



AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, MARCH 21, 2016
3:30 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. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the March 7, 2016 meeting.

Documents: [Draft MINUTES 3-7-16.pdf](#)

6. PROJECTS:

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

6.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE-FOOT WAREHOUSE RETAIL BUILDING; LOCATION – 995 EAST GRAND AVENUE; APPLICANT – KENT ALLEN; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS

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

Documents: [arc 06.A. CUP 15-009 995 East Grand Avenue.pdf](#)

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE – FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS

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

Documents: [ARC 06.b. TPM 15-003 PUD 15-003 316 Short Street.pdf](#)

6.c. CONSIDERATION OF DESIGN REVIEW 16-001; CONSTRUCTION OF ONE (1) NEW TWO-STORY SINGLE FAMILY RESIDENCE; LOCATION – 312 MYRTLE DRIVE (LOT 16 OF THE CHERRY CREEK RESIDENTIAL SUBDIVISION); APPLICANT – HUASNA DEVELOPMENT COMPANY; REPRESENTATIVE – MARK VASQUEZ, DESIGN

GRAPHICS

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

Documents: [ARC 06.c. DR 16-001312 Myrtle Drive.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

**REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
MONDAY, MARCH 7, 2016
CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET
ARROYO GRANDE, CA**

1. CALL TO ORDER

Chair Hoag called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

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

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

Chair Hoag adjourned the meeting to the Council Chambers, 215 East Branch Street at 2:37 p.m.

3. FLAG SALUTE

Bruce Berlin led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Mary Hertel made a motion, seconded by Bruce Berlin, to approve the minutes of February 22, 2016 as submitted.

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

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 and Associate Planner Downing updated the Committee on the previous ARC meetings regarding the project, summarized proposed options from the applicant, 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.

The Committee commented on the project.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend to the Community Development Director approval of Option 4 of Attachment 2, including minor exceptions for front and side yard setback requirements.

The motion carried on a 3-2 voice vote with Michael Peachey and Mary Hertel dissenting.

6.a. PRELIMINARY REVIEW OF THE DRAFT DESIGN GUIDELINES FOR THE E. CHERRY AVENUE SPECIFIC PLAN (Rickenbach)

Consulting Planner John Rickenbach presented the preliminary East Cherry Avenue Specific Plan.

Consulting Planner Rickenbach responded to questions from the Committee.

Carol Florence (Oasis Associates), Scott Martin and Josh Roberts (RRM Design Group), Andy Mangano (Mangano Homes), and Margaret Ikeda (Japanese Welfare Association) spoke in support of the project.

Chair Hoag called for a break at 4:37. The Committee reconvened at 4:47.

Bruce Berlin made a motion, seconded by Mary Hertel, to allow the meeting to continue past 5:00 p.m. per the ARC bylaws. The motion carried on a 5-0 voice vote.

Chair Hoag opened the meeting for public comment.

Shirley Gibson spoke in support of the Japanese Welfare Association and voiced her concern that the project would lead to additional traffic concerns in the area around Allen Street.

Hearing no further public comments, Chair Hoag closed the public comment period.

The Committee commented on the project. No formal action was required.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

Community Development Director McClish updated the Committee on the Bridge Street Bridge project.

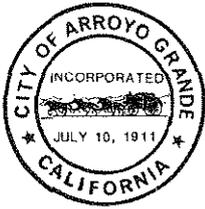
10. ADJOURNMENT

The meeting was adjourned at 5:47 p.m. to a meeting on March 21, 2016 at 3:30 p.m.

PATRICK HOLUB
ADMINISTRATIVE INTERN
(Approved at ARC Mtg -----)

WARREN HOAG, CHAIR

DRAFT



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, ^{MD} ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE-FOOT WAREHOUSE RETAIL BUILDING; LOCATION – 995 EAST GRAND AVENUE; APPLICANT – KENT ALLEN; REPRESENTATIVE – MARK VASQUEZ, NORMAN & VASQUEZ ASSOCIATES

DATE: MARCH 21, 2016

RECOMMENDATION:

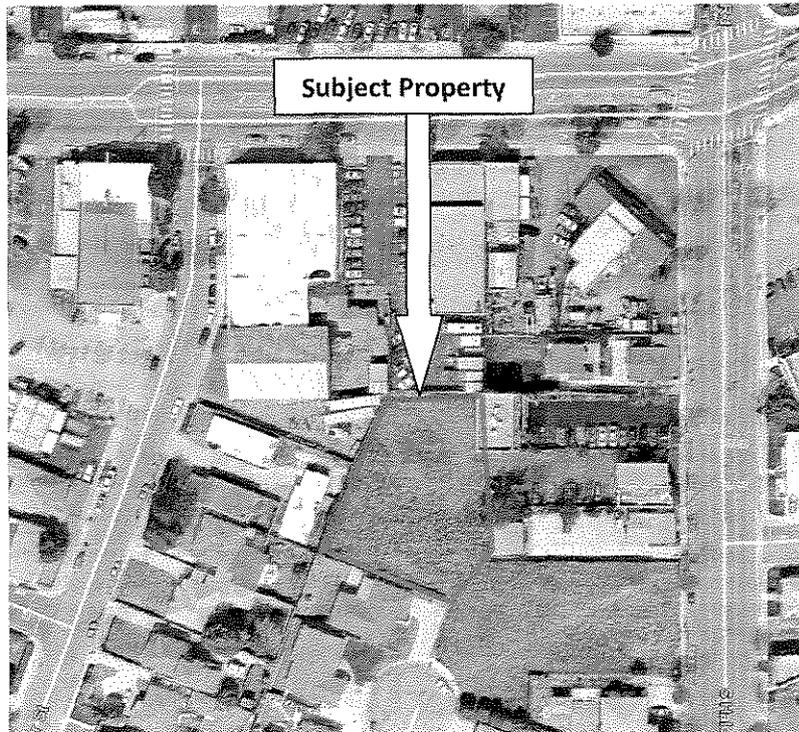
It is recommended the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Planning Commission.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



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 CONSIDERATION OF CONDITIONAL USE PERMIT 15-009
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The subject property is a vacant parcel located behind the developed property at 995 East Grand Avenue. The site has access easements to East Grand Avenue through the neighboring 995 East Grand Avenue property, owned by the same property owner.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of the construction of a 7,200 square-foot warehouse retail building with no tenants currently proposed. The building is proposed to be one (1) story, with a maximum building height of twenty-eight feet (28'). The building is proposed to be located in the southern portion of the site, allowing the surface parking lot containing ten (10) spaces to be located further away from the structure.

General Plan

The General Plan designates the subject property for Mixed Use land uses. Development of a warehouse retail building meets Objective LU5 of the General Plan Land Use Element, which states:

LU5: Community commercial, office, residential, and other compatible land uses shall be located in Mixed Use (MU) areas and corridors, both north and south of the freeway, in proximity to major arterial streets.

Development Standards

The subject property is zoned Fair Oaks Mixed-Use (FOMU). The primary purpose of the FOMU district is to provide for the combination of retail and service uses with an emphasis on those related to home improvement, as well as restaurants, offices, visitor service uses and multi-family residences that are preferably incorporated in a mixed-use project. The design of the structure for warehouse retail use is allowed in the FOMU zoning district following approval of a Conditional Use Permit. The development standards for the FOMU district and the proposed project are identified in the following table:

Table 1: Site Development Standards for the FOMU Zoning District

Development Standards	FOMU District	CUP 15-006	Notes
Maximum Density – Mixed Use Projects	25 dwelling units/acre	None	Not applicable
Maximum Density Multi-family Housing	15 dwelling units/acre	None	Not applicable
Minimum Density	75% of maximum density	None	Not applicable
Minimum Lot Size	15,000 square-feet	19,570 square-feet	
Minimum Lot Width	80 feet	125.50 feet	
Front Yard Setback	0-10 feet	64 feet	

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Rear Yard Setback	0-15 feet	10 feet	
Side Yard Setback	0-5 feet	5 feet, 1 foot 3 inches	
Street Side Yard Setback	0-15 feet	None	Not applicable
Building Size Limits	35 feet or 3 stories 50,000 square-feet max	28 feet 7,200 square-feet	
Site Coverage and Floor Area Ratio	70% site coverage Floor Area Ratio: 1	36.79% coverage/Floor Area Ratio	
Off-Street Parking	1 space/800 sq. ft. gross floor area (9) OR 1 space/employee and 1 space/company vehicle	10	No uses/operators identified to provide employee information

Access and Parking

The project site proposes one (1) public access point from East Grand Avenue, following existing easements through the parcels adjacent to the street. The site also has an emergency access point from Alder Street to west of the proposed structure. This emergency access point is acceptable to emergency services personnel. A loading dock is proposed on the west side of the building, covered by a sixteen foot (16') trellis and surrounded by fence screening to reduce truck delivery noise.

As identified in the table above, the proposed project requires parking at a ratio of 1/800 square-feet of building space OR 1/employee and 1/company vehicle. The proposed project does not identify proposed operators within the building, and therefore information on the number of employees and company vehicles is not available. However, for a warehouse retail building of the size proposed, the parking ratio of 1/800 square feet of floor area appears to adequately provide parking for the future use of the building.

Architecture

The building's architecture is proposed to be a simple design, with large expanses of vertical box bib siding and a band of horizontal box bib siding breaking up this expanse. The proposed building also includes two (2) canvas awnings over the individual storefronts. The trellis proposed over the loading dock is proposed to utilize steel beams, tying into the theme of the building. The building color will primarily be taupe with trim and accents, black awnings, and brown doors (Attachment 1).

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Trees and Landscaping

The conceptual landscape plan indicates a number of Crape Myrtle trees intended to help screen the building from neighboring properties. The applicant proposes an additional seven (7) Purple Leaf Plum trees on the east and north portion of the site around the parking areas. Additional shrubs and ground cover will be included in the project. The final landscape plans will comply with the water efficient landscape ordinance.

Signage

The project plans indicate two (2) areas where non illuminated signage would be located. A formal sign application is not proposed as part of the project and would be required to be approved separately.

ADVANTAGES:

The proposed project will develop a unique mixed-use property with a low intensity commercial use and maintaining emergency access.

DISADVANTAGES:

The proposed project does not have tenants identified as part of the project, which is typically preferable. However, the building has been designed to maximize the use of the site while providing flexibility for the future.

Attachments:

1. Color sheet
2. Project plans



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, ^{MD} ASSOCIATE PLANNER

SUBJECT: CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS

DATE: MARCH 21, 2016

RECOMMENDATION:

It is recommended the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Planning Commission.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



**ARCHITECTURAL REVIEW COMMITTEE
CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT
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The subject property is a developed parcel located on Short Street between Poole and Allen Streets in the Multi-Family (MF) zoning district. The property is also located in the D-2.4 Historic Character Overlay District and is subject to the Design Guidelines and Standards for the District.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of splitting an existing parcel into two (2) parcels of 5,062 and 5,781 square feet. Parcel A is currently developed with a single-family residence and attached single-car garage. As part of the project proposal, the single-car garage would be demolished and a new, two-car garage constructed behind the existing residence. Parcel B is proposed to be developed with a new single-family residence of approximately 1,850 square-feet and two-car garage.

General Plan

The General Plan designates the subject property for Medium-High Density Residential land uses. Development of the proposed project meets Policies LU3-1, LU11-1 and LU11-2 of the General Plan Land Use Element, which state:

LU3-1: Accommodate the development of medium high density detached or attached multiple family residential units in areas designated as Multiple-Family Residential – Medium High Density.

LU11-1: Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding land uses.

LU11-2: Require that new development should be designed to create pleasing transitions to surrounding development.

Development Standards

The subject property is zoned Multi-Family (MF) and is located in the Historic Character Overlay District (D-2.4). The primary purpose of the MF district is to provide for a variety of residential uses, encourage diversity in housing types with enhanced amenities, or provide transitions between higher intensity and lower intensity uses. The district is also intended as an area for development of small lot single-family detached, single-family attached, and multi-family attached residential dwelling units, planned unit developments, condominiums, and certain senior housing types. The design of the proposed project as a small lot single-family detached housing project is allowed in the MF zoning district following approval of a Planned Unit Development. The development standards for the MF district and the proposed project are identified in the following table:

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Table 1: Site Development Standards for the MF Zoning District

Development Standards	MF District	Parcel A	Parcel B	Notes
Maximum Density	9.0	1	1	
Minimum Building Site	10,000 sq. ft.	5781	5062	
Minimum lot width	80'	80'	80'	
Minimum lot depth	100'	88'	46' (135' at stem)	Can adjust with PUD
Minimum front yard setback	20'	19' 6"	7' (94' to stem)	Can adjust with PUD
Minimum interior side yard setback	10'	10' 1" and 7'	10' and 5'	Can adjust with PUD
Minimum street side yard setback	10'	N/A	N/A	
Minimum rear yard setback	15'	38' to house, 3' to garage	15'	Can adjust with PUD
Maximum lot coverage	40%	32.08%	32.38%	
Maximum height for buildings	30' or 2 stories, whichever is less	15'	24'	
Minimum distance between buildings	10'	13' to garage	10' to neighboring garage	

Access and Parking

The project site proposes one (1) access point from Short Street via a shared driveway on Parcel B. A Shared Driveway and Maintenance Agreement has been included with the project to outline responsibilities for the maintenance of the access and common drainage facilities.

Parking for small lot single-family developments is required at a rate of 2 spaces in an enclosed garage and 0.5 guest spaces per unit. The proposed project therefore requires four (4) garage spaces and one (1) total guest space. The demolition of the existing single-car garage and construction of a two-car garage will bring Parcel A into compliance with the Municipal Code. The new residence on Parcel B will include a two-car garage. One (1) guest space is provided in the common access area, adjacent to

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the existing residence. The proposed parking meets the requirements of the Municipal Code.

Architecture

The existing building's architecture will be turned into a craftsman bungalow style, with a low profile, exposed corbels at the new roof gable, stucco, stone foundation, and shingles on the exposed gable. The body will be beige with green trim and white shingle and post accents. The roof will be dark dimensional composition shingles. The front door of the existing structure will be green to match the trim. The proposed replacement garage will incorporate similar materials and include a craftsman style garage door.

The proposed residence will be a more traditional craftsman style. It will incorporate gables, corbels and braces on the gables, singles in the gables, 8" exposed lap siding, a craftsman style garage door, and dark dimensional composition shingles. The proposed building colors will complement the existing structure, using the similar green color on the body of the building, with cream trim, beams and posts, brown gable shingles and front door, with white windows. The stone base will be the same as proposed on the existing structure (Attachment 1). The proposed architectural styles and materials comply with the Design Guidelines and Standards for the Historic Character Overlay District.

Landscaping/Open Space

The proposed conceptual landscape plan indicates new Purple Leaf Plum and Crape Myrtle trees with drought tolerant shrubs and ground cover. The project is being conditioned to install a Purple Leaf Plum street tree as well. The private yards of each residence are not indicated for planting, leaving plant choices in these areas to the discretion of the homeowners. All landscaping is required to comply with the State's new Mode Landscaping Ordinance adopted by the City. Open space for the project complies with Table 16.32.050-C regarding open space requirements for Planned Unit Developments.

ADVANTAGES:

The proposed project bring an existing, legally non-conforming residence into compliance with the Municipal Code, will make an existing residence more in compliance with the Design Guidelines and Standards for the Historic Character Overlay District, and provides an opportunity for development of an underutilized infill development property in the MF zoning district.

DISADVANTAGES:

None.

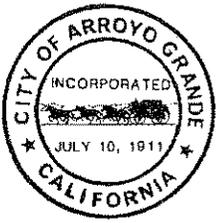
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ENVIRONMENTAL REVIEW:

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15332 of the CEQA Guidelines regarding In-fill Development Projects.

Attachments:

1. Color sheets
2. Project plans



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: PATRICK HOLUB, ADMINISTRATIVE INTERN

SUBJECT: CONSIDERATION OF DESIGN REVIEW 16-001; CONSTRUCTION OF ONE NEW TWO-STORY SINGLE FAMILY RESIDENCE; LOCATION – 312 MYRTLE DRIVE (LOT 16 OF THE CHERRY CREEK RESIDENTIAL SUBDIVISION); APPLICANT – HUASNA DEVELOPMENT COMPANY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS

DATE: MARCH 21, 2016

RECOMMENDATION:

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

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location

Subject Property



The Cherry Creek subdivision is located to the southeast of the Arroyo Grande Village and was approved with the intention of evoking the traditional Village Residential character through use of design, details, and planting indicative of the adjacent historic residential neighborhoods. The Cherry Creek Design Guidelines were prepared with custom designs in mind and to ensure that strong design continuity would be maintained for whichever style that was chosen. Trees were retained as part of the subdivision project with the intention of providing mature vegetation and a tree species characteristic of the community's rural roots.

As required by the Cherry Creek subdivision approval, the Architectural Review Committee is required to consider the applicant's final design, exterior colors, and materials of the homes in the context of the Cherry Creek Design Guidelines.

ANALYSIS OF ISSUES:

Project Description

The proposed plans for Lot 16 show a two-story 2,489 square foot craftsman style home on a 7,155 square foot lot. Of the proposed 2,489 square feet, 2,109 square feet are planned for the first floor and 380 square feet for the second story. The front porch entry and driveway are on Myrtle Street. The garage is front-loaded and set back 16' from the front of the building and 40' from the property line. Craftsman details include stone columns and slat siding. Divided-light windows are used on all elevations. Exterior colors are consistent with the Design Guidelines, using three rich colors (off white for siding and body, slate for trim/beams/posts, and rust brown for doors). There are no particular names given for the selected colors.

The landscape plan is proposed with planting for the front yard including a variety of drought tolerant species. Additionally, an Ornamental Pear tree (*Pyrus Calleryana*) is proposed at the front of the property. Prior to issuance of a building permit, the applicant is required to show compliance with the State Model Water Efficiency Landscape Ordinance. Storm water runoff will be minimized by directing roof runoff onto vegetated areas safely away from building per the California Building Code (CBC).

Development Code Compliance

Single Family Residential (SF)	Tract Map/Development Code	Proposed
Minimum Setbacks <ul style="list-style-type: none"> • Front side (Myrtle Drive) • Rear • Side setbacks 	<ul style="list-style-type: none"> • 15' • 10' • 5' 	<ul style="list-style-type: none"> • 17' • 11'3" • 5'
Maximum Lot Coverage	40%	39.9%
Floor Area Ratio	0.45	0.35
Maximum building height	30' or 2 stories, whichever is less	24'

As shown in the table above, the project meets Development Code requirements.

Advantages

The proposed house design meets the overall Cherry Creek design standards and the detailing will compliment the character of the neighborhood.

Disadvantages

No disadvantages identified.

Attachments:

1. Project plans
2. Color and Materials board