



**AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, MARCH 7, 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 MINUTES

Approval of the minutes for February 22, 2016 meeting.

Documents: [ARC 05.a. Approval of Minutes.pdf](#)

6. PROJECTS:

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

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

Recommended Action: It is recommended that the Architectural Review Committee review the proposed project and recommend approval of option 4 as shown on attachment 2 to the Community Development Director.

Documents: [ARC 06.a. ARC 15-011 MEX 16-001 Short Street.pdf](#)

6.b. PRELIMINARY REVIEW OF THE DRAFT DESIGN GUIDELINES FOR THE E. CHERRY AVENUE SPECIFIC PLAN

Recommended Action: It is recommended that the Architectural Review Committee receive a presentation regarding the E. Cherry Avenue Specific Plan project, focusing on the design guidelines within that document, and provide input and direction to questions posed by staff and the applicant. No specific formal action is requested at this time.

Documents: [ARC 06.b. Preliminary Review of Draft Design Guidelines for E., Cherry Ave. Specific Plan.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 MONDAY, FEBRUARY 22, 2016 CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Chair Hoag called the Special Architectural Review Committee meeting to order at 3:32 p.m.

2. ROLL CALL

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

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

3. FLAG SALUTE

Michael Peachey led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Bruce Berlin made a motion, seconded by Mary Hertel, to approve the minutes of February 1, 2016 with the following modification: Page 4, eighth paragraph, should read "Bruce Berlin made a motion, seconded by John Rubatzky, to approve the revised project as submitted and recommend that the Public Works Director review the mitigation requirements regarding the removal of one (1) Coastal Live Oak to allow for replacement with a different species in order to increase native species diversity."

The motion passed on a 4-0-1 voice vote with John Rubatzky absent.

6. PROJECTS

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

Planning Intern Anderson presented the staff report and recommended 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.

Cindy Nott, applicant, and Greg Soto, architect, spoke in support of the project and responded to questions from the Committee.

The Committee commented on the four design options provided, stating that option 4 was most fitting of the Village Design Guidelines.

Bruce Berlin made a motion, seconded by Warren Hoag, to recommend approval of the project as submitted, including both minor exceptions based on option 4 being the most consistent with development standards.

The motion failed with a voice vote of 2-2 with Michael Peachey and Mary Hertel dissenting.

Mary Hertel made a motion to continue the item to a future meeting to allow the applicant to provide plans including a rear-loaded garage. The motion failed due to lack of a second.

Warren Hoag made a motion, seconded by Bruce Berlin, to continue the item to a future meeting with full committee in attendance.

The motion carried on a 4-0-1 voice vote with John Rubatzky absent.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

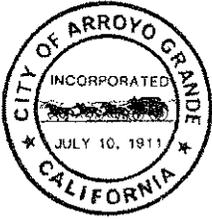
Associate Planner Downing gave a project update on the Branch Street Hotel Project.

10. ADJOURNMENT

The meeting was adjourned at 4:35 p.m. to a meeting on March 7, 2016 at 2:30 p.m.

PATRICK HOLUB
ADMINISTRATIVE INTERN
(Approved at ARC Mtg _____)

WARREN HOAG, CHAIR



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: SAM ANDERSON, PLANNING INTERN

SUBJECT: CONTINUED CONSIDERATION OF ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK FOR A NEW TWO STORY RESIDENCE; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

DATE: MARCH 7, 2016

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the proposed project and recommend approval of option 4 as shown on attachment 2 to the Community Development Director.

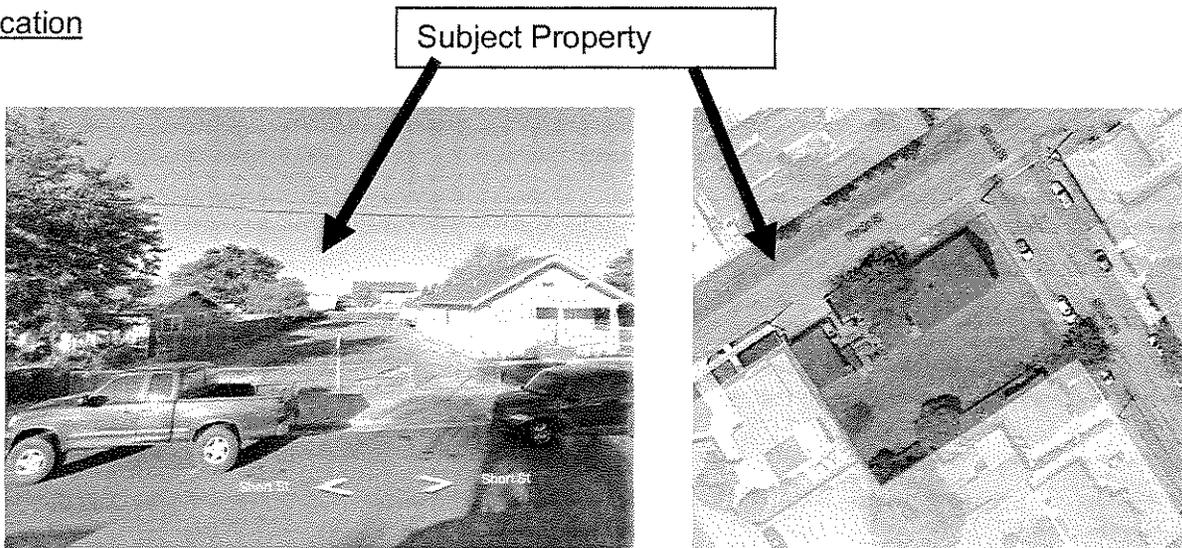
IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

On January 11, 2016, the ARC reviewed this project. Due to concerns with front facing garages conflicting with the *Design Guidelines and Standards for the Historic Character Overlay District*, the ARC voted 5-0 to continue this project to a further date to allow the applicant time to revise the project. On February 22, 2016, the ARC could not reach a majority opinion on the project, and voted 4-0 to continue this project to a further date to allow for a full five (5) member vote.

Location



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The subject property is zoned Multi Family (MF), 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*.

ANALYSIS OF ISSUES

Project Description

The applicant is proposing to construct a new three (3) bedroom, two (2) bathroom single family residence with an attached secondary dwelling unit containing one (1) bedroom and one (1) bathroom. Single family homes are permitted in the MF zone on lots less than 10'000 square feet.

The proposed dwellings meet all applicable site development standards in regards to FAR, lot coverage, height, and parking. The site will require the minor exception to reduce the side yard setback from ten feet (10') to nine feet (9').

Architectural Character

The project is designed in the Craftsman style, with classic hardboard siding and pitched gables. The east face of the home is dominated by garage doors with a deck placed above. A staircase is visible on the northern side of the home providing access to the secondary dwelling unit located on top of the garage. A Catalina Cherry tree will obscure the view of the staircase to a degree. To the south of the garage is a paved parking space providing the required uncovered parking space for the secondary dwelling unit. The location of the uncovered parking space does not provide convenient access to the stairway to the secondary dwelling unit.

The home is long and narrow due to the physical restrictions of an unusually narrow lot. The applicant is requesting a minor exception in order to reduce the setback on the northern edge of the lot from ten feet (10') to nine feet (9'), a reduction of 10%. The stairway and chimney shown on the northern side of the lot are permitted to enter the setback by up to five feet (5') (50% of the setback) in accordance the Municipal Code in relation to architectural extensions.

Both the southern and northern elevations show varying roof lines and faces in order to break up the long stretches created by the narrow lot. The main entrance is located on the southern side of the home past the paved parking spot. The pathway will be shaded by another Catalina Cherry as well as assorted shrubs and vines shown on the site plans. Liberal uses of windows serve to create a more interesting facade along both sides of the home. There are two second stories on the project - the secondary dwelling unit is located above the garage and in the rear of the home with two more bedrooms and a bathroom. The two second stories are separated in order to provide a degree of privacy to the secondary dwelling unit, as well as create a more visually appealing roofline. The rear second story also has gables facing in all four directions for additional variety.

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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 dark blue grey with white trim and detail work done in a lighter gray. The asphalt roofing shingles are a gray with some red color influences.

PLAN MODIFICATIONS

The ARC requested that the applicant redesign the project, with a particular focus on the front facing garage. As noted in the January 11, 2016, meeting, front facing garages in the Village are strongly discouraged due to their lack of historical appeal. The applicant has returned with four (4) different variations of the eastern elevation for ARC review. All four options have retained the front facing garage, but attempt to mitigate the visual impact in different ways. Eastern façade renovations are the only modifications to the project.

Option 1: The front facing garage has been shifted six feet (6') backwards from the property line. The garage doors have been split into two (2) smaller bays, instead of the single large bay originally presented. Additionally, the northern garage bay extends three feet (3') further into the driveway, creating a staggered look. This garage bay is still three feet (3') further from the street than the original proposal. One large gable overhangs both garages, and a secondary gable overhangs the northern protruding garage.

Option 2: Option 2, the first option on the auxiliary sheet, retains identical gable designs. However, the gables project out approximately two feet (2') and will be supported by columns, shading the garage doors and further concealing their visual impacts.

Option 3: Option 3 removes the gables from the design. The southern non-protruding garage will be overhung by the deck by approximately one foot (1') and will have a column supporting the deck, shadowing the garage. The protruding garage will have an angled roof beginning on the deck and protruding approximately three feet (3') over the northern garage. This creates a strong contrast between the two garage bays.

Option 4: Option 4 includes the angled roof over both garage bays. The angled roof projects five feet (5') into the driveway past the northern garage, an increase of two feet (2') from option 3. Columns will be at the end of the angled roof for support.

Each option does attempt to mitigate the issue of the front-facing garage; however, the issue remains. The Design Guidelines state that "if street facing, (the garage) shall be recessed from the front building elevation a minimum of five feet with deep roof overhangs and smaller single bay doors." Staff recommends approval of Option 4 due to its compliance with the Village Design Guidelines.



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: JOHN RICKENBACH, CONSULTING PLANNER

SUBJECT: PRELIMINARY REVIEW OF THE DRAFT DESIGN GUIDELINES FOR THE E. CHERRY AVENUE SPECIFIC PLAN

DATE: MARCH 7, 2016

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) receive a presentation regarding the E. Cherry Avenue Specific Plan project, focusing on the design guidelines within that document, and provide input and direction to questions posed by staff and the applicant. No specific formal action is requested at this time.

BACKGROUND:

Location



Figure 1. Project Location

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The Specific Plan area encompasses 15.29 acres of undeveloped, vacant, and agricultural land at the southern commercial gateway of the City of Arroyo Grande (Figure 1). The plan area consists of five parcels (street addresses of 490 and 112 East Cherry Avenue, and 501 Traffic Way) under three separate ownerships. For the purpose of the Specific Plan, these are organized into three subareas as shown in Table 1.

Table 1. East Cherry Avenue Specific Plan Properties

Subarea	Current Ownership	APN	Existing Zoning/ Land Use	Acreage
1	Harshad and Vina Panchal, et al.	076-621-076, -077, -078	Traffic Way Mixed-Use (TMU D-2.11)/ Mixed-use	2.16
2	NKT Development, LLC	076-621-079	Agriculture/ Agriculture	11.62
3	Arroyo Grande Valley Japanese Welfare Association (JWA)	076-210-001	Agriculture/ Agriculture	1.51
Total Acres				15.29

Notes: TMU D-2.11 - Traffic Way Mixed-Use with D-2.11 Design Overlay.
Source: City of Arroyo Grande 2015a.

The Specific Plan area is situated north of the Vagabond Mobile Home Park, single-family residences, and the Saint Barnabus' Episcopal Church; east of Traffic Way and its interchange with U.S. Highway 101; south of East Cherry Avenue; and west of Luana Lane and Los Olivos Lane.

Staff Advisory Committee

The Staff Advisory Committee (SAC) conceptually reviewed the proposed project as a "Pre-SAC" item on June 10, 2015. At that time, the SAC discussed various aspects of the project, including but not limited to long-term development concepts, and the design framework that would guide such development. SAC's input was used to help develop the draft Specific Plan currently proposed.

Historical Resources Committee

The HRC has not yet reviewed the proposed project.

Architectural Review Committee

The Architectural Review Committee (ARC) has not previously reviewed the proposed project.

Planning Commission

The Planning Commission has not yet reviewed the proposed project.

City Council

The City Council authorized the initiation of a Specific Plan for the project area on July 8, 2014. The City Council also considered policy-related mitigation for potential

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agricultural impacts related to the project on July 28, 2015. No action related to the land use pattern or design framework of the Specific Plan was considered or taken at that time.

COMMITTEE'S PURVIEW:

The ARC's purview is to review the portions of the proposed Specific Plan that relate to building design, architecture, building massing and layout. In general, these are summarized in Section IV. ("Design Guidelines") of the Draft Specific Plan (Attachment 1).

At future meetings, and prior to Specific Plan approval, different aspects of these design guidelines will be presented to the ARC for conceptual review, and ultimately, potential concurrence. At this time, however, the intent is to present a broad overview of the project and design guidelines, and ask the Committee for input on questions that will assist the applicant team as they refine the document. The ARC will provide additional direction and input at future meetings, which will be coordinated with the Environmental Review process, culminating in public hearings to consider project entitlements.

ANALYSIS OF ISSUES:

Project Description

The project is a Specific Plan, General Plan Amendment, Development Code Amendment, Vesting Tentative Tract Map and two (2) Conditional Use Permits. While the first three entitlements would address the entire 15-acre site, the Vesting Tentative Tract Map would only address the central portion of the site encompassing 11.62 acres, which is described further below as Subarea 2. Subareas 1 and 3 are each subject to a Conditional Use Permit.

The JWA portion of the site is envisioned as a private historically-oriented park, featuring several gardens, landscaping, pathways, and related buildings.

The site is divided into three subareas, with development envisioned in each as follows:

Subarea 1 (2.16 acres). Subarea 1 is currently zoned Traffic Way Mixed Use (TMU) with a Design Overlay (D-2.11). The primary purpose of the D-2.11 Design Overlay is to encourage the use of design elements to enhance the character and appearance of this southern commercial gateway to Arroyo Grande.

Uses allowed within the TMU zone are limited to automobile and light truck sales and services and related automotive parts stores, repair shops, and similar vehicle sales,

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services and accessory uses. All other permitted uses and Minor Use permitted uses would be considered subject to a Conditional Use Permit.

Although no development plan for Subarea 1 has yet been submitted, the EIR is evaluating a potential hotel and restaurant uses, which are consistent with the property owner's goals for this site. While no changes to the current TMU zone are proposed, the Design Overlay provision that incentivizes auto sales and use is proposed to be removed under the Specific Plan.

A summary of development standards within the Specific Plan TMU district is provided in Table 2.

Table 2. Traffic Way Mixed-Use (TMU) District Development Standards

Development Standard	Traffic Way Mixed-Use (TMU) Requirement
Maximum Density Mixed-Use Projects	New residential limited to live-work units in conjunction with allowed uses. Density determined by discretionary action.
Minimum Lot Size	10,000 square feet (gross)
Minimum Lot Width	80 feet
Front Yard Setback	0 - 15 feet. Exceptions may include areas for outdoor sales determined through discretionary action.
Rear Yard Setback	0 - 15 feet. Wherever a lot in any commercial or mixed-use district abuts a residential use or a lot in any residential use district, a minimum building setback of 20 feet measured from the property line shall be required for proposed commercial use.).
Side Yard Setback	0 feet. Wherever a lot in any commercial or mixed-use district abuts a residential use or a lot in any residential use district, a minimum building setback of 20 feet measured from the property line shall be required for proposed commercial use.
Street Side Yard Setback	0 - 15 feet. Exceptions may include areas for outdoor sales determined through discretionary action.
Building Size Limits	Maximum height is 30 feet or three stories, whichever is less; a maximum of 36 feet is allowable through the CUP process for visitor serving uses. Maximum building size is 50,000 square feet; a greater size may be allowed through the CUP process.
Site Coverage and Floor Area Ratio (FAR)	Maximum coverage of site is 75 percent. Maximum floor area ratio is 0.75.
Site Design and Signs	See Design Guidelines and Standards D-2.11. Additional sign standards also in Chapter 16.60
Off-Street Parking and Loading	See Design Guidelines and Standards D-2.11 Exhibit A for shared parking locations. See Also Section 16.56.020. Exceptions allowed by Section 16.16.120

Source: City of Arroyo Grande 2015a.

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Development Standard	Village Residential (VR) Requirement
	0—4,000 square feet net 0.35
	4,001—7,199 square feet net 0.55
	7,200—11,999 square feet net 0.50
PARKING³	
Single-family Homes	2 spaces/unit within an enclosed garage

¹ The East Cherry Avenue Specific Plan Design Guidelines encourages varying setbacks by as much as 5 feet.

² Infill development on a parcel within a previously approved project. Where the City has established specific setback requirements for single-family or multi-family residential parcels through the approval of a specific plan, subdivision map, planned unit development, or other entitlement, those setbacks shall apply to infill development and additions within the approved project.

³ Chapter 16.32 Residential Districts Section 16.32.030 F. Special Use Regulations for the Village Residential District shall apply.

⁴ Source: City of Arroyo Grande 2015a.

Subarea 3 (1.51 acres). The proposed Arroyo Grande Valley JWA land use plan for Subarea 3, the eastern 1.51 acres of the Specific Plan area identifies a private historically-oriented park that would highlight the Issei pioneers (first generation settlers) of Arroyo Grande. Proposed land uses would include historical residential and public assembly uses, and would provide expanded commercial use and residential density necessary for present and future economic sustainability of the property. Specifically, Subarea 3 would include limited commercial retail (farm stand), passive recreation (historic walking paths and gardens), limited residential (independent senior housing consisting of approximately 10 units), public and quasi-public community facilities (cultural archive and community center), visitor-serving (B&B guest house), and public assembly (heritage and demonstration gardens) uses, as well as related support amenities (e.g., onsite parking). While the current Subarea 3 includes approximately 1.51 acres, an additional approximately 0.5-acre parcel would be added via the Subarea 2 Vesting Tentative Tract Map and a future lot merger. A summary of development standards within the Specific Plan Village Mixed-Use (VMU) District is provided in Table 4.

Table 4. Village Mixed-Use (VMU) District Development Standards

Development Standard	Village Mixed-Use (VMU) Requirement
Maximum Density	15 dwelling units per gross acre
Minimum Lot Size	5,000 square feet
Minimum Lot Width	40 feet
Front Yard Setback	0 - 15 feet
Rear Yard Setback	0 - 15 feet. 10 feet required when the project abuts a residential district.
Side Yard Setback	5 feet when the project abuts a residential district for single-story structures and 10 feet is required, on one side, for a

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Development Standard	Village Mixed-Use (VMU) Requirement
	multiple stories. ¹
Street Side Yard Setback	0 - 15 feet.
Building Size Limits	Maximum height is 30 feet or three stories, whichever is less; a maximum of 36 feet is allowable through the MUP process. Maximum building size is 10,000 square feet.
Site Coverage and Floor Area Ratio (FAR)	Maximum coverage of site is 100 percent. Maximum floor area ratio is 1.0.
Site Design	See Specific Plan Design Guidelines (see Design Guidelines and Standards for Historic Districts ²)
Off-Street Parking and Loading	See parking below. [See Section 16.56.020(C)].
Signs	See Chapter 16.60 Signage
PARKING^{3, 4}	
Senior housing – independent living	Studio - 1 space /unit 1+ Bedrooms – 1 space/unit
Public and semi-public buildings	1 space/5 fixed seats or 1 space/50 square feet of floor area designed for public assembly
General retail	1 space/300 square feet of gross floor area accessible to the public, excluding restrooms
Hotels & motels, includes B&B	1 parking space/unit, and 2 parking spaces for the manager's office, as applicable
Outdoor sales	1 space/2,000 sf open area for the first 10,000 sf, then 1 space/5,000 sf greater than 10,000 sf

¹ The proposed archive building is exempt from these requirements, as it will be reconstructed in the original location of the former hall building.

² Design Guidelines and Standards for the Historic Character Overlay District (D-2.4) are noted for reference only, as the East Cherry Avenue Specific Plan Design Guidelines shall prevail.

³ Parking required for residential use in mixed-use projects does not need to be covered. See Municipal Code Section 16.56.060 Item 1.

⁴ Required parking may be reduced pursuant to Municipal Code Section 16.56.050.

⁵ Source: City of Arroyo Grande 2015a.

Framework for Design-Related Issues

The proposed Specific Plan includes standards and guidelines that relate to building design, architecture, building massing and layout. In general, these are summarized in Section IV. ("Design Guidelines") of the Draft Specific Plan (Attachment 1), and articulated more fully in the following appendices of Specific Plan:

- **Appendix B:** This appendix includes relevant sections of the Municipal Code that are incorporated into the Specific Plan, including:
 - Section 16.036.020. Traffic Way Mixed Use, Village Residential, and Village Mixed Use.
 - Section 16.32. Residential Districts (Village Residential).
- **Appendix C:** Design Guidelines and Standards for the Historic Character Overlay District (D-2.4).
- **Appendix D:** Design Guidelines and Standards for Design Overlay District

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(D-2.11) – Traffic Way and Station Way.

- **Appendix E:** East Cherry Avenue Specific Plan Design Guidelines.

In general, the East Cherry Avenue Specific Plan Design Guidelines would guide new development within Subarea 2. Where these new guidelines are silent, development would rely on existing City standards described in appendices B through D. Where the new and existing standards conflict, the new East Cherry Avenue Specific Plan Guidelines would take precedence.

For subareas 1 and 3, the applicable portions of the existing Municipal Code and existing Design Guidelines would guide development. These are described in appendices B through D of the Specific Plan.

Massing and Architecture

Subarea 1. Development within Subarea 1 is subject to the City's existing Traffic Way Mixed Use zoning requirements, which are included in Appendix B of the Specific Plan. Key design considerations within this framework include:

- Setbacks. 0-15 feet in front; 0-15 feet in rear, with a 20-foot minimum for commercial uses; no side setback is required, unless adjacent to residential, in which case a 20-foot minimum is required)
- Building Height. Maximum is 30 feet; or up to 36 feet for visitor serving uses with a CUP.
- Maximum Site Coverage. Maximum site coverage and Floor Area Ratio is 75%.
- Site Design and Signs. Per Design Guidelines and Standards D-2.11, which is included in Appendix D of the Specific Plan.

The proposed Design Guidelines described below for Subareas 2 and 3 would not apply to Subarea 1.

The property owner proposes a 90 to 100-room hotel and 4,000 square foot restaurant. The development is intended to be consistent with the Traffic Way Mixed Use requirements. The maximum building height would be 36 feet, with a total lot coverage of 20%, with 19,600 square feet of area on the 94,090 SF lot. The total building area would be 50,800 SF, resulting in a 0.54 FAR. A conceptual site plan, rendering, and supporting project statistics for this development are included as an attachment to the staff report.

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Subareas 2 and 3. The East Cherry Avenue Specific Plan Design Guidelines includes the following principles that apply to residential architecture and massing within Subareas 2 and 3:

Overall, residential development should avoid monotonous, repetitive appearances. Neo-traditional elements, consistent with the Specific Plan architectural styles described in this section, are encouraged to create a pleasant pedestrian-oriented neighborhood environment. These elements include front porches, recessed front garages, generous street landscaping, and pedestrian connectivity.

a. *The following “appropriate” and “inappropriate” architectural massing shall determine if a development meets the general architectural criteria.*

Appropriate:

- *Articulation of wall planes;*
- *Projections and recessed to provide shade and depth;*
- *Well-defined entries; and*
- *Traditional architectural forms.*

Inappropriate:

- *Unarticulated, blank wall expanses;*
- *“Box-like” homes without horizontal and vertical articulation; and*
- *Steeply pitched or flat roofs (more than 10:12 or less than 2:12).*

b. *Horizontal and vertical variation should be appropriately implemented in order to add richness and variety to the overall mass of the building.*

c. *Each home should have a well-defined entry with careful roof and façade articulation to create visual interest and scale.*

d. *Homes should have “four-sided” architecture, with special attention (i.e., detailed and articulated) to the front and side façade treatments. Walls should be designed with changes in plane or other forms of articulation such as bay windows, chimneys, trellises, or changes in materials that are authentic to the architectural style.*

e. *Balconies, decks, and exterior stairs should be designed as an integral component of the structure and reflect the specific architectural style.*

f. *In keeping with the City’s Historic District Guidelines, residential development in Subarea 2 would include the following architectural styles:*

- *Bungalow*
- *Craftsman*
- *Spanish Revival*

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Examples of these styles and how they would apply to proposed development are included as attachments to this staff report.

STAFF AND APPLICANT QUESTIONS:

City staff and the applicant propose the following questions for ARC discussion:

- 1. Are there any significant concerns regarding the general site layout and massing within each subarea?*
- 2. Please provide general feedback regarding product mix and proposed architectural styles.*
- 3. Are the existing City regulations as described in the Specific Plan adequate for addressing the design of new development within Subarea 1?*
- 4. Do the proposed Design Guidelines included for Subareas 2 and 3 provide an adequate framework for the design of new development within those areas?*

RECOMMENDATION:

It is recommended that the Committee:

1. Receive a presentation regarding the E. Cherry Avenue Specific Plan and provide input and direction specifically relating to questions posed above. No specific formal action is requested at this time.

Attachment:

1. Draft E. Cherry Avenue Specific Plan and supporting materials