



AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, APRIL 17, 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 April 3, 2017 regular meeting.

Documents:

[2017-04-03 DRAFT MINUTES.pdf](#)

6. PROJECTS:

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

6.a. CONSIDERATION OF VIEWSHED REVIEW 17-002; CONSTRUCTION OF A NEW SECOND STORY SECONDARY DWELLING UNIT; LOCATION – 1212 PRISCILLA LANE; APPLICANT – TAMARA SPAUR; 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 O6 a. 2017-04-17 VSR 17-002 1212 Priscilla Lane.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, APRIL 3, 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, Vice Chair Bruce Berlin, and Committee Members Mary Hertel and Keith Storton were present. Committee Member John Rubatzky was absent.

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

3. FLAG SALUTE

Keith Storton led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Keith Storton made a motion, seconded by Mary Hertel, to approve the minutes of March 6, 2017, as submitted.

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

6. PROJECTS

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

Associate Planner Heffernon presented the staff report and responded to questions from the Committee regarding the history, drainage, parking requirements and previous driveway configurations.

Scott Pace, applicant, Greg Soto, architect, and Sissy Pace, applicant, spoke in support of the project, responding to questions regarding driveways and access, rear yard fencing considerations, existing tree health, trash collection, and elements of the design guidelines.

The Committee provided comments in support of the project concept, including scale, site constraints, and guest parking. The Committee voiced concerns regarding the design guidelines as presented, the landscape plans, and advised the applicant that parking will likely be discussed more in depth during future review by other City boards.

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

1. The Design Guidelines and project plans be streamlined and consolidated to make a logical path to construction and include how relevant Planned Unit Development performance standards are addressed.
2. That the Design Guidelines be revised to address:
 - A. Consistent perimeter fencing along Highway 227 with a preference to rural, split rail fencing;
 - B. Landscaping of appropriate, Mediterranean, low water use plants, specifically along Highway 227 to be prepared by a licensed Landscape Architect;
 - C. The entrance to the private drive to be signed with an address range and appropriate lighting; and
 - D. Location of trash can pick up and storage.
3. Recommend that the 20' garage setbacks are acceptable to address guest parking given the constraints of the site.
4. Add "permeable" to Page 4 of 4, bullet point 5 of the Design Guidelines.
5. Require deed restrictions on the properties that require vehicles to be parked in garages with guest spaces reserved in the driveways.
6. The ARC shall review the revised Design Guidelines prior to consideration by the Planning Commission.

The motion carried on a 4-0 voice vote, with John Rubatzky absent.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

Chair Hoag reminded staff that he will not be in attendance at the first meeting of May.

9. STAFF COMMUNICATIONS

Planning Manager Downing informed the Committee that John Rubatzky intended to resign from the Committee effective immediately and that if Committee Members knew of any interested individuals to have them submit applications to the City Clerk.

10. ADJOURNMENT

The meeting was adjourned at 4:24 p.m. to a meeting on April 17, 2017 at 2:30 p.m.

MATTHEW DOWNING
PLANNING MANAGER
(Approved at ARC Mtg _____)

WARREN HOAG, CHAIR



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATT DOWNING, PLANNING MANAGER

BY: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONSIDERATION OF VIEWSHED REVIEW 17-002; CONSTRUCTION OF A NEW SECOND STORY SECONDARY DWELLING UNIT; LOCATION – 1212 PRISCILLA LANE; APPLICANT – TAMARA SPAUR; REPRESENTATIVE – LAURA GOUGH, STUDIO 2G ARCHITECTS

DATE: APRIL 17, 2017

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:

The subject property is zoned Single Family (SF) and is located in the D-2.7 Design Development Overlay District. The D-2.7 Design Development Overlay District limits maximum height from average curb to eighteen feet (18'). The proposed project is being referred to the ARC due to difficulty making, after considering the available information, the findings of approval for a Viewshed Review, which are:

1. The proposed structure is consistent with the intent of this section;
2. The proposed structure is consistent with the established scale and character of the neighborhood and will not unreasonably or unnecessarily affect views of surrounding properties;
3. The proposed structure will not unreasonably or unnecessarily interfere with the scenic view from any other property, judged in light of permitting reasonable use and development of the property on which the proposed structure or expansion is to occur.

The surrounding neighborhood is comprised of mostly single story homes due to the height limiting overlay. The overlay was established by Ordinance 138 C.S. (Attachment 2) in 1976 in order to preserve views on Ruth Ann Way as well as the surrounding neighborhood, including Priscilla Lane. This restriction has created a neighborhood of almost entirely single-story single family homes, including the subject property.

**ARCHITECTURAL REVIEW COMMITTEE
CONSIDERATION OF VIEWSHED REVIEW 17-002
APRIL 17, 2017
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ANALYSIS OF ISSUES:

Architectural Style

The existing residence is a single-story ranch style home located near the end of Priscilla Lane. The proposed secondary dwelling unit would add living space over the existing three (3) car garage with a new exterior and interior access. The new unit is designed in a modern style with a flat roof, in contrast with the existing structure. The flat roof is necessary due to the height restriction imposed by the D-2.7 District of eighteen feet (18'). The new roof line will be approximately seventeen feet ten inches (17'10") tall from average finished curb. The neighboring property at 1204 Priscilla Lane is one of the few two-story homes in the area, but is set into the property to compensate. The proposed project would be the only two-story structure on Priscilla Lane built at curb height.

The intent of the Viewshed Review Process is to "preserve the existing scope and character of established single-family neighborhoods and to protect views and aesthetics and other property values in such neighborhoods in a manner that is compatible with reasonable expansion on existing developed lots." The proposed project will obstruct the majority of the southwestward facing views from the balcony of the neighboring property at 1204 Priscilla Avenue, but will not obstruct the northwestward facing views (Attachment 3).

ADVANTAGES:

The proposed design meets the requirements of the Arroyo Grande Municipal Code, including those limits of the D-2.7 overly, and will provide additional affordable housing opportunities.

DISADVANTAGES:

The proposed design will negatively impact surrounding neighbors' views, and will be the among the tallest structures from curb in a neighborhood primarily composed of single-story homes.

Attachments:

1. Subject property
2. Ordinance 138 C.S.
3. Views from 1204 Priscilla Avenue
4. Letter from neighbor at 1204 Priscilla Avenue
5. Project plans and narrative (Available for public review at City Hall)



Subject Property



ORDINANCE NO. 138 C.S.

AN ORDINANCE OF THE CITY OF ARROYO GRANDE AMENDING A PORTION OF THE ZONING MAP OF THE CITY OF ARROYO GRANDE REFERRED TO IN SECTION .302 OF TITLE 9, CHAPTER 4 OF THE MUNICIPAL CODE SO AS TO REZONE CERTAIN PROPERTY IN THE CITY OF ARROYO GRANDE.

THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE DOES ORDAIN AS FOLLOWS:

SECTION 1: That certain Ordinance known as "Zoning Ordinance of the City of Arroyo Grande" is herewith amended as follows:

The "Zoning Map of the City of Arroyo Grande", referred to in Section .302 of Title 9, Chapter 4 of the Municipal Code is amended so that the zones and boundaries of certain Districts shown therein and thereon are changed so as to be the zones and boundaries as shown and designated on the Map attached hereto, and by this reference incorporated herein, which Map is entitled "A Section of the Zoning Map of the City of Arroyo Grande, Amended by Ordinance No. 138 C.S. of the City of Arroyo Grande", and said Map and all notations and references shown thereon shall be as much a part of this Ordinance as if the matters shown on said Map were fully described herein, and the Districts and zones and boundaries of the property shown therein from and after the effective dates of the adoption of this Ordinance. The properties intended to be rezoned and the changes in the zoning accomplished hereby are described as follows:

In the City of Arroyo Grande, County of San Luis Obispo, State of California, all lots within Ruth Ann Way Assessment District No. 74-1, as recorded in Assessment District Maps Book 2, Page 39, Official Records of San Luis Obispo County.

Said property is rezoned from "R-1", Single Family Residential District, to "R-1-D", Single Family Residential District, with the "-D" override for height limit control, as follows:

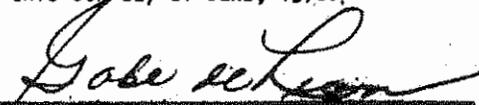
All lots shall be limited to a building height of eighteen feet (18') from established curb height, excepting chimneys, vents, and associated appurtenances; excepting Lots 1, 2, 3 of Tract 554; Lots 1, 2 of Parcel Map AG 73-183; and Lot 1 of Parcel Map AG 74-206, which shall be limited to a building height of twenty-two feet (22') from established curb height, excepting chimneys, vents, and associated appurtenances,

SECTION 2: This Ordinance shall be in full force and effect thirty (30) days after its passage, and within fifteen (15) days after its passage it shall be published once, together with the names of the Councilmen voting thereon, in the Five Cities Times-Press-Recorder.

On motion of Councilman Schlegel, seconded by Councilman Spierling and on the following roll call vote, to wit:

AYES: Councilmen Spierling, Gallagher, Schlegel and Mayor de Leon
 NOES: None
 ABSENT: Councilman Millis

the foregoing Ordinance was passed and adopted this 8th day of June, 1976.



 MAYOR

ATTEST: 

 CITY CLERK

I, Ines A. del Campo, City Clerk of the City of Arroyo Grande, County of San Luis Obispo, State of California, do hereby certify that the foregoing Ordinance No. 138 C.S. is a true, full and correct copy of said Ordinance passed and adopted by the City Council of the City of Arroyo Grande at a regular meeting of said Council held on the 8th day of June, 1976.

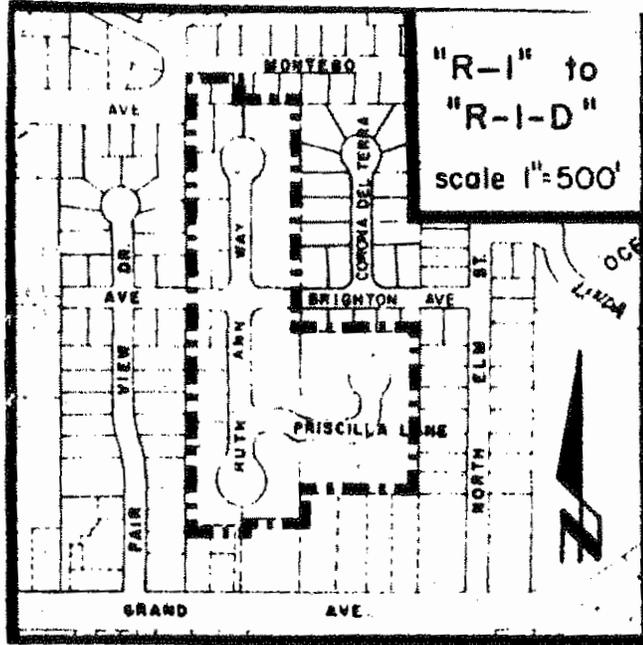
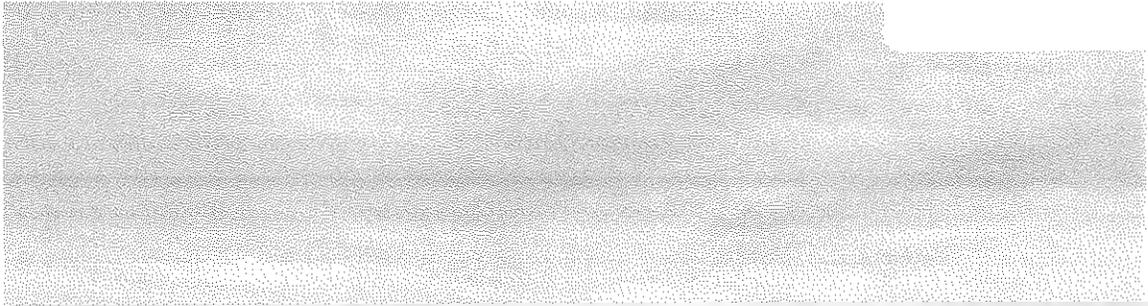


EXHIBIT "A"

A SECTION OF THE ZONING MAP OF THE CITY OF ARROYO GRANDE, AMENDED BY ORDINANCE NO. 138 C.S. OF THE CITY OF ARROYO GRANDE.



April 11, 2017

Dear Architectural Review Committee members,

My name is Rista Prahar, and I am the owner of the home at 1204 Priscilla Lane, next door to the house at 1212 Priscilla Lane, whose proposed addition is up for review on Monday, April 17th.

With only two weeks notice of this meeting, I was not able to find legal or appraisal representation - both requiring 6 - 8 weeks of preparation. I am vehemently objecting to the current project of Tamara Spaur, to build an apartment on top of her garage for many reasons. I want to stress that I have no objections to her building an apartment. None at all. My objection is strictly to the current proposed site above her garage. I will expand a bit on my 5 main objections: 1. Loss of my panoramic view. 2. Loss of my privacy. 3. Loss of sun half of the year. 4. Significant loss in property value. 5. Architectural aesthetics/integrity.

1. Loss of my panoramic view: Sam Anderson may have shared with you his findings when he kindly came to see my view, per my request. When my parents built this house they had waited many years to find the perfect property that had both spectacular views and privacy. This house is situated on two lots so that it could be oriented legally for views, according to height restrictions, and with maximum privacy as well. Tamara's garage extends 22 1/2 feet beyond my living room windows facing west towards the ocean. Because of this, her apartment would block almost the entirety of my view from Grover Beach to the Lompoc Peninsula. Her tenants would literally take over my view. (I intend to have numerous photos at the meeting to show you exactly how this addition would impact my view.) Many people who have stood on my sun deck have commented that I must have one of the most gorgeous views in all of Arroyo Grande. I feel the same.

I honestly can't imagine doing this to a neighbor myself, when there are other options which would be win-win for both of us. I know that Tamara was aware that she'd be destroying my view because, about 2 weeks ago, she brought me a succulent. ...followed by: "This is a peace offering, because I've been working with an architect to build an apartment, which will affect your view." Little did I know then that those plans were actually already submitted and waiting approval! I had never received any notification from the City about this.

2. Loss of privacy. Privacy to me is every bit as important as my view. The proposed plans would put the apartment just seven feet away from my sun deck - where it would tower above me - a veritable high wall where my view once was. Tamara could easily build her apartment on top of the main house which would not obstruct my vista. We would then both have the same views. She would be welcome to stay with me, when she was in town, and construction was going on

above her. Another option: instead of building on top of her garage, she could add the apartment addition to the rear of her garage just as easily. She could still have a deck above with the same panoramic views as I have. Win-win. Not only would this apartment above her garage be an incredible eyesore aesthetically, but the intended inclusion of windows on the north side wall would all but guarantee lack of privacy in regards to the use of my deck, as well as also allowing direct views down into the master bedroom. This would be another *major* impact on privacy. Due to the proximity to my property line, this imposing box of a structure creates an uncomfortable barrier regardless of the privacy issues.

3. Loss of sun and light. Why does one retire in California? In many cases, as in my own case, it is to get maximum sunshine. After living in Oregon for 33 years, before moving back to California, believe me, sunshine is vital to me. Life itself! It is why I am choosing to retire here, rather than in Oregon where my children still live. During the months when the sun is low in the sky, Tamara's apartment would throw shade on my sun deck and living room, as well as my back yard garden, except for the late afternoon, and evening time. Also, the loss of ambient light quality indoors would seriously impact one the greatest features of my parent's design and intent. Were this aspect lost, it would definitely effect the emotional quality of my life.

4. Significant loss in property value. This is pretty self-explanatory. Anyone can understand the value of view properties possessing both privacy and sun exposure. We can all agree that view amenity is a commodity. It has a contributory effect on the value of real estate. As previously stated, due to short notice, I was unable to obtain an appraiser who had time to accept the assignment of determining the amount that my view contributes to my overall value. Local appraisers are booked out 6-8 weeks. I did have my friend from Oregon, Catherine Reed, who is an appraiser, do some research for me. I also did what I could do myself researching sales. The fact is - it is very, very hard to find view property that has sold near my house in the past 2 years. View properties are extremely difficult to find, period. I have a gem here. In order to get a proper appraisal done I would need a 2-month extension at least, as they would have to go back to historic sales in the area. Expensive and time-consuming. One thing is certain - the value of my property would go down significantly if Tamara's apartment isn't moved to a different location.

5. Architectural Aesthetics / Integrity. Lastly I would ask that you consider the architectural aesthetic of this proposal. Apparently this structure, where proposed, is to have a flat roof, due to building height restrictions. This addition will greatly conflict with the pitched / gabled roof system of the original house and architectural intent. Placing what is essentially a flat-topped box on top of this gabled structure will create a visual anomaly and disrupt the architectural continuity of the surrounding neighborhood. A box sitting behind a pitch-roofed house is never an aesthetic design by any stretch of the imagination. This architectural eyesore, would do nothing towards enhancing the appeal of our

neighborhood, whereas, placing the apartment on top of her main house, or putting the structure behind the garage *would* maintain both architectural aesthetics, and the quality of the neighborhood.

As I stated above, a change in the location of the apartment would make everything copacetic and a total win for both of us. I would rather spend the rest of my days in a good, healthy neighbor relationship, rather than a totally hostile situation that could never be undone. My parents worked very hard to build their dream home and were good standing neighbors and property-tax paying residents who contributed to the Arroyo Grande community for 36 years. I want to protect my parents' legacy to me and my family. I have worked very hard maintaining this property while being the sole caretaker of my parents for over 6 years, prior to their passing, two years ago. I hope that you will consider the impact this will have on a long-term resident of this neighborhood and that this will create an untenable situation and seriously impact the retirement years I was greatly looking forward to.

I extend an invitation to any of you, or all of you, to stop by my home this week in order to better understand, from a bird's-eye perspective, the views and loss of privacy I have laid out in this letter.

Sincerely,

A handwritten signature in cursive script that reads "Rista Prahar". The signature is fluid and elegant, with a large initial 'R' and 'P'.

Rista Prahar
1204 Priscilla Ln.
Arroyo Grande, CA 93420

805 489-2152