



**AGENDA SUMMARY**  
**ARCHITECTURAL REVIEW COMMITTEE MEETING**  
**MONDAY, FEBRUARY 1, 2016**  
**2:30 P.M.**  
**CITY HALL 2ND FLOOR CONFERENCE ROOM**  
**300 E. BRANCH STREET, ARROYO GRANDE**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. FLAG SALUTE:**

**4. COMMUNITY COMMENTS AND SUGGESTIONS:**

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions. Comments should be limited to those matters that are within the jurisdiction of the Architectural Review Committee (ARC). The Brown Act restricts the ARC from taking formal action on matters not scheduled on the agenda.

**5. APPROVAL OF MINUTES:**

**5.a. Approval Of The Minutes For The January 11, 2016 Meeting.**

Documents: [ARC 05.a.Draft Minutes 01-11-16.pdf](#)

**6. PROJECTS:**

Members of the public may speak on any of the following items when recognized by the Chair.

**6.a. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-014; ONE NEW WALL SIGN AND REFACING OF EXISTING POLE SIGN; LOCATION – 139 TRAFFIC WAY REPRESENTATIVE – TOM DIAZ; SIGN CONTRACTOR – NORTON SIGN AND DESIGN**

Recommended Action: It is recommended that the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Documents: [ARC 06.a. ASP 15-014 139 Traffic Way.pdf](#)

**6.b. CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT 15-007; CONSTRUCTION OF A 54-ROOM BOUTIQUE HOTEL; LOCATION – 325 EAST BRANCH STREET; APPLICANT – NKT COMMERCIAL; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS**

Recommended Action: It is recommended the Architectural Review Committee review the proposed plans for a fifty-four (54) room boutique hotel and make a recommendation to the Planning Commission.

Documents: [ARC 06.b. MER 15-004 CUP 15-007 325 East Branch Street.pdf](#)

**6.c. CONSIDERATION OF ARCHITECTURAL REVIEW 16-001; COMMERCIAL FAÇADE MODIFICATIONS; 303 E. BRANCH STREET; APPLICANT – WILLIAM HALES; REPRESENTATIVE – TEN OVER STUDIO**

Recommended Action: It is recommended that the Architectural Review Committee review plans for a commercial façade modification and make a recommendation to the Community Development Director.

Documents: [ARC 06.c. ARCH 16-001 303 E. Branch Street.pdf](#)

6.d. **CONSIDERATION OF PLOT PLAN REVIEW 15-013; CONSTRUCTION OF TWO (2) MULTI-FAMILY DWELLING UNITS; LOCATION – 159 BRISCO ROAD; APPLICANT – JOYCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER**

Recommended Action: It is recommended that the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Documents: [ARC 06.d. PPR 15-013 159 Brisco Road.pdf](#)

6.e. **CONSIDERATION OF PLOT PLAN REVIEW 16-001; NEW TWO STORY RESIDENCE; LOCATION – 567 CROWN HILL; APPLICANT – DUANE DEBLAUW**

Recommended Action: It is recommended that the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Documents: [ARC 06.e. PPR 16-001 567 Crown Hill.pdf](#)

**7. DISCUSSION ITEMS:**

**8. COMMITTEE COMMUNICATIONS:**

Correspondence/Comments as presented by the Architectural Review Committee.

**9. STAFF COMMUNICATIONS:**

Correspondence/Comments as presented by City staff.

**10. ADJOURNMENT**

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Architectural Review Committee within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 East Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

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**ACTION MINUTES**

**SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE  
JANUARY 11, 2016  
CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET  
ARROYO GRANDE, CA**

**1. CALL TO ORDER**

Vice-Chair Peachey called the Special Architectural Review Committee meeting to order at 2:30 p.m.

**2. ROLL CALL**

ARC Members: Committee Members Bruce Berlin, Michael Peachey, Mary Hertel, and John Rubatzky were present. Chair Warren Hoag was absent.

City Staff Present: Associate Planner Matt Downing, Planning Intern Sam Anderson, Administrative Intern Patrick Holub and Community Development Director Teresa McClish were present.

**3. FLAG SALUTE**

Bruce Berlin led the Flag Salute.

**4. COMMUNITY COMMENTS AND SUGGESTIONS**

Associate Planner Downing introduced Intern Patrick Holub to the Committee.

**5. APPROVAL OF MINUTES**

Bruce Berlin made a motion, seconded by Mary Hertel, to approve the minutes of December 21, 2015 as submitted. The motion passed on a 3-0-1 voice vote with Warren Hoag absent and John Rubatzky abstaining.

**6. PROJECTS**

**6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 15-014; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANT – MFI LIMITED; REPRESENTATIVE – RRM DESIGN GROUP (DOWNING)**

Associate Planner Downing presented the staff report and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Associate Planner Downing responded to questions from the Committee.

Scott Martin, Darin Cabral, and Josh Roberts, RRM Design Group, representatives, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments on the project.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend approval of the project as submitted to the Community Development Director. The motion carried on a 4-0 voice vote.

**6.b. CONSIDERATION OF ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001 FOR ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK; NEW TWO-STORY RESIDENCE; LOCATION – SHORT STREET; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER (ANDERSON)**

Planning Intern Anderson presented the staff report recommending the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Planning Intern Anderson responded to questions from the Committee.

Michael Fisher, Greg Soto, and Dick Keenan, representatives, and Cindy Nott, applicant, presented the proposed project and responded to questions from the Committee.

The Committee provided comments on the project.

Mary Hertel made a motion, seconded by Bruce Berlin, to recommend denial of the application and allow the applicant to modify the proposal before returning.

Associate Planner Downing recommended that rather than a denial recommendation, the Committee should consider continuation of the item to an unspecified date and provide specific direction on modifications the Committee is interested in seeing in the project. Further discussion from the applicant and applicant's representatives occurred.

Mary Hertel revised her motion to continue the project at an unspecified date to allow the architect time to revise the design. Bruce Berlin seconded the motion and the motion passed on a 4-0 voice vote.

**6.c. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-014; ONE NEW WALL SIGN AND REFACING OF EXISTING POLE SIGN LOCATION – 139 TRAFFIC WAY; REPRESENTATIVE – TOM DIAZ; SIGN CONTRACTOR – NORTHERN SIGN AND DESIGN (Anderson)**

Bruce Berlin made a motion, seconded by Mary Hertel, to continue the project at an unspecified date to allow the applicant to be present. The motion passed on a 4-0 voice vote.

**7. DISCUSSION ITEMS**

None

**8. COMMITTEE COMMUNICATIONS**

None

**9. STAFF COMMUNICATIONS**

Associate Planner Downing informed the Committee of the upcoming schedule for the month of February.

**10. ADJOURNMENT**

The meeting was adjourned at 4:54 pm to a meeting on February 1, 2016 at 2:30 pm.

\_\_\_\_\_  
PATRICK HOLUB  
ADMINISTRATIVE INTERN  
(Approved at ARC Mtg \_\_\_\_\_)

\_\_\_\_\_  
MICHAEL PEACHEY, VICE CHAIR



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** SAM ANDERSON, PLANNING INTERN

**SUBJECT:** CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-014; ONE NEW WALL SIGN AND REFACING OF EXISTING POLE SIGN; LOCATION – 139 TRAFFIC WAY; REPRESENTATIVE – TOM DIAZ; SIGN CONTRACTOR – NORTON SIGN AND DESIGN

**DATE:** FEBRUARY 1, 2016

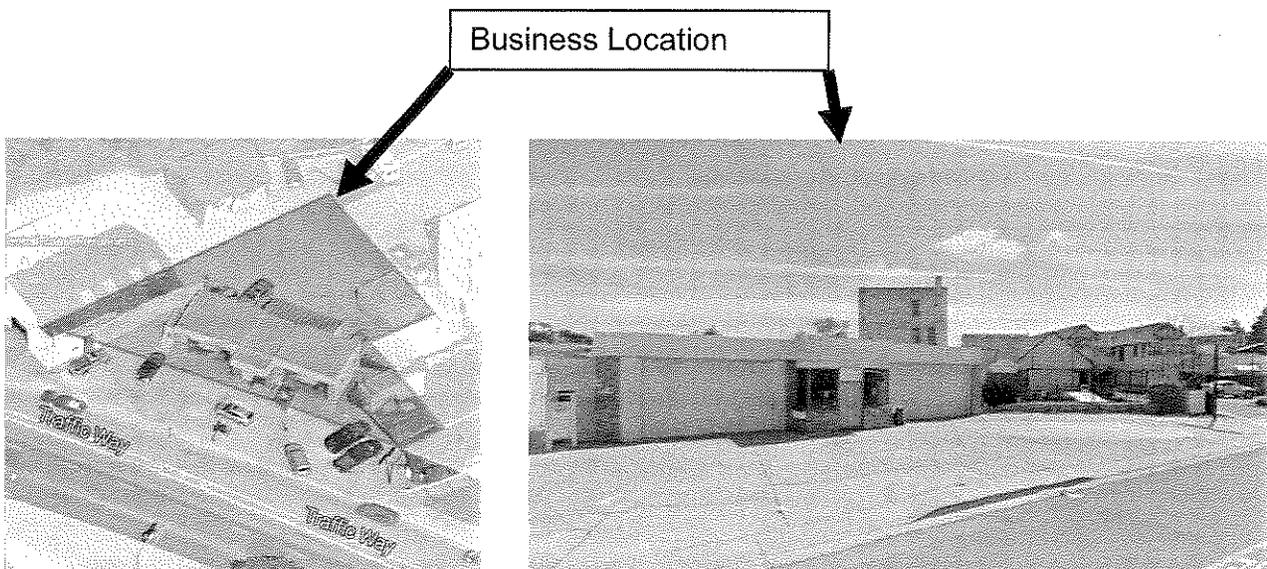
### RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Community Development Director.

### BACKGROUND:

The subject property is zoned Village Mixed Use, is located in the D-2.4 Historic Overlay District and requires review by the Architectural Review Committee for compliance with the *Design Guidelines and Standards for the Historic Character Overlay Districts*. This project was continued from the ARC meeting on 1/11/16 due to applicant absence. Staff requests ARC members to bring plan sets that were delivered to them in advance of the 1/11/16 meeting.

### Location



**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-014  
FEBRUARY 1, 2016  
PAGE 2**

**ANALYSIS OF ISSUES:**

**Project Description**

The applicant proposes one (1) new wall sign and resurfacing of one (1) existing pole sign for an auto service center business. The total size of the proposed signage is approximately 58 square feet and the signs are designed as follows:

**Wall Sign**

**Materials:** ½" thick MDO plywood and digital printed graphics.  
**Colors:** Blue border and lettering, with black outlines on logo.  
**Message:** *Sunset Service Center*  
**Size:** 10' x 3' approximately 30 square feet.  
**Location:** Above main entrance.

**Pole Sign**

**Materials:** Digital graphics mounted on existing pole face.  
**Colors:** Black and blue lettering, with blue outlines and pole color.  
**Message:** *Sunset Service*  
**Size:** 1'6" x 11' approximately 16.5 square feet.  
**Location:** Mounted on existing pole.

The sign proposal meets Arroyo Grande Municipal Code requirements for the area, which allows two wall signs. The pole sign, due to it being resurfaced, is considered a change of copy and will be permitted to be used. Based upon the dimension of the business frontage length (66'6" ft.), the proposed total sign size (58 sq. ft.) is within the allowable maximum sign area of 112.25 sq. ft. The two signs meet all applicable standards found in the AGMC.

**Architectural Review**

The Architectural Review process is intended to implement the General Plan and other adopted policies such as the Design Guidelines. The *Design Guidelines and Standards for Historic Districts* discusses sign and awning attributes on pages 36 through 38. The Design Guidelines do recommend that signs on signboard be framed in order to provide depth and a finished look to the sign. Designing more intricate signage could allow for greater compliance with the Design Guidelines. Additionally, the color palette could be modified to more neutral colors in order to better match with the existing structure and the Village. However, this would need to be balanced with any trademarked logos of the business.

**Attachments**

1. Sign Plans (available for public review at City Hall)



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** MATTHEW DOWNING, ASSOCIATE PLANNER

**SUBJECT:** CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT 15-007; CONSTRUCTION OF A 54-ROOM BOUTIQUE HOTEL; LOCATION - 325 EAST BRANCH STREET; APPLICANT - NKT COMMERCIAL; REPRESENTATIVE - STEVEN PUGLISI ARCHITECTS

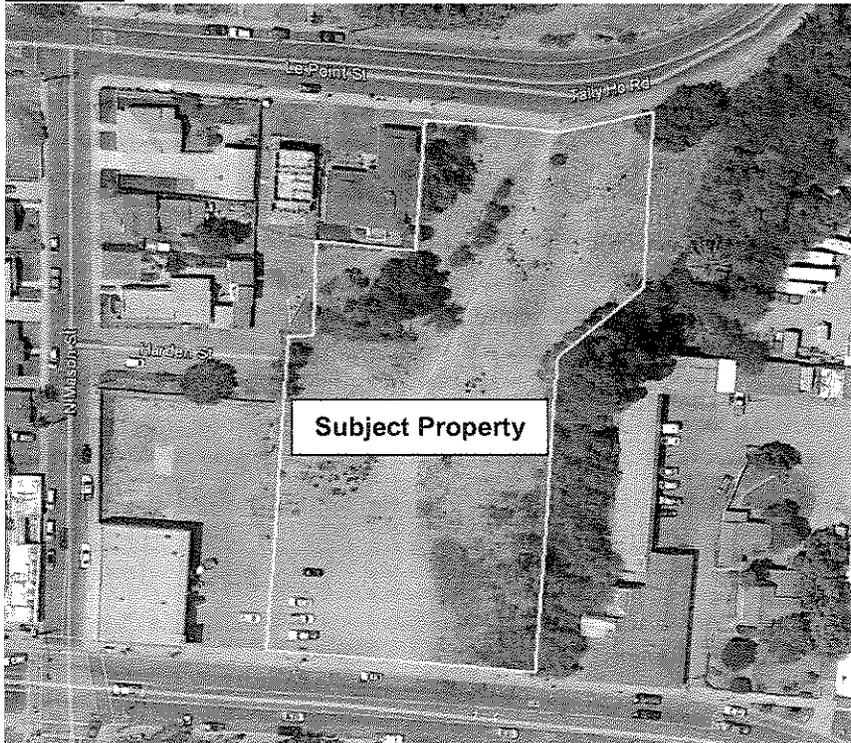
**DATE:** FEBRUARY 1, 2016

### RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the proposed plans for a fifty-four (54) room boutique hotel and make a recommendation to the Planning Commission.

### BACKGROUND:

#### Location



**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT  
15-007  
FEBRUARY 1, 2016  
PAGE 2**

The property located at 325 East Branch Street is vacant, bordered by the Mason Bar building to the southwest and Tally Ho Creek to the northeast, with frontage that extends from East Branch Street to Le Point Street. The property is currently entitled with a conditional use permit for a new market up to 10,000 square-feet.

Staff Advisory Committee

The Staff Advisory Committee (SAC) reviewed the proposed project on September 9, 2015. At that time, the SAC discussed various aspects of the project, including existing utility infrastructure on-site, water demand and conservation, opportunities for additional Blue Watch facilities, and emergency access. The SAC was in support of the project and developed conditions of approval for the development.

Historical Resources Committee

The HRC reviewed the proposed project on September 18, 2015 and January 15, 2016. Last September, members of the HRC discussed the historic value of having a hotel in the Village and supporting heritage tourism, the design of the structure, and compliance with the Design Guidelines and Standards for the D-2.4 Historic Character Overlay District (the "Guidelines"). The HRC was in support of the boutique hotel in the Village. The HRC also made recommendations regarding the structure's design, including wood shutters, long, narrow windows, and transom windows above the front entrance doors to ensure the structure remains in conformance with the Guidelines. Last month, the HRC reconsidered the project and expressed support of the proposed changes but stated the front entrance overhang was too busy and should be simplified.

Architectural Review Committee

The Architectural Review Committee (ARC) reviewed the proposed project on September 21, 2015. Members of the ARC discussed the project's fit, both on-site and in the Village, options for the block base, the project's compliance with the Guidelines, and architectural details. The ARC was in support of the project and final review of several items prior to issuance of a building permit, including roof venting, structure base material and architectural features in the middle of the building. A condition of approval requiring this review has been included in the prepared Resolution.

Planning Commission

The Planning Commission considered the project on December 1, 2015. At that time, the Planning Commission discussed various aspects of the project. The Commission's primary concern was that the building did not fit architecturally in the Village, based upon lack of building details that shows compliance with the Design Guidelines for the Historic Character Overlay District. The Planning Commission continued consideration of the item to a date uncertain to allow the applicant an opportunity to address the Commission's concerns. As part of the Planning

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT  
15-007  
FEBRUARY 1, 2016  
PAGE 3**

Commission's motion, it was directed that the project be reviewed by the HRC and ARC a second time for recommendations on the modifications.

**ANALYSIS OF ISSUES:**

Project Description

The proposed project encompasses approximately 1.86 acres, generally bordered by the Mason Bar building and Tally Ho Creek, with frontage that extends from East Branch Street to Le Point Street. The property consists of several underlying lots that are proposed to be merged. The property will be developed with an approximately 29,380 square-foot, fifty-four (54) room boutique hotel in two-stories with associated site and public improvements, including parking lot, outdoor pool and spa area, landscaping, and creek path connecting East Branch Street to Le Point Street.

The proposed hotel has grown in size and number of rooms following the Planning Commission's consideration of the project. This is a result of the desire for the building to be better represented near East Branch Street, with a portion of the hotel being extended toward the street. In total, three (3) rooms and an additional 1,600 square feet of building area has been added to the project. Additionally, a trellis will be extended from the start of the pedestrian path to where the path meets the building. The applicant has stated this is to provide interaction with the street due to the building sitting back on-site. A larger entrance extension has been added to the western portion of the East Branch Street façade with the intent to clearly define the pedestrian entrance. Additionally, a vehicular porte-cochere has been added to the westernmost side of the building, to allow visitors a location to drop off luggage and check into the hotel before parking their car. This porte-cochere is adjacent to five (5) new parking stalls proposed for construction, bringing the total number of parking spaces provided to sixty-nine (69).

Architecture

The hotel's architecture has been updated to include additional design details. The architecture is now characterized as Cottage Style, with white composite lap siding on the second story, smooth steel troweled stucco on the first story, dark composite shingles resembling wood shake with visible roof vents aimed at breaking up the large expanse, wood shutters and railings, heavy timber construction, and wrought iron accents. The base of the building facing East Branch Street will be constructed out of stone similar to stone used in the Paulding Wall. The base of the building facing the creek will be constructed out of stained, board formed concrete. The building extension added since the HRC's previous review will have an open lattice base to allow water to pass underneath in a flood event. The materials proposed are consistent with the Guidelines. The height and massing of the building is lessened due to the building being set back from the street approximately seventy-five feet (75') as a result of the floodplain covering that portion of the project site and the creek vegetation area.

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT  
15-007  
FEBRUARY 1, 2016  
PAGE 4**

Creek Path

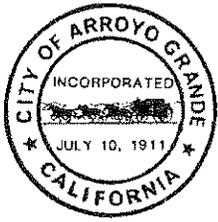
The project includes a pedestrian path adjacent to Tally Ho Creek, connecting East Branch Street to Le Point Street. The first phase of the path adjacent to East Branch Street was previously installed with the street front improvements for the market project. As previously discussed, a new trellis structure will be installed from East Branch Street to a point where the path meets the building. At this point, the trellis will stop and the open-air pathway will continue to Le Point Street.

Parking and Circulation

Parking for hotels and motels is required at one (1) space per room and two (2) additional spaces for the manager unit. The proposed parking lot contains a total of sixty-nine (69) off-street parking spaces including the nine (9) off-street parking spaces previously constructed as part of frontage improvements for the entitled market. The proposed parking will exceed the minimum requirements of fifty-six (56) spaces and leaves thirteen (13) spaces available for other house staff during the day. The parking lot has been designed to accommodate internal circulation between the proposed project and the separate yet adjacent property.

Attachment:

1. Project Plans



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** MATTHEW DOWNING, ASSOCIATE PLANNER

**SUBJECT:** CONSIDERATION OF ARCHITECTURAL REVIEW 16-001;  
COMMERCIAL FAÇADE MODIFICATIONS; 303 E. BRANCH  
STREET; APPLICANT – WILLIAM HALES; REPRESENTATIVE –  
TEN OVER STUDIO

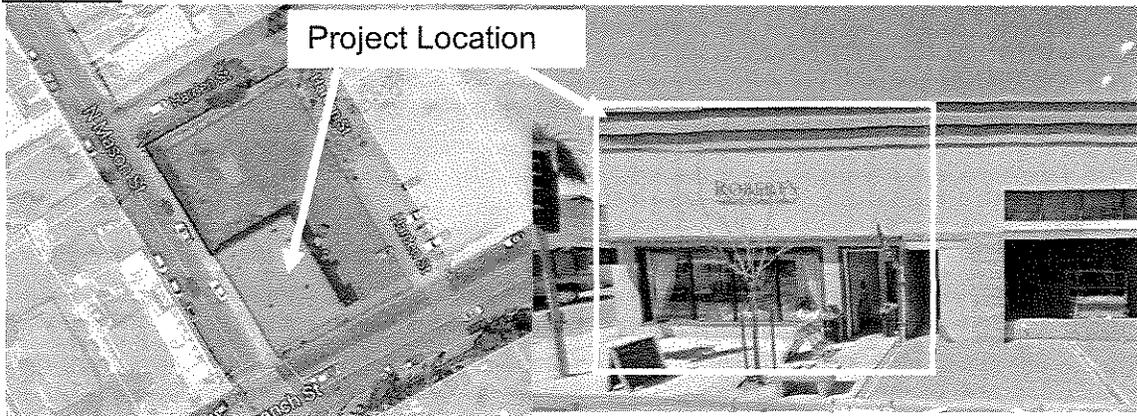
**DATE:** FEBRUARY 1, 2016

### RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review plans for a commercial façade modification and make a recommendation to the Community Development Director.

### BACKGROUND:

#### Location



The applicant has submitted plans to modify the commercial façade on the west half of the existing commercial building (formerly Robert's Restaurant) located at 303 East Branch Street in the Village Core Downtown (VCD) zoning district. The Community Development Director is seeking input from the ARC prior to making a decision on the project.

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF ARCHITECTURAL REVIEW 16-001  
FEBRUARY 1, 2016  
PAGE 2**

**ANALYSIS OF ISSUES:**

The proposed project consists of modifying the west half of the front façade, as well as the southern corner of the west façade. In total, the applicant proposes the following:

1. Remove the existing storefront windows, to be replaced with a new glass roll-up window to match the rollup window in the adjacent suite;
2. Insert a new roll-up window on the west façade of the building;
3. Install zinc plates below the new roll-up windows to match the existing zinc plates;
4. Create a new central entrance into the building instead of two (2) separate entrances;
5. Install transom windows above the new roll-up windows and new central entrance to match the existing transom windows in the adjacent suite;
6. Extend the existing canopy on the south façade to match; and
7. Install a new angled canopy below the new transom windows on the east façade.

The window sashes of the roll-up window would be painted steel to match existing installations, consistent with the Guidelines and Standards for the Historic Character Overlay District. The existing flagstone columns will remain in place and will not be added to other portions of the building. The zinc plating is limited to below the roll up windows as an accent material.

It is important to note that additional signage or modifications to existing signage requires approval of an Administrative Sign Permit and would be evaluated at the time of application submittal.

**Attachments**

1. Project plans



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** SAM ANDERSON, PLANNING INTERN

**SUBJECT:** CONSIDERATION OF PLOT PLAN REVIEW 15-013; CONSTRUCTION OF TWO (2) MULTI-FAMILY DWELLING UNITS; LOCATION – 159 BRISCO; APPLICANT – JOYCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER

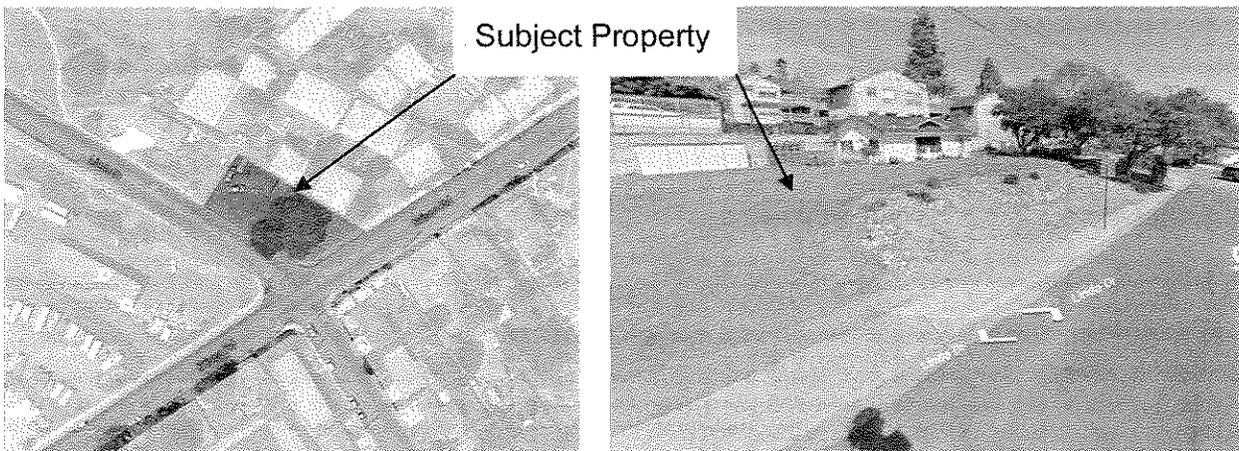
**DATE:** FEBRUARY 1, 2016

### RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Community Development Director.

### BACKGROUND:

#### Location



The subject property is located at the northeast corner of the Linda and Bennett Drive intersection and is zoned Multi-Family Apartments (MFA). The proposed project requires a minor use permit for multi-family residential development.

**ARCHITECTURAL REVIEW COMMITTEE  
 CONSIDERATION OF PLOT PLAN REVIEW 15-013  
 FEBRUARY 1, 2016  
 PAGE 2**

**ANALYSIS OF ISSUES:**

Minor Use Permit

The proposed minor use permit will allow development of two (2) new multi-family residences. Both of the residences will be developed in the “multi-family attached” style, which is defined in Arroyo Grande Municipal Code (AGMC) Subsection 16.04.070.C. as “a building designed and used as a rental residence for two or more families living independently of each other. It includes apartments, duplexes and multiplexes that have not been subdivided for purposes of independent sales of individual units”. The proposed project meets development standards of the AGMC with regard to lot coverage, setbacks, height restrictions, etc.

Residential Density

Municipal Code Subsection 16.32.030.A identifies residential density equivalents for residential projects located in the multi-family zoning districts as follows:

<b>Residential Dwelling Unit Type</b>	<b>Density Equivalent</b>
1-bedroom	.5
2-bedroom	1.0
3-bedroom	1.0

Based on the proposed development, the total residential density is as follows:

<b>Duplex 1</b>	<b>Duplex 2</b>	<b>Dwelling Unit Type</b>	<b>Density Equivalent</b>	<b>Total Density Equivalent</b>
1	1	1-bedroom	0.5	1 unit
	1	2-bedroom	1.0	1 unit
1		3-bedroom	1.0	1 unit
				3 units

The AGMC allows residential densities up to fourteen (14) dwelling units per acre for multi-family residential projects located in multi-family districts. The lot is 12,447 square feet, or .286 acres, allowing a density of four (4) residential dwelling units. Based on the density equivalencies outlined above, the proposed project is within the maximum allowable density requirements.

Architectural Character

The proposed residential buildings are designed in a modern style composed of a unique combination of weathered steel panels, cream stucco highlighted with dark textures, and vertical concrete panels to create visual diversity and prevent expansive walls. The buildings have flat, modern roofs, and vary in height to create an interesting roof line. All doors and windows are framed in metal with a dark bronze finish, including garage doors with the bronze-finished metal framing and opaque glass panels. The surrounding area is mostly craftsman and cottage style apartment buildings and single

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF PLOT PLAN REVIEW 15-013  
FEBRUARY 1, 2016  
PAGE 3**

family homes, meaning that modern-styled development would be unique for the area. The applicant has also provided color elevations contained in the plan set.

Access

Duplex 1 will have vehicular access from a driveway from Linda Drive, with access to one (1) single car garage and one (1) two car garage attached to the driveway. Duplex 2 will have vehicular access from a driveway from Brisco Road, with access to one (1) single car garage and one (1) two car garage attached to the driveway. Pedestrian access to Duplex 1 will be from Linda Drive, and Duplex 2 will be accessible from Brisco Road. The two duplexes will be separated by a vegetative buffer area between the two structures. Two (2) existing driveways and curb cuts will also need to be removed and sidewalk repairs done, one on Linda Drive and one on Brisco Road.

Parking

Parking requirements for the development are identified in AGMC Section 16.56.060.E, which includes one (1) space per unit in an enclosed garage for the single bedroom apartments, and two (2) spaces per unit in an enclosed garage for the two and three bedroom apartments. The proposed development is four (4) units, and therefore does not require additional uncovered guest parking according to the AGMC. The developer has provided all necessary enclosed garage parking spaces (for a total of six (6) enclosed spaces), therefore meeting the requirements of the AGMC.

Landscaping/Open Space

The proposed conceptual landscape plan includes both perimeter and interior trees and screening/ground cover plant material. The proposed project does require the removal of one (1) regulated Coast Live oak tree currently on the property. According to the AGMC 12.16.070, a regulated tree can only be removed if it meets one of five (5) requirements specified. The diameter at the base of the tree is 42 inches. The applicant applied for a tree removal permit under the requirement that the removal was necessary due to "the condition of the tree regarding its general health, location to utilities or structures, or status as a public nuisance." This application was denied, appealed to the Parks and Recreation Commission, which was again denied. Conflicting arborist reports between the applicant (whose reports state the tree is unhealthy and requires removal) and the City (who claims that the tree is healthy) led to this conflict. However, the AGMC also allows for removal of regulated trees under the requirement that the removal was necessary due to "the necessity of the requested action to allow construction of improvements or otherwise allow economic or other reasonable enjoyment of property." The applicant considered alternative designs, but any design including two structures would require the removal of at least one (1) of the three (3) Coast Live oaks on the property. The applicant also intends to plant three (3) new Coast Live oaks to compensate for the removal.

**PUBLIC COMMENTS:**

Staff has received multiple comments from concerned neighbors regarding the project, the most prevalent of these being:

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF PLOT PLAN REVIEW 15-013  
FEBRUARY 1, 2016  
PAGE 4**

1. A desire for the regulated oak currently slated for removal to remain unharmed;
2. Concerns of views from the nearby Linda Vista Condos being obstructed by proposed two (2) two-story structures and overly tall landscaping and subsequent devaluing of property;
3. The potential traffic impact that a new development could have on an already busy road that provides access to the nearby elementary school and Highway 101;
4. Architectural character and density being inappropriate for the area.

**UPDATES SINCE DECEMBER 5, 2015**

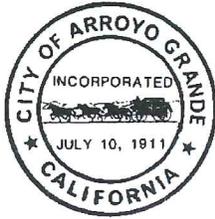
On December 5<sup>th</sup>, the ARC voted to continue the project to a later date in order to allow the architects and the community to work on a design that would alleviate community concerns. The architect for the project, Michael Dammeyer, staff, and neighbors of the nearby Linda Vista Condos met on January 11, 2016 at 2:00 P.M. Changes made to the project are since last shown to the ARC are listed below:

1. Both units have been lowered two (2) feet in order to better preserve views;
2. Duplex 1 has been shifted six (6) feet towards the side setback on the west side;
3. Duplex 2's second story has been modified to step back eighteen (18) feet from the northern property line in order to allow for more views from adjacent apartments;
4. In response to ARC comments, architectural style has been softened with the addition of more transition elements, window treatments, awnings, and roof decks; and
5. Landscaping has been adjusted in order to not outgrow the proposed structures, and some proposed trees have also been removed in order to provide more views. The new plans only show two (2) Coastal Live Oaks, and City code 12.16.090 requires a replacement ratio of 3:1 when removing Coastal Live Oaks. This is being corrected and will be shown on final landscaping plans.

Although adjustments have been made in response to neighborhood comments, the Linda Vista Condos residents have still expressed concern regarding the loss of views from some of the first story apartments of the Linda Vista Condos. Although accommodations have been made, there will still be visual impacts to adjacent properties. Additionally, traffic and architectural character concerns still exist as discussed at the December 5<sup>th</sup> meeting.

**Attachments:**

1. Updated project plans



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** MATT DOWNING, ASSOCIATE PLANNER

**SUBJECT:** CONSIDERATION OF PLOT PLAN REVIEW 16-001; NEW TWO STORY RESIDENCE; LOCATION – 567 CROWN HILL; APPLICANT – DUANE DEBLAUW

**DATE:** FEBRUARY 1, 2016

### RECOMMENDATION:

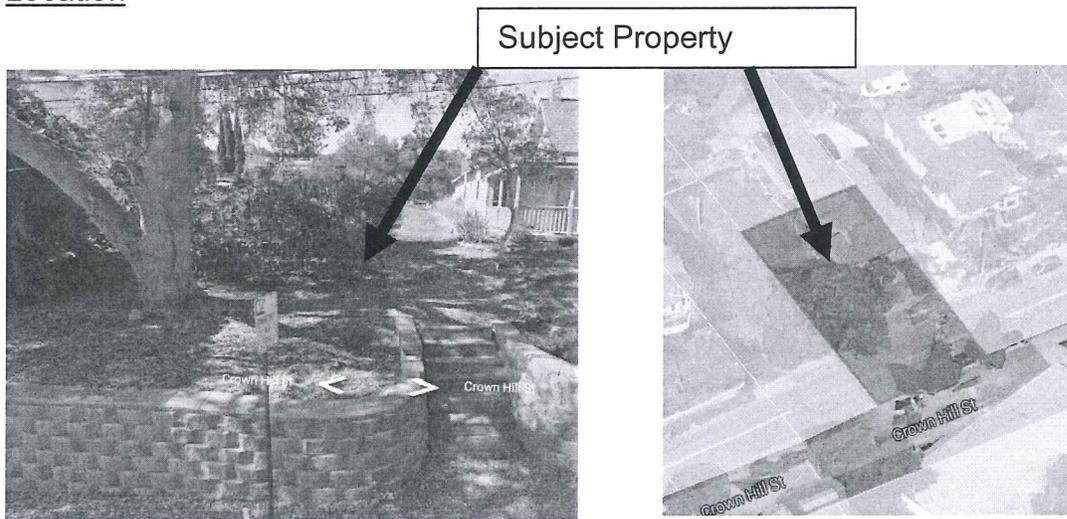
It is recommended that the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Community Development Director.

### IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

### BACKGROUND:

Location



The subject property is zoned Single Family Residential (SF), is located in the D-2.4 Historic Character Overlay District, and requires review by the Architectural Review Committee (ARC) for compliance with the *Design Guidelines and Standards for the Historic Character Overlay District* (Attachment 1).

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF PLOT PLAN REVIEW 16-001  
FEBRUARY 1, 2016  
PAGE 2**

Project Description

The applicant is proposing to construct a new three (3) bedroom, two (2) bathroom single family residence on a currently undeveloped lot.

**ANALYSIS OF ISSUES**

Architectural Character

The proposed residence is two (2) stories with a subterranean basement garage. The structure is proposed to be designed in the Craftsman style, with classic hardboard siding and pitched gables. The home is a split level design, with the first floor containing the garage and stairs up to the main floor. Two (2) bedrooms and one (1) bath are placed on the second level, and the master bath and bedroom on the smaller third floor. The front face of the home is dominated by a roll up garage door with a deck placed above, which although technically allowed per the Design Guidelines is typically discouraged. A five (5) foot wide deck overhangs the garage, recessing it from the building frontage. The lot is only forty (40) feet wide, which would make a side or rear loading garage difficult to access. The home is twenty five (25) feet tall at its tallest, which is the maximum height allowed in the Village per the Design Guidelines.

The home is long and narrow due to the lot size (40'x140'). The home incorporates an interesting sloped design, with the highest point of the home located near the front and strong lines sloping backwards to create a unique side profile on both sides of the home. The side profiles vary, with the east side being simpler and containing the entrance to the home which has a small gabled roofline above it. The west side of the home has the more varied appearance, with differing window heights and locations creating visual appeal. A tall chimney is also located on the west side of the home. The rear of the home has another deck which is cantilevered over the new grade by up to three (3) feet. An existing stairway up to the property is being removed, and the retaining wall supporting the Coastal Live Oak in the front of the property is being shifted closer to the existing Coastal Live Oak by approximately eight (8) feet.

The applicant has provided a color board for the project which will be available at the meeting. The hardboard siding that makes up the exterior of the home will be a pale blue grey ("Sleepy Blue") with white ("Ceiling Bright White") trim and detail work done in a darker blue ("Riverway"). The asphalt roofing shingles are a dark gray with some brown and blue color influences. The wood detailing is to be done with cedar.

The proposed dwelling meet all applicable site development standards in regards to FAR, lot coverage, height, and setbacks. The front facing garage will need to be recommended for approval by the Architectural Review Committee.

Attachments:

1. *Design Guidelines and Standards for the Historic Character Overlay District* p. 17-18
2. Project plans (available for public review at City Hall)

## ARCHITECTURAL STYLES

This section illustrates various architectural styles found within the Village Historic Design Overlay District. These styles represent much of the existing architecture in the Village and shall be used a guide for future development and renovations in the area. For the Spanish Eclectic Style, use this section as a guide for residential remodels for existing Spanish Eclectic style homes or mixed use/commercial construction (See Appendix "A" for additional examples): construction of new Spanish Eclectic homes is allowed in the HCO residential district subject to conditional use permit approval.

Most of the historic architecture does not follow one specific style, but is influenced by many. The commercial style development in the Village area is an eclectic mix of buildings, but there is a similar vocabulary in the building design and construction materials. The development for the residential and commercial buildings generally fits within one or more of the following architectural styles.

### RESIDENTIAL STRUCTURES

#### Bungalow



The Bungalow style is a unique house type that borrows from other cultures, but is a truly American design. Developed on the west coast, the Bungalow reduces the distinction between inside and outside space, reflecting the open practical living possible in California. It is generally a low, small house that used natural materials and relied

on simplified design. The roof structure is most often broad gables, often with a separate lower gable covering the porch, although hipped roof structures are also common. There is little ornamentation, and what is found is of simplified design. The first Bungalow development period was from 1895 to 1915.

#### Cottage



A Cottage is basically a small frame single-family home that does not use any particular architectural style or ornamentation pattern. Roof styles vary, but most often use gable, hip or a combination of the two. This is a style that often borrows elements from classic styles, but does not incorporate other elements that make the style unique.

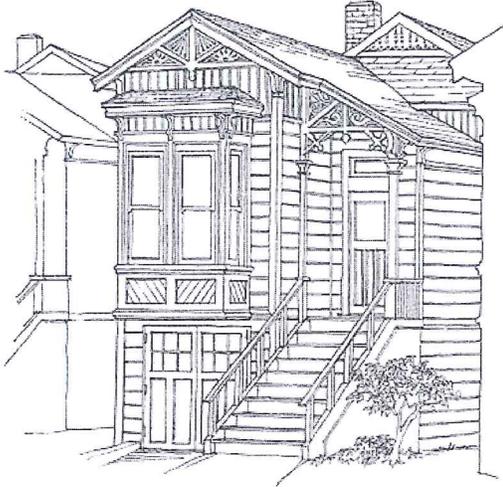
#### Craftsman



An extension of the early Bungalow, the Craftsman design included a low-pitched gabled roof with a wide, unenclosed eave overhang. Roof rafters are usually exposed and decorative beams or braces are commonly added under gables. Porches are either full or partial-width, with a roof often supported by tapered square columns. The most distinctive features of this style are the junctions where the roof joins the wall,

where the most ornamentation occurs. This was the dominant style for smaller homes from 1905 to early 1920's. The popularity of the style faded quickly, however, and few were built after 1930.

#### Folk Victorian



The Folk Victorian style uses a simple, folk type house style that is often one story and has a roof that is gabled or hipped (pyramidal). It lacks the intricate, irregular roof structure of the Queen Anne style, but includes ornamentation common to Victorian-style detailing, especially spindle work. Facades are generally symmetrical.

#### Queen Anne

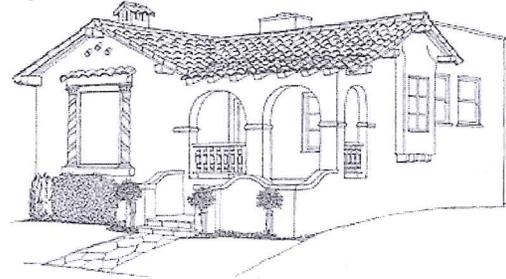


The Queen Anne architectural style was common from about 1880 to 1910. Identifying features include a steeply pitched, irregular shaped roof, often with a

dominant front-facing gable, patterned shingles, cutaway bay windows, and other features to avoid a smooth walled appearance. The decorative detailing is usually of two types:

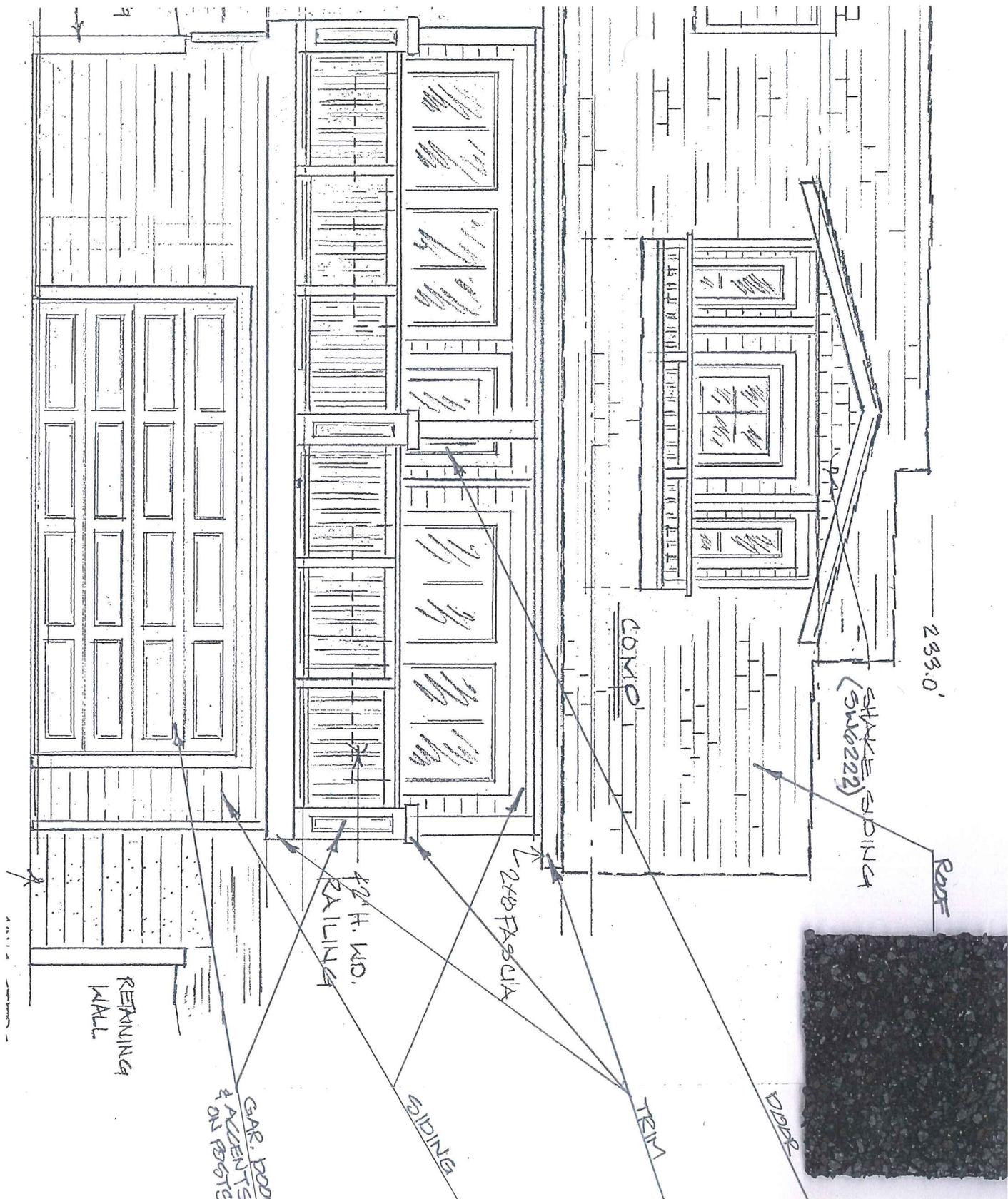
1. Spindle work includes turned posts and may also include decorative gables and ornamentation under the wall overhangs.
2. Free classic detailing uses classical columns, instead of delicate turned posts, and other ornamentation is less "lacy" and delicate than that found in spindle work. This style became common after 1890.

#### Spanish Eclectic



For the Spanish Eclectic Style, use this section as a guide for residential remodels for existing Spanish Eclectic style homes or mixed use/commercial construction (See Appendix "A" for additional examples): construction of new Spanish Eclectic homes is allowed in the HCO residential district subject to conditional use permit approval. The Spanish Eclectic style uses decorative details borrowed from all aspects of Spanish Architecture. The roof is low pitched, usually with little or no eave overhang, or flat. The roof covering is S-shaped or 2-piece unglazed clay tile. Typically one or more prominent arches are placed above the door or principal windows. Windows are typically recessed. The wall surface is usually smooth plaster, and the façade is normally asymmetrical.

\* Sketches from the Architectural Styles section are from Realty Advocates at [www.realtyadvocates.com](http://www.realtyadvocates.com).



233.0'

SHAKE SIDING  
(SW6222)

ROOF

COMP

2x8 FASCIA

SIDING

TRIM

DOOR

42" H. W.D.  
RAILING

GAR. DOOR  
& ACCENTS  
ON POSTS

REMAINING  
WALL

