

**AGENDA SUMMARY**  
**ARCHITECTURAL REVIEW COMMITTEE MEETING**  
**MONDAY, APRIL 3, 2017**  
**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 March 6, 2017 regular meeting.

Documents:

ARC 05a Draft Minutes 03-06-17.pdf

**6. PROJECTS:**

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

**6.a. CONSIDERATION OF VESTING TENTATIVE TRACT MAP 13-002 (TRACT 2985) AND PLANNED UNIT DEVELOPMENT 13-002; AN 11-LOT RESIDENTIAL SUBDIVISION; APPLICANT - DAN PACE; REPRESENTATIVE – GREG SOTO; LOCATION – CORBETT CANYON ROAD/ HIGHWAY 227**

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

Documents:

ARC 06a VTTM 13-002 PUD 13-002 Corbett Canyon Road.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**

### **MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 6, 2017 ARROYO GRANDE CITY HALL, 300 EAST BRANCH STREET ARROYO GRANDE, CA**

#### **1. CALL TO ORDER**

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

#### **2. ROLL CALL**

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

City Staff Present: Planning Manager Matt Downing and Associate Planner Kelly Heffernon were present.

#### **3. FLAG SALUTE**

John Rubatzky led the Flag Salute.

#### **4. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

#### **5. APPROVAL OF MINUTES**

John Rubatzky made a motion, seconded by Mary Hertel, to approve the minutes of January 9, 2017, as submitted.

The motion carried on a 3-0-1 voice vote, with Keith Storton abstaining and Bruce Berlin absent.

#### **6. PROJECTS**

##### **6.a. CONSIDERATION OF VESTING TENTATIVE TRACT MAP 16-001 (TRACT 3079) AND DEVELOPMENT CODE AMENDMENT 17-001; REVIEW OF DESIGN GUIDELINES FOR A 7-LOT RESIDENTIAL SUBDIVISION; LOCATION – RODEO DRIVE AND GRACE LANE; APPLICANT – KIRBY GORDON; REPRESENTATIVE – JEFF EMRICK (Heffernon)**

Associate Planner Heffernon presented the staff report and responded to questions from the Committee regarding the history and environmental constraints of the site.

Kirby Gordon, applicant, introduced his co-applicants Margaret Gordon and Bob Kiddo, and spoke in support of the project, responding to questions regarding the proposed roadway dedication, plans for existing oaks on the site, and driveway design for flag lots.

The Committee provided comments in support of the project's design guidelines, density, and landscaping for initial tract improvements.

Mary Hertel made a motion, seconded by Keith Storton, to recommend approval of the project's design guidelines to the Planning Commission, with the following conditions:

1. Require landscaping along the Grace Lane and Rodeo Drive frontages that utilizes native or Mediterranean plant materials to create an enhanced natural look;
2. Include the requirement for Pampas Grass eradication on each lot in the design guidelines;
3. Retain all Oaks on undisturbed areas of the site; and
4. Consideration shall be given on Lots 5-7 in the design guidelines to detailed articulation and/or additional screening to the rear building elevations facing Grace Lane and Rodeo Drive.

The motion carried on a 4-0 voice vote, with Bruce Berlin absent.

## **7. DISCUSSION ITEMS**

### **7.a. ELECTION OF OFFICERS**

Chair Hoag opened the nominations for Chair.

Mary Hertel nominated Warren Hoag to serve as Chair.

Hearing no further nominations, the nominations were closed.

Warren Hoag was elected Chair on a 4-0 voice vote, with Bruce Berlin absent.

Chair Hoag opened the nominations for Vice Chair.

John Rubatzky nominated Bruce Berlin to serve as Vice Chair.

Hearing no further nominations, the nominations were closed.

Bruce Berlin was elected Vice Chair on a 4-0 voice vote, with Bruce Berlin absent.

### **7.b. CONSIDERATION OF MATERIALS PROPOSED FOR THE HERITAGE SQUARE PARK RESTROOM**

Planning Manager Downing and Capital Improvement Project Manager Jill McPeek presented a sample of the concrete roof for the Heritage Square Park Restroom project.

Committee members provided comments regarding the look and characteristics of the sample, including that maintenance will be constant, that the Committee is unsure the molding of the roof will work after seeing the sample, that a painted, sealed roof will reflect the sun more than traditional composition shingles, and that they were reluctant to accept the product originally.

Chair Hoag invited members of the public to comment on the item.

Mark Vasquez spoke about concerns regarding the sample, including the how fascia would be accomplished.

It was the consensus of the Committee that while they would like to see a sample made using composition shingles instead of shake shingles, the sample provided reinforced concerns they had about utilizing concrete to construct the restroom. No formal action was taken.

**8. COMMITTEE COMMUNICATIONS**

Chair Hoag welcomed Keith Storton to the Committee and asked about information regarding annual filing of Form 700s.

**9. STAFF COMMUNICATIONS**

Planning Manager Downing provided a summary of the damage cause by recent storms and thanked Public Works, Police, and Fire personnel for all their efforts throughout the storm. Planning Manager Downing also gave a status report on the Council Chambers upgrade project and indicated it is anticipated that planning-related webinar trainings will resume in May.

**10. ADJOURNMENT**

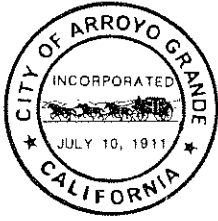
The meeting was adjourned at 4:43 p.m. to a meeting on March 20, 2017 at 2:30 p.m.

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**MATTHEW DOWNING**  
**PLANNING MANAGER**  
(Approved at ARC Mtg \_\_\_\_\_)

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**WARREN HOAG, CHAIR**



## MEMORANDUM

**TO:** ARCHITECTURAL REVIEW COMMITTEE

**FROM:** *K.H.* KELLY HEFFERNON, ASSOCIATE PLANNER

**SUBJECT:** CONSIDERATION OF VESTING TENTATIVE TRACT MAP 13-002 (TRACT 2985) AND PLANNED UNIT DEVELOPMENT 13-002; AN 11-LOT RESIDENTIAL SUBDIVISION; APPLICANT - DAN PACE; REPRESENTATIVE - GREG SOTO; LOCATION - CORBETT CANYON ROAD/ HIGHWAY 227

**DATE:** APRIL 3, 2017

**RECOMMENDATION:**

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

**IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

None.

**BACKGROUND:**

The 4.6-acre project site is located on Corbett Canyon Road (Highway 227) as shown in the map below. The property is zoned Residential Suburban (RS) and is currently vacant.



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Surrounding land uses include Single Family Low Density residential development to the north, Tally Ho Creek and Single Family Low-Medium Density residential development to the west and south, and the Wildwood Ranch Planned Development (PD 1.4) to the east. The linear property consists of two (2) legal parcels that parallel Tally Ho Creek. Site topography is relatively flat with a drainage swale that runs through proposed Lot 3. Existing vegetation consists primarily of weeds and grasses with sixteen (16) mature pine trees in varying degrees of health located along the top of creek bank.

Project History:

The project history for development of the site started in 2004 with a Pre-Application to review an 11-lot residential subdivision. A Vesting Tentative Tract Map was later submitted in 2008, but was withdrawn due to application inactivity. Another Pre-Application was submitted in 2013 for a 12-lot subdivision followed soon after by the current Vesting Tentative Tract Map and Planned Unit Development for 11 lots. The project was on information hold for three (3) years awaiting additional information until it was deemed complete in October 2016 (see Attachment 1 for a summary of the project history).

Staff Advisory Committee (SAC)

During the numerous SAC meetings, discussion focused on the following: project jurisdictional oversight of Caltrans for the Highway 227 frontage; sight distance from the driveway; driveway location and spacing (two driveways were proposed initially); internal trash pick-up (not allowed on Highway 227); bike lanes; traffic analysis for center left turn lane; adequate creek setback; installation of sidewalks; interior pedestrian path; pedestrian connectivity to the adjacent neighborhood on Tally Ho and safety concerns of existing narrow bridge; drainage improvements; bioswale design and maintenance (required to be on private property and not in the public right-of-way); Army Corps of Engineers 404 permit for filling in the existing drainage swale; house sizes on small lots; lot coverage; setbacks; adequate parking space in front of garages; tree removal and maintenance; fire hydrant locations; adequate emergency vehicle turnaround; adequate paving material of private driveway to withstand emergency vehicle weight; design guidelines; fencing; landscaping; and lighting.

**ANALYSIS OF ISSUES:**

Project Description

The proposed subdivision creates eleven (11) residential lots that are accessed from Highway 227 and arranged along a private driveway. The property is subject to Development Code Section 16.44.050(D), which requires a 35' setback from the top of bank of Tally Ho Creek. The private driveway is within the creek setback area and therefore is required to use permeable pavers for stormwater infiltration. A 5' wide decomposed granite (dg) pedestrian trail is proposed between the drive isle and top of creek bank, and a sidewalk will be required as a condition of approval along the Highway 227 frontage. A Planned Unit Development Permit is required to be processed with the

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tract map due to the proposed nonconforming lots sizes (net area). A Mitigated Negative Declaration is also being prepared to meet the CEQA requirements for this project

Development Standards

The property is zoned Residential Suburban (RS), which provides for a maximum density of 2.5 dwelling units per acre and a minimum lot area of 12,000 square feet. With 4.6 acres, the maximum number of lots that can be created on this property is eleven (11). Given that much of the site consists of Tally Ho Creek and the 35' creek setback area, the remaining net buildable area is not adequate to create functional lot sizes that conform to the RS zoning district and therefore an approved Planned Unit Development is required. Gross and net lot sizes are shown in the table below for each lot, as well as the maximum lot coverage, floor area ratio, lot width and lot depth. The average net lot size for the project is 7,770 square feet, which is closer to the 7,200 square foot minimum lot size of the Single-Family (SF) zoning district.

**Lot Statistics Table**

<b>Lot</b>	<b>Gross Area (square feet)</b>	<b>Net Area (square feet)</b>	<b>40% Maximum Lot Coverage (square feet)</b>	<b>50% Maximum Floor Area Ratio (square feet)</b>	<b>Net Lot Width (80' for RS)</b>	<b>Net Lot Depth (100' for RS)</b>
1	19,704	8,647	3,459	4,324	85'	100'
2	18,162	8,352	3,341	4,176	80'	100'
3	17,990	7,597	3,039	3,799	80'	85'
4	17,419	7,119	2,848	3,560	80'	85'
5	19,152	6,855	2,742	3,428	90'	85'
6	18,681	6,872	2,749	3,436	90'	85'
7	16,210	6,701	2,680	3,351	80'	85'
8	14,610	6,590	2,636	3,295	80'	80'
9	15,881	6,624	2,650	3,312	80'	80'
10	14,606	7,290	2,916	3,645	72'	90'
11	27,265	12,828	5,131	6,414	263'	60' (ave.)

In the RS zoning district, lots over 12,000 square feet use the standard setbacks. However, lots less than 12,000 square feet are allowed to utilize the Single Family (SF) zoning district setbacks. For the proposed project, the SF setbacks would apply to all lots except Lot 11, which is larger than 12,000 square feet (net). The net lot widths and depths are also less than Development Code standards. Deviations from setback requirements and lot dimensions are also allowable through the Planned Unit Development process. The table below shows setbacks for the RS and SF zoning districts, as well as setbacks for the proposed project as stated on Page 2 of the Design Guidelines:

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**Setback Table**

<b>Setbacks:</b>	<b>RS Zoning District (Applies to Lot 11 only)</b>	<b>SF Zoning District</b>	<b>Proposed Setbacks</b>
<b>Front</b>	25'	20'	5' from the private driveway
<b>Sides</b>	5' and 10'	5' and 10'	5'
<b>Rear</b>	20'	10' (single-story); 15' (two-story)	20'

Parking

The Development Code requires two (2) spaces within an enclosed garage for conventional lot sizes, and an additional 0.5 guest space per unit for small lot Planned Unit Developments. With eleven (11) units, a total of six (6) guest parking spaces are required. The project provides two spaces within an enclosed garage with no designated guest parking. Parking is also not provided along the private driveway. Given the site constraints of this narrow property, the applicant is requesting a concession be considered to allow guest parking in front of the garages. The project plans show adequate space (20' or more) to allow vehicles in front of garages; however, the Design Guidelines indicate a 5' minimum front setback from the private driveway on Page 2, and 20' for garages on Page 3. It is recommended that the Design Guidelines be amended to require a 20' front setback for all structures, which would be consistent with SF requirements and allow room for additional parking.

Open Space

Open space requirements for the tract are met with an average of 360 square feet of private open space per lot and with roughly 57% of the site used as common open space, which exceeds the Development Code standard of 30% (Section 16.32.050(D)). Common open space can be land used for resource protection, or the creek and creek setback area in this case.

Drainage

The project site was graded several years ago to elevate the property above the 100-year flood zone elevation. A new flood map was recorded in 2012 to show this change. Drainage currently sheet flows across the property to a drainage swale that traverses the site through proposed Lot 3 and drains to Tally Ho Creek. The drainage swale also receives stormwater from the sloped property located to the east across Highway 227. The project proposes to fill this historic drainage swale and install a 24" underground pipe to collect and convey stormwater to the creek. A Section 404 general permit from the Army Corps of Engineers is required for filling in the drainage swale.

Project conditions of approval will include full compliance the Low Impact Development (LID) and stormwater requirements. Proposed stormwater management for the project includes a bioswale along the Highway 227 frontage and pervious pavers for the private



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driveway. Specifically, each lot will drain to an underground infiltration area located under the pavers in the common driveway. Roof drains will tie directly into the underground system, with a bleeder overflow line to discharge flow to the new storm drain inlet.

Note that the project plans show the bioswale within the Caltrans right-of-way. Caltrans staff has indicated that all drainage facilities must be on private property. Therefore, a condition will be added to require relocation of the bioswale.

Project Landscaping

A preliminary landscape and irrigation plan is included with the packet. A condition will be added to require that all landscaping comply with the State Model Water Efficient Landscape Ordinance. A separate condition will be added regarding the bioswale, to read as follows: *"Prior to issuance of a grading permit, a landscaping and irrigation plan for the bioswale shall be prepared by a licensed landscape architect and/or biologist familiar with plants uniquely suited to retention basin conditions, subject to review and approval by the Community Development and Public Works Departments. The landscaping and irrigation for the bioswale shall be installed as part of the public improvements. The bioswale shall be privately maintained through a maintenance agreement of all property owners within the project. The maintenance agreement shall be reviewed and approved by the City Attorney."*

Common Facilities Maintenance Agreement

A maintenance agreement is required to be submitted for all shared facilities of the project. The agreement will describe the shared maintenance responsibilities and schedules for required maintenance, and will be reviewed and approved by the City Attorney. The proposed common facilities include the bioswale and the common driveway.

Design Guidelines

The project will be conditioned to require an Architectural Review permit prior to issuance of a building permit for each lot. Project Design Guidelines were submitted with the original packet in 2013 and do not include the details contained in the recently submitted plans (Attachment 2). The Planned Unit Development standards contained in the Design Guidelines address building envelopes (not shown on the current plans), minimum yards, maximum lot coverage (50%), maximum building height (25'), maximum floor area ratio (0.5, including garages) and easements.

No particular architectural style is designated by the Design Guidelines, although they specify that the homes shall incorporate a new-traditional residential neighborhood design with some general features. Specified building materials include stucco and masonry or horizontal painted wood siding, and concrete or clay tile, slate or heavy composition shingle roofing materials. The use of heavy timber, tile or wrought iron is encouraged as accent materials. Specified wall colors include earth tones complemented by compatible accents, with no more than two (2) compatible warm accent or trim colors. Fencing materials are limited to wood, decorative masonry, and split rail.

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The project plans include five (5) designs as follows:

**Unit Design**

	<b>Design A</b>	<b>Design B.1</b>	<b>Design B.2</b>	<b>Design C</b>	<b>Design D</b>
<b>Applicable Lot No's</b>	1, 2, 10	4, 8	5, 7, 9	3, 6	11
<b>Living Area</b>	2,079 s.f.	2,008 s.f.	2,219 s.f.	1,987 s.f.	2,314 s.f.
<b>Garage</b>	687 s.f.	465 s.f.	452 s.f.	427 s.f.	466 s.f.
<b>No. of Stories</b>	1	1	1	2	2
<b>No. of Bedrooms</b>	3	3	3	3	3
<b>No. of Bathrooms</b>	2	2	2	2.5	3.5
<b>Other</b>	n/a	n/a	Game Room, Den	n/a	Studio Unit

Environmental Review

In accordance with the California Environmental Quality Act (CEQA) Guidelines, a Draft Mitigated Negative Declaration will be prepared for this project.

**ADVANTAGES:**

The proposed project will subdivide a vacant property into residential lots at a low-medium density consistent with the 2001 General Plan. The project will provide the community with residential infill and eleven (11) new home sites for housing opportunities.

**DISADVANTAGES:**

The proposed project eliminates public view of Tally Ho Creek from Highway 227 and does not provide pedestrian connectivity to the adjacent neighborhood to the west.

Attachments:

1. Project History Summary
2. Project Design Guidelines
3. Planned Unit Development Findings and Performance Standards
4. Project Plans

**Tract 2985 Project History**

<b>Date</b>	<b>Project Number</b>	<b>Action</b>
June 8, 2004	PRE 04-014	<ul style="list-style-type: none"> <li>• Application submitted for 11 lots</li> </ul>
July 15, 2004		<ul style="list-style-type: none"> <li>• SAC Meeting</li> </ul>
April 30, 2008	TTM 08-003	<ul style="list-style-type: none"> <li>• Application Submitted for 11 lots</li> </ul>
May 29, 2008		<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Info Hold letter sent to applicant</li> </ul>
July 17, 2008		<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> Info Hold letter sent to applicant</li> </ul>
July 23, 2013	PRE 13-002	<ul style="list-style-type: none"> <li>• Application submitted for 12 lots</li> </ul>
August 19, 2013		<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Info Hold letter sent to applicant</li> </ul>
November 25, 2013	VTTM 13-002 & PUD 13-002	<ul style="list-style-type: none"> <li>• Application submitted for 11 lots</li> </ul>
December 11, 2013		<ul style="list-style-type: none"> <li>• Pre-SAC Meeting</li> </ul>
December 18, 2013		<ul style="list-style-type: none"> <li>• 1<sup>st</sup> Info Hold letter sent to applicant</li> </ul>
February 5, 2014		<ul style="list-style-type: none"> <li>• Pre-SAC Meeting</li> </ul>
February 12, 2014		<ul style="list-style-type: none"> <li>• SAC Meeting</li> </ul>
April 14, 2014		<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> Info Hold letter sent to applicant</li> </ul>
February 4, 2015		<ul style="list-style-type: none"> <li>• Notice sent to applicant to clean premises</li> </ul>
July 15, 2015		<ul style="list-style-type: none"> <li>• Pre-SAC Meeting</li> </ul>
August 12, 2015		<ul style="list-style-type: none"> <li>• 3<sup>rd</sup> Info Hold letter sent to applicant</li> </ul>
January 20, 2016		<ul style="list-style-type: none"> <li>• Pre-SAC Meeting</li> </ul>
February 25, 2016		<ul style="list-style-type: none"> <li>• Meeting with applicant and 4<sup>th</sup> Info Hold letter</li> </ul>
May 6, 2016		<ul style="list-style-type: none"> <li>• City staff met with Caltrans staff</li> </ul>
May 23, 2016		<ul style="list-style-type: none"> <li>• 5<sup>th</sup> Info Hold letter sent to applicant</li> </ul>
August 31, 2016		<ul style="list-style-type: none"> <li>• Meeting with City staff, Caltrans staff and applicant</li> </ul>
October 5, 2016		<ul style="list-style-type: none"> <li>• Pre-Application Meeting</li> </ul>
October 14, 2016		<ul style="list-style-type: none"> <li>• Project Deemed Complete</li> </ul>

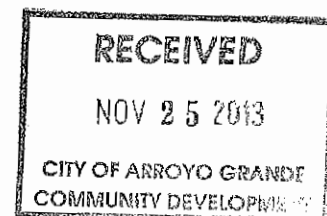
**Architectural Design Guidelines For  
Tract 2985**

**Corbett Canyon Road and Highway 227**

**Arroyo Grande, California**

Proposed by Scott and Dan Pace  
Prepared by John Mack, Architect

November 20, 2013



## PLANNED UNIT DEVELOPMENT STANDARDS

1. Permitted and Conditionally Allowed Uses: Single Family
2. Development Code General Provisions:

Unless otherwise provided as part of the Tract 2985 Specific Plan all provision of the Single Family (SF) designation and zone, as defined in the General Plan and Development Code of the City of Arroyo Grande shall be applicable within this Tract.

3. Building Envelope:

Each Parcel contains a building envelope for the positioning of a single family residence and all other structures. The envelope is determined by the setback requirements identified in these guidelines. No structures shall occur outside the designated building envelope for each lot. (*See Illustrative Typical Site Example* )

4. Minimum yards:

- a. Front Yard Setback: All Parcels are orientated such that they have there front yards and garage access facing west toward the creek. The Front Yard setbacks are determined from the new drive along the creek to be setback a minimum of 5 feet from the drive in addition to a 35 foot setback to top of creek bank.
- b. Rear yard / Highway 227 setbacks: The minimum street yard building setback to highway 227 shall be setback a minimum of 20 feet.
- c. Interior side yard setbacks: Shall be 5 feet for single story and two story buildings. Adjacent to private driveway entrance shall be 5 feet.
- d. Exceptions: Architectural features such as roof eaves, bay windows, steps and chimneys may project into required yards as provided in the City's Development Code.

5. Maximum lot coverage: Shall be 50%.
6. Maximum building height: Shall be 25 feet.
7. Maximum Floor Area Ratio: Shall be 0.5, including garages.
8. Easements:

No buildings shall occur where easements are designated for public utilities. Parcels which have easements shall maintain and keep easement areas clear for future access and maintenance of utilities.

## Architecture Design Guidelines

Homes shall incorporate a neo-traditional residential neighborhood with features that include:

- Front orientation toward the private drive with front porches and living areas orientating toward the creek.
- Garages to be setback a minimum of twenty feet from driveway allowing for additional guest parking.
- Driveways are encouraged to be colored and textured where they can also function as private patio, play space, or outdoor living space.
- A variety of one and two story homes intended to create a diverse neighborhood rather than a uniform tract-like style. All homes are intended for resident ownership, each with a minimum of three to four bedrooms, two baths, and two car garages.

*Building Materials* - Consistent use of stucco and masonry or horizontal painted wood siding are encouraged as exterior siding materials. Concrete or clay tile, slate, or heavy composition shingles are encouraged as roofing materials. (Wood shake or shingles are prohibited for fire safety.) Heavy timber, tile, or wrought iron are encouraged as accent materials.

*Color* - Coordinated use of earth tone colors complemented by compatible accents, shading, landscaping, and lighting will provide for diversified design character. Uniform color of adjoining houses is discouraged. Accent or trim colors should energize the visual character, using warm hues. No colors, basic or accent, shall be garish and no more than two basic colors shall be used on a single building mass. Similarly, not more than two accent colors shall be used on any one building. There is no limit to the number of neutrals that may be used on any building.

*Architectural Details* - architectural design details that interpret a "neo-traditional" neighborhood are as follows but are not limited to:

- Multi-pane vertical shaped rectangular and/or arched windows, recessed or with framed relief. Windows may be grouped.
- Fireplace chimney trim and cap details and shapes which reflect the roof or window shapes or include material changes, tile or trim, and color variations.
- Roofs which include eave extensions or trellises, arbors, or roofed porch elements to accent and shelter primary entrance doors.

- All rooms to incorporate the use of windows, clearstories, skylights, solar tubes, or French/patio doors to maximize the use of natural light.
- Diversity of roof pitches and materials which generally avoid flat or shed roofs or parapet walls, and favor hip or gable roofs reflecting traditional American architectural styles.
- Distinctive and readable housing numbers located near the primary entrance and lit at night for visibility from the private drive.
- Side yard attached or rear yard detached double garages with double doors or single doors on each side, consistent with the architectural character of the residence.
- Minimum hardscape and maximum landscape in the required front and street side yards, including special driveway treatments such as grass-crete, wheel strips, single wide ramps and aprons, gravel or patterned concrete, stone, or pavers.
- Window, door and openings shall incorporate trim of 4" in width or more.

### **Fencing**

#### 1. Materials:

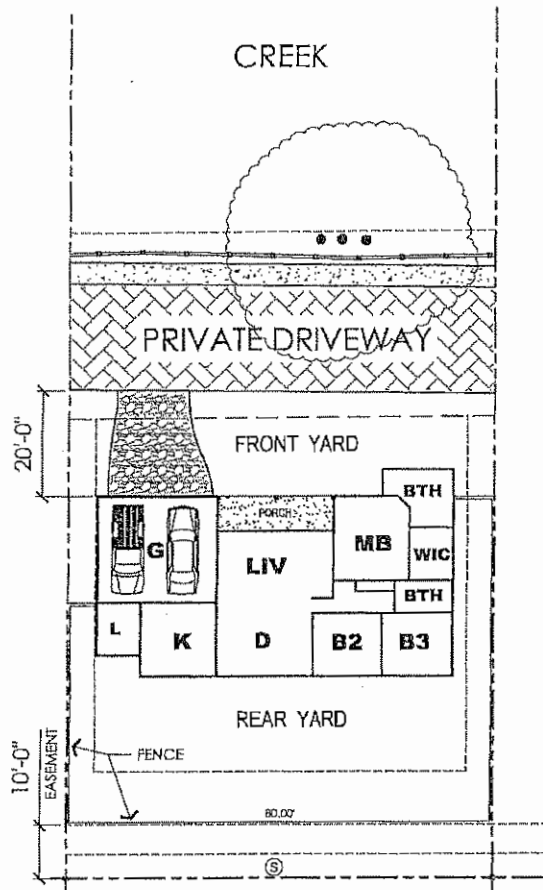
Wood, decorative masonry, split rail (wood or PVC). No chain link is acceptable.

#### 2. Height:

Maximum height shall be 6' and 3' located within front yard setbacks.

#### 3. Design:

Wood fences with alternating panels between parcels as to not leave one parcel with fence posts and runs exposed to a single parcel owner.



**TYPICAL SITE EXAMPLE**  
 (1,700 sf WITH 2 CAR GARAGE)





**Planned Unit Development Findings and Performance Standards**

The Planning Commission may approve a request for a Planned Unit Development only if all of the following findings of fact can be made in an affirmative manner:

1. That the proposed development is consistent with the goals, objectives and programs of the general plan and any applicable specific plan;
2. That the site for the proposed development is adequate in size and shape to accommodate the use and all yards, open spaces, setbacks, walls and fences, parking area, loading areas, landscaping, and other features required;
3. That the site for the proposed development has adequate access, meaning that the site design and development plan conditions consider the limitations of existing streets and highways;
4. That adequate public services exist, or will be provided in accordance with the conditions of development plan approval, to serve the proposed development; and that the approval of the proposed development will not result in a reduction of such public services to properties in the vicinity so as to be a detriment to public health, safety or welfare;
5. That the proposed development, as conditioned, will not have a substantial adverse effect on surrounding property, or the permitted use thereof, and will be compatible with the existing and planned land use character of the surrounding area;
6. That the improvements required, and the manner of development, adequately address all natural and manmade hazards associated with the proposed development and the project site, including, but not limited to, flood, seismic, fire and slope hazards;
7. The proposed development carries out the intent of the planned unit development provisions by providing a more efficient use of the land and an excellence of design greater than that which could be achieved through the application of conventional development standards; and
8. The proposed development complies with all applicable performance standards listed in Section 16.32.050(E).

For a clustered residential development, the following additional findings of fact shall be made by the Planning Commission:

9. The clustering of dwelling units is approved pursuant to a specific plan, planned unit development, or similar mechanism;
10. The overall permitted density of the project area is not exceeded;
11. The resulting project will not require a greater level of public services and facilities than would an equivalent nonclustered project;
12. The result of clustering residential units is a more desirable and environmentally sensitive development plan which creates usable open space areas for the enjoyment of project residents and which preserves significant environmental features; and
13. The project development pattern, including the net density of developed area and proposed lot sizes which result from clustering are compatible with surrounding areas.

Additional Performance Standards for Planned Unit Developments (not all are applicable to the proposed project):

1. When lot sizes less than those permitted by the underlying zoning district are proposed for a residential subdivision, a Planned Unit Development permit application (Section 16.16.060) shall be submitted concurrently with the subdivision application.
2. Lot size, lot width, and lot depth for each unit shall be determined through the Planned Unit Development review process.
3. Building setbacks required by the underlying zoning district may be reduced or waived for lots created through a Planned Unit Development, provided the required setbacks are used for the perimeter of the project area if necessary to achieve consistency with the character of the district, and the lot coverage requirements of the district are met for the project. In no case shall the minimum separation between buildings on adjacent lots be less than ten (10) feet or less than required by other state or local laws; excepting, however, for adjacent lots where a common wall is shared in a zero lot line attached project.
4. For zero lot line projects where detached dwelling units are to be constructed upon a lot line, a five foot maintenance easement shall be provided on the adjacent lot, along, and parallel to, the zero lot line dwelling. The easement shall

grant access to the owner of the zero lot line dwelling for purposes of maintaining the zero lot line wall.

5. A Planned Unit Development must meet the following performance standards in order to be approved:
  - a. The project shall be unobtrusive and environmentally compatible with adjacent property.
  - b. The project shall provide all infrastructure necessary to support the project.
  - c. The project shall provide adequate emergency facilities and access.
  - d. Circulation systems shall be designed to promote smooth-flowing and non-conflicting vehicular and pedestrian traffic.
  - e. The project shall provide adequate and well-landscaped parking and ample drainage facilities.
  - f. The project shall provide screening, as required, to separate different land uses, minimize nuisances to and from adjacent property, and guarantee convenient access to preserved open space.
  - g. A property owners' association and covenants shall be established to ensure that common areas are owned and maintained by planned unit development property owners.
  - h. All signs shall be appropriately integrated with the overall architectural theme of the development.
  - i. Pedestrian/bike paths shall provide safe, convenient routes within the development and link with other systems on the perimeter of the site. Unobstructed visibility shall be provided from and of these paths at intersections.
  - j. Recreational facilities shall comply with city standards, be made available to residents, and shall be maintained by local property owners. The project shall be designed to group dwellings around common open space and/or recreational features.
  - k. Planned unit development design must promote an attractive streetscape and discourage monotonous streets dominated by asphalt, concrete, garages, and cars.
  - l. Open space shall be provided in accordance with Table 16.32.050-C and the following requirements:
    - i. The area of each parcel of common open space designed for active recreational purposes shall be of such minimum dimensions as to be functionally usable.
    - ii. Common open space parcels shall be located convenient to the dwelling units they are intended to serve. However, because of noise generation, they shall be sited with sensitivity to surrounding development.

- iii. Developed Common Open Space. The Planning Commission and/or City Council (if project is appealed or council is decision-making body) may require the installation of recreational facilities, taking into consideration:
  - (A) The character of the open space land;
  - (B) The estimated age and the recreation needs of persons likely to reside in the development;
  - (C) Proximity, nature and excess capacity of existing municipal recreation facilities; and
  - (D) The cost of the recreational facilities.
- iv. Undeveloped Common Open Space. As a general principle, undeveloped open space should be left in its natural state. A developer may make certain improvements such as the cutting of trails for walking or jogging, or the provisions of picnic areas, etc. In addition, the Planning Commission and/or City Council (if project is appealed or council is decision-making body) may require a developer to make other improvements, such as removing dead or diseased trees, thinning trees or other vegetation to encourage more desirable growth, and grading and seeding.
- v. The Planning Commission may permit minor deviations from open space standards when it can be determined that:
  - (A) The objectives underlying these standards can be met without strict adherence to them; and/or
  - (B) Because of peculiarities in the tract of land or the facilities proposed, it would be unreasonable to require strict adherence to these standards.
- vi. Any lands dedicated for open space purposes shall contain appropriate covenants and deed restrictions approved by the City Attorney ensuring that:
  - (A) The open space area will not be further subdivided in the future;
  - (B) The use of the open space will continue in perpetuity for the purpose specified;
  - (C) Appropriate provisions will be made for the maintenance of the open space; and
  - (D) Common undeveloped open space shall not be turned into a commercial enterprise admitting the general public at a fee.
- vii. The type of ownership of land dedicated for common open space purposes shall be selected by the developer, subject to approval of the Planning Commission. Type of ownership may include, but is not necessarily limited to, the following:
  - A) The city, subject to acceptance by the City Council;

- (B) Other public jurisdictions or agencies, subject to their acceptance;
  - (C) Quasi-public organizations, subject to their acceptance;
  - (D) Homeowner, condominium or cooperative associations or organizations; or
  - (E) Shared, undivided interest by all property owners in the subdivision.
- viii. If the open space is owned and maintained by a homeowner or condominium association, the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the planned unit development application. The provisions shall include, but are not necessarily limited to, the following:
- (A) The homeowners association must be established before the homes are sold;
  - (B) Membership must be mandatory for each home buyer and any successive buyer;
  - (C) The open space restrictions must be permanent, not just for a period of years;
  - (D) The association must be responsible for liability insurance, local taxes, and the maintenance of recreational and other facilities;
  - (E) Homeowners must pay their pro rata share of the cost, and the assessment levied by the association can become a lien on the property if allowed in the master deed establishing the homeowners association; and
  - (F) The association must be able to adjust the assessment to meet changed needs.