



AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, AUGUST 15, 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 August 1, 2016 meeting.

Documents:

[Draft MINUTES 8-1-16.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 16-001 FOR SUBAREA 1 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – SRK HOTELS, INC.; REPRESENTATIVE – CAROL FLORENCE, OASIS ASSOCIATES

Recommended Action: It is recommended that the Architectural Review Committee consider the architectural information submitted for Subarea 1 of the E. Cherry Avenue Specific Plan project and make a formal recommendation to the Planning Commission on Conditional Use Permit 16-001 for Subarea 1.

Documents:

[ARC 06.a. CUP 16-001 Subarea 1 E. Cherry Ave. Specific Plan.pdf](#)

6.b. CONSIDERATION OF ARCHITECTURAL REVIEW 16-004; CONSTRUCTION OF ONE (1) NEW 3,100 SQUARE FOOT SINGLE FAMILY HOME; LOCATION – 318 GRACE LANE; APPLICANT – MIKE VENTRELLA; REPRESENTATIVE – JON COUCH, GRIFFITH ARCHITECTS

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

Documents:

[ARC 06.b. ARCH 16-004 318 Grace Lane.pdf](#)

6.c. CONSIDERATION OF ARCHITECTURAL REVIEW 16-006; DEMOLITION OF DETERIORATED AWNING AND REPLACEMENT WITH THREE INDIVIDUAL AWNINGS; 112 W. BRANCH STREET; APPLICANT ASHTON-CHRISTIANSON PARTNERS; REPRESENTATIVE – ROBERT CHRISTIANSON

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

Documents:

[ARC 06.c. ARCH 16-006 112 W. Branch Street.pdf](#)

6.d. CONSIDERATION OF PLOT PLAN REVIEW 16-007 AND MINOR EXCEPTION 16-002; DEMOLITION OF A 330 SQUARE FOOT SOLARIUM AND CONSTRUCTION OF A 1,265 SQUARE FOOT ADDITION; LOCATION – 308 WHITELEY STREET; APPLICANT – ABIGAIL WILL; REPRESENTATIVE – LAURA GOUGH, STUDIO 2G ARCHITECTS

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 16-007 MEX 16-002 308 Whiteley Street.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, AUGUST 1, 2016 ARROYO GRANDE COUNCIL CHAMBERS, 215 EAST BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

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

2. ROLL CALL

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

City Staff Present: Planning Manager Matt Downing, Contract Planner John Rickenbach and Planning Intern Patrick Holub were present.

3. FLAG SALUTE

Chair Hoag 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 July 18, 2016 as submitted.

The motion carried on a 4-0-1 voice vote with Chair Hoag abstaining.

6. PROJECTS

6.a. CONSIDERATION OF 1) DRAFT DESIGN GUIDELINES FOR THE E. CHERRY AVENUE SPECIFIC PLAN; 2) CONDITIONAL USE PERMIT 16-001 FOR SUBAREA 1; AND 3) CONDITIONAL USE PERMIT 15-004 FOR SUBAREA 3 (Rickenbach)

Planning Manager Downing reviewed the project's history and recapped the previous meeting that the project appeared before the ARC on March 7, 2016.

Contract Planner Rickenbach presented the project and responded to questions regarding architectural elevations and changes in the project since the previous meeting.

Carol Florence, representative, spoke in support of the project and responded to questions from the Committee regarding the Specific Plan, desired scope of comments, and modifying the design guidelines.

The Committee provided comments on the proposed designs of subarea 1 regarding traffic circulation, visibility from the freeway, and building orientation.

The Committee provided comments on building heights, traffic circulation, and preferred architectural styles for subarea 2.

The Committee provided comments on subarea 3 regarding the location of potential event parking and the importance of the project to the cultural history of the City.

Warren Hoag made a motion, seconded by Bruce Berlin, to recommend to the Planning Commission as follows:

1. The Design Guidelines are approved with the following modifications;
 - a. On page 15, consider the issue of noise related to spas and pools;
 - b. On page 19, add Mexican Feathergrass to the prohibited plant species list;
 - c. Consider allowing two-story residential designs along E. Cherry Avenue; and
 - d. Change language to allow license landscape architects OR landscape designers to design residential landscapes.
2. A decision on the Conditional Use Permit for Subarea 1 is deferred to a future ARC meeting to allow the applicant additional time to provide visual depictions of the proposed hotel or to craft language that assures the ARC of the intended design; and
3. Recommend approval of the Conditional Use Permit for Subarea 3, with architectural elevations for the senior housing building to return to the ARC for review prior to submission of an application for a building permit.

The motion carried on a 5-0 voice vote.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

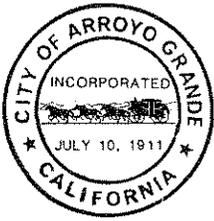
Planning Manager Downing informed the Committee of the upcoming webinar sponsored by the Community Development Department regarding housing supply.

10. ADJOURNMENT

The meeting was adjourned at 5:10 p.m. to a meeting on August 15, 2016 at 2:30 p.m.

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

WARREN HOAG, CHAIR



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATT DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT 16-001 FOR SUBAREA 1 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – SRK HOTELS, INC.; REPRESENTATIVE – CAROL FLORENCE, OASIS ASSOCIATES

DATE: AUGUST 15, 2016

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) consider the architectural information submitted for Subarea 1 of the E. Cherry Avenue Specific Plan project and make a formal recommendation to the Planning Commission on Conditional Use Permit 16-001 for Subarea 1.

BACKGROUND:

Location



Figure 1. Project Location

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 THE EAST CHERRY AVENUE SPECIFIC PLAN
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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 (5) 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 Barnabas' Episcopal Church; east of Traffic Way and its interchange with U.S. Highway 101; south of East Cherry Avenue; and west of Launa 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. The SAC's input was used to help development of the draft Specific Plan currently proposed. The SAC considered the project again on April 27, 2016, and provided additional input and refinement to the current plan.

Architectural Review Committee

The Architectural Review Committee (ARC) previously reviewed the proposed project on March 7, 2016, and expressed general concurrence with the design concepts presented at that time.

The ARC considered the proposed project most recently at the August 1, 2016 meeting. At that time, the ARC made recommendations on the design guidelines for Subarea 2 and on Conditional Use Permit 15-004 for Subarea 3. The ARC deferred a decision on Conditional Use Permit 16-001 for Subarea 1 until a more refined architectural style could be depicted, either through language modifications to the

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design guidelines for Subarea 1 or through updated visual renderings (Attachment 1). This updated information is the subject of today's meeting.

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 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.

ANALYSIS OF ISSUES:

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. 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.

The applicant's narrative of the materials submitted for review outlines those items submitted for the ARC's consideration, including:

- Design Guidelines for the D-2.11 Design Overlay District;
- Images of the La Quinta "The Del Sol Prototype";
- Internal site plan and massing concepts;
- Conditional Use Permit submittal drawings; and
- Alternative hotel architectural style.

The applicant has indicated that either of the possible styles for the hotel and restaurant uses fit into the existing flexibility of the D-2.11 Design Guidelines. Previous ARC comments regarding Subarea 1 centered on the site layout, architectural styles that provide a sense of entry without competing with the Village, that utilizing the Village Design Guidelines for this area might create confusion and that a flat roof might not be preferred. It is important to note that final architectural review will be required prior to building permits to help ensure desired architectural modifications are adequately incorporated into the project.

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ALTERNATIVES:

The following alternatives are identified for the ARC's consideration:

1. Recommend approval of Conditional Use Permit 16-001 with "The Del Sol Prototype" architectural style;
2. Recommend approval of Conditional Use Permit 16-001 with the alternative architectural style provided by the applicant;
3. Recommend other modifications to Conditional Use Permit 16-001 and recommend approval with modifications;
4. Recommend denial of Conditional Use Permit 16-001; or
5. Provide direction to staff.

Attachments:

1. Applicant submittal package dated August 8, 2016



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATT DOWNING, PLANNING MANAGER

BY: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONSIDERATION OF ARCHITECTURAL REVIEW 16-004;
CONSTRUCTION OF ONE (1) NEW 3,100 SQUARE FOOT SINGLE
FAMILY HOME; LOCATION – 318 GRACE LANE; APPLICANT – MIKE
VENTRELLA; REPRESENTATIVE – JON COUCH, GRIFFITH
ARCHITECTS

DATE: AUGUST 15, 2016

RECOMMENDATION:

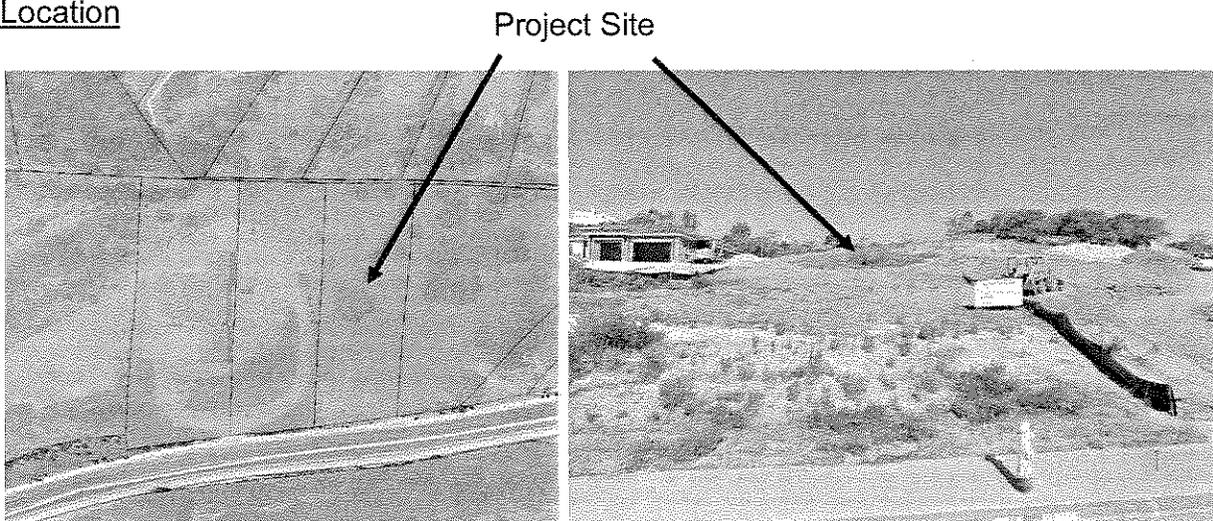
It is recommended the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Community Development Director.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



The subject property is zoned Planned Development, is part of the Grace Lane Subdivision, shall conform to Residential Rural (RR) development standards unless otherwise noted, and is subject to the Grace Lane Design Guidelines (Attachment 1).

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 CONSIDERATION OF ARCHITECTURAL REVIEW 16-004
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The subdivision was approved by City Council Resolution No. 3732, on January 13, 2004, creating nineteen (19) new lots for individual construction (Attachment 2). This is the nineteenth (19th) and final lot remaining to be developed.

ANALYSIS OF ISSUES:

Project Description

The applicant is proposing to construct a new 3,100 square foot, four (4) bedroom, four (4) bathroom home. The proposed dwelling meets all applicable development standards found in both the RR development standards as well as special conditions put in place by Resolution No. 3732, including FAR, lot coverage, height, setbacks, and parking.

Table 1: Site Development Standards for the RR Zoning District

Development Standards	RR District	Project Site	Notes
Minimum Building Site	40,000 sq. ft.	28,306	Subdivision approved lot size
Minimum lot width	120'	100'	Subdivision approved lot width
Minimum lot depth	200'	~260'	Code met
Minimum front yard setback	50' (by Resolution No. 3732)	~110'	Code met
Minimum interior side yard setback	10'	12', 15'	Code met
Minimum street side yard setback	10'	N/A	N/A
Minimum rear yard setback	25'	~70'	Code met
Maximum lot coverage	35%	12%	Code met
Maximum Floor Area Ratio	45%	12%	Code met
Maximum height for buildings	30' or 2 stories, whichever is less	30'	Code met
Minimum distance between buildings	10'	N/A	N/A

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Architectural Character

The home is to be built in a Modern style, with a low profile and sharp edges. The home is located on a steep slope, meaning that although the home is 30' tall, the steep slope allows the home to retain the low profile reminiscent of California Ranch style architecture by being constructed into the hillside. The east face of the home displays three garages with a large deck and heavily windowed rooms. The approach and garage faces will be obscured by plantings placed strategically up the slope of the property. The home will be accessed by the stairway located on the south side of the home facing the street.

The home, while rectangular in design, features varied heights and sloping panels to manipulate the eye level and avoid a boxy appearance. The colored elevations show neutral tones of "el dorado" white plaster and "moonshadow" grey-tan plaster stuccos to make up the majority of the face of the structure, with cedar wood trellises and dark aluminum garages providing color highlights and details on the structure. The Grace Lane Design Guidelines do encourage "stucco or stone veneers," as well as "lighter variations on the overall primary color choice and earth tone colors as trim or accent color."

The Grace Lane Design Guidelines call for "a variety of building setback, and relationship of structure to the street frontage, variable setbacks are encouraged. Additionally, building articulation to "step" the building mass at the front elevation is desirable. This can be achieved by having lower roof areas that step up to a higher roof as the structure sets into the site. By increasing the blending of the building form and mass with the natural terrain, it provides a stepped profile to the depth of the structures." The structure successfully achieves this by utilizing the slope of the property to vary setbacks, faces, and colors visible from the street.

The Grace Lane Design Guidelines do discourage "Architectural styles such as Modernistic, Neoclassical, Tudor, or Southwestern" due to the surrounding context of the established neighborhood. However, "no particular design style is required." Note that the home at 302 Grace Lane was designed by the same architect in a similar style to the proposed project. The Committee made comments regarding design guideline conformance, modernistic style and flat roofs, and other design choices, and recommended approval of the project with conditions to minimize the visual impact of the home (Attachment 3). The proposed project is consistent with the Committee's comments and opinions in regards to the 302 Grace Lane project.

The project does include a variety of "green" accoutrements to lower the environmental impact of the home such as a green roof, solar panels, rainwater harvest systems, xeriscape landscaping, and natural drainage swales and ponds.

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Attachments:

1. Grace Lane Design Guidelines
2. City Council Resolution No. 3732
3. Architectural Review Committee Minutes from September 16, 2013
4. Project plans (available for public review at City Hall)

Grace Lane Design Guidelines

General Program Intent:

This overall design concept is to provide an individual, unique and separate design for each lot. While there may be similarities, and consistencies in design detail, the overall concept is to have each lot different, or varied, by architectural component selection, exterior color, or roof configuration.

Lots 1-11 would be subject to sharing driveway approaches in an effort to minimize flatwork and maximize landscape planting. This general guideline standard is intended to illustrate and represent various design issues, but is not intended to be limiting the review of other possible design considerations as they may relate to the specific site or a specific and detailed design program.

These standards are intended to facilitate sensitive and high quality site and building designs to complement the unique and pastoral project setting. They accomplish this by providing direct, yet flexible, design and development standards. This will assure compatibility of scale and character within the development without precluding any aspects of imagination and individuality.

It should be noted that these guidelines do not address required land use issues, specific site development standards (such as setback and vertical heights), or off-site improvement requirements. They are intended to direct the primary building envelope design, per site, and with a statement of exterior character. The following categories are broken down into the various design issues utilized in this presentation:

Building Areas and Configurations:

So as to provide a variety of building setback, and relationship of structure to the street frontage, variable setbacks are encouraged. Additionally, building articulation to "step" the building mass at the front elevation is desirable. This can be achieved by having lower roof areas that step up to a higher roof as the structure sets into the site. By increasing the blending of the building form and mass with the natural terrain, it provides a stepped profile to the depth of the structures.

With a concept of "street" elevation variation, it is also recommended a variety of garage locations be considered. The general possibilities include front loaded, side loaded off the front yard, rear yard with front loading or reverse loading. The garages can be attached or detached, depending on overall envelope design. This variation will provide for a more "individual" look and varied site plan design.

Building Design:

While no particular design style is required, it is encouraged that all designs be consistent with an overall character or vocabulary of acceptable details. Architectural styles such as Modernistic, Neoclassical, Tudor, or Southwestern are discouraged due to the surrounding context of the established neighborhoods. Primary roof planes should be pitched at a similar angle, with no major or overwhelming flat areas, or mansard roof type configurations.

The use of varying ridge heights, wall planes and roof articulations will assist in providing a variety to the development of the overall building mass. Roof elements such as gable dormers, shed dormers, and hip dormers are good components for breaking up large roof masses, and provide natural interior light and attic ventilation with architectural character.

The use of certain architectural features such as garden walls, porches, arbors and trellises are encouraged to assist in building articulation. They minimize large expanses of walls by articulating, recessing and varying vertical heights of long wall runs. Staggered garage door depths and/or recessed garage doors are encouraged.

Entries should be architecturally defined and obvious with a defined walkway from the public right-of-way, or off the approach driveway area. Entries should be covered, recessed and complimented with obvious enhancements like side light windows, transom windows, wing walls, front porches or courtyards.

Exterior materials such as stucco or stone veneers are encouraged. Masonry (brick, split faced concrete block or any articulated masonry material) can be utilized as a veneer, or complement, to a stucco exterior finish. Colors should be a common palette, with lighter variations on the overall primary color choice and earth tone colors as trim or accent color. Simple color schemes involving a maximum of three colors are recommended. All color schemes should include a body, or main, color with accent colors used on such components as the windows, doors, balustrades, trellises, shutters, or fences and garden wall locations. Certain materials such as stone and brick have distinct coloring and should be considered as an element of the color palette used.

Roof material should be concrete tile with variation in color and configuration. Dominate wood exteriors such as siding, shingles, or board and batten materials would not be appropriate as exterior materials.

Site Improvements and Landscaping:

All structures are to be guttered with concentrated drainage being directed to an approved and adequate drainage structure.

Minimize exterior lighting to reduce direct glare with fixtures that provide a downward direction. Fixtures should be compatible with the architectural character of the building.

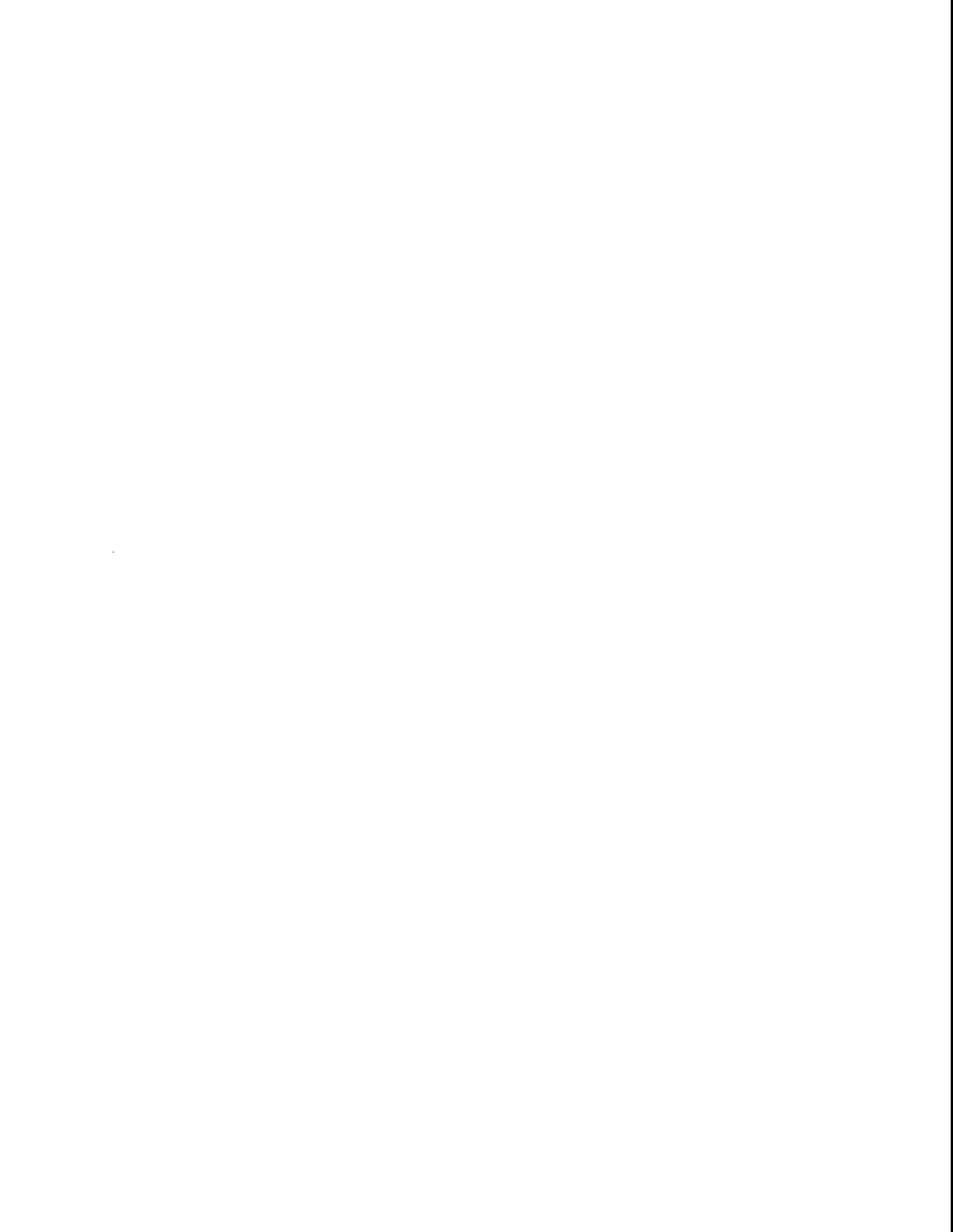
Plant material should complement the streetscape planting adjacent to this area. Native vegetation and drought resistant plant types should be utilized, with turf areas being limited to a maximum of 500 square feet per lot.

Landscape materials should complement the architecture, fencing, walls and design aspects of the site, for a natural and progressive planting use. Locate trees in an area to provide vertical compliment to the architectural massing and where shade is important for window placement or outdoor use.

Fencing and walls should be incorporated with the architectural design by location, size and use of color/materials. An appropriate height for the fence and walls should also be based on its function. Privacy, views and defining area or outdoor space is a primary function for location and vertical height. Hardscape should be designed with variation and texture as opposed to a continuous and running pattern and singular color. Various types of hardscape are encouraged. Examples include colored concrete, tile, stone and brick.

Flatwork, color, texture and type should relate to the architectural style and design.

All planting areas shall include permanent, automatic irrigation with separately zoned areas. Irrigation should be primarily a drip system with an effective and efficient spray design for any turf areas.



RESOLUTION NO. 3732

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE ADOPTING A MITIGATED NEGATIVE DECLARATION, INSTRUCTING THE DIRECTOR OF ADMINISTRATIVE SERVICES TO FILE A NOTICE OF DETERMINATION, AND APPROVING VESTING TENTATIVE TRACT MAP CASE NO. 02-005, LOCATED ON GRACE LANE (LOT 182 & PORTION OF LOT B OF TRACT 1390), APPLIED FOR BY DON McHANEY

WHEREAS, the City Council of the City of Arroyo Grande held two public hearings on Vesting Tentative Tract Map 02-005, filed by Don McHaney, to subdivide a 29.46-acre property into fifteen (15) residential lots, two (2) open space parcels, and a 1.28-acre parcel for development of four (4) moderate-income units in accordance with City Code; and

WHEREAS, the City Council has found that this project is consistent with the General Plan and the environmental documents associated therewith; and

WHEREAS, the City Council has reviewed this project 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 has determined that a Mitigated Negative Declaration can be adopted; and

WHEREAS, the City Council finds, after due study, deliberation and public hearing, the following circumstances exist:

Tentative Tract Map Findings:

1. The proposed tentative tract map is consistent with the goals, objectives, policies, plans, programs, intent, and requirements of the General Plan map and text, and the requirements of the Development Code, as amended per Development Code Amendment 02-001.
2. The site, as shown on the tentative tract map, is physically suitable for the proposed density because all necessary easements, parking, open space, and setbacks can be provided.
3. The design of the tentative tract map or the proposed improvements are not likely to cause substantial damage to the natural environment, including fish, wildlife or their habitat.
4. The design of the subdivision or proposed improvements is not likely to cause public health problems.
5. The design of the tentative tract map or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of, property within the proposed tentative tract map or that alternate easements for access or for use will be provided, and that these alternative easements will be substantially equivalent to ones previously acquired by the public.

RESOLUTION NO. 3732

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6. The discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements as prescribed in Division 7 (commencing with Section 13000) of the California Water Code.
7. Adequate public services and facilities exist or will be provided as the result of the proposed tentative tract map to support project development.

Required CEQA Findings:

1. The City of Arroyo Grande has prepared an initial study pursuant to Section 15063 of the Guidelines of the California Environmental Quality Act (CEQA), for Vesting Tentative Tract Map No. 02-005.
2. Based on the initial study, a Mitigated Negative Declaration was prepared for public review. A copy of the Mitigated Negative Declaration and related materials is located at City Hall in the Community Development Department.
3. After holding a public hearing pursuant to State and City Codes, and considering the record as a whole, the City Council adopts a negative declaration and finds that there is no substantial evidence of any significant adverse effect, either individually or cumulatively on wildlife resources as defined by Section 711.2 of the Fish and Game Code or on the habitat upon which the wildlife depends as a result of development of this project. Further, the Planning Commission finds that said Mitigated Negative Declaration reflects the City's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Arroyo Grande hereby adopts a negative declaration with mitigation measures, instructs the Director of Administrative Services to file a Notice of Determination, and approves Vesting Tentative Tract Map 02-005, with the above findings and subject to the conditions of approval as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that this Resolution shall become effective on the effective date of Ordinance No. 553.

On motion by Council Member Lubin, seconded by Council Member Runels, and by the following roll call vote, to wit:

AYES: Council Members Lubin, Runels, Dickens, Costello and Mayor Ferrara
NOES: None
ABSENT: None

the foregoing Resolution was adopted this 13th day of January 2004.

RESOLUTION NO.
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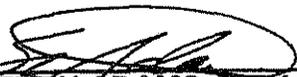
TONY M. FERRARA, MAYOR

ATTEST:



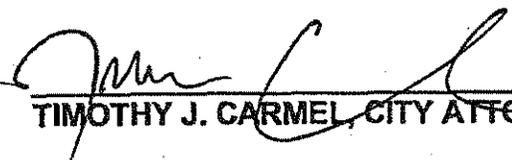
KELLY WETMORE, DIRECTOR OF ADMINISTRATIVE SERVICES/
DEPUTY CITY CLERK

APPROVED AS TO CONTENT:



STEVEN ADAMS, CITY MANAGER

APPROVED AS TO FORM:



TIMOTHY J. CARMEL, CITY ATTORNEY

**EXHIBIT A
CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP 02-005
Don McHaney
Grace Lane**

COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL CONDITIONS

This approval authorizes the subdivision of a 29.46-acre property into 15 residential lots ranging in size from 0.41 to 1.14 acres, two open space lots consisting of 0.47 and 15.95 acres (proposed Lots A and B), and a 1.28-acre parcel for the development of four (4) moderate-income family residences.

1. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
2. The applicant shall comply with all conditions of approval for Vesting Tentative Tract Map 02-005 and Development Code Amendment 02-001.
3. This tentative map approval shall automatically expire on January 13, 2006 unless the final map is recorded or an extension is granted pursuant to Section 16.12.140 of the Development Code.
4. Development shall occur in substantial conformance with the tentative map presented to the City Council at the meeting of January 13, 2004 and marked Exhibit "B" except as modified by these conditions of approval.
5. The applicant shall, as a condition of approval of this tentative map application, defend, indemnify and hold harmless the City of Arroyo Grande, its present or former agents, officers and employees from any claim, action, or proceeding against the City, its past or present agents, officers, or employees to attack, set aside, void, or annul City's approval of this subdivision, which action is brought within the time period provided for by law. This condition is subject to the provisions of Government Code Section 66474.9, which are incorporated by reference herein as though set forth in full.

SPECIAL CONDITIONS

6. A Design Review application shall be submitted for each proposed residence to determine consistency with the approved Design Guidelines for this project. The Architectural Review Committee shall consider each Design Review application and make a recommendation to the Community Development Director. Submittal requirements shall include a site plan, building elevations, landscape plan, color and materials board, and any other material needed to determine design consistency, as determined by the Community Development Director or Architectural Review Committee.

7. **Prior to issuance of a building permit**, the applicant shall record a pedestrian access easement across the open space property (Lot B) and the affordable housing parcel (Lot C) that generally coincides with the existing informal pathway that traverses the property. The easement shall be reserved for pedestrian access only. The applicant shall also submit plans for trail improvements to the Community Development Department, including a trailhead sign. The applicant shall take all necessary steps and pay all costs associated with the creation of a maintenance assessment district which shall be responsible for maintaining the trail.
8. There shall be a fifty foot (50') front setback for all 15 lots.
9. Dense vegetation (shrubs, not grass) shall be planted within the first fifteen feet (15') of the front setback for each of the 15 lots as an added buffer between Grace Lane and the homes.
10.
 - a. The applicant shall allocate a minimum of 25% of the units, or four (4) units, for moderate-income households. These units shall not be counted in the overall density for the combined properties designated as Low Density Planned Development (LD-PD) on the Land Use Map.
 - b. **Prior to recording the final map**, the applicant shall demonstrate the buildability of Lot C (through soils testing and foundation engineering). If the City reasonably determines that Lot C is buildable, the applicant shall submit a parcel map application to create four (4) separate lots and, if subsequently approved, building permit applications to construct the units, and shall record a restrictive covenant on Lot C that it be developed with four (4) housing units, each a minimum of 1,700 square feet, affordable to moderate-income households. **Prior to issuing a certificate of occupancy** for any other lot, building permits must be issued for the four (4) affordable housing units and construction started. If the City determines that Lot C is *not buildable*, the applicant shall submit an amendment to the Vesting Tentative Tract Map indicating other alternatives to comply with Condition 10(a) above.

NOISE

11. Construction shall be limited to between the hours of 7am and 7pm Monday through Saturday. No construction shall occur on Sunday.

DEVELOPMENT CODE

12. Development shall conform to the Residential Rural (RR) zoning requirements except as otherwise approved.
13. All fences and/or walls shall not exceed six feet (6') in height unless otherwise approved with a Minor Exception or Variance application.
14. The developer shall comply with Development Code Chapter 16.20, "Land Divisions".

15. The developer shall comply with Development Code Chapter 16.64, "Dedications, Fees and Reservations."

PRIOR TO ISSUANCE OF GRADING PERMIT

16. All walls, including screening and retaining walls, shall be compatible with the approved architecture and Development Code Standards, and shall be no more than 3 feet in height in the front setback area, subject to the review and approval of the Community Development Director.
17. The applicant shall submit a perimeter-fencing plan showing all perimeter fences and/or walls. The perimeter-fencing plan shall be approved by the Community Development Director. Perimeter fencing shall generally be 6 feet high, unless otherwise approved with these conditions, and shall be similar in material and design to the split rail fencing used within the Rancho Grande Planned Development. The applicant shall take all necessary steps and pay all costs associated with the creation of a maintenance assessment district which shall be responsible for maintaining the trail.

PRIOR TO RECORDING THE FINAL MAP

18. To ensure that all common areas and facilities are adequately maintained within the subdivision (including, but not limited to, the open space parcels, pedestrian trail, and drainage facilities), the applicant shall submit a proposed agreement for the formation of a maintenance assessment district. The applicant shall pay all costs associated with the formation of the district. All proposed documents for the formation of such a district and for maintaining the common areas shall be reviewed and approved by the City Attorney and recorded with the final map.
19. A landscaping and irrigation plan shall be prepared by a licensed landscape architect subject to review and approval by the Community Development and Parks and Recreation Departments. The landscaping plan shall include the following for all public street frontages and common landscaped areas:
 - a. Tree staking, soil preparation and planting detail;
 - b. The use of landscaping to screen ground-mounted utility and mechanical equipment;
 - c. The required landscaping and improvements. This includes:
 - (1) Deep root planters shall be included in areas where trees are within five feet (5') of asphalt or concrete surfaces and curbs;
 - (2) Water conservation practices including the use of low flow heads, drip irrigation, mulch, gravel, drought tolerant plants and mulches shall be incorporated into the landscaping plan; and
 - (3) All slopes 2:1 or greater shall have jute mesh, nylon mesh or equivalent material.
 - (4) An automated irrigation system.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

20. All fencing shall be installed.

PARKS AND RECREATION DEPARTMENT CONDITIONS

21. The applicant shall comply with the provisions of Ordinance 521 C.S., the Community Tree Ordinance.
22. Linear root barriers shall be used at the front of the project to protect the sidewalks.
23. All street front trees shall be 24-inch box and shall be located a minimum of one (1) tree for every seventy-five feet (75') of street frontage.

BUILDING AND FIRE DEPARTMENT CONDITIONS

UBC/UFC

24. The project shall comply with the most recent editions of the California State Fire and Building Codes and the Uniform Building and Fire Codes as adopted by the City of Arroyo Grande.

FIRE LANES

25. All fire lanes must be posted and enforced, per Police Department and Fire Department guidelines.

FIRE FLOW/FIRE HYDRANTS

26. Project shall have a minimum fire flow of 1,000 gallons per minute for a duration of 2 hours.
27. Prior to bringing combustibles on site, fire hydrants shall be installed 300 feet apart, per Fire Department and Public Works Department standards. Locations shall be approved by the Fire Chief.

FIRE SPRINKLERS

28. All units must be fully sprinklered per Building and Fire Department guidelines.

ABANDONMENT/NON-CONFORMING

29. Prior to issuance of a grading permit or building permit, whichever occurs first, the applicant shall show proof of properly abandoning all non-conforming items such as septic tanks, wells, underground piping and other undesirable conditions.

OTHER PERMITS

30. Prior to issuance of a building permit, County Health Department approval is required for well abandonment.

PUBLIC WORKS DEPARTMENT CONDITIONS

All Public Works Department conditions of approval as listed below are to be complied with prior to recording the map or finalizing the permit, unless specifically noted otherwise.

GENERAL CONDITIONS

31. Clean all streets, curbs, gutters and sidewalks at the end of the day's operations or as directed by the Director of Community Development or the Director of Public Works.
32. The developer or contractor shall refrain from performing any work that requires City inspections outside of normal business hours (Monday through Friday, 7 A.M. to 5 P.M.). The City may hold the developer or contractor responsible for any expenses incurred by the City due to work outside of these hours.

IMPROVEMENT PLANS

33. All project improvements shall be designed and constructed in accordance with the City of Arroyo Grande Standard Drawings and Specifications.
34. Submit three (3) full-size paper copies and one (1) full-size mylar copy of approved improvement plans for inspection purposes during construction.
35. Submit as-built plans at the completion of the project or improvements as directed by the Director of Public Works. One (1) set of mylar prints and an electronic version on CD in AutoCAD format shall be required.
36. The following Improvement plans shall be prepared by a registered Civil Engineer and approved by the Public Works Department:
- a. Grading, drainage and erosion control,
 - b. Street paving, curb, gutter and sidewalk,
 - c. Public utilities,
 - d. Water and sewer,
 - e. Landscaping and irrigation,
 - f. Any other improvements as required by the Director of Public Works
37. The site plan shall include the following:
- a. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
 - b. The location, quantity and size of all existing and proposed sewer laterals.
 - c. The location, size and orientation of all trash enclosures.
 - d. All existing and proposed parcel lines and easements crossing the property.
 - e. The location and dimension of all existing and proposed paved areas.
 - f. The location of all existing and proposed public or private utilities.

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38. Improvement plans shall include plan and profile of existing and proposed streets and utilities.
39. Landscape and irrigation plans are required within the public right of way, and shall be approved by the Community Development and Parks and Recreation Departments. In addition, The Director of Public Works shall approve any landscaping or irrigation within a public right of way or otherwise to be maintained by the City.

WATER

40. Whenever possible, all water mains shall be looped to prevent dead ends. The Director of Public Works must grant permission to dead end water mains.
41. All new water mains shall be a minimum diameter of 8".
42. Construction water is available at the corporate yard. The City of Arroyo Grande does not allow the use of hydrant meters.
43. Each parcel shall have separate water meters.
44. Lots using fire sprinklers shall have individual service connections. If the units are to be fire sprinkled, a fire sprinkler engineer shall determine the size of the water meters.
45. Existing water services to be abandoned shall be properly abandoned and capped at the main per the requirements of the Director of Public Works.
46. The applicant shall complete measures to neutralize the estimated increase in water demand created by the project by either:
 - a. Implement an individual water program consisting of retrofitting existing high-flow plumbing fixtures with low flow devices. The calculations shall be submitted to the Director of Public Works for review and approval. The proposed individual water program shall be submitted to the City Council for approval prior to implementation; **OR,**
 - b. The applicant may pay an in lieu fee of \$2,200 for each new residential unit.
47. Install fire hydrants every three hundred (300) feet along Grace Lane.

SEWER

48. Each parcel shall be provided a separate sewer lateral.
49. All new sewer mains must be a minimum diameter of 8".
50. All new sewer mains shall be pressure tested, balled and mandreled per Standard Specifications for Public Works Construction "Greenbook Specifications", 2003 edition. All sewer mains shall be video inspected with a video log of all lateral and manhole locations.

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51. All sewer laterals within the public right of way must have a minimum slope of 2%.
52. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with California State Health Agency standards.
53. Existing sewer laterals to be abandoned shall be properly abandoned and capped at the main per the requirements of the Director of Public Works.
54. Install sewer manholes at the end of every main, where mains intersect, and at any grade breaks or direction changes.
55. Extend the sewer main to the northwest to service Lot C.
56. Obtain approval from the South San Luis Obispo County Sanitation District for the development's impact to District facilities prior to final recordation of the map.
57. Obtain approval from the South San Luis Obispo County Sanitation District prior to relocation of any District facilities.
58. Comply with any conditions of approval set forth by the South San Luis Obispo County Sanitation District.
59. Provide paved access to all sanitary sewer manholes.
60. Lift Station No. 6 and all associated site improvements on Avenue de Diamante shall be removed entirely. The valves, pumps and miscellaneous equipment shall be salvaged and returned to the City at the discretion of the Public Works Director.
61. Extend an 8" gravity sewer main from the existing facilities through the tract to the sewer system proposed in Grace Lane.

PUBLIC UTILITIES

62. Underground all new public utilities in accordance with Section 16.68.050 of the Development Code.
63. Under ground all existing overhead public utilities on-site and in the street in accordance with Section 16.68.050 of the Development Code.
64. Underground improvements shall be installed prior to street paving.
65. Submit all improvement plans to the public utility companies for approval and comment. Utility comments shall be forwarded to the Director of Public Works for approval.
66. Submit the Final Map shall to the public utility companies for review and comment. Utility comments shall be forwarded to the Director of Public Works for approval.
67. Prior to approving any building permit within the project for occupancy, all public utilities shall be operational.

STREETS

68. Obtain approval from the Director of Public Works prior to excavating in any street recently over-laid or slurry sealed. The Director of Public Works shall approve the method of repair of any such trenches, which may include, but shall not be limited to an overlay, slurry seal, or fog seal.
69. All trenching in City streets shall utilize saw cutting. Any over cuts shall be cleaned and filled with epoxy.
70. All street repairs shall be constructed to City standards.
71. Street structural sections shall be determined by an R-Value soil test, but shall not be less than 3" of asphalt and 6" of Class II AB.
72. Overlay, slurry seal, or fog seal any roads dedicated to the City prior to acceptance by the City may be required as directed by the Director of Public Works.
73. Streets that shall be designated as a local streets shall adhere to the following design standards:
 - 40 feet street width from curb to curb.
 - 6 feet wide concrete sidewalks with concrete curb and gutter on residential side of the street and, to the greatest extent feasible, a ten-foot (10') wide bench on open space side with decomposed granite surfacing.
 - 56-foot wide right-of-way.
 - 25 mile per hour design speed.
 - Use a traffic index of 7.0.
 - Street lights every 250', alternating sides.
 - Guard rail along the open space side of the road.
74. Stripe and sign the bike lanes on Grace Lane.
75. Eliminate on-street parking along the curve adjacent to Grace Bible Church property. The curb along this section shall be painted red.
76. Provide design considerations for traffic calming, including but not limited to:
 - a. Bulb outs at each end of Grace Lane,
 - b. Speed humps distributed along Grace Lane.
77. Install "STOP" signs and all associated stenciling and striping at the intersections of Grace Lane and Rodeo Drive.

CURB, GUTTER, AND SIDEWALK

78. Install new concrete curb, gutter, and sidewalk along residential side of Grace Lane.
79. Color any such new facilities as directed by the Director of Community Development or the Director of Public Works.
80. Utilize saw cuts for all repairs made in curb, gutter, and sidewalk.

81. Install ADA compliant facilities where necessary.
82. Install tree wells for all trees planted adjacent to curb, gutter and sidewalk to prevent damage due to root growth.
83. Similar to Condition No. 7, upgrade the existing informal hiking trail currently passing through lot B and provide a public access easement. This trail is to be maintained by the maintenance district.

GRADING

84. Perform all grading in conformance with the City Grading Ordinance.
85. Submit an updated preliminary soils report prepared by a registered Civil Engineer and supported by adequate test borings. All earthwork design and grading shall be performed in accordance with the approved soils report.
86. Submit a slope stability analysis prepared by a registered Civil Engineer of the slope below Grace Lane, slopes in the areas designated on the tentative map as possible previous fill, and the slopes between lots 11 and 12.
87. The soils report shall address the additional storm water runoff anticipated through the swale adjacent to lot 11 and shall recommend measures for protecting the slope.
88. Grace Lane shall be set back sufficiently to provide a 6 foot wide bench behind the back of curb to the top of a theoretical 2:1 (H:V) slope extending down to the limiting existing grade. No grading of the open space side of the slope is anticipated.

DRAINAGE

89. All drainage facilities shall be designed to accommodate a 100-year storm flow.
90. All drainage facilities shall be in accordance with the Drainage Master Plan.
91. The project is in Drainage Zone "B" and will require storm water runoff to be directed to the creeks.
92. Detailed storm water run-off calculations shall be submitted to the Director of Public Works for review and approval.
93. The applicant shall submit an engineering study regarding flooding related to the project site as directed by the Director of Public Works. Any portions of the site subject to flooding from a 100-year storm shall be shown on the recorded map or other recorded document, and shall be noted as a building restriction.
94. The applicant's engineer shall provide a comprehensive drainage plan addressing the following:
 - a. The drainage from Rancho Grande Park,
 - b. The hillside flow from behind lots 1 – 15,
 - c. The grading of the existing drainage swale on lot 15,
 - d. Adequate drop inlets along Grace Lane,
 - e. Erosion and scour control at all storm drain inlets and outlets.

95. The maintenance assessment district (see condition 18) shall privately maintain all drainage facilities outside of the public right of way.

DEDICATIONS AND EASEMENTS

96. All easements, abandonments, or similar documents to be recorded as a document separate from a map, shall be prepared by the applicant on 8 1/2 x 11 City standard forms, and shall include legal descriptions, sketches, closure calculations, and a current preliminary title report. The applicant shall be responsible for all required fees, including any additional required City processing.
97. Abandonment of public streets and easements shall be listed on the final map of parcel map, in accordance with Section 66499.20 of the Subdivision Map Act.
98. Street tree planting and maintenance easements shall be dedicated adjacent to all street right of ways. Street tree easements shall be a minimum of 10 feet beyond the right of way, except that street tree easements shall exclude the area covered by public utility easements.
99. A Public Utility Easement (PUE) shall be dedicated a minimum 6 feet wide adjacent to all street right of ways. The PUE shall be wider where necessary for the installation or maintenance of the public utility vaults, pads, or similar facilities.
100. Easements shall be dedicated to the public on the map, or other separate document approved by the City, for the following:
- Drainage easements where shown on the tentative map. The easements shall be a minimum of 15 feet wide.
 - Sewer easements where shown on the tentative map. The easements shall be a minimum of 15 feet wide.
 - Water easements where shown on the tentative map. The easements shall be a minimum of 15 feet wide.
 - Open space over Lot B.
101. Provide a 20' access easement to the two sanitary sewer manholes off of Avenue de Diamante.
102. Provide a public access easement through the open space over the existing informal hiking trail in Lot B.
103. Provide a 30-foot access easement for all shared driveways through a legal agreement.
104. An offer of dedication for street purposes shall be provided for Grace Lane. Portions of this dedication are off site.
105. The applicant shall be responsible for obtaining all off-site easements and rights of way associated with the project.

PERMITS

106. Obtain an encroachment permit prior to performing any of the following:
 - a. Performing work in the City right of way.
 - b. Staging work in the City right of way.
 - c. Stockpiling material in the City right of way.
 - d. Storing equipment in the City right of way.
107. Obtain a grading permit prior to commencement of any grading operations on site.

FEES

108. Pay all required City fees at the time they are due.
109. Impact fees to specific capital improvement projects as determined by the Director of Public Works.
110. Fees to be paid prior to plan approval
 - a. Map check fee
 - b. Plan check for grading plans based on an approved earthwork estimate.
 - c. Plan check for improvement plans based on an approved construction cost estimate.
 - d. Permit Fee for grading plans based on an approved earthwork estimate.
 - e. Inspection fee of subdivision or public works construction plans based on an approved construction cost estimate.

PROCEDURE FOR PROTESTING FEES, DEDICATIONS, RESERVATIONS OR EXACTIONS:

- (A) Any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on a development project, for the purpose of defraying all or a portion of the cost of public facilities related to the development project by meeting both of the following requirements:
- (1) Tendering any required payment in full or providing satisfactory evidence of arrangements to pay the fee when due or ensure performance of the conditions necessary to meet the requirements of the imposition.
 - (2) Serving written notice on the City Council, which notice shall contain all of the following information:
 - (a) A statement that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest.
 - (b) A statement informing the City Council of the factual elements of the dispute and the legal theory forming the basis for the protest.

- (B) A protest filed pursuant to subdivision (A) shall be filed at the time of the approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project.
 - (C) Any party who files a protest pursuant to subdivision (A) may file an action to attack, review, set aside, void, or annul the imposition of the fees, dedications reservations, or other exactions imposed on a development project by a local agency within 180 days after the delivery of the notice.
 - (D) Approval or conditional approval of a development occurs, for the purposes of this section, when the tentative map, tentative parcel map, or parcel map is approved or conditionally approved or when the parcel map is recorded if a tentative map or tentative parcel map is not required.
 - (E) The imposition of fees, dedications, reservations, or other exactions occurs, for the purposes of this section, when they are imposed or levied on a specific development.
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AGREEMENTS

- 111. **Inspection Agreement:** Prior to approval of an improvement plan, the applicant shall enter into an agreement with the City for inspection of the required improvements.
- 112. **Subdivision Improvement Agreement:** The subdivider shall enter into an improvement agreement for the completion and guarantee of improvements required. The improvement agreement shall be on a form acceptable to the City.
- 113. Formation of a maintenance assessment district for maintenance and repair of all common areas and facilities as required by the City.

BONDS

- 114. All bonds or security shall be in a form acceptable to the City, and shall be provided prior to recording of the map, unless noted otherwise. The Improvement securities shall not expire until the City accepts the improvements.
- 115. Submit an engineer's estimate of quantities for public improvements for review by the Director of Public Works.
- 116. Provide bonds or other financial security for the following, to be based upon a construction cost estimate approved by the Director of Public Works:
 - a. **Faithful Performance:** 100% of the approved estimated cost of all subdivision improvements.
 - b. **Labor and Materials:** 50% of the approved estimated cost of all subdivision improvements.

- c. **One Year Guarantee:** 10% of the approved estimated cost of all subdivision improvements. This bond is required prior to acceptance of the subdivision improvements, and shall be valid for a period of one year after the acceptance of the improvements.
- d. **Monumentation:** 100% of the estimated cost of setting survey monuments. This bond may be waived if the developer's surveyor submits to the Director of Public Works a letter assuring that all monumentation has been set.

OTHER DOCUMENTATION

- 117. **Tax Certificate:** The applicant shall furnish a certificate from the tax collector's office indicating that there are no unpaid taxes or special assessments against the property. The applicant may be required to bond for any unpaid taxes or liens against the property.
- 118. **Preliminary Title Report:** A current preliminary title report shall be submitted to the Director of Public Works prior to checking the map.
- 119. **Subdivision Guarantee:** A current subdivision guarantee shall be submitted to the Director of Public Works prior to recording the Map.

PRIOR TO ISSUING A BUILDING PERMIT

- 120. The Final Map shall be recorded with all pertinent conditions of approval satisfied.

PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY

- 121. All utilities shall be operational.
- 122. All essential project improvements shall be constructed prior to occupancy. Non-essential improvements, guaranteed by an agreement and financial securities, may be constructed after occupancy as directed by the Director of Public Works.

MITIGATION MEASURES

A negative declaration with mitigation measures has been adopted for this project. The following mitigation measures appropriate City department or responsible agency. **The applicant shall be responsible for verification in writing by the monitoring department or agency that the mitigation measures have been implemented.**

- 1. A covenant shall be recorded for Lot C specifying that construction of the four (4) homes on this property shall be restricted to families having a moderate income as determined by the State Health & Safety Code Section 50093 and converted to San Luis Obispo County's affordable housing standards. The restrictive covenant shall specify that the affordability of the units shall remain for a "rolling" thirty (30) year period, not to exceed 90 years, through a deed restriction.

Monitoring: The developer shall record the restrictive covenant regarding the affordability of the four units on Lot C.
Responsible Depts: Administrative Services and Community Development Departments
Timeframe: Prior to issuing a building permit

2. The applicant shall submit a preliminary soils report that includes the following:
- a. An evaluation of the existing slope supporting the proposed road.
 - b. An analysis of additional drainage introduced to the existing swale (Lot A) adjacent to Lot 11 with recommendations for the protection of the slope bank.

Monitoring: The applicant shall submit a preliminary soils report
Responsible Dept: Public Works Department
Timeframe: Prior to issuing a grading permit

3. As part of the tract improvements plan check, the applicant shall provide detailed drainage calculations indicating that increased run-off can be accommodated by existing facilities and/or provide on-site retention basins, to the satisfaction of the Director of Public Works.

Monitoring: Review of tract improvement and grading plans
Responsible Dept: Public Works Department
Timeframe: Prior to acceptance of tract improvements for construction

4. All new construction shall utilize fixtures and designs that minimize water usage. Such fixtures shall include, but are not limited to, low flow showerheads, water saving toilets, instant water heaters or hot water recirculating systems, and drip irrigation with drought tolerant landscaping. Water conserving designs and fixtures shall be installed prior to final occupancy for each residence.

Monitoring: Field inspection of each residence
Responsible Dept: Building and Fire Department
Timeframe: Prior to issuance of Certificate of Occupancy

5. All tract landscaping shall be consistent with water conservation practices including the use of drip irrigation, mulch, gravel, bark, and native plantings. To the greatest extent possible, lawn areas and areas requiring spray irrigation shall be minimized.

Monitoring: Review of landscaping plans
Responsible Dept: Parks and Recreation Department
Timeframe: Prior to construction of tract improvements

6. The applicant shall complete measures to neutralize the estimated increase in water demand created by the project by either:

Implement an individual water program that utilizes fixtures and designs that minimize water usage. The calculations shall be submitted to the Director of Public Works for review and approval. The proposed individual water program shall be submitted to the City for approval prior to implementation;

or,

Pay an in lieu fee.

Monitoring: Review of individual water program or payment of the in lieu fee

Responsible Dept: Public Works Department

Timeframe: Prior to issuance of building permit

7. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
8. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
9. All vehicles hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114.
10. Install wheel washers where vehicles enter and exit unpaved roads on to streets, or wash off trucks and equipment leaving the site.
11. Sweep streets at the end of each day if visible soil material is carried on to adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.

For measures 7-11:

Monitoring: Review of grading and building plans and site inspections

Responsible Depts: The Public Works and Building and Fire Departments shall inspect plans, and the Community Development Department shall spot check in the field

Timeframe: Prior to issuance of grading permit

12. The applicant shall pay the City's Traffic Signalization and Transportation Facilities Impact fees prior to issuance of building permit.

Monitoring: The applicant shall pay the fees
Responsible Dept: Building & Fire Department
Timeframe: Prior to issuance of building permit

13. The applicant shall retain an arborist during the grading and construction phases of the project to ensure tree protection measures are implemented.

Monitoring: Field inspection
Responsible Dept: Parks & Recreation & Community Development
Timeframe: During grading and construction

14. Protective fencing shall be installed around each tree to remain at the dripline, or as directed in the field by the arborist. The fencing shall be installed prior to any site clearing, grading, or demolition activities, and shall remain in place until construction is complete, including landscaping. Weatherproof signs shall be permanently posted on the fences, stating the following:

Tree Protection Zone
No personnel, equipment, materials, or vehicles are allowed
Do Not move or remove this fence
[Name of arborist or consultant]
[Name and phone number of developer or general contractor]

Monitoring: Field inspection
Responsible Depts: Parks & Recreation, Community Development
Departments
Timeframe: Prior to issuance of grading permit

15. The open space property (Lot B) located on the east side of the project site shall be maintained through a maintenance assessment district, according to the Fuel Modification Specifications (Attachment C of the Initial Study).

Monitoring: The applicant shall follow the Fuel Modification Specifications
Responsible Dept: Building & Fire Department
Timeframe: On-going

16. All construction equipment shall be provided with well-maintained, functional mufflers to limit noise.
17. All construction activities shall be limited to the hours of 7:00 AM to 7:00 PM Monday through Saturday. No construction shall occur on Sunday.
18. To the greatest extent possible, grading and/or excavation operations at portions of the site bordering developed areas should occur during the middle of the day to

minimize the potential for disturbance of neighboring noise sensitive uses.

For measures 16-18:

Monitoring: Notes shall be placed on the construction plans referencing the above measures.
Responsible Dept: Public Works Department
Timeframe: During construction

19. Prior to issuance of a building permit, the applicant/developer shall obtain approval from the South San Luis Obispo County Sanitation District for any development impacts to district facilities, and pay the project's fair share of impact fees.

Monitoring: The applicant shall obtain approval from the Sanitation District and pay proportional share of impact fees, as determined by the Sanitation District.
Responsible Depts: Public Works/So. SLO County Sanitation Dist.
Timeframe: Prior to recording the final map

20. The applicant/developer shall submit a landscape rehabilitation plan to restore the disturbed slopes located on the western portion of the project site. A licensed landscape architect shall prepare the plan.

Monitoring: The applicant shall submit a landscape rehabilitation plan.
Responsible Depts: Parks & Recreation and Community Development Depts.
Timeframe: Prior to issuance of grading permit

21. The applicant/developer shall submit a landscaping and irrigation plan in addition to site and building plans for each lot through the Design Review process to ensure proper vegetative screening, building materials and colors.

Monitoring: The applicant/developer shall submit a Design Review application for each lot.
Responsible Dept: Community Development Dept.
Timeframe: Prior to issuance of building permit

22. The following note shall be placed on the grading and improvement plans for the Tract:

"In the event that during grading, construction or development of the project, and archeological resources are uncovered, all work shall be halted until the City has reviewed the resources for their significance. If human remains (burials) are encountered, the County Coroner (781-4513) shall be contacted immediately. The applicant may be

required to provide archaeological studies and/or mitigation measures."

Monitoring: Construction plans shall be reviewed prior to issuance of a grading permit to ensure the note is in place.
Responsible Dept: Public Works Department
Timeframe: Prior to issuance of grading permit

23. Prior to issuance of building permit, the applicant shall pay all applicable park development fees to the City.

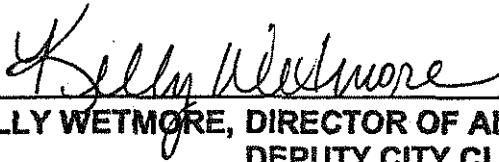
Monitoring: The applicant shall pay the park development fees to the City.
Responsible Department: Parks and Recreation Department
Timeframe: Prior to issuance of building permit

RESOLUTION NO. 3732

OFFICIAL CERTIFICATION

I, **KELLY WETMORE**, Director of Administrative Services/Deputy City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify under penalty of perjury, that Resolution No. 3732 is a true, full, and correct copy of said Resolution passed and adopted at a regular meeting of the City Council of the City of Arroyo Grande on the 13th day of January, 2004.

WITNESS my hand and the Seal of the City of Arroyo Grande affixed this 15th day of January, 2004.



**KELLY WETMORE, DIRECTOR OF ADMINISTRATIVE SERVICES/
DEPUTY CITY CLERK**

FINAL MINUTES

**CITY OF ARROYO GRANDE
ARCHITECTURAL REVIEW COMMITTEE (ARC)
REGULAR MEETING
MONDAY, SEPTEMBER 16, 2013**

The meeting of the City of Arroyo Grande Architectural Review Committee was called to order at 3:30 p.m. by Vice Chair Tom Goss.

ROLL CALL: Present were Committee Members Michael Peachey, Randy Russom, Chuck Fellows, and Vice Chair Tom Goss. Absent was Chair Warren Hoag.

APPROVAL OF MINUTES: Randy Russom made a motion, seconded by Mike Peachey, to approve minutes from August 19, 2013 as presented. Although not voting on the item, Chuck Fellows suggested a change in project address for one of the items in the minutes. Both the motion maker and the second agreed to the change and amended the motion to approve minutes from August 19, 2013 as modified. The motion was carried on a 3-0-1 voice vote:

Tom Goss -Yes	Mike Peachey - Yes
Chuck Fellows – Abstain	Randy Russom - Yes
Warren Hoag – Absent	

I. PUBLIC COMMENT: NONE.

II. PROJECTS:

A. DESIGN REVIEW NO. 13-011; APPLICANT – JON COUCH; REPRESENTATIVE – SAME; LOCATION – 302 GRACE LANE (LOT 12)

Staff Contact: Kelly Heffernon

Associate Planner Kelly Heffernon presented the staff report for the project.

Committee members asked questions regarding the acceptability of flat roofs in the subdivision and amount of ARC discretion with regard to the design guidelines.

Jon Couch, Griffith Architects and applicant, spoke in support of the project and provided information relating to reasoning for specific decisions relating to the site..

Committee members asked questions regarding the elevations provided by the applicant, details of eco-friendly design of the home, function and irrigation of the garage's green roof, and water retention on the site.

Committee members made comments regarding certain aspects of the home not meeting the design guidelines, including the modernistic style and flat roof of garage, concern over view of green roof from neighbors above the project, and that addressing some items such as the split face block, landscaping, and screen walls can help the applicant building the home he wants while making it better fit the design guidelines.

Chuck Fellows made a motion, seconded by Randy Russom to recommend to the Community Development Director the approval of the project with the following conditions to help the home better conform to the design guidelines:

1. The green roof on the garage shall be irrigated;
2. The oak tree preservation easement be maintained and a see-through fence be included with signs indicating that the area is protected;
3. Poured concrete shall be used in place of the split face block. Alternatively, stone may be used in place of poured concrete, samples shall be provided for review by the ARC;
4. The lattice wall shall be reduced to a 6' maximum;
5. A 6' maximum screen wall be added on the street side of the garage;
6. The stucco shall be a muted color;
7. A new rendering return to the ARC to show how the project will look with landscaping to help ensure adequate screening of the garage.

The motion carried on a 4-0 voice vote:

Tom Goss – Yes	Mike Peachey – Yes
Chuck Fellows – Yes	Randy Russom – Yes
Warren Hoag – Absent	

**B. ADMINISTRATIVE SIGN PERMIT 13-017; APPLICANT – GREAT CLIPS;
REPRESENTATIVE – MARK BLACKFORD, SIGNCRAFT; LOCATION – 925
RANCHO PARKWAY**

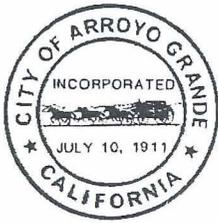
Staff Contact: Matt Downing

Assistant Planner Matt Downing presented the staff report for the project.

Committee members had no questions.

Committee members commented that the sign met the Planned Sign Program.

Chuck Fellows made a motion, seconded by Mike Peachey, to recommend to the Community Development Director approval of the project as submitted.



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATT DOWNING, PLANNING MANAGER

BY: PATRICK HOLUB, PLANNING INTERN

SUBJECT: CONSIDERATION OF ARCHITECTURAL REVIEW 16-006; DEMOLITION OF DETERIORATED AWNING AND REPLACEMENT WITH THREE INDIVIDUAL AWNINGS; 112 W. BRANCH STREET; APPLICANT – ASHTON-CHRISTIANSON PARTNERS; REPRESENTATIVE – ROBERT CHRISTIANSON

DATE: AUGUST 15, 2016

RECOMMENDATION:

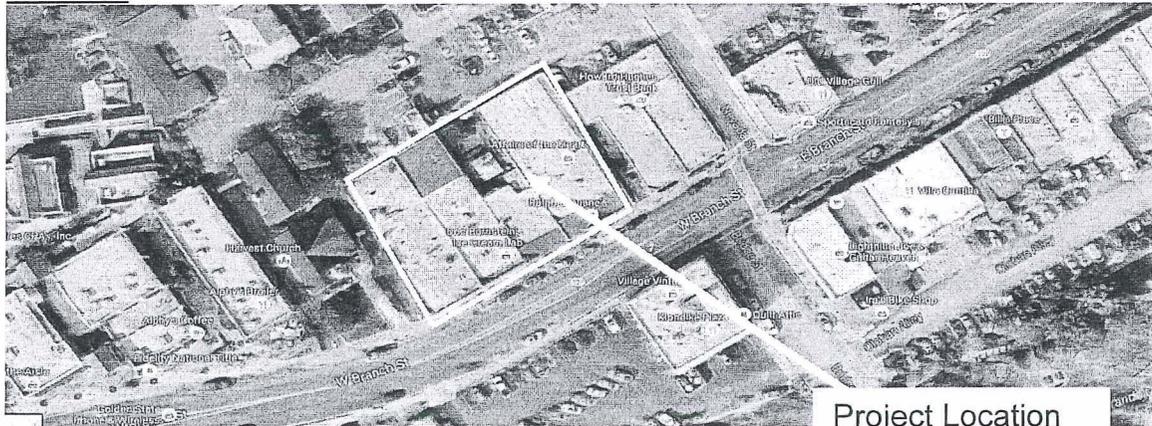
It is recommended that the Architectural Review Committee (ARC) review plans for the demolition and replacement of a commercial awning and make a recommendation to the Community Development Director.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

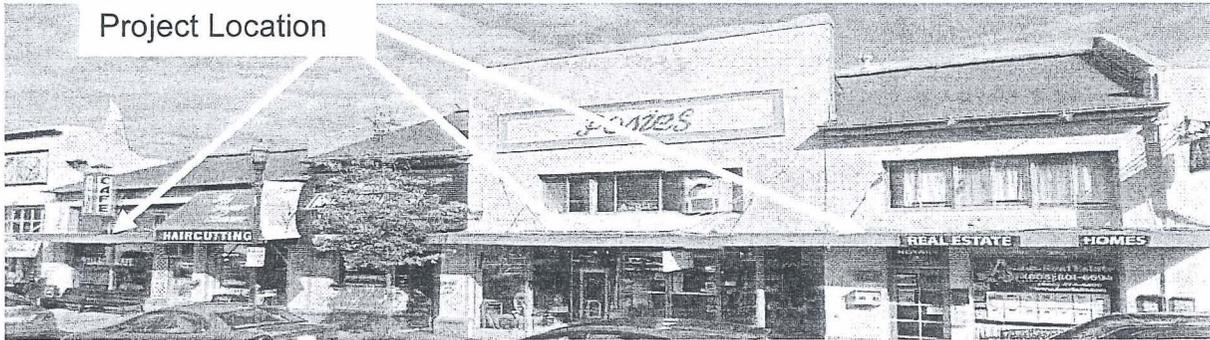
None.

BACKGROUND:

Location



**ARCHITECTURAL REVIEW COMMITTEE
CONSIDERATION OF ARCHITECTURAL REVIEW 16-006
AUGUST 15, 2016
PAGE 2**



The subject property is zoned Village Core Downtown (VCD), 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:

The proposed project consists of demolishing the deteriorated awning along the front elevation, as well as replacing it with three (3) separate awnings. In total, the applicant proposes the following:

1. Demolish the existing, deteriorated awning at night, after business hours, so as not to impact existing businesses;
2. Replace the existing awning with three individual awnings of 22 feet, 20 feet, and 15 feet in length.

The two westernmost replacement awnings are proposed to be colored a copper-brown color to match the color of the building's roof, while the easternmost awning is proposed to be a light brown color. Each of the awnings are proposed to be taut with no fringe and are consistent with the Guidelines and Standards for the Historic Character Overlay District in terms of colors, materials, and location. An example of the proposed color of the awnings will be available at the meeting. The request is consistent with other awnings approved in the village in the last few years.

Attachments

1. Project plans (available for public review at City Hall)

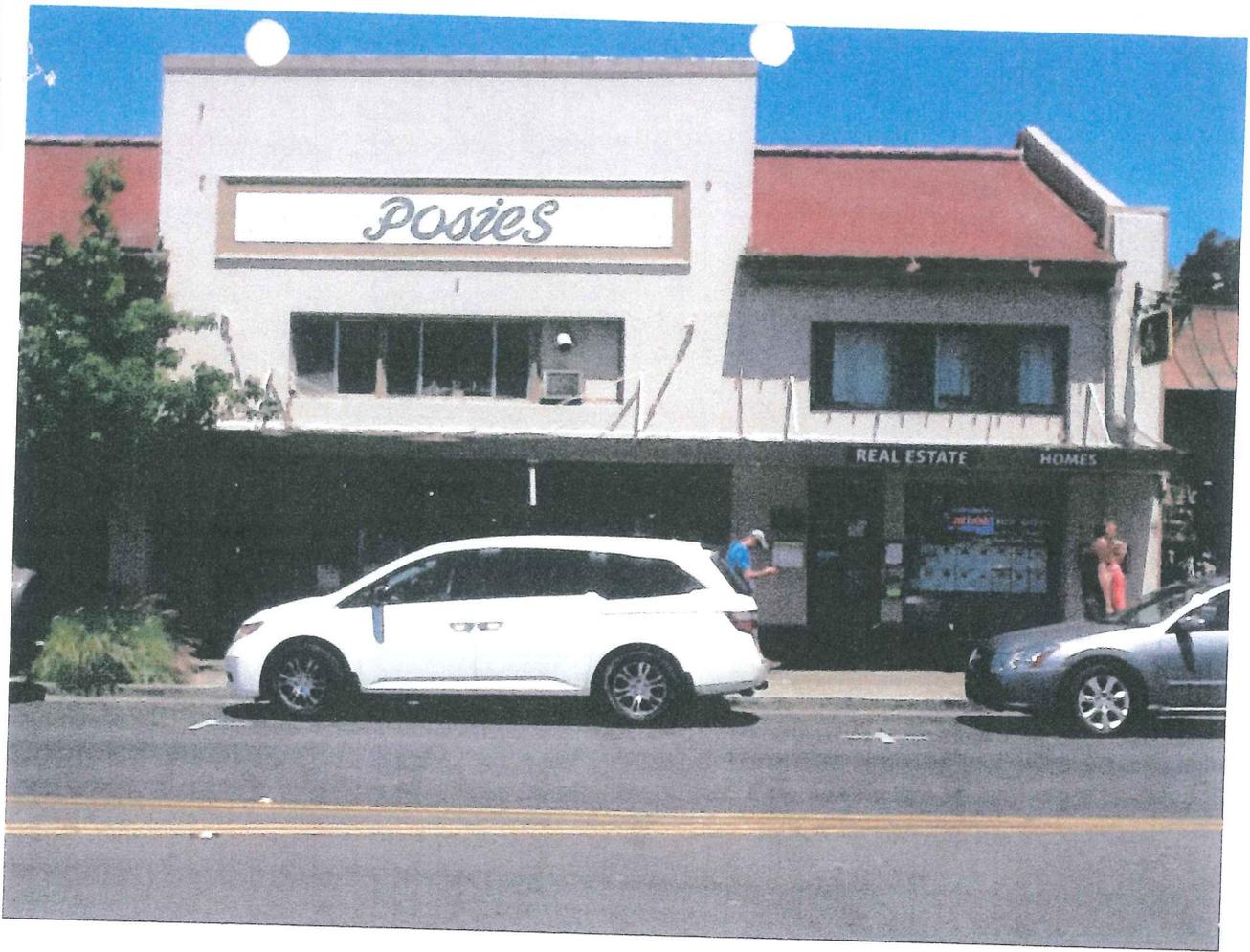
ATTACHMENT 1



current



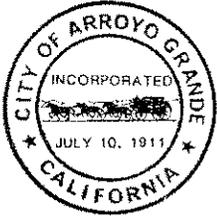
proposed



current



Proposed



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE
FROM: MATT DOWNING, PLANNING MANAGER
BY: PATRICK HOLUB, PLANNING INTERN

SUBJECT: CONSIDERATION OF PLOT PLAN REVIEW 16-007 AND MINOR EXCEPTION 16-002; DEMOLITION OF A 330 SQUARE FOOT SOLARIUM AND CONSTRUCTION OF A 1,265 SQUARE FOOT ADDITION; LOCATION – 308 WHITELEY STREET; APPLICANT – ABIGAIL WILL; REPRESENTATIVE – LAURA GOUGH, STUDIO 2G ARCHITECTS

DATE: AUGUST 15, 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:

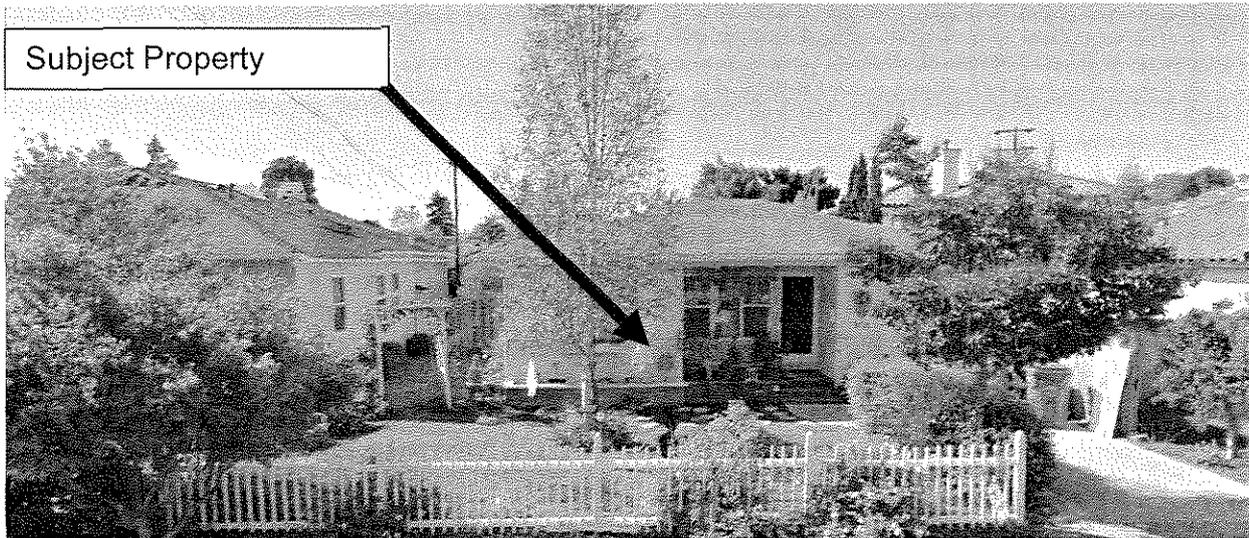
None.

BACKGROUND:

Location



**ARCHITECTURAL REVIEW COMMITTEE
CONSIDERATION OF PLOT PLAN REVIEW 16-007 & MINOR EXCEPTION 16-002
AUGUST 15, 2016
PAGE 2**



The subject property is zoned Village Residential (VR), 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* (Design Guidelines), Attachment 1.

Project Description

The applicant is proposing to demolish a 330 square foot solarium and construct an addition totaling 1,265 square feet, including a new master bedroom, master bathroom, family room, powder room, and indoor laundry, as well as remodel the existing kitchen on a currently developed lot.

ANALYSIS OF ISSUES

Architectural Character

The existing residence is an 881 square foot residence with an attached 275 square foot, one car garage, with an unconditioned 330 square foot solarium. The total of the proposed addition is 1,265 square feet. The applicant proposes to use matching colors and materials to keep the overall character of the residence identical to the existing residence. The façade of the residence consists of yellow lap siding with white trim, while the door of the residence is colored purple and the garage door is colored white to match the trim of the house. The applicant has provided a color and materials board for the project which will be available at the meeting.

Minor Exception

Currently, the property has one (1) enclosed garage space. Per Municipal Code Section 16.56.060, the applicant would be required to add an additional enclosed parking space. The applicant has applied for a Minor Exception to allow the project to continue without the addition of a second enclosed, off-street parking space (Attachment 3). The existing garage sits within one (1) foot of the northern property line. The applicant has demonstrated that constructing a second one-car garage at the rear of the property is feasible (Attachment 4), although it may have impacts on the property to the south, which was also constructed very near their northern property line. Furthermore,

**ARCHITECTURAL REVIEW COMMITTEE
CONSIDERATION OF PLOT PLAN REVIEW 16-007 & MINOR EXCEPTION 16-002
AUGUST 15, 2016
PAGE 3**

construction of a second driveway and accompanying one-car garage would require the removal of mature trees, including a Japanese Maple, a Bottlebrush Tree, and an Orange Tree, as well as the relocation of one (1) utility pole, which services two (2) homes across the street.

According to the Design Guidelines, the Community Development Director approves a Minor Exception with a recommendation from the ARC. Per Municipal Code Section 16.16.100, in order to grant a minor exception, each of the five following findings must be made in the affirmative:

1. That the strict or literal interpretation and endorsement of the specified regulation would result in practical difficulty or unnecessary physical hardship;
2. That there are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district;
3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by other property owners in the same district;
4. That the granting of the minor use permit for a minor exception will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
5. That the granting of a minor use permit for a minor exception is consistent with the objectives and policies of the general plan and the intent of this title.

The proposed dwelling meets all other applicable site development standards required by the Municipal Code in regards to floor area ratio (FAR), lot coverage, height, and setbacks. The application also meets all applicable requirements of the Design Guidelines. If the findings for the Minor Exception are unable to be made, the proposal would not meet FAR requirements and the project will need to be redesigned.

Attachments:

1. Design Guidelines and Standards Excerpts
2. Justification for Minor Exception
3. Color and Materials Board
4. Updated Sheet AC 1.1
5. Project plans (available for public review at City Hall)

2. The mass and scale of the project is appropriate to the location considering the history and diversity of the area and the concept of the Village area.

An example of an exception to a guideline may be for an internally illuminated sign. See *Sign Illumination* on page 35, which allows externally illuminated signs. Findings may be made approving a sign if the applicant demonstrates that the sign maintains a historic character with internal illumination.

Exceptions to Standards

Exceptions to STANDARDS in this document may be approved if all of the findings for Exceptions to Guidelines are met AND by obtaining a Minor Exception Permit, per Section 16.16.120 of the Development Code. The Minor Exception requires noticing property owners within 300 ft. of the project. The Community Development Director approves a Minor Exception with a recommendation from the ARC. If the project requires Planning Commission approval, the Minor Exception will be processed concurrently. A Minor Exception may be approved if all of the following findings are met:

1. The strict or literal interpretation and endorsement of the specified regulation would result in practical difficulty or unnecessary physical hardship;
2. There are exceptional circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the same district;
3. Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by other property owners in the same district;

4. The granting of the minor exception will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same district and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity;
5. The granting of a Minor Exception is consistent with the objectives and policies of the General Plan and the intent of this title.

The Guidelines and Standards are NOT intended to provide all necessary information for development projects within the Village area. The Guidelines and Standards only address generalized design issues. It is essential that other requirements in Title 16 (Development Code) and other portions of the Municipal Code (Development Code) be followed for each project. Nothing in the Guidelines and Standards is intended to supersede requirements of the Development Code. Questions regarding the relationship between the Guidelines and Standards and Development Code provisions should be referred to the Community Development Department.

An example of an exception to a standard may be for a sign with gold detailing that is a predominant shiny sign material. See *Sign Materials* on page 34, which does not allow high gloss, shiny or reflective surfaces as predominant sign material. If the applicant demonstrates that the sign maintains a historic character, then a Minor Exception may be processed concurrent with the sign application.

ATTACHMENT 1

ATTACHMENT 2

MEMO

Date : August 3, 2016

To : **Patrick Holub**
City of Arroyo Grande Community Development Department
300 E. Branch St.
Arroyo Grande, Ca 93420

From : **Laura Gough**
Studio2G Architects, LLP
1540 Marsh Street Suite #230
San Luis Obispo, California 93401

Project : 308 Whiteley Rd. Arroyo Grande, Ca 93420

Subject : Findings for a minor exception for parking requirements

I have requested a minor exception for the required additional parking space per the Arroyo Grande Municipal code, Title 16,16.56.060. In doing so, the community development director shall make all the following findings prior to approving an application for a minor exception and I would like the opportunity to address the findings:

1. That the strict or literal interpretation and endorsement of the specified regulation would result in practical difficulty or unnecessary physical hardship.

The strict interpretation of the regulation means we have to provide a second enclosed parking space. To do this, means constructing a new garage at the back of the house since there is no room at the front of the house for tandem parking or a two car garage. I would like to address the practical difficulty of doing this.

Per the drawings submitted for the Minor Use permit and Minor Exception on July 8, 2016, I show a new driveway proposed on the south side of the property. What the drawing failed to indicate is that there is an existing utility pole right where the new drive break would be required. See pictures attached. This would have to be removed or relocated to accommodate the required new drive. Note: this pole provides telephone services for this property and for the two residences across the street.

Due to the nature of the location of the adjacent house, there is 14'6" between the two homes and approximately 13'4" from 308 Whiteley Rd. to its side yard property line. The City of Arroyo Grande's engineering standards requires a residential driveway to be 12'0" Min. in width (City standard 2120). Since there is an existing gas meter on the south side of 308 Whiteley Rd., we would need to push the driveway right up against the property line and within 12" of the neighbor's house. Also the existing sewer line would now be under this new driveway

The City of Arroyo Grande's engineering standard 2120 allows for a maximum of 36% of lot frontage to be comprised of driveways. Adding this new drivebreak exceeds this maximum amount by 18%. It also wouldn't meet the requirement of the same engineering standard of a minimum of 22'0" of full height curb between driveways serving the same parcel. See attached exhibit, sht. AC1.1.

In addition, there are several mature trees in and next to the City's right of way where the new drive break would need to be added. These consist of a mature Japanese maple and Bottle Brush. See pictures attached.

2. There are exceptional circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same district:

One of the main challenges with this property, is that the house was built right against the north property line (5" off the PL). There is no side yard setback for this house at the north property line. The residence adjacent to this property, to the south, was built in the same fashion. So both houses are sitting in their side yard setbacks, which forces one, if they have to provide an additional parking space (which must be covered), to put the garage in the back yard. This creates the driveway issue as discussed under Findings #1 where the driveway must be located very close to both homes without much of a vegetated break.

Another exceptional condition applicable to this property is the amount of vegetation that would need to be removed in order to provide a new driveway. It was already discussed above in Finding #1 about the trees at the front of the property. There are also shrubs located against the neighbor's house that were put there as a form of privacy. Those will need to be removed. As with an orange tree in the back yard. See picture attached. Per the Historic District, Design Guideline and Standards #3 states: *Existing trees should be retained as much as possible.* We wouldn't be meeting this standard if a driveway needs to be installed.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by other property owners in the same district.

The requirement of a 12'0" Min. driveway fills the entire side yard between the two homes with hardscape. See pictures. These properties do not have the same side yard setbacks as other property owners in the same district since they were built in the 1950s and weren't subject to the most current zoning requirements. This increased impervious surface would increase noise (privacy), environmentally impact the site (increase stormwater runoff) and in my opinion wouldn't be aesthetically compatible with the character of the historical neighborhood.

There would also be lack of room for any significant type of landscaping that would allow for some sort of break between the two homes and allow for privacy. Removing the existing vegetation eliminates open space and privacy breaks, privileges enjoyed by other property owners in the same district.

4. That the granting of the minor use permit for a minor exception will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same district and will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

Granting the minor use permit of a minor exception does not constitute a grant of special privilege due to the fact that we are not meeting the Engineering Standards of the Community Development Department (Standard 2120 issued March 2016) or the Historical District Guideline and Standards #3.

Also, granting the minor use permit of this minor exception resolves the impacts of what this new driveway would put onto the neighboring property (removal of landscape, lack of privacy)

5. That the granting of a minor use permit for a minor exception is consistent with the objectives and policies of the general plan and the intent of this title.

The minor exception to remove the requirement for the additional parking space should be approved due to the fact that a new driveway and garage location would not meet Engineering standard 2120. It would also go against the Historic District Design Guideline and Standard #3 as mentioned above.

Please let me know if you have any questions.

Sincerely,

Laura Gough

STUDIO2G architects, LLP

355 Pacific Street, Suite A, San Luis Obispo, California 93401
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fax - 805.540.5137
web - www.studio-2g.com