

Development Plan for a Multi-Family Residential Building in San Luis Obispo

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Property developers can efficiently approach developing small-scale, multi-family housing in San Luis Obispo and see overall profitability by adhering to a complete set of guidelines which should assist them in walking through the initial property investigation, creating a conceptual design for the structure, the entitlement process of acquiring necessary permits as well as cost and profit analysis. The research for this project provides interested parties with a generalized basis of the analysis of value, design considerations, and methods of savings involved in development. The research is then directly applied to a currently vacant, city-owned piece of land in San Luis Obispo which lays out each of the necessary components of development. The case study application identifies the best practices in multi-family development so that the developer can methodically approach their cooperation with the city in supplying affordable housing, while still seeing great return on their investment.



Social Influence

- Population trends and characteristics
- Impacts of community and neighborhood organizations
- Local establishments
- Prominent local demand



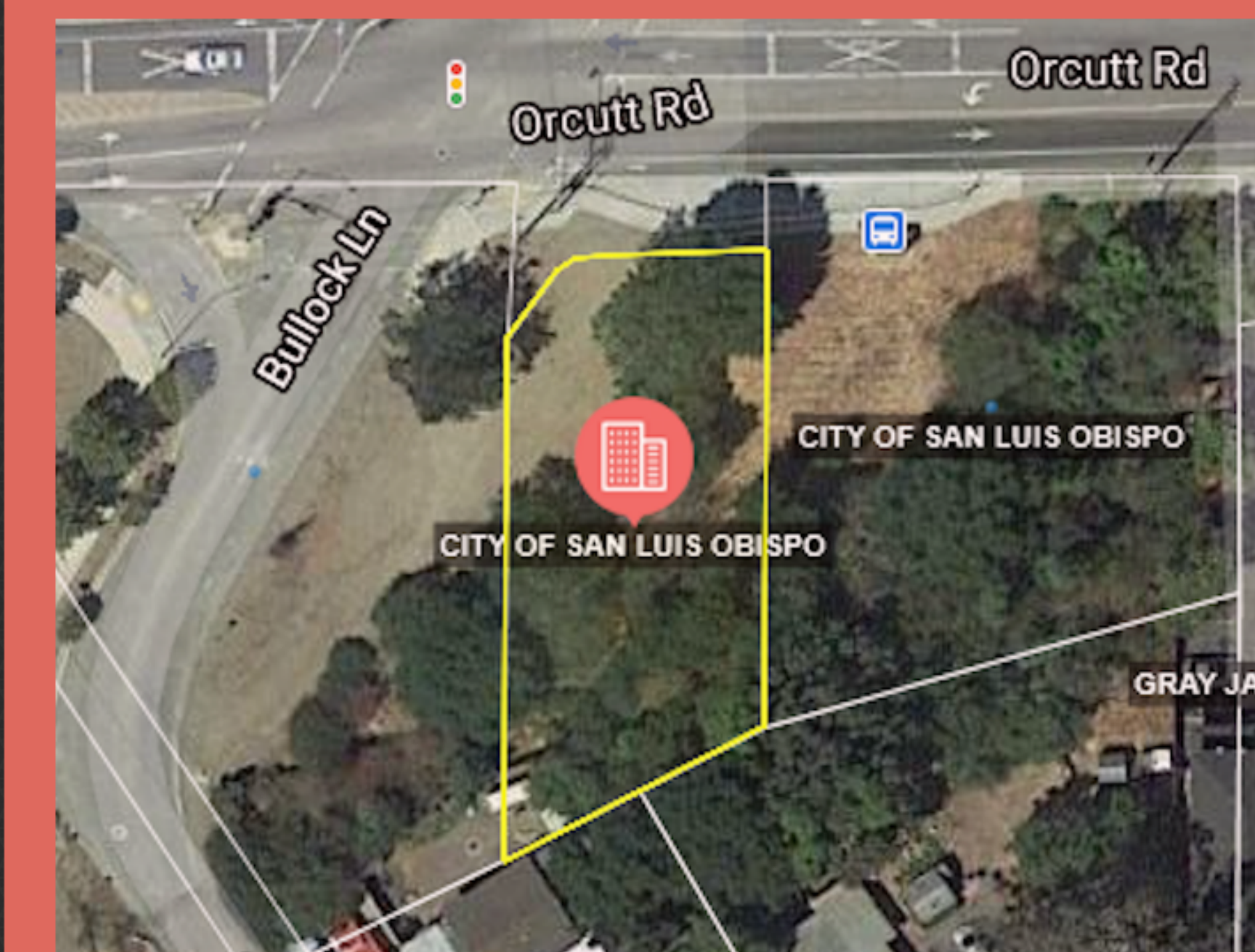
Economic Influence

- Current interest rates
- Availability of resources
- Local economy
- Purchase power within population demographics



Environmental Influence

- Underground utilities, soil conditions, trees, water table levels, topography, drainage, power/transmission lines, water wells, septic tanks, or leach fields
- Zoning requirements
- Location in relation to community resources and involvement



Zone: R3
Size: 10,000 SF
Max Lot Coverage: 60%
Max Pop. Density: 40 / net acre
Min Setback: 10 ft from the street
Max Building Height: 35 ft
Developable Area: 6,000 SF

Transportation:
Bus stop - 82 feet
Airport - 2 miles
Train station - 1.5 miles
Bike lanes throughout SLO

Goods and Services:
Grocery stores
Hospital
Restaurants
Convenience stores
Car repair shops

Recreation:
Parks
Rock-climbing
Skate park
Fitness centers
Tennis courts
Hiking trails
Downtown area



1049 Orcutt Road, San Luis Obispo

Entitlements:

PLANNING PERMITS

- Land use
- Rezoning
- Variances
- Subdivisions
- etc.

BUILDING PERMITS

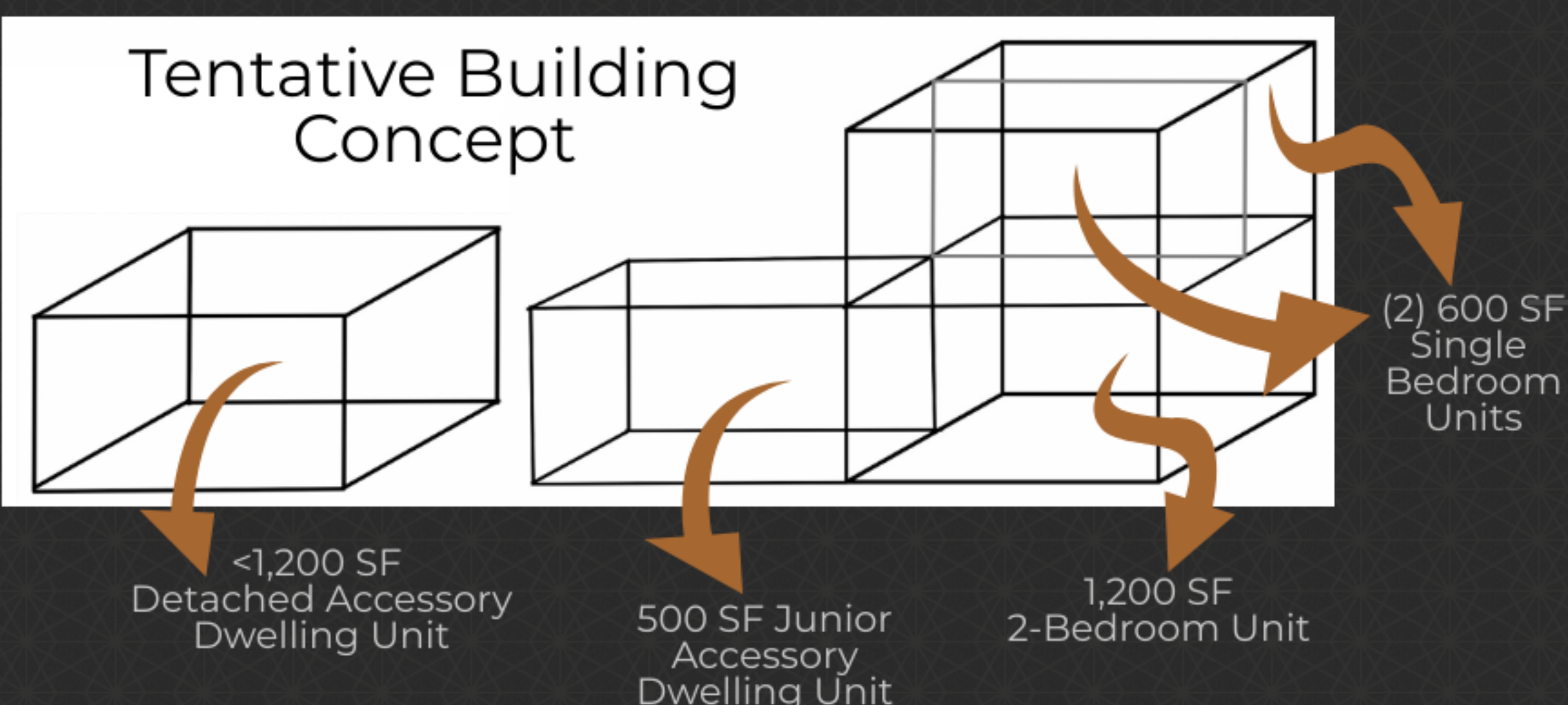
- Building
- Grading
- Demolition
- Improvements
- Plumbing
- Electrical
- Mechanical

ENCROACHMENT PERMITS

- Sidewalk
- Curb and gutter
- Utility stub-outs
- etc.

Methodology:

- Prospective Property Investigation
 - Land Prospecting
 - Influences on Value
- Tentative Building Concept
 - Cost Efficiency
- Entitlements
- Project Financing and Profitability



Financing & Profitability:

	Principal	Down	Interest	Taxes	30-year Monthly Payment
LAND	\$292,500	50% = \$146,250	5%		\$1,180.23
DEVELOPMENT	\$150/ SF = \$615,000	30% = \$184,500	5%		\$1,255.63
FEES	\$150,000	\$150,000			
TOTAL	\$1,057,500	\$480,750	\$16,537.50	\$105,000	\$2,435.86

	2 Bed	1 Bed	Junior ADU	ADU Detached	TOTAL
RENT	\$2,375	\$1,775 (2) = \$3,550	\$1,500	\$2,375	\$9,800

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