



**AGENDA SUMMARY**  
**ARCHITECTURAL REVIEW COMMITTEE SPECIAL MEETING**  
**MONDAY, APRIL 18, 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. CONSIDERATION OF APPROVAL OF MINUTES**

Recommended Action: Approve the minutes of the April 4, 2016 meeting.

Documents: [Draft MINUTES 4-4-16.pdf](#)

**6. PROJECTS:**

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

**6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-002; CONSTRUCTION OF ONE NEW TWO-STORY SINGLE FAMILY RESIDENCE AND SECONDARY DWELLING UNIT; LOCATION - 242 LARCHMONT DRIVE; APPLICANT - JUSTIN CAREY; REPRESENTATIVE - GREG SOTO**

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. ARCH 16-002 242 Larchmont Drive.pdf](#)

**6.b. CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, AND FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION; LOCATION - 190 SOUTH ELM STREET; APPLICANT - DANTE TOMASINI; REPRESENTATIVE - DOUGLAS R. FANER**

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

Documents: [ARC 6.b. VAR 16-001 VSR 16-001 190 South Elm Street.pdf](#)

**6.c. CONSIDERATION OF STAFF PROJECT NO. 16-003; EAST BRANCH STREET STREETSCAPING PRELIMINARY ALTERNATIVES; LOCATION - EAST BRANCH STREET BETWEEN MASON STREET AND PAULDING CIRCLE; APPLICANT - CITY**

**OF ARROYO GRANDE**

Recommended Action: It is recommended that the Architectural Review Committee review the alternatives presented and make a recommendation to the City Council.

Documents: [ARC 06.c. Staff Project 16-003 East Branch Streetscape.pdf](#)

**7. DISCUSSION ITEMS:**

- 7.a. **Hydro Heaven Signage Alternatives; Location – 125 Traffic Way; Applicant – Raffi Kaloosian**

**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, APRIL 4, 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 2:31 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: Associate Planner Matt Downing and Administrative Intern Patrick Holub were present.

**3. FLAG SALUTE**

John Rubatzky led the Flag Salute.

**4. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**5. APPROVAL OF MINUTES**

Mary Hertel made a motion, seconded by John Rubatzky, to approve the minutes of March 21, 2016 as submitted.

The motion passed on a 4-0-1 voice vote, with Bruce Berlin abstaining.

**6. PROJECTS**

**6.a. CONSIDERATION OF ADMINISTRATIVE SIGN PROGRAM 16-001; NEW SIGNAGE FOR AN EXPANDING BUSINESS; LOCATION – 303 EAST BRANCH STREET; APPLICANT – FRANK SCHIRO; REPRESENTATIVE – SOUTHPAW SIGN CO** (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee regarding the double counting sign area of two-sided signs, how to calculate the total percentage of neon-illuminated signs, and whether there had been any community comments on the neon sign currently in place.

Frank Schiro, applicant, and Eric Malicoat, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding the appearance of the proposed gold neon tubing, the consistency of sign verbiage throughout the building's four signs, and the decision to only count one side of the two-sided blade sign at the eastern elevation of the building.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project as submitted to the Community Development Director. The motion carried on a 5-0 voice vote.

**6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) NEW MULTI-FAMILY RESIDENCES; LOCATION – 189 BRISCO ROAD; APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO**  
\_(Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee regarding density in multi-family zoned properties and residents parking in the fire lane.

Edward Shapiro, applicant, and Greg Soto, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding the landscape plan and plant selection, the possible safety issues created for pedestrians by the proposed railing along the driveway, and the need for increased detailing of the windows of the north elevation.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend approval of the project to the Planning Commission with the following conditions:

1. Incorporate more density into the landscape plan;
2. Include a provision in the CC&Rs that requires the silk floss trees to be examined and maintained annually by a certified arborist;
3. Soften the appearance of the retaining wall of the drainage basin by incorporating additional landscaping above and below the wall;
4. Minimize the driveway wall to increase pedestrian safety; and
5. Provide additional window detailing, including inset windows, on the north elevation

The motion carried on a 4-1 voice vote, with Michael Peachey dissenting.

**7. DISCUSSION ITEMS**

None.

**8. COMMITTEE COMMUNICATIONS**

None.

**9. STAFF COMMUNICATIONS**

Associate Planner Downing updated the Committee on the upcoming webinars at the City Council Chambers, updated the Committee on the Public Art Panel meeting on March 30, 2016 regarding the Diversity Coalition art sculpture, and updated the Committee on the Bridge Street Bridge and Swinging Bridge projects.

**10. ADJOURNMENT**

The meeting was adjourned at 4:38 p.m. to a meeting on April 18, 2016 at 3:30 p.m.

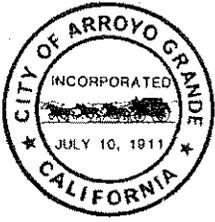
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**PATRICK HOLUB**  
**ADMINISTRATIVE INTERN**  
(Approved at ARC Mtg ----)

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**WARREN HOAG, CHAIR**

DRAFT



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** PATRICK HOLUB, PLANNING INTERN

**SUBJECT:** CONSIDERATION OF ARCHITECTURAL REVIEW NO. 16-002;  
CONSTRUCTION OF ONE NEW TWO-STORY SINGLE FAMILY  
RESIDENCE AND SECONDARY DWELLING UNIT; LOCATION – 242  
LARCHMONT DRIVE; APPLICANT – JUSTIN CAREY;  
REPRESENTATIVE – GREG SOTO

**DATE:** APRIL 18, 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



The subject property, a vacant parcel zoned Single Family Residential (SF), is located in the D-2.4 Historic Character Overlay District, and requires review by the ARC for compliance with the Design Guidelines and Standards for the Historic Character Overlay District. Surrounding land uses include predominantly single family residences to the south, east, and west. The property to the north, Valley View Adventist Academy, is zoned Public Facility (PF). The site takes access from Larchmont Drive.

**ANALYSIS OF ISSUES:**

Project Description

The proposed project includes construction of a two-story, 3,195 square foot craftsman style home with a 1,044 square foot, four-car garage on a 12,038 square foot lot. The proposed project also includes an 837 square foot granny unit with a 478 square foot two-car garage. In the main residence, 1,146 square feet of living space is proposed for the first floor and 2,049 square feet is proposed for the second floor. Craftsman details include stone columns and slat siding. Single-hung windows and sliding windows will be used throughout. Exterior colors are consistent with the Design Guidelines, including ice gray for siding and body, light green for siding above the entrance, and forest green for trim. A copy of the color and materials board is included as Attachment 1. The original board will be available at the meeting.

The granny unit will be constructed using identical colors and materials to the main residence and will be situated at the front of the property.

The landscape plan proposes planting for the areas around the main house and granny unit and includes a variety of drought tolerant species and natives. A fruitless Olive Tree (*Olea Europea*) and a Strawberry Tree (*Arbutus Unedo*) are 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 Efficient Landscape Ordinance. The irrigation system will utilize drip emitters and micro-jet misters in the flower beds. The entire irrigation system will be controlled by a weather or soil moisture-based controller that adjusts irrigation in response to plant needs and changes in weather conditions.

**Table 1. Development Code Compliance**

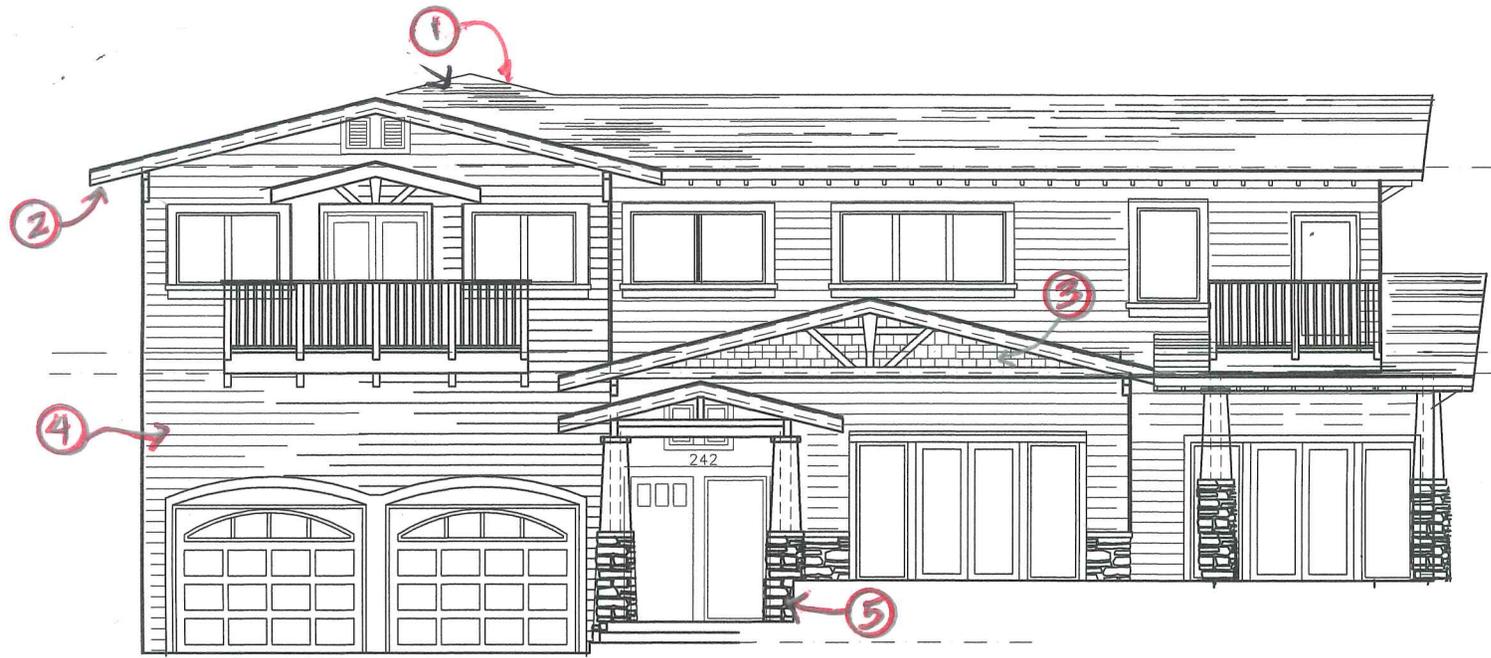
	<b>Single Family Residential (SF)</b>	<b>Proposed</b>
Minimum Setbacks:		
Front	20'	20'
Rear	10'	15"
Side	5'	5'
Second story	7.5'	7.5'
Maximum Lot Coverage	40%	29.1%
Floor Area Ratio	0.45	0.34
Maximum building height	30' or 2 stories, whichever is less	23.75'
Maximum Size of Granny Unit	850 square feet	837 square feet

Based upon the proposed project and as shown in the table above, the project meets the development standards for the SF zoning district and the requirements for the Historic Character Overlay District (D-2.4).

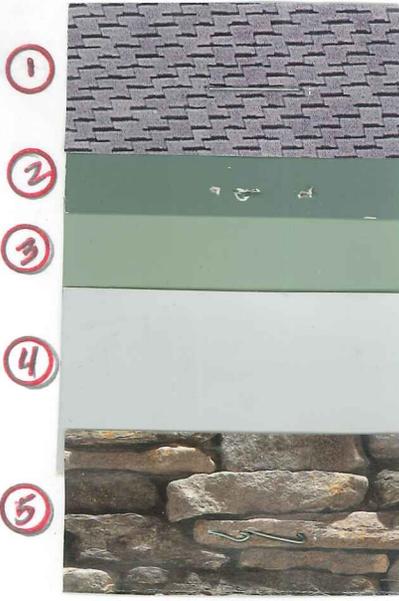
The Development Code requirements for the secondary dwelling unit include providing one parking space per bedroom. The applicant has proposed a total of two (2) covered, off-street parking spaces. Per Municipal Code Section 16.52.150.C.10, a deed restriction shall be recorded against the title of the property prior to issuance of a building permit. This deed restriction shall stipulate that the second dwelling unit cannot be sold and that the owner of the property must occupy one of the dwellings on the premises.

Attachments:

1. Color and Materials board
2. Project plans (Available for public review at City Hall)



**1 HOUSE FRONT SOUTH ELEV**  
1/8" = 1'-0"



- ① PRESIDENTIAL SHAKE  
SHADOW GRAY - ROOF
- ② DUNN EDWARDS - BOX WOOD TRIM
- ③ DUNN EDWARDS - MEADOWWOOD  
DECORATIVE SCALLOP SHINGLES
- ④ DUNN EDWARDS - ICE GRAY  
SIDING
- ⑤ EL DORADO STONE -  
MINERET BLIFFSTONE  
STONE VENEER

COLOR BOARD  
FOR BOTH RESIDENCES.

<p><b>LIV-IN ENVIRONMENTS</b> ARCHITECTURE &amp; SOLAR SPACE HEATING GREGORY D. SOTO ARCHITECT P.O. BOX 1392 ARROYO GRANDE, CA 93421 Lic. # C14960 (805) 481-1066</p>		
<p>A MAIN RESIDENCE AND GRANNY UNIT FOR JUSTIN CAREY</p>	<p>700 LONGVIEW AVE. PISMO BEACH, CA.</p>	<p>PROJECT LOCATION: 242 LARCHMONT DR.</p>
		<p>JOB NO. 1606</p>



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** SAM ANDERSON, PLANNING INTERN

**SUBJECT:** CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, AND FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION; LOCATION – 190 S. ELM STREET; APPLICANT – DANTE TOMASINI; REPRESENTATIVE – DOUGLAS R. FANER

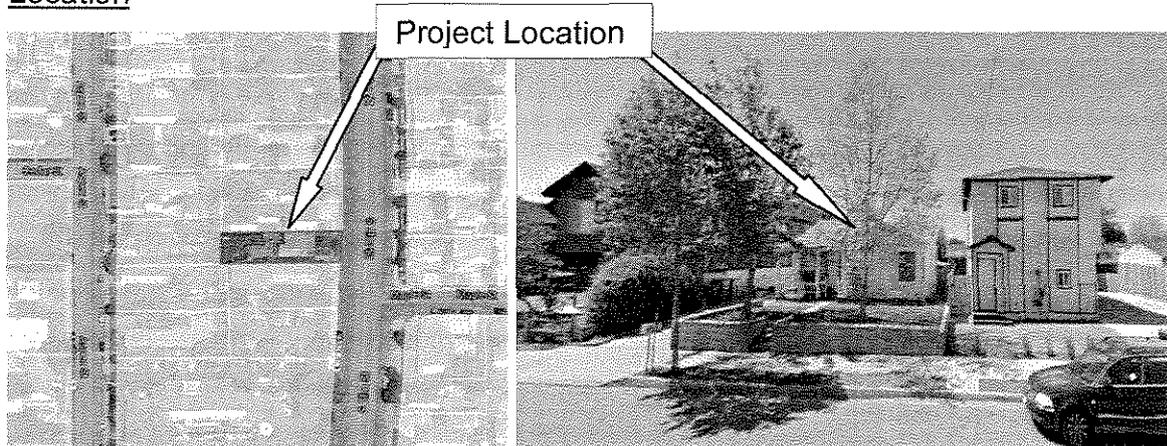
**DATE:** APRIL 18, 2016

### RECOMMENDATION:

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

### BACKGROUND:

#### Location



The applicant has submitted plans to convert an existing single-family residence to a secondary dwelling unit and to construct a new two-story single family home in the rear of the property in the Multi-Family zoning district. The applicant has also applied for a variance to reduce the side yard setback on the south side of the property from ten feet (10') to five feet (5'), a reduction of five feet (5').

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001  
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**ANALYSIS OF ISSUES:**

Project Description

The City Council adopted Resolution No. 4052 on November 13, 2007, approving General Plan Amendment Case No. 06-003 to amend the General Plan land use designation and map for thirteen (13) properties along South Elm Street from Medium Density Single-family Residential to Medium-High Density Multi-family Residential (Attachment 1). The City Council additionally adopted Ordinance No. 593 on November 27, 2007, approving Development Code Amendment Case No. 06-005 for the rezoning of the same thirteen (13) properties along South Elm Street from Single Family (SF) to Multi-Family (MF).

The project site is an existing 7,000 sq. ft. rectangular lot (50' by 140') located in the Multi-Family (MF) zoning district. The lot's width of fifty feet (50') is less than the required width for a new lot in the Multi-Family zoning district of eighty feet (80'). Additionally, the Multi-Family zoning district has side yard setbacks of ten feet (10') on either side, which is higher than the usual side yard setbacks of five feet (5') found in the Single-Family zoning district. The applicant is requesting the variance due to these unusually restrictive setbacks on the property.

This request is in line with previous structures constructed and permits issued on neighboring lots and properties. Variance 12-001, issued July 9, 2012, reduced a side yard setback by five feet (5') from ten feet (10') at 186 S. Elm, the property on the northern border of the site. 194 S. Elm, the southern neighbor, also appears to have built within ten feet (10') of the side yard setback.

The existing single family home totals 1,015 sq. ft, which is less than the maximum size for a secondary dwelling unit in the Multi Family zoning district of 1,200 sq. ft. The proposed single family home totals 2,689 sq. ft, including a three car garage totaling 845 sq. ft. The proposal also includes space for one additional uncovered space as required by Arroyo Grande Municipal Code section 16.52.150.C.7. The project meets all applicable Arroyo Grande Municipal Code Standards such as parking, height, lot coverage, floor area ratio, etc, except for the five foot (5') setback infringement on the south side of the property.

Due to the Multi-Family zoning designation of the property, the property is not subject to a deed restriction regarding tenancy. Each unit on the property will be available to be rented individually, and the property owner will not be required to reside on site. Units will not be able to be sold individually.

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001  
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Architectural Character

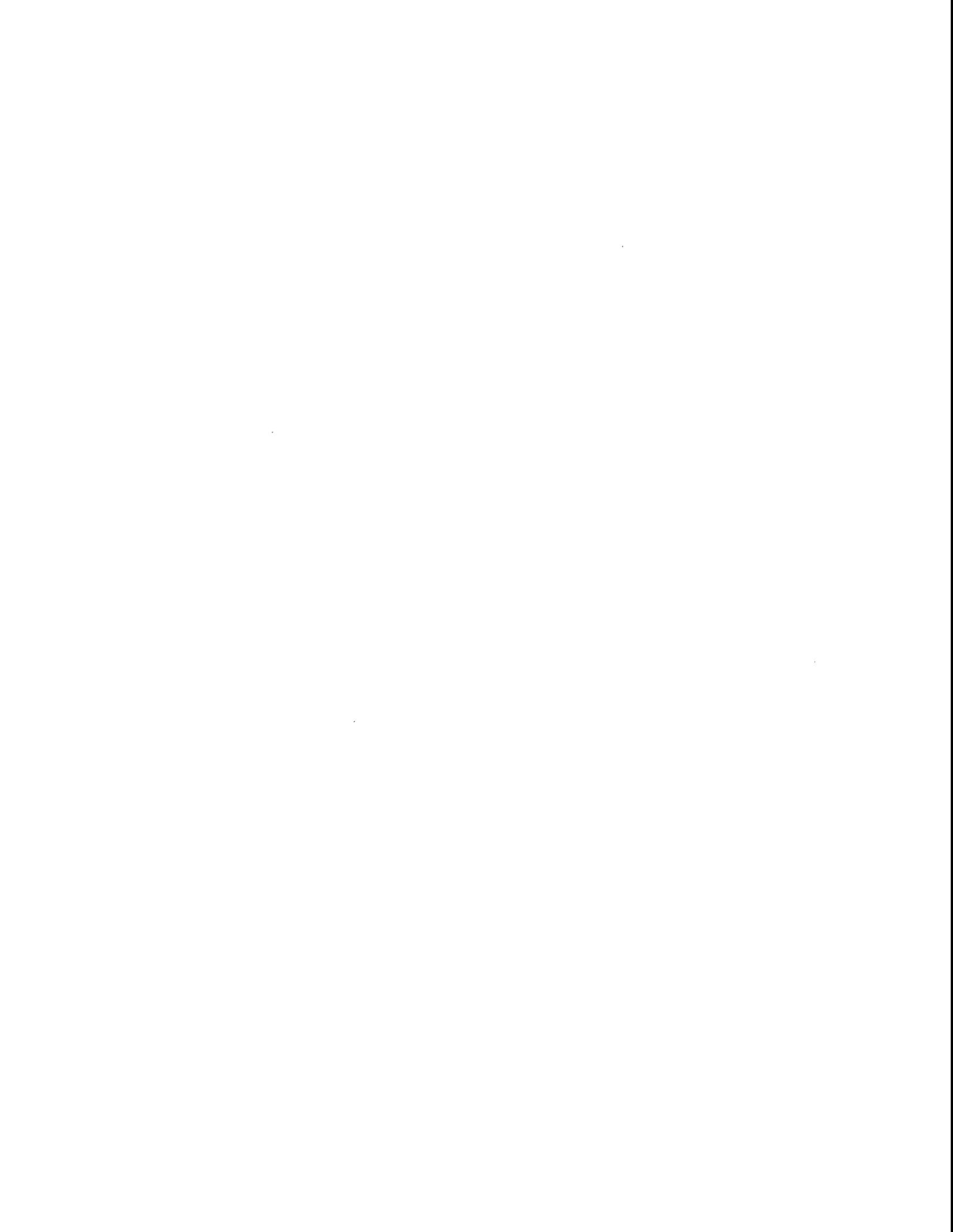
The proposed project is designed in a modern cottage style, with pitched roof and stone veneer elements. The project is a simple design; almost entirely rectangular, with a small cantilevered second story overhanging the front facing garage. The proposed home will not be very visible from the street due to the existing home's location on the front of the property. Livable space will surround the garage both above and behind the garage space. Windows and small roof dormers provide some level of visual interest on the project. A color board and colored elevations will be provided at the meeting. No design guidelines are applicable for this project.

Landscaping

Landscaping changes are minimal for the project. The changes proposed are to install a small decomposed granite area and two (2) Mediterranean Fan Palms on small banks in the corners of the rear yard. The existing Coast Live oak tree will be retained and conditions will be added to protect the oak during construction. Prior to issuance of building permit, the project will be reviewed for compliance with the State Model Water Efficient Landscape Ordinance.

**ATTACHMENTS**

1. City Council Resolution No. 4052
2. Variance request submitted by applicants
3. Project plans (available for review at City Hall)



RESOLUTION NO. 4052

**A RESOLUTION OF THE CITY COUNCIL OF ARROYO GRANDE APPROVING GENERAL PLAN AMENDMENT CASE NO. 06-003 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FOR FIVE PROPERTIES AT THE NORTHWEST CORNER OF S. HALCYON ROAD AND FAIR OAKS AVENUE FROM MULTIPLE FAMILY RESIDENTIAL VERY HIGH DENSITY TO MIXED USE OFFICE PROFESSIONAL; AND CHANGE THE LAND USE DESIGNATION FOR THIRTEEN PROPERTIES IN THE VICINITY OF S. ELM STREET NEAR POPLAR STREET FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL TO MEDIUM-HIGH DENSITY MULTI-FAMILY RESIDENTIAL**

**WHEREAS**, the City Council of Arroyo Grande adopted the updated General Plan which became effective on October 9, 2001 and which includes the Housing Element adopted in 2003 and updated on March 8, 2005; and

**WHEREAS**, the City has a responsibility to assure adherence to the General Plan in meeting the needs and desires of the residents and the community; and

**WHEREAS**, the Community Development Department has conducted current initial studies and concluded that environmental impacts associated with the project will be mitigated to less than significant as outlined in a draft Mitigated Negative Declaration dated June 28, 2007; and

**WHEREAS**, the City Council, after public hearing, consideration of the draft Mitigated Negative Declaration, all testimony and evidence presented, found the Mitigated Negative Declaration appropriate and adequate pursuant to State and local CEQA laws and guidelines including requirements per SB 18; and

**WHEREAS**, the City Council, after public hearing, consideration of staff report regarding the 2003 Housing Element and Land Use Elements, all testimony and evidence presented finds the proposed land use map changes as shown on Exhibit A to be appropriate and consistent with the intent of 2001 General Plan Update adopted policies, specifically those policies in the Housing Element and Land Use Element; and

**WHEREAS**, after consideration of all testimony and all relevant evidence, the City Council has determined that the following General Plan Amendment findings can be made in an affirmative manner:

1. The proposed amendment to the 2001 General Plan land use element designation provides consistency with the goals, objectives, policies and programs of the General Plan and is specifically consistent with the 2005 Housing Element Housing Opportunity Site Inventory; and

**RESOLUTION NO. 4052**

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2. The proposed amendment will not adversely affect the public health, safety, and welfare and is being considered concurrent with zoning amendments that provide for multi-family or single family use in the vicinity of South Elm Street and mixed residential and office use in the vicinity of South Halcyon Road and Fair Oaks Avenue; and
3. The proposal has been reviewed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and it has determined that the proposed project is described and included in a Negative Declaration dated June 28, 2007; and

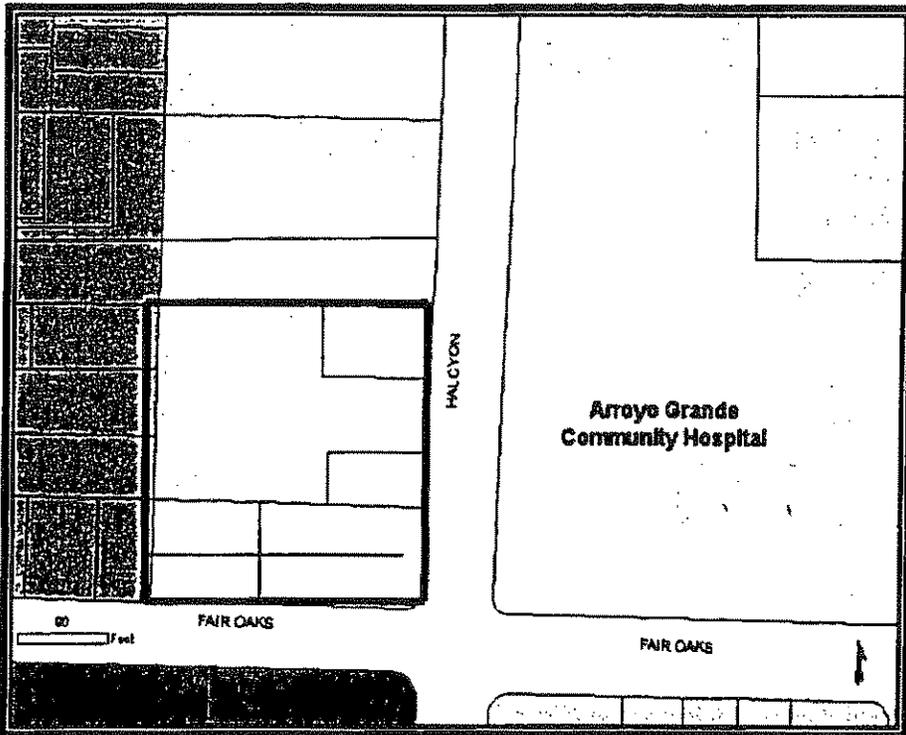
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Arroyo Grande amends the General Plan Land Use Map as shown in Exhibit "A" attached hereto and incorporated herein by this reference.

On motion by Mayor Pro Tem Arnold, seconded by Council Member Costello, and by the following roll call vote, to wit:

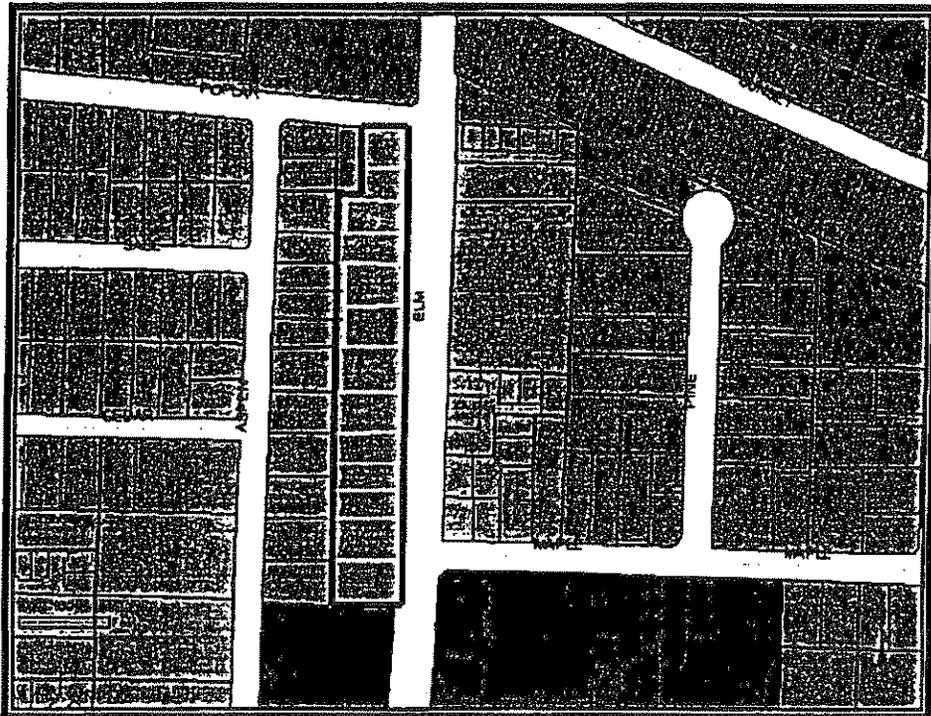
**AYES:** Council Members Arnold, Costello, Guthrie, Fellows, and Mayor Ferrara  
**NOES:** None  
**ABSENT:** None

the foregoing Resolution was adopted this 13<sup>th</sup> day of November 2007.

RESOLUTION EXHIBIT "A"



Area re-designated from Multiple Family Residential-Very High Density to Office Professional/Medical Hospital



Area re-designated from Single Family Residential Medium Density (SF) to Multiple Family Residential Medium-High Density (MF)





**To: City of Arroyo Grande  
Community Development**

### Application Checklist for Variances

See checklist.

1. See application form and payment, enclosed.
2. Enclosed 2 sets of types gummed address labels.
3. Statement of precise nature of the Variance.

The Variance requested consists of a five foot set-back on the south side of the property. All other set-backs will comply with residential site development standards.

The reasons for the variance request is the "practical difficulty" of the lot size. The 5' set-back on the south side works well because of the adjacent apartment building has a larger, (10'), set-back at the area and adjacent of our building's footprint. This set-back request does not affect any other properties.

Other residences in the area also have the five foot set-back. The north adjacent property has a new building with a reduced five foot set-back that was permitted recently.

See checked boxes on checklist.

### Variance Application

#### I. GENERAL INFORMATION

See application.

#### Describe the Proposed Project in Detail:

This project is to construct a new residence at the rear of the property, located at 190 South Elm Street, Arroyo Grande, CA 93420, and APN #077-153-034, lot size 7,275 sf. The existing residence sits at the front of the property on Elm Street and is approximately 1,018 sf. The existing residence will be converted to the secondary dwelling and remain unchanged and the new residence will become the primary residence.

The new residence exterior square footage will consist of 1,308 sf. first floor with a 1,381 sf. second floor.

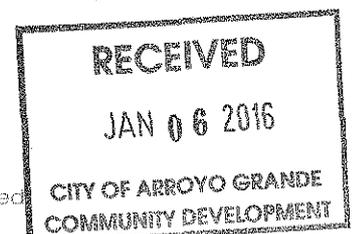
The first floor consists of a 3 car garage, bedroom, laundry/bath and entry. Second floor consists of a great room, three bedrooms and two bathrooms.

The lot coverage is calculated as follows:

Building Footprints SF. (new & existing) / Lot SF. = Coverage %

2,326 SF. / 7,275 SF. = 32%

The lot coverage complies with residential site development standards for the City of Arroyo Grande.



The total living space is 463 sf. first floor with a 1,220 sf. second floor and the 954 sf. existing residence totaling 2,637 sf.

The Floor Area Ratio (FAR) is calculated as follows:

Living Space SF. (new & existing) / Lot SF. = FAR

2,637 SF. / 7,275 SF. = .36

The Floor Area Ratio complies with residential site development standards for the City of Arroyo Grande.

The new residence will be constructed with wood framing, stucco exterior finish, vinyl dual glazed windows and composition tile roofing. The design and finishes will be complimentary of the surrounding areas.

## II. PROPERTY DESCRIPTION

See application.

## III. ENVIRONMENTAL INFORMATION

1. N/A.

2. Describe the present and past uses of this site.

This site was developed as a residential area and now has been rezoned for multi-family (MF). It currently has a home at the front of the property that will remain unchanged.

3. Describe the present and past uses of adjacent sites:

The present and past uses of the adjacent sites are residential single-family homes, multi-family residences and apartments.

4. Describe the site and adjacent areas, topography.

The topography of the site and adjacent areas is flat. The current driveway is off of the main road of Elm Street.

5. Describe any past problems on the site including earthquake, faults, flooding, erosion, etc.

No known problems.

6. Describe the existing road system on the site and any major access routes into the site. Describe the proposed changes to the road system.

The property is adjacent to the main road of Elm Street, which has four lanes. The existing driveway is on the south side of the property that gives access to the current residence and will also give access to the proposed residence garage. There will be adequate space for turn around to exit the driveway forward on Elm Street. The existing road, Elm Street, sidewalk and curb will be unchanged.

## B. COMPLETE THIS SECTION FOR RESIDENTIAL PROJECT

See application.

## C. COMPLETE THIS SECTION FOR COMMERCIAL OR INDUSTRIAL PROJECT ONLY

N/A, not a commercial property.

## D. COMPLETE THIS SECTION FOR ALL PROJECT

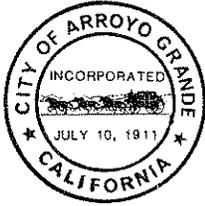
1. Describe any known contamination or hazardous waste.

No known hazards.

2. All entities with financial interest in the proposed project.

See application.





## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

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

**BY:** MATTHEW DOWNING, ASSOCIATE PLANNER

**SUBJECT:** CONSIDERATION OF STAFF PROJECT NO. 16-003; EAST BRANCH STREET STREETSCAPING PRELIMINARY ALTERNATIVES; LOCATION – EAST BRANCH STREET BETWEEN MASON STREET AND PAULDING CIRCLE; APPLICANT – CITY OF ARROYO GRANDE

**DATE:** APRIL 18, 2016

### **RECOMMENDATION:**

It is recommended that the Architectural Review Committee (ARC) review the alternatives presented and make a recommendation to the City Council.

### **IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

The design and implementation of the streetscape project is funded through a \$390,000 Regional Surface Transportation Program grant with approximately \$45,000 additional funding provided by local sales tax funds. Impacts to personnel resources have been minimal due to use of consultant services for design and meeting organization.

### **BACKGROUND:**

The City completed the first phase of streetscape improvements on Branch Street west of Mason Street in 2009. The City received a Regional Surface Transportation Grant to design and implement additional streetscape designs to complete the second phase of the streetscape project. On August 13, 2015, the City solicited proposals for the design and construction document preparation of the project. Omni-Means was chosen to complete this work and a stakeholder group was established. The stakeholder group consists of local business owners, the Village Improvement Association, and representatives of the Planning Commission, Traffic Commission, Architectural Review Committee, and Downtown Parking Advisory Board. The stakeholder group held three (3) meetings to refine the design alternatives, with the most recent meeting occurring on April 5, 2016. Committee member Hertel is the ARC's representative on the stakeholder group.

### **ANALYSIS OF ISSUES:**

East Branch Street, from Mason Street to approximately Crown Hill Street, is part of the City's Village Core, but does not contain any of the streetscape elements that exist in the western portion of the Village. Two conceptual plans have been developed, with

**ARCHITECTURAL REVIEW COMMITTEE  
CONSIDERATION OF STAFF PROJECT 16-003  
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Alternative 1 maximizing Class II bicycle lanes in this segment of Branch Street and Alternative 2 aiming to retain as much existing on-street parking as is practical. Several design features remain consistent in either alternative, including a landscaped median at Le Point Terrace, vegetated bulb outs, and consistent street furniture.

Landscaped Median

The original concept plan included three (3) landscaped medians along the project segment of Branch Street. However, due to vehicle queuing issues, the only remaining median is located at Le Point Terrace. This provides an opportunity to include a pedestrian connection east of Mason Street and reduces the distance of roadway necessary for pedestrians to cross. Rapid flash crosswalk signs or similar device is anticipated to warn motorists of pedestrians in the roadway. The median will be planted with several drought tolerant plants (see Sheet LA2 of Attachment 1). The median is also intended to slow traffic in the area by providing reduced road width striping. The stakeholder group supported the median with revised plantings to ensure the selected varieties thrive in the City's climate. This median will restrict left turns onto and from Le Point Terrace.

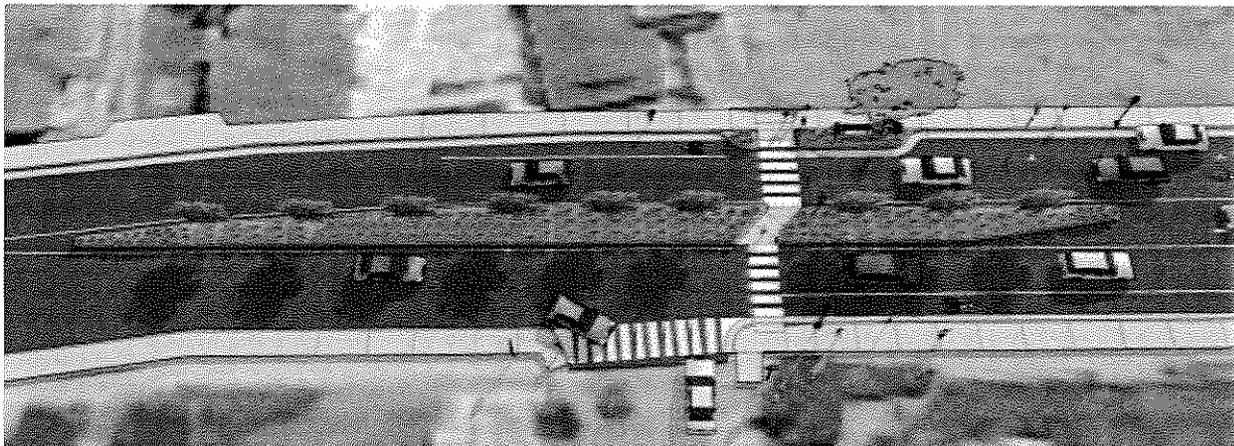


Figure 1: Rendering of Possible Landscaped Median and Crosswalk at Le Point Terrace (Viewed from North)

Bulb Outs

The preliminary design concept includes several vegetated bulb outs along Branch Street. Bulb outs provide opportunities to reduce roadway speeds and provide increased area for existing and proposed street trees. An elongated bulb out at Tally Ho Creek provides an opportunity for a bench overlooking the riparian habitat area. The stakeholder group determined that fencing in this area should transition and coordinate with the Branch Street Inn project and identified a preference for fence option "A" (see Sheet LA3 of Attachment 1). Fence option "B" also provides an opportunity to coordinate with the Branch Street Inn and is recommended for consideration.

Tile Sidewalk Bands

Sidewalks in the Village currently include terra cotta tile bands and planter boxes. These bands cause maintenance issues due to cracking and chipping, present slipping

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hazards when wet, and result in color differentiation when replaced. As part of this phase of the streetscape project, it is proposed to begin using colored concrete pavers instead of tiles. This will result in sturdy, non-slip surfaces that can provide more consistent coloring throughout the village area.

**ADVANTAGES:**

Selection of either alternative will result in several aesthetic improvements in the project's segment of Branch Street. Alternative 1 would implement several Priorities of the Bicycle and Trails Master Plan by providing Class II bike lanes within the project area. Alternative 2 will maintain on street parking in an area identified by residents and businesses as being impacted.

**DISADVANTAGES:**

Implementation of the project will necessitate the loss of some existing on street parking in the project area due to spaces not meeting safety and visibility standards. Alternative 1 results in the greatest loss of on street parking within the project area in exchange for dedicated bike lanes. Alternative 2 retains the most on street parking in exchange for not dedicating area to bike lanes.

**ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Procedures for the Implementation of CEQA, the project has been determined to be categorically exempt per Section 15031(a) of the CEQA Guidelines regarding projects within existing streets, sidewalks, gutters, bicycle and pedestrian trails and similar features.

Attachment:

1. Preliminary streetscape design plans