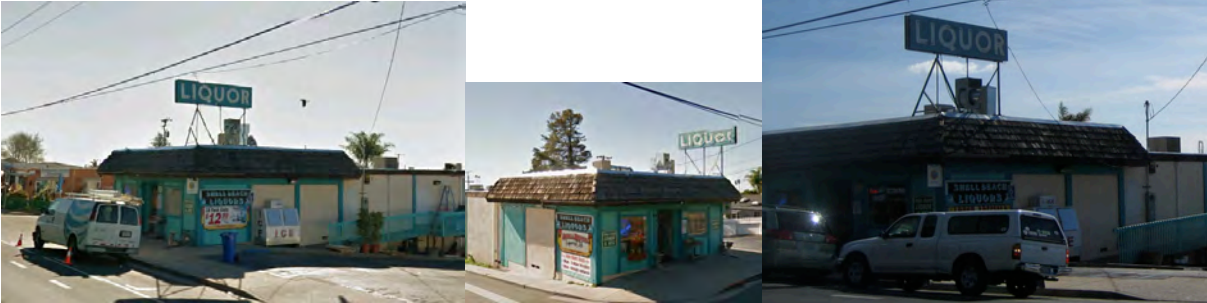
BUILDING 1	(Shell Beach Plaza)
number of floors:	1
occupying business / use name 1:	Shell Beach Inn floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	

if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
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3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Apartments on Leeward Ave
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



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Parcel ID: 010-332-020

1. location

street name	Shell Beach Road
street number	601
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	(Shell Beach Plaza)
number of floors:	1
occupying business / use name 1:	Shell Beach Liquors floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	

if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
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3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Outdoor tables and seating on sidewalk
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

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 site inventory form



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Parcel ID: 010-333-001

1. location

street name	Shell Beach Road
street number	555
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	(Shell Beach Plaza)
number of floors:	1
occupying business / use name 1:	Yoga, Energy Chi, Pilates floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home

- multi-family structure (apartments)
- multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Outdoor tables and seating on sidewalk
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



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Parcel ID: 010-333-017

1. location

street name	Shell Beach Road
street number	501
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	2
occupying business / use name 1:	On Cloud 9 Massage floor:1
occupying business / use name 2:	Anti-aging and Wellness Center floor:1
occupying business / use name 3:	A Cut Above Salon floor:1
occupying business / use name 4:	Oasis Church Office floor:2
occupying business / use name 5:	Village Counseling Center floor:1
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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insert street front photo

insert additional photo

insert additional photo

insert additional photo

Parcel ID: 010-334-016 + 010-334-014 + 010-334-013

1. location

street name	<i>Shell Beach Road</i>
street number	<i>401</i>
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	<i>1</i>
occupying business / use name 1:	<i>Del's Pizzeria and Italian Restaurant</i> floor: <i>1</i>
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:

if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Two lots of parking on neighboring two parcels. Wine barrel hedge planters
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



insert street front photo

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insert additional photo

Parcel ID: 010-335-001

1. location

street name	Shell Beach Road
street number	335
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	1
occupying business / use name 1:	Andrews and Associates Realty floor: 1
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: "Welcome to Shell Beach" mural on facade
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



insert street front photo

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insert additional photo

insert additional photo

Parcel ID: 010-335-008

1. location

street name	Shell Beach Road
street number	320
the parcel is	X vacant <input type="checkbox"/> occupied
the building is:	X vacant <input type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:

if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input checked="" type="checkbox"/> poor condition Notes: 'ARTcans' on sidewalk in front of parcel
BUILDING 1 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:

shell beach road corridor
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 site inventory form



insert street front photo



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Parcel ID: 010-371-032

1. location

street name	Shell Beach Road
street number	853
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	2
occupying business / use name 1:	Alex Steakhouse floor:1+2
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:
occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home

- multi-family structure (apartments)
- multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Parking along Windward Ave
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: Mural on façade. Popular restaurant
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:



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Parcel ID: 010-521-046

1. location

street name	<i>Terrace Ave</i>
street number	<i>105</i>
the parcel is	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied
the building is:	<input type="checkbox"/> vacant <input checked="" type="checkbox"/> occupied

2. uses

BUILDING 1	
number of floors:	<i>2</i>
occupying business / use name 1:	Apartmentsfloor:1
occupying business / use name 2:	Apartmentsfloor:2
occupying business / use name 3:	floor:
if housing, how many units (estimated):	<i>6</i>
if housing, unit type:	<input type="checkbox"/> single family home <input checked="" type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)
BUILDING 2 (if applicable)	
number of floors:	
occupying business / use name 1:	floor:

occupying business / use name 2:	floor:
occupying business / use name 3:	floor:
if housing, how many units (estimated):	
if housing, unit type:	<input type="checkbox"/> single family home <input type="checkbox"/> multi-family structure (apartments) <input type="checkbox"/> multi-family structure (townhomes)

3. conditions

PARCEL	
parcel conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 1 (if applicable)	
building conditions:	<input checked="" type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 2 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes:
BUILDING 3 (if applicable)	
building conditions:	<input type="checkbox"/> well-maintained <input type="checkbox"/> moderately maintained <input type="checkbox"/> poor condition Notes: