



**AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, NOVEMBER 21, 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 November 7, 2016 meeting

Documents:

[ARC 2016-11-12 Draft Minutes 11-07-16.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 16-003; DEMOLITION OF AN EXISTING BUILDING, RETAINING WALLS AND TREES FOR THE CONSTRUCTION OF A NEW FIRST FLOOR OFFICE AND TWO (2) SECOND FLOOR RESIDENTIAL UNITS; LOCATION - 227 SOUTH HALCYON ROAD; APPLICANT - MATT CEBULLA

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

Documents:

[ARC 2016-11-21_6a CUP 16-003 227 S Halcyon.pdf](#)

6.b. CONSIDERATION OF VIEWSHED REVIEW 16-006 & MINOR EXCEPTION 16-007; CONSTRUCTION OF A NEW SECONDARY DWELLING UNIT AND REDUCTION OF ONE (1) PARKING SPACE REQUIREMENT; LOCATION - 107 MCKINLEY STREET; APPLICANT - ELIZABETH LUIS

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

Documents:

[ARC 2016-11-21_6b VSR 16-006 MEX 16-007 107 McKinley Street.pdf](#)

6.c. CONSIDERATION OF MATERIALS PROPOSED FOR THE HERITAGE SQUARE PARK RESTROOM; APPLICANT – CITY OF ARROYO GRANDE; REPRESENTATIVE – JILL McPEEK, CAPITAL IMPROVEMENT PROJECT MANAGER

Recommended Action: It is recommended that the Architectural Review Committee review the proposed materials to be used for the heritage Square Park restroom and make a recommendation to the Community Development Director

Documents:

[ARC 2016-11-21_6c Heritage Square Park Restroom.pdf](#)

7. DISCUSSION ITEMS:

7.a. TENTATIVE MEETING SCHEDULE FOR JANUARY AND FEBRUARY 2017

Recommended Action: It is recommended that the Architectural Review Committee review the tentative meeting schedule for January and February, 2017 and advise staff on availability for the proposed meeting dates

Documents:

[ARC 2016-11-21_7a Upcoming Meeting Schedule.pdf](#)

8. COMMITTEE COMMUNICATIONS:

Correspondence/Comments as presented by the Architectural Review Committee.

9. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by City staff.

10. ADJOURNMENT

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

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ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, NOVEMBER 7, 2016 ARROYO GRANDE CITY HALL, 300 EAST BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

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

2. ROLL CALL

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

City Staff Present: Planning Manager Matt Downing and Planning Technician Sam Anderson were present.

3. FLAG SALUTE

Warren Hoag led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Mary Hertel made a motion, seconded by Michael Peachey, to approve the minutes of October 17, 2016 as submitted.

The motion carried on a 4-0 voice vote.

6. PROJECTS

6.a. CONTINUED CONSIDERATION OF ARCHITECTURAL REVIEW 16-008; WINDOW RETROFIT AND RELOCATION OF FRONT DOOR AND PORCH; LOCATION – 512 IDE STREET; APPLICANT – GAMBRIL DEVELOPMENT; REPRESENTATIVE – DAVID IWERKS (Anderson)

Planning Technician Anderson presented the staff report and provided plan sets from the October 17, 2016 meeting.

The Committee asked questions regarding guard and hand rail design, true divided light windows, porch details, and historically appropriate doors. David Iwerks, representative, spoke in support of the project and responded to questions.

The Committee provided comments on the project regarding porch details and the applicability of historical guidelines and building codes.

Warren Hoag made a motion, seconded by Mary Hertel, to recommend approval of the project to the Community Development Director as submitted, with recommendations that:

1. The applicant use true light divided windows;

2. Guard and hand rails be designed with historic standards in mind in regards to height and post spacing; and
3. The applicant install a historically appropriate door.

The motion carried on a 4-0 voice vote.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

Committee Member Hertel reported that all decorative landscaping in the City will no longer be watered due to current drought conditions.

9. STAFF COMMUNICATIONS

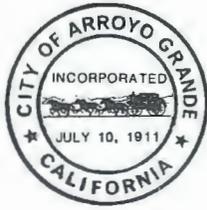
Planning Manager Downing advised the Committee of his attendance to the American Planning Association California Conference.

10. ADJOURNMENT

The meeting was adjourned at 3:06 p.m. to the next regular meeting on November 21, 2016 at 2:30 p.m.

SAM ANDERSON
PLANNING TECHNICIAN
(Approved at ARC Mtg-----)

WARREN HOAG, CHAIR



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT 16-003; DEMOLITION OF AN EXISTING BUILDING, RETAINING WALLS AND TREES FOR THE CONSTRUCTION OF A NEW FIRST FLOOR OFFICE AND TWO (2) SECOND FLOOR RESIDENTIAL UNITS; LOCATION – 227 SOUTH HALCYON ROAD; APPLICANT – MATT CEBULLA

DATE: NOVEMBER 21, 2016

RECOMMENDATION:

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

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



The subject property is a previously developed property located at 227 S. Halcyon Road. The site has direct access to Halcyon Road. The property is located in the Office Mixed-Use (OMU) zoning district and is surrounded by a mixture of other uses,

**ARCHITECTURAL REVIEW COMMITTEE
 CONSIDERATION OF CONDITIONAL USE PERMIT 16-003
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including commercial/office uses located along Halcyon Road and residential uses primarily clustered to the south and east of the project site. The existing building on the site was constructed prior to 1979, which was the oldest record available in the City's records.

ANALYSIS OF ISSUES:

Project Description

The proposed project consists of demolishing the existing 1,500 square foot structure on the site, grading the site to be more level with Halcyon Road, and the construction of an approximately 3,600 square foot, mixed-use structure, with over 1,700 square feet being part of a ground floor (1,500 square feet professional office space, 200 square feet operational space) and the remaining 1,800 square feet including two (2) second-floor residences. Each residential unit would include two (2) bedrooms, with one unit facing Halcyon Road and the second unit facing the parking lot. The building is proposed to be two (2) stories, with a maximum building height of twenty-five feet (25'), according to the plans. The building is proposed to be located in the southwestern portion of the site, fronting Halcyon Road, with some parking on the northern side of the driveway, but the majority of the parking located at the rear of the building.

General Plan

The General Plan designates the subject property for Mixed Use land uses. Development of a professional office and second floor residential units meet Objective LU5 and Policy LU5-11.1 of the General Plan Land Use Element, which state:

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

LU5-11.1: Encourage the development of mixed-use structures that accommodate housing above lower lever retail, office or other commercial uses.

Development Standards

The subject property is zoned OMU. The primary purpose of the OMU district is to provide areas for the establishment of corporate, administrative, and medical offices and facilities, commercial services that are required to support major business medical development, and multi-family housing. The development standards for the FOMU district and the proposed project are identified in the following table:

Table 1: Site Development Standards for the OMU Zoning District

Development Standards	OMU District	CUP 16-003	Notes
Maximum Density – Mixed Use Projects	20 dwelling units/acre (3.5 for the site)	2	Code met

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Development Standards	OMU District	CUP 16-003	Notes
Maximum Density Multi-family Housing	15 dwelling units/acre	None	Not applicable
Minimum Density	50% of project area	1.75	Code met
Minimum Lot Size	10,000 square-feet	7,590 square feet	Previously subdivided – legally nonconforming
Minimum Lot Width	100 feet	69 feet	Previously subdivided – legally nonconforming
Front Yard Setback	0-10 feet	8 feet	Code met
Rear Yard Setback	0-15 feet	43 feet	Code met
Side Yard Setback	0-5 feet	0 feet, 34 feet	Code met
Street Side Yard Setback	0-15 feet	None	Not applicable
Building Size Limits	35 feet or 3 stories 50,000 square-feet max	25 feet 3,600 square-feet	Code met
Site Coverage and Floor Area Ratio	70% site coverage Floor Area Ratio: 1	22.87% coverage Floor Area Ratio .47	Code met
Off-Street Parking	1 space/250 sq. ft. gross floor area (6) AND 2 spaces/2 BR unit (4)	10	Code met. Covered parking not required for mixed-use developments but is proposed

Access and Parking

The project site proposes one (1) public access point from South Halcyon Road. The existing driveway access will be removed and reconstructed slightly north of the center of the site. The opportunity to consolidate access between the different properties and maximize land efficiency was discussed; however, according to the applicant, neighboring property owners were not interested in consolidating access.

As identified in the table above, the proposed project requires parking at a ratio of 1/250 square-feet of office space AND 2/2 bedroom units. The office is identified to have 1,500 square-feet of office space, requiring six (6) spaces. The two (2) 2-bedroom units require four (4) spaces, which totals ten (10) parking spaces when combined with the office requirements. The applicant is providing ten (10) parking spaces on the site, including one (1) ADA accessible space.

Architecture

The building's architecture is proposed to be a unique design, with expanses of stucco and lap siding. The proposed building includes multiple roof lines with exposed corbels,

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asphalt shingles, and beige and green earth tone colors. Stained wood on the corbels will be carried into support columns for the second tory, as well as window trim and fence material for the fences proposed on site. Horizontal ledgestone will also be used as the base of the support columns. The applicant has provided a printout of the materials and colors proposed for the structure (Attachment 1).

Trees and Landscaping

The site contains five (5) trees that are proposed to be removed in conjunction with the project. The conceptual landscape plan indicates the replacement planting of two (2) Chinese Pistache tree with development of the site. Due the parking requirements for the proposed uses, additional area for trees is not available on the project site. Additional landscaping, including drought tolerant shrubs and ground cover are included in the project. The final landscape plans will comply with the Model Water Efficient Landscape Ordinance.

Signage

The project plans indicate one (1) hanging sign for the office use on the site. However, a formal sign application is not proposed as part of the project and would be required to be approved separately.

ADVANTAGES:

The proposed project will redevelop a mixed-use site with a mixed-use structure containing modest residential units needed in the City.

DISADVANTAGES:

The proposed project will remove several mature trees in order to see the project constructed.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54654.2.

Attachments:

1. Color sheet
2. Project plans



**Hardi shingle siding
Timber Bark Color**



**SW 3128 Bantler
Belge**

**17 MS1Y (40% BASE 200
Lahabra**



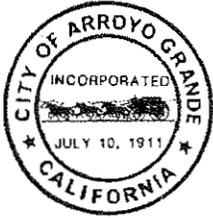
Coronado , Carmel Mountain Stone Veneer



Color Board

227 S Halcyon , Arroyo Grande, Ca.

CEBALA ASSOCIATES
PISMO BEACH, CA 93548
PH (805) 471-1276
FAX (805) 471-8203
Architect: CHARLES CEBALA
Designer: MATT CEBALA
P.O. BOX 42
www.cebalassociates.com



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE
FROM: MATT DOWNING, PLANNING MANAGER
BY: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONSIDERATION OF VIEWSHED REVIEW 16-006 & MINOR EXCEPTION 16-007; CONSTRUCTION OF A NEW SECONDARY DWELLING UNIT AND REDUCTION OF ONE (1) PARKING SPACE REQUIREMENT; LOCATION – 107 MCKINLEY STREET; APPLICANT – ELIZABETH LUIS

DATE: NOVEMBER 21, 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 Single Family (SF), is located in the D-2.4 Historic Character Overlay District, and requires review by the Architectural Review Committee (ARC) for compliance with the Design Guidelines and Standards for the Historic Character Overlay District (Design Guidelines).

The ARC reviewed the construction of the existing single family home on the property on November 5, 2012. The ARC provided comments on the driveway and tree replacement requirements, and recommended the project for approval (Attachment 1).

ANALYSIS OF ISSUES:

Architectural Style

The existing residence is a single-story cottage style home located off of McKinley Street. The proposed secondary dwelling unit would add living space over the existing garage with a new exterior and interior access. The new unit is designed in the style of the original home, utilizing existing materials to create a consistent appearance along the street facing façade. The new unit is flush with the garage, but uses a varying roof line and new windows to create a more visually appealing frontage. Existing Oak trees on the property will provide screening to the southern and western neighbors of the property who are most likely to be impacted by the construction of the second unit. The height of the structure will not increase from 23'9" due to the existing high roof line.

Minor Exception

The applicant is requesting a Minor Exception for the requirement of one (1) on-site parking space for the proposed secondary dwelling unit. According to the applicant, they cannot place a parking space in the existing driveway without the removal of a portion of the existing retaining wall and the removal of two (2) Oak trees on the property. In light of these restrictions as well as the size of the existing driveway, the Staff Advisory Committee provided a recommendation to approve the Minor Exception.

ADVANTAGES:

The proposed design meets the requirements of the Arroyo Grande Municipal Code, as well as the Design Guidelines, and will provide additional affordable housing opportunities.

DISADVANTAGES:

No parking space exists on site, possibly impacting street parking. However, the Staff Advisory Committee is of the opinion that that the existing driveway is large enough to accommodate the one (1) required parking space although it does not meet City standards.

Attachments:

1. Minutes from the November 5, 2012 Architectural Review Committee meeting
2. Project plans (Available for public review at City Hall)

Committee members asked questions about the use of Harden Street for parking and the safety of grade difference at the 'dead -end'. An inquiry was also made regarding the style of picket fence and about archaeological research on the property.

Niki Buczynski, owner, was present as well as Brian Healy. Ms. Buczynski discussed their intent to upgrade the garage door with a carriage door kit and would probably follow the neighbor's fence style, but was open to suggestions. Ms. Buczynski also expressed interest in learning about the history of the property and will look into the potential of unearthing historical remnants.

Committee members appreciated the farmhouse style project that complements the Village without creating a false history. Suggestions included the future addition of a second unit above the garage, the use of wood window frames, and use of decomposed granite instead of pea gravel for pathways. Committee members discussed the difference between VR setbacks for a residential use or VMU zone setbacks. Members concluded that either standard would be acceptable in this case and left the decision to staff.

Michael Peachey made a motion, seconded by Tom Goss, to recommend to the Community Development Director that standards for each zone (VR and VMU) be utilized in order to approve the project as submitted and with the additional conditions.

- 1) Storage of trash receptacles shall be screened from either Le Point Street or Harden Street, depending upon the approved point of pick-up from the waste disposal company.
- 2) City engineer to evaluate access, safety, and parking associated with Harden Street.

The motion was carried on a 4-0 voice vote:

Tom Goss -Yes	Kyle Harris - Absent
Chuck Fellows – Yes	Mike Peachey – Yes
Warren Hoag – Yes	

E. LOT MERGER 12-002 AND ARCHITECTURAL REVIEW 12-004; APPLICANT – ANTHONY LUIS AND ELIZABETH NICHOLSON; LOCATION – MCKINLEY STREET

Staff Contact: Aileen Nygaard

Assistant Planner Aileen Nygaard presented the staff report for the project.

The proposed project is a single-story, single family residence with a lot merger to create for a single conforming lot for size and access.

Anthony Luis and Elizabeth Nicholson were present and discussed their concerted efforts to save as many trees as possible with the siting of the house and expressed their desire not to move the house from the proposed location. They would consider adjusting the deck around the existing trees, however.

Committee members liked the board and batten style cottage and commended the applicant on the sensitive siting. Committee members agreed that the house was suitable in the proposed location and the Committee consensus was that planting additional trees was not necessary for this location. The asphalt driveway was discussed and an alternate concrete approach and initial segment was suggested to promote longevity. Decomposed granite near the house was also offered as a suggestion.

Tom Goss made a motion, seconded by Chuck Fellows, to recommend to the Community Development Director approve the project with the following conditions:

- 1) The easement area from McKinley Street shall be paved with concrete, the remaining driveway may be asphalt or decomposed granite.
- 2) The tree replacement ratio for the tree removal described shall be waived due to the large number of trees retained.

The motion was carried on a 4-0 voice vote:

Tom Goss -Yes	Kyle Harris - Absent
Chuck Fellows – Yes	Mike Peachey – Yes
Warren Hoag – Yes	

**F. PLOT PLAN REVIEW 12-018; APPLICANT – RANDY SCHOLL;
REPRESENTATIVE - MARK VASQUEZ; LOCATION – 255 LARCHMONT**

Staff Contact: Ryan Foster

Associate Planner Ryan Foster presented the staff report for the project.

The proposed project is a remodel of an existing single family residence to convert the existing attached garage into a bedroom and the construction of a new detached garage.

Mark Vasquez was present and noted the project also involves adding a front porch and siding.



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, PLANNING MANAGER

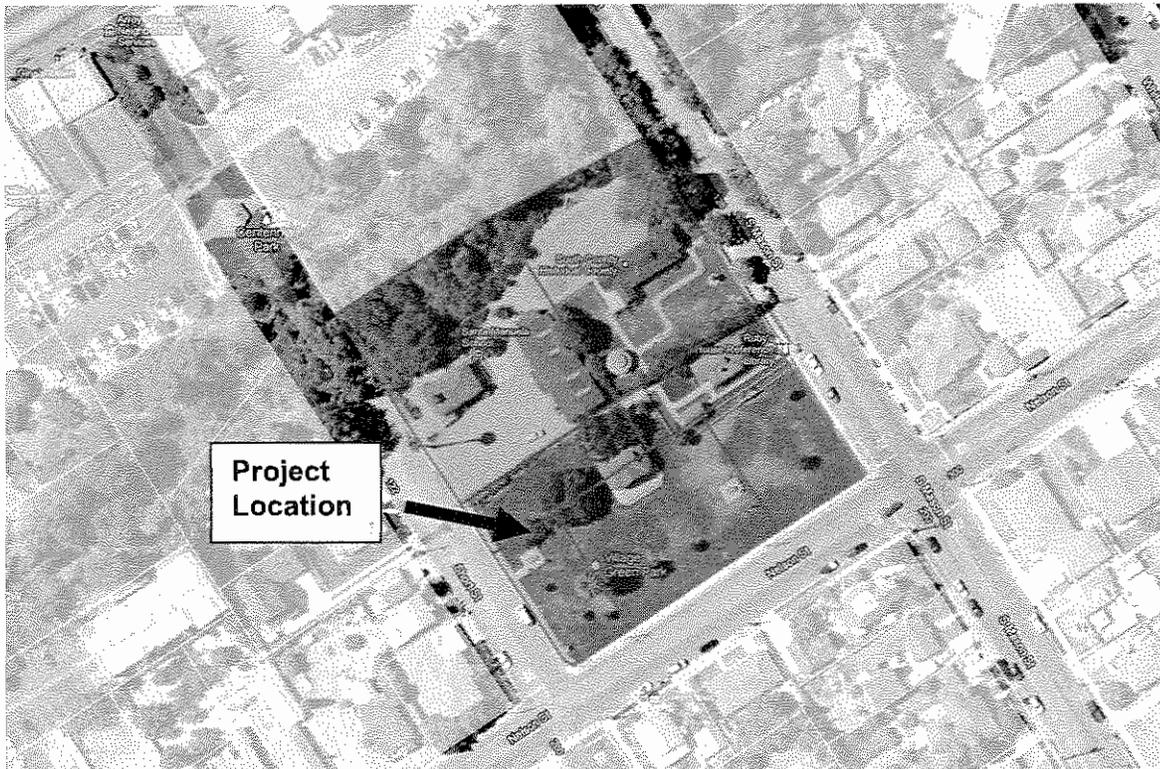
SUBJECT: CONSIDERATION OF MATERIALS PROPOSED FOR THE HERITAGE SQUARE PARK RESTROOM; APPLICANT - CITY OF ARROYO GRANDE; REPRESENTATIVE - JILL McPEEK, CAPITAL IMPROVEMENT PROJECT MANAGER

DATE: NOVEMBER 21, 2017

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the proposed materials to be used for the Heritage Square Park restroom and make a recommendation to the Community Development Director.

LOCATION:



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CONSIDERATION OF MATERIALS PROPOSED FOR THE HERITAGE SQUARE
PARK RESTROOM
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BACKGROUND:

On March 12, 2013, the City Council approved a preferred location for the Heritage Square Park Restroom and directed staff to process a Plot Plan Review application for the architectural style through the ARC, Historical Resources Committee, and Parks and Recreations Commission with recommendation to the City Council. This was completed in 2014 and the project was put out for bid.

The City entered into an agreement for the procurement, delivery, and installation of a prefabricated restroom building for the site in April 2015. Unfortunately, issues arose that required the City to withdraw from the agreement and rebid the project. Last week, bids were received and opened. Instead of proposing a CMU construction method overlaid with architectural treatments, several of the bidders proposed using a formed concrete construction that, while cheaper, may have aesthetic implications to the structure.

ANALYSIS OF ISSUES:

Given the location of Heritage Square Park in the D-2.4 Historic Character Overlay District, architectural design of the restroom is an important part of the project (Attachment 1). The approved building style, as depicted in Image 1, is a more Victorian to Craftsman structure. The approved building style included lap siding and wood trim, materials consistent with the Design Guidelines for the Historic Character Overlay District (Attachment 2). The formed concrete structure would have these exterior details cast into the concrete walls instead of having these materials applied to the exterior of the structure's base framework.

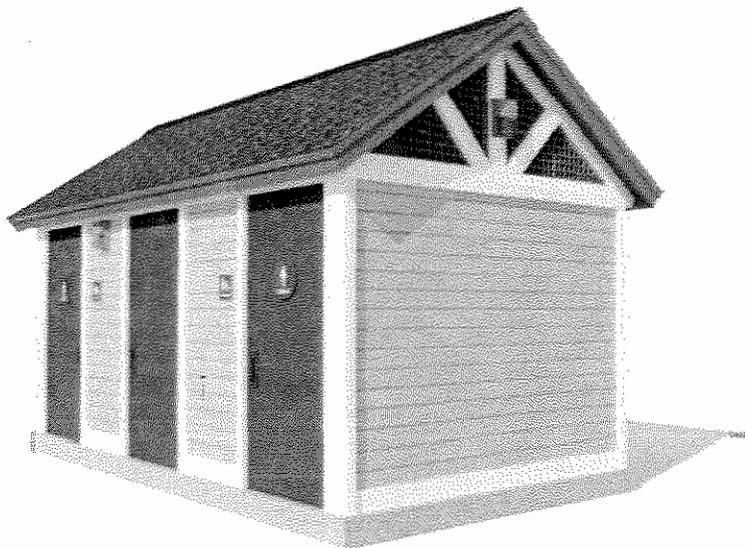


Image 1. Heritage Square Park Restroom Concept

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The proposed formed concrete structure would provide superior durability and vandalism resistance that the approved structure, which is a benefit of utilizing this material. However, it is more difficult to include some finer details that are vital to the Village character in this cast material. These include textures of siding and trim, thickness and dimensionality of fascia, and shingle finishes. See Image 2 below



Image 2. Example of Formed Concrete Structure (not proposed for use)

A second concern is that while the material is more durable, it is also more difficult to fix when it becomes damaged. This could result in costly repairs in the future by having to replace larger segments of the structure than would result using traditional materials.

Lastly, there is concern regarding the method of coloring the formed concrete structure. The method to apply color to a formed concrete structure would be to add stain to the concrete while the components are being created. These colors can fade over time, to become less lustrous than when cast, there is the potential for color bleed from different components, and retouching that color becomes very difficult compared to utilizing traditional materials.

Based on these factors, there is concern that the resulting structure would not accomplish the goal of the project when approved by the City Council, which was for the structure to fit into the Heritage Square architecture. However a recommendation from the ARC is requested for compliance with the Design Guidelines and the substantial conformance of the alternative structure to that which was approved.

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CONSIDERATION OF MATERIALS PROPOSED FOR THE HERITAGE SQUARE
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ADVANTAGES:

Determining that the formed concrete structure is equivalent to the approved CMU structure would be less costly up front than the alternative.

DISADVANTAGES:

The formed concrete structure does not appear to comply with the Design Guidelines and could impact the character of Heritage Square.:

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54654.2.

Attachments:

1. Evaluation of "Or Equivalent Supplier for Structure" Information by Norman & Vasquez Associates
2. Excerpt from the Design Guidelines and Standards for the Historic Character Overlay District (pages 20-21)
3. Architectural details from bid documents
4. Architectural details of the formed concrete structure

Norman & Vasquez Associates James R. Norman, Architect C3891
407 Traffic Way, Suite C Mark Vasquez, Associate
Arroyo Grande, California 93420

November 16, 2016

City of Arroyo Grande
300 East Branch Street
Arroyo Grande, CA 93420
Attn: Jill McPeck, Capital Improvement Project Manager
Geoff English, Director of Public Works

RE: Heritage Square Restroom
Public Works Project 2015-001

Subject: Review of "Or Equivalent Supplier for Structure" Information

Jill & Geoff,

As requested, we reviewed the information supplied by the apparent low bidder for the above named project. The review was for compliance with the project approvals obtained in Fall of 2014 for this project.

The proposed "or equivalent" CXT structure is a prefabricated formed concrete structure with all exterior detailing cast into the concrete walls vs. the specified building by PRRC which has lap siding and wood trim materials on the exterior. Both are prefabricated drop in place structures.

We offer the following comments regarding the architectural design elements for the exterior on the suggested "or equivalent" building proposed.

1) Our first concern is that the CXT building standard textures will provide a more rustic feel than those desired by the City during the approval process. The approved building style is more of a Victorian to Craftsman feel, not a cabin feel that the supplied photos of the CXT buildings tend to project. The exterior materials were selected to emulate the older adjacent structures surrounding and within Heritage Square.

2) Texture and dimensional scaling are critical to the exterior. As an example, the CXT proposed 4" roof thickness vs. 2x8 fascia on the approved design along with shorter eave overhang (8-1/2") will make the structure feel more prefab and not a part of the Heritage Square Style. Additionally, the gutters called for in the project specifications will completely hide the CTX roof thickness at only 4" thick.

3) The roofing is an important element due to the small scale of the building. The roofing specified is a dimensional composition shingle with color variations. We have concerns regarding the texture of the roof on the CXT building along with the monotone look of the poured concrete.

3) Regarding the formed concrete details, we agree that integral detailing can be done in concrete, however, small details and finishes are harder to create than larger scale elements.

Our main concern is the finer detail such as the dentil moulding and shingle finishes. Additionally, the texture of a poured concrete siding is generally a rougher and less clean edge feel than the wood and cement siding materials originally specified.

November 16, 2016

4) We realize that concrete is hard and durable, and may be a logical choice for resistance to vandalism. However, if the molded details get damaged (i.e. vandalized by breakage or chipping, etc.) how will the City repair them? This should be considered in the "or equal" review.

5) The gable end fretwork detail at the edge of the overhang has not been addressed regarding attachment and finish with concrete roof & thickness.

6) Regarding the approved exterior colors, we are concerned that CXT can emulate the proper color separations for the structure, i.e. trim vs. wall, fascia vs. roof, dentils, etc.

CXT states that they stain the concrete, and the color separation in this manner seems difficult on the smaller details. Additionally, the sheen in the photo of the graffiti coat appears to be very glossy, which does not fit the Heritage Square characteristics. These issues may be able to be worked out, but the level of detail is again important at this location.

7) During the design approval process, every committee and review body expressed their desire for the structure to fit into the Heritage Square architecture. It was discussed that any building needed to be architecturally enhanced to fit the Heritage Square. Even Council members commented and wanted to make sure that all of the details requested by the committees were included on the drawings that they approved.

We agree that the proposed deviations would be minor in almost any other location in the City. However with the expectations of the numerous approval committees and the Council during the design approval process, the proposed deviations required by CXT manufacturing processes may be fatal flaws.

City staff, Committee and/or Council review may be appropriate prior to awarding the bid including this "or equal" structure due to the requested deviations from approved design.

The comments listed are only for those items, which were specifically identified related to the building exterior. This is not to be construed as a review of all previously identified issues with the specifications or submittals.



Mark Vasquez, Associate

Attachments: None

CONSTRUCTION MATERIALS

This section provides examples of the most commonly found building materials used in the Village area of Arroyo Grande. There are also examples of construction materials under the Village Core and the Residential sections specific to those areas.

All new projects shall use materials that fit within the character of the Village (see following examples). Using similar materials or replicating these materials on all projects and restorations will extend the existing character extended throughout the Village.

All restorations shall use materials that match or complement the original structure facilitating compatibility and preservation of its character.

WEATHERBOARD OR CLAPBOARD WOOD SIDING

Most of the original housing and a few of the commercial buildings used horizontal wood siding or vertical board and batten for the exterior walls and trim of the buildings. Wood siding gives the buildings a sense of historic character, adding detail and texture.



CEMENT PLASTER

Cement plaster (including stucco) is not as common as wood or brick, however some of the commercial and residential buildings within the Village have plaster exteriors. Cement plaster buildings require detailing that gives them a historic "Village" feel. Buildings with plain plaster walls and no ornamentation are not appropriate for The Village.



YELLOW INDIGENOUS SANDSTONE

This type of stone is used on the old I.O.O.F. Hall on Bridge Street and the Old Brisco Hotel on East Branch Street. It is a golden stone that is shaped in large irregular chunks. The color of this natural stone adds a warm variety and individuality to the area.





BRICK AND STONE BLOCK

Brick and stone blocks are most common on commercial buildings in the Village. Brick is an old construction material that was used in the late 1800s and early 1900s when the bulk of the historic commercial buildings in Arroyo Grande Village were built. The use of exposed plain concrete block is not permitted in the Historic Village Core District.

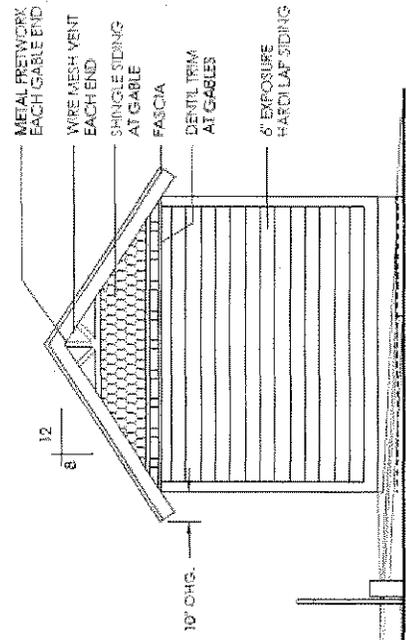


WINDOW SASHES AND DOOR FRAMES

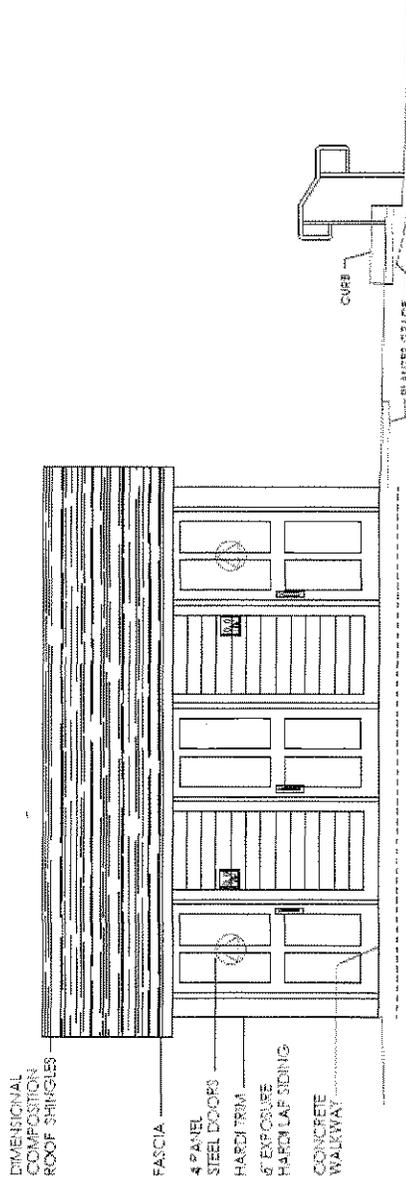
Doors should be made of wood or a material that resembles an older style wooden door. For commercial areas, large industrial style glass doors and windows with metal frames are not appropriate. Doors with wood trim and windows with wood framing should be used. Aluminum and other frames that have a modern metal look are not appropriate for the Village.



ATTACHMENT 3

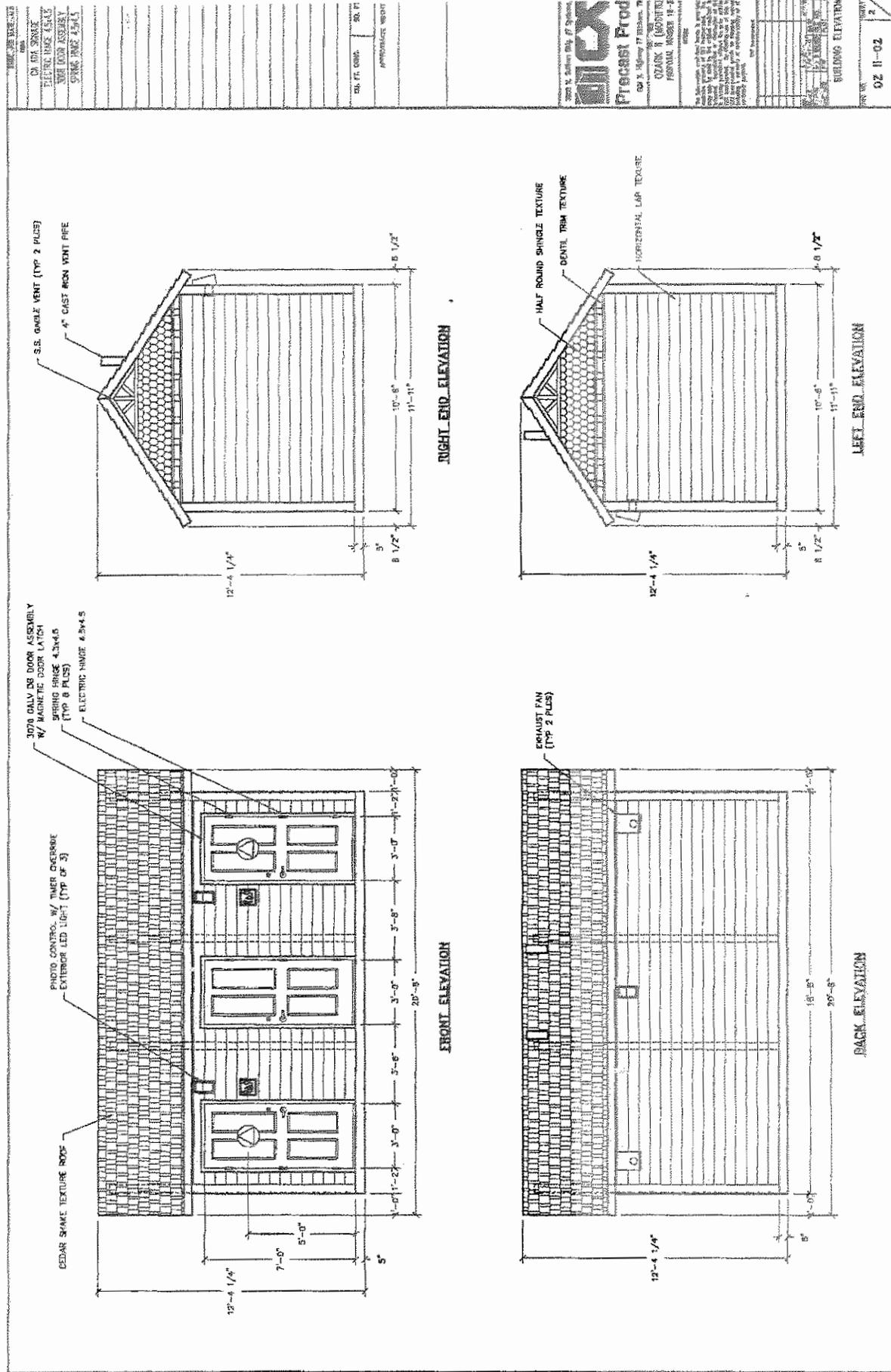


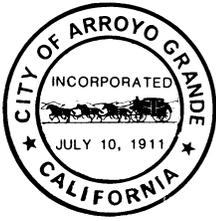
WEST ELEVATION



NORTH ELEVATION

ATTACHMENT 4





MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: TENTATIVE MEETING SCHEDULE FOR JANUARY AND FEBRUARY, 2017

DATE: NOVEMBER 21, 2016

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the tentative meeting schedule for January and February, 2017 and advise staff on availability for the proposed meeting dates.

DISCUSSION:

Several national holidays occur on Mondays during the months of January and February. As a result, the regular meeting schedule of the ARC is impacted due to meeting cancellation. In order to proactively address these cancellations and continue the ARC's ability to conduct City business, staff has outlined the following tentative meetings schedule:

- January 2, 2017 – Cancelled
- January 9, 2017 – Special Meeting – 2:30 pm
- January 16, 2017 – Cancelled (Martin Luther King Jr. Day)
- January 23, 2017 – Special Meeting – 2:30 pm
- February 6, 2017 – Regular Meeting – 2:30 pm
- February 20, 2017 – Cancelled (Presidents' Day)

The standard meeting schedule will resume in March. Staff is seeking input on the tentative meeting schedule to ensure a quorum of ARC members will be available for each meeting.