



ARCHITECTURAL REVIEW COMMITTEE MEETING AGENDA SUMMARY

Monday, July 15, 2024, 2:30 p.m.

In person at:
Arroyo Grande City Hall
Conference Room
300 E. Branch Street, Arroyo Grande, CA 93420

AND via Zoom at:
Please click the link below to join the Zoom Meeting:
<https://us02web.zoom.us/j/84675475013>
Webinar ID: 846 7547 5013
By Phone: +1 699-900-6833

This Architectural Review Committee meeting will be conducted by hybrid in-person/virtual format. Members of the public may participate and provide public comment on agenda items during the meeting in person at the location identified above, by joining the Zoom meeting, or by submitting written public comments to Andrew Perez, Associate Planner, at aperez@arroyogrande.org.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **FLAG SALUTE**

Committee Member Hall

4. **AGENDA REVIEW**

The Committee may revise the order of agenda items depending on public interest and/or special presentations.

5. **COMMUNITY COMMENTS AND SUGGESTIONS**

This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Architectural Review Committee. Members of the public may provide public comment remotely by joining the Zoom meeting utilizing one of the methods provided below. Please use the “raise hand” feature to indicate your desire to provide public comment.

Please adhere to the following procedures when addressing the Committee:

- Comments should be limited to 3 minutes or less.
- Your comments should be directed to the Committee as a whole and not directed to an individual Committee member.
- Slanderous, profane or personal remarks against any Committee member or member of the audience shall not be permitted.

6. WRITTEN COMMUNICATIONS

Correspondence or supplemental information for the Architectural Review Committee received after Agenda preparation. In compliance with the Brown Act, the Committee will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA

- 7.a Approval of Minutes**
(PEREZ)

8. PROJECTS

- 8.a Consideration of Architectural Review Permit 24-008; Exterior Alterations to an Existing Commercial Building; Location – 168 Station Way; Applicant – Marilyn Hansen; Representative – Peter Danciart, Danciart Architecture.**
(GROPEN)

Recommended Action:

Review the proposed project for compliance with the Design Guidelines for the D-2.11 Overlay District and make a recommendation to the Community Development Director.

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

Correspondence/Comments as presented by the Architectural Review Committee.

11. STAFF COMMUNICATIONS

Correspondence/Comments as presented by the City staff.

12. 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 City Clerk's office, 300 E. 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 805-473-5400 as soon as possible and at least 48 hours prior to the meeting date.

This agenda was prepared and posted pursuant to Government Code Section 54954.2 Agenda reports can be accessed and downloaded from the City's website at www.arroyogrande.org If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through the "Notify Me" feature.

ACTION MINUTES
MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE

June 17, 2024, 2:30 p.m.
Hybrid City Hall Conference Room/Virtual Zoom Meeting
300 East Branch Street, Arroyo Grande

Committee Members Present: C.J. Horstman, Glenn Martin, Janet Huston

Committee Members Absent: Lori Mainini Hall, Kristin Juette

Staff Present: Planning Manager Andrew Perez, Associate
Planner Patrick Holub

Given the recent increase in COVID-19 cases in San Luis Obispo County, and in compliance with Assembly Bill (AB) 361, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, this meeting was held by teleconference.

1. CALL TO ORDER

Chair Martin called the meeting to order at 2:30pm.

2. ROLL CALL

Chair Martin performed the roll call. Committee Members Juette and Hall were absent.

3. FLAG SALUTE

Chair Martin

4. AGENDA REVIEW

Committee Member Horstman recommended moving item 8.c. prior to items 8.a and 8.b. The Committee was supportive of this reorganization of the agenda and approved it by consensus.

5. COMMUNITY COMMENTS AND SUGGESTIONS

Chair Martin invited public comment. No public comments were made.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

7.a Approval of Minutes

(PEREZ)

Moved by C.J. Horstman
Seconded by Glenn Martin

Approve the Minutes of the May 20, 2024 regular meeting as submitted.

AYES (3): C.J. Horstman, Glenn Martin, and Janet Huston

ABSENT (2): Lori Mainini Hall, and Kristin Juetten

Passed (3 to 0)

8. PROJECTS

8.a Consideration of Architectural Review 24-007; Painting of a New Mural; Location – 190 Station Way; Applicant – Miner’s Ace Hardware

(HOLUB)

This item was heard after item 8.c.

Associate Planner Holub presented the staff report and explained the evolution of the Public Art Guidelines. He also described the project details, location and dimension of the proposed mural. He explained when the Public Art Guidelines are applicable and the selection criteria by which the proposals shall be reviewed.

Chair Martin invited public comment. No public comment was received.

The Committee was supportive of the concept and found the design with Public Art Guidelines.

Moved by Janet Huston
Seconded by C.J. Horstman

Review the proposed project and make a recommendation to the City Council.

AYES (3): C.J. Horstman, Glenn Martin, and Janet Huston

ABSENT (2): Lori Mainini Hall, and Kristin Juetten

Passed (3 to 0)

8.b Consideration of Architectural Review 24-006; Repainting of Rancho Grande Basketball Court; Location – Rancho Grande Park; Applicants – City of Arroyo Grande, AG Lions Club and the Pick Family

(HOLUB)

Recreation Services Director Bohlken explained the collaboration with the co-applicants to install public art at basketball court at Strother Park. She also described the partnership with the Lion's Club and its financial contribution. Associated Planner Holub described the project site, condition of the basketball court at Rancho Grande Park, the application that was submitted,

materials, and the design options provided. He described the selection criteria by which the proposals shall be reviewed. Staff answered questions about the artist's qualifications and the application review process.

Michael Pick described the process of collecting potential designs, which will be further developed by a professional artist after the final selection is chosen. Trevor Weiger, project artist, spoke in support of the project and described his background and professional resume. He also expressed his awareness of accentuating the lines that are integral to the game of basketball.

Chair Martin invited public comment. No public comment was received.

The Committee was supportive of the project concept and recommended that the integrity of the basketball court be considered when evaluating the designs. It was also recommended that a digitized version of the design is presented to City Council for its consideration. The Committee was supportive of designs D, E, and M.

Moved by Glenn Martin

Seconded by Janet Huston

Recommend that the City Council consider designs D, E, and M with the condition that the applicant:

- 1) Provide artists resume; and
- 2) Provide two digitized versions of each design for City Council's consideration

AYES (3): C.J. Horstman, Glenn Martin, and Janet Huston

ABSENT (2): Lori Mainini Hall, and Kristin Juetten

Passed (3 to 0)

8.c Consideration of Architectural Review 24-005; Construction of a Pickleball Court; Location – 316 Rodeo Court; Applicant – Mike Gardener; Representative – Jon Couch, Pack Design Group

(HOLUB)

This item was heard out of order, prior to items 8.a and 8.b.

Associate Planner Holub presented the staff report, describing project site, project description, and the design guidelines for the tract. He explained that each lot in this tract was approved with a development envelope and that this proposal would be allowed outside of that envelope because it does not require a building permit for its construction. He also described how the project proposes to comply with the Design Guidelines by minimizing the visual impact of the project by minimizing the height of the retaining walls, using natural colors, and installing additional landscaping to further obscure the court. He also answered questions about the colors and vegetation

Mike Gardener, project applicant, was present and spoke in support of the project. He explained how the existing oak trees would obscure the sightlines to the court, further reducing its visibility. He answered questions about the landscaping, clarifying that any new vegetation would be planted along the wall to add the natural look of the hillside.

Chair Martin invited public comment. Trevor Weiger, inquired about the surface of the pickleball court and whether any sealant would be applied at its completion. Sheridan Bolhken, Recreation Services Director, asked about the availability of the court for public use.

The Committee found the proposal in compliance with the Design Guidelines for the tract with regards to hardscape and the intent to maintain the natural appearance of the hillside.

Moved by C.J. Horstman
Seconded by Glenn Martin

The Architectural Review Committee (ARC) recommends that the Community Development Director approve the project with recommendations to:

- 1) Prohibit sport court lighting;
- 2) Any new landscaping should comply with City standards; and
- 3) Use a sandstone color for the retaining wall

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

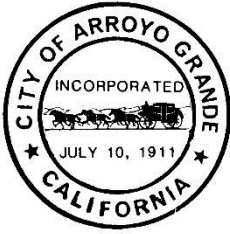
Planning Manager Perez announced City Hall will be closed on Wednesday, June 19th in observance of the Juneteenth holiday.

12. ADJOURNMENT

The Meeting adjourned at 3:55 pm.

Glenn Martin, Chair

Andrew Perez, Planning Manager



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Planning Manager

BY: Shayna Gropen, Assistant Planner

SUBJECT: Consideration of Architectural Review Permit 24-008; Exterior Alterations to an Existing Commercial Building; Location – 168 Station Way; Applicant – Marilyn Hansen; Representative – Peter Danciart, Danciart Architecture.

DATE: July 15, 2024

RECOMMENDATION:

Review the proposed project for compliance with the Design Guidelines for the D-2.11 Overlay District and make a recommendation to the Community Development Director.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

The subject property is zoned Village Mixed Use (VMU), is part of the D-2.11 Design Overlay District. The existing structure is occupied by two professional offices, a personal service business, a restaurant, and the United States Postal Service. Surrounding land uses include Miner's Ace Hardware on the same parcel directly south, and the fire station to the east, across Station Way. The project location can be viewed as Attachment 1. The subject building is a part of the Village Creek Plaza shopping complex and development within this complex is regulated by the standards for the Design Overlay District D-2.11 Guidelines (the "Guidelines") (Attachment 2). Exterior alterations to commercial buildings require review by the ARC for consistency with the applicable design guidelines.

ANALYSIS OF ISSUES:

Project Description

The applicant proposes to cover the existing front courtyard area to create a new 600 square foot veranda, add new metal siding on the entirety of the building façade, and relocate and reconfigure the trash enclosure. The project plans can be viewed as Attachment 3. The existing building footprint on the 43,803 square foot parcel is 9,713 square feet, for a footprint coverage of 22%. The project plans include a new covered

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Architectural Review Committee

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patio which brings the total footprint coverage to 23.37%, which is less than the allowed 100% maximum lot coverage, as described by the Arroyo Grande Municipal Code (AGMC). The new covered patio is being proposed to allow for the installation of additional solar panels which will provide an energy savings cost that will be passed on to the five tenants. The clockface on the tower element will be moved upwards slightly to accommodate the newly covered patio area.

The applicant proposes partially replacing and relocating the 160 square foot trash enclosure further away from the delivery bay used by post office vehicles. The new location of the trash enclosure will place it an additional six feet (6') away from the post office delivery base, as the applicant has indicated that the existing enclosure location has created a hazard for turning vehicles, leading to damage on the corner of the enclosure. The proposal also includes replacing the existing light grey horizontal siding and trim with 7/8" corrugated metal siding in the shade "Streaked Rust," a brown color, in an effort to increase the building's resistance to fire damage.

Design Guidelines

The intent of the D-2.11 Overlay District is to protect existing historic buildings and to enhance the character of a major entrance to the City. All outbuildings, including trash containers, should be designed as part of the overall project or building in materials, textures, and colors. The applicant proposes the new trash enclosure be painted "rust brown" to match the proposed siding material, while the "patina green" standing seam metal roof, posts, and beams will remain. The green shade is consistent with the other buildings on the parcel and establishes visual continuity within the shopping center. This proposal is consistent with the Guidelines, which state that construction materials should be compatible with those used on adjacent development.

Regarding building colors, the Guidelines state that the number of colors used on a building should be kept to a minimum, generally three or fewer. This would incorporate a base color, trim color, and single accent color, in compliance with the Guidelines. The applicant proposes a "Patina Green" standing seam metal roof, fascia, posts, and beams and "Patina Red" copper gutters and downspouts to match the existing roof and accent materials. The black aluminum doors and window frames will remain. The new materials that are being introduced as a part of this project proposal include the soffit, which will be painted in the shade "Tan Bamboo," the "Streaked Rust" corrugated metal siding, and the "Rust Brown" trash enclosure. The color and materials board can be viewed as Attachment 4, and the ARC should review the proposed colors and materials for compliance with the Guidelines.

Regarding awnings and canopies, the Guidelines encourage color and design compatibility with both the building to which it will be attached and adjacent buildings. Additionally, the Guidelines discourage aluminum, fiberglass, and plastic awnings and

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canopies. The design of the new covered patio area is compatible with the existing roofing of the subject building as well as adjacent buildings and is consistent with the above Guidelines regarding awning and canopy materials.

ALTERNATIVES:

1. Recommend approval of the proposal to the Community Development Director;
2. Do not recommend approval of the proposal and provide direction to the applicant;
or
3. Provide other direction to staff.

ADVANTAGES:

Approval of the project will allow the applicant to install additional solar paneling on the new veranda for increased energy savings, locate the new trash enclosure in an improved configuration that will allow for more effective site circulation, and install new siding material that will increase the building's fire resistance.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The proposed project is categorically exempt from the California Environmental Quality Act ("CEQA") under the Class 1 exemption, which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features where the project involves negligible or no expansion of existing or former use. (State CEQA Guidelines, § 15301.) None of the exceptions to the Class I exemption apply to the project as proposed because: the location of the project will not result in any significant environmental impacts; there will not be any cumulative environmental impacts as a result of the project; the project does not impact or damage any scenic resources; the project is not located on a hazardous waste site; and the project does not adversely affect any historic resources.

PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

ATTACHMENTS:

1. Project Location
2. Design Overlay District (D-2.11) Guidelines
3. Project Plans
4. Color & Materials Board

Item 8.a



Overhead view of project location



Front view



Trash enclosure

EXHIBIT C

Design Overlay District (D-2.11) Guidelines

Purpose of the Design Overlay District

The primary purpose of this district is to encourage the use of design that will not detract from the neighboring Village districts. Although much of the development in this area is modern, there are also a significant number of historic structures in the design overlay districts. The intent of these guidelines is to protect those existing historic buildings, and to enhance the character of a major entrance to the City. There is no one proper architectural style, but the use of elements found in adjacent buildings or homes is encouraged.

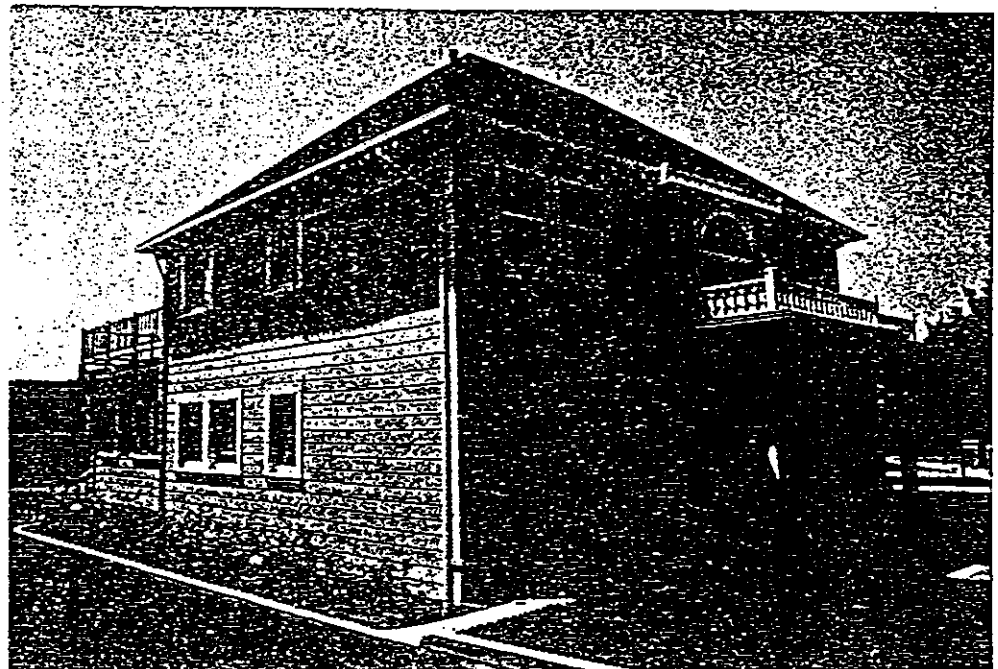
Guidelines for the Design Overlay District

Site Design

1. All new projects or renovations shall adhere to site development standards of the Development Code.

2. All outbuildings, including garages and enclosures for service areas, trash containers, or outside storage should be designed as part of the overall project or building. Materials, textures and colors should be consistent with those of the proposed project and with adjacent buildings.

3. Landscaping should retain existing trees and plants as much as possible. Street trees or sidewalk planters should be incorporated where feasible and pedestrian circulation will not be obstructed. If street trees or sidewalk planters are within the public right-of-way, it is necessary to obtain an Encroachment Permit from the Public Works Department.



4. Streetscape improvements should match the existing sidewalk paving, lighting schemes, and street furniture, unless the new element introduced is more consistent with the character of the district than are existing elements.

Building Design

1. The height of new buildings shall not exceed development standards allowed in Title 9 of the Municipal Code (Development Code), unless a variance is approved.
2. New buildings or renovations shall adhere to lot coverage and floor area ratio requirements of the Development Code, unless a variance is approved.
3. New construction should include elements common to adjacent historic development such as cladding type, roofing material, roof structure, and ornamentation.

Construction Materials

1. Renovations should use the original materials as much as possible.
2. Original decorative details should be retained during renovation. If the original materials have deteriorated and must be removed, they should be replaced with materials that match the original in design, color, and texture.

3. Construction materials should be compatible with those used on adjacent development. New buildings should incorporate traditional materials, but should not attempt to blend with the existing environment by "pretending" to be historic. Victorian or period details should not be used when not in context with the building.

2. When Plot Plan review or a Conditional Use Permit is required, color samples should be submitted as part of the process. The use of florescent, "neon" or "day-glo" colors on building facades is not appropriate.

3. Color palettes should be compatible with those of adjoining buildings.



Building Colors

1. The number of colors used on a building or project should be kept to a minimum, generally three or fewer. This would incorporate a base color, trim color and single accent color.

Signs

General

1. Signs shall meet all requirements of the Development Code, and the provisions of these guidelines. If a conflict arises between the requirements of the Development Code and these guidelines, the most restrictive requirements shall apply.
2. Signs may be subject to review by the Architectural Advisory Committee before approval of a Sign Permit.

Size

1. All signage is included in the sign area allowed in the Development Code. This includes window and awning signs, and includes logos and graphic representations that identify the business, product sold, or service offered.
2. Window signs shall not exceed twenty percent (20%) of the window area in which they appear.

Location

1. Signs should be located symmetrically in relation to facade bays and should not obstruct architectural features of the building.
2. Wall signs should be located above the entry to the building to better relate to pedestrian traffic.
3. Window and door signs should be applied where they will not obstruct visibility.
4. Signs on awnings or canopies should be placed where they may be seen by pedestrians as well as by passing traffic.

Materials

1. High gloss, shiny or reflective surfaces are not allowed as a sign material.
2. Signs may use raised images or painted images in their design.
3. Sign materials should complement the building material, and shall be in keeping with the historic character of the adjoining Village and the rural atmosphere of Arroyo Grande.
4. Freestanding signs should consist of materials and colors similar and complementary to the primary building.

Colors

1. Sign colors should complement the building color scheme.
2. Signs should incorporate no more than three (3) different colors. Too much contrast dilutes the effectiveness of the sign and creates an appearance of "busyness."
3. Bright, intense colors are discouraged, including the use of florescent, "neon" or "day-glo" colors on signs.
4. All applications for sign permits in the Design Overlay District should include a sample of the intended color palette.

Sign Illumination

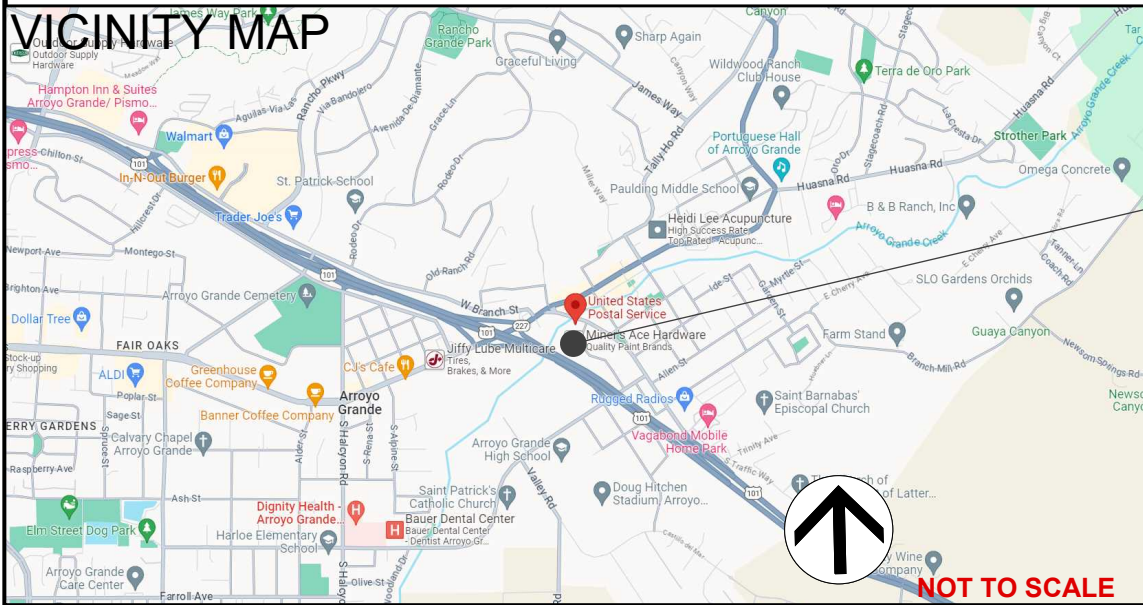
1. Signs should be illuminated with incandescent lights, or any lighting type that does not produce glare and is designed to conserve energy.
2. Wall, canopy, or projecting signs should be illuminated from hidden sources or exposed ornamental fixtures that complement the building's architecture.
3. Window signs and widow displays should be illuminated from hidden sources that do not obstruct visibility.

Awnings and Canopies

1. All graphics, logos, and signs contained on awnings or canopies shall be considered part of the total allowed sign area as defined in the Development Code.
2. Awning or canopy color and design should be compatible with that of the building on which it is attached. Awnings or canopies should also complement those of adjacent buildings, both in style and color.
3. Canopies and awnings should be consistent with the historic period in regard to size, shape, and materials. Aluminum, fiberglass and plastic awnings or canopies are discouraged.

Design Overlay District 2.11





SITE

ABBREVIATIONS

A	AIR CONDITIONING	N	NEW
A.F.F.	ABOVE FINISH FLOOR	N.G.	NATURAL GRADE
ALT.	ALTERNATE	N.I.C.	NOT IN CONTRACT
AMT.	AMOUNT	NTS	NOT TO SCALE
APPROX.	APPROXIMATE		
AVG.	AVERAGE	O	BOARD
		O.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER
BTWN.	BETWEEN	OPNG.	OPENING
BUILDING	BUILDING	ORIG.	ORIGINAL
BLK. / BLKG.	BLOCK / BLOCKING	OZ.	OUNCE
C		P	
C.F.M.	CUBIC FEET PER MINUTE	PERP.	PERPENDICULAR
CHG.	CHANGE	PL	PLATE
C.I.	CAST IRON	PL. LAM.	PLASTIC LAMINATE
CLR.	CLEAR/CLEARANCE	P.LY. WD.	PLYWOOD
CLG.	CEILING	PR. PAIR	
CL.	CENTERLINE	PROJ.	PROJECT
C.M.U.	CONCRETE MASONRY UNIT	P.S.F.	POUNDS PER SQUARE FOOT
COL.	COLUMN	P.S.I.	POUNDS PER SQUARE INCH
CONC.	CONCRETE	P.VMT.	PAVEMENT
CONSTR.	CONSTRUCTION	P.T.D.F.	PRESSURE TREATED DOUG FIR
C.O.T.G.	CLEAN OUT TO GRADE		
CTR.	CENTER	Q	QUART
CU. FT.	CUBIC FOOT	QTY.	QUANTITY
CU. IN.	CUBIC INCH		
CU. YD.	CUBIC YARD	R	RISER
		R.	RADIUS
DBL.	DOUBLE	RD.	ROAD
DEG.	DEGREE	REF.	REFRIGERATOR
DEPT.	DEPARTMENT	REINFR.	REINFORCEMENT
DIAG.	DIAGONAL	REQ.	REQUIRED
DIA.	DIAMETER	RM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
DIV.	DIVISION	R.T.S.	REFER TO STRUCTURAL
D.S.	DOWNSPOUT		
DW.	DUMBWAITER / DOWNSPOUT	S	SCHEDULE
		SCHED.	SCHEDULE
E		S.C.	SOLID CORE
(E)	EXISTING	SECT.	SECTION
EA.	EACH	SHWR.	SHOWER
ELEC.	ELECTRIC	SNG CYL DB	SINGLE CYLINDER DEADBOLT
ELEV.	ELEVATION / ELEVATOR	SHT.	SHEET
ENCL.	ENCLOSURE	SIMM.	SIMILAR
EQ.	EQUAL	SPEC(S).	SPECIFICATION(S)
EQUIP.	EQUIPMENT	SQ.	SQUARE
EXIST.	EXISTING	SQ. FT.	SQUARE FEET
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
		ST.	STREET
F		STD.	STANDARD
F.D.	FLOOR DRAIN	STL.	STEEL
F.B.O.	FURNISHED BY OWNER	STOR.	STORAGE
F.G.	FINISH GRADE	STRUCT.	STRUCTURE
F.H.	FIRE HYDRANT	SYM.	SYMBOL
FIN.	FINISH		
FLR.	FLOOR	T	TREAD
FLUOR.	FLUORESCENT	T.C.	TOP OF CONCRETE/CURB
F.O.C.	FACE OF CONCRETE	T.O.C	TOP OF CONCRETE/CURB
F.O.F.	FACE OF FINISH	TO.C.B.	TOP OF CATCH BASIN
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	TEMP.	TEMPERATURE
FS.	FINISH SURFACE	T&G	TONGUE AND GROOVE
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TOIL.	TOILET
		T.O.P.	TOP OF PAVEMENT
G		T.O.S.	TOP OF SLAB
GA.	GAUGE	T.O.W.	TOP OF WALL
GAL.	GALLON	TV.	TELEVISION
GALV.	GALVANIZED	TYP.	TYPICAL
GYP.	GYPSUM		
		U	UNFINISHED
H		UNFIN.	UNFINISHED
H.B.	HOSE BIBB	U.N.O.	UNLESS NOTED OTHERWISE
HDR.	HEADER	UR.	URINAL
HRDW.	HARDWARE		
HORIZ.	HORIZONTAL	V	VENT
HP.	HORSE POWER	V.	VENT
HT.	HEIGHT	V.C.T.	VINYL COMPOSITION TILE
		VENT.	VENTILATE
I		VERT.	VERTICAL
I.D.	INSIDE DIAMETER	V.G.D.F.	VERTICAL GRAIN DOUG FIR
IN.	INCH	V.I.F.	VERIFY IN FIELD
INFO.	INFORMATION	V.T.R.	VENT THRU ROOF
INSUL.	INSULATION		
INT.	INTERIOR	W	
J		W.C.	WATER CLOSET
JAN.	JANITOR	WD.	WOOD
JCT.	JUNCTION	W.H.	WATER HEATER
JT.	JOINT	W.I.	WROUGHT IRON
		WOM.	WOMEN
K		W.P.	WATERPROOFING
KIT.	KITCHEN	WSCOT.	WAINSCOT
		W.	WITH
L		W/O	WITHOUT
LAV.	LAVATORY	WV	WATER VALVE
LB.	POUND		
L.F.	LINEAL FOOT	ACRONYMS	
LIN.	LINEAR	A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
LT.	LIGHT	A.S.T.M.	AMERICAN SOCIETY FOR TESTING AND MATERIALS
LT.WT.	LIGHT WEIGHT	C.B.C.	CALIFORNIA BUILDING CODE
		I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
M		N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
MAX.	MAXIMUM	O.S.H.P.D.	OCCUPATIONAL SAFETY AND HEALTH ACT
M.B.	MACHINE BOLT	U.F.C.	UNIFORM FIRE CODE
M.C.	MEDICINE CABINET	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
MECH.	MECHANICAL		
MED.	MEDIUM		
MEZZ.	MEZZANINE		
MFR. / MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MTL.	METAL		

HANSEN PROJECT

CANOPY

168 STATION WAY

ARROYO GRANDE, CA 93420

Attachment 3

SHEET INDEX

T-1.0 TITLE SHEET

SITE/CIVIL
C-1.0 SITE PLAN

ARCHITECTURAL
AB-1.0 EXISTING PLAN - FIRST FLOOR
AB-1.1 EXISTING PLAN - ROOF
AB-9.0 EXISTING ELEVATIONS
A-1.0 PROPOSED PLAN - FIRST FLOOR
A-7.0 PROPOSED PLAN - ROOF
A-8.0 SECTION - A - CROSS
A-9.0 PROPOSED ELEVATIONS

PROJECT STATISTICS

SITE SUMMARY

LOCATION: 168 STATION WAY
ARROYO GRANDE, CA 93420
ZONE: VILLAGE MIXED-USE
LEGAL DESCRIPTION: CY AG PTN LOWES ADDN & PTN RHO COR DE P
COUNTY OF SAN LUIS OBISPO, STATE OF CA
APN: 007-482-025
LOT AREA: 43,803 SQ. FT. (1.01 ACRES) ASSESSOR

MAX. LOT COVERAGE: 100% MAXIMUM LOT COVERAGE

EXISTING: BLDG. COVERAGE: 9,713 SQ.FT (22% FOOTPRINT COVERAGE)

NEW: BLDG. COVERAGE: 800 SQ.FT (1.37% FOOTPRINT COVERAGE)

BUILDING SUMMARY

USE: N/A
OCCUPANCY: B
CONSTRUCTION: TYPE V-N NON-SPRINKLERED
NUMBER OF STORIES: TWO

BUILDING AREA 9,117 SQ. FT.
EXISTING: TRASH ENCLOSURE 160 SQ. FT.
LOADING DOCK COVER 436 SQ. FT.
EXISTING TOTAL: 9,713 SQ. FT.

BUILDING AREA 600 SQ. FT.
NEW: CANOPY NEW TOTAL: 10,313 SQ. FT.

ROOF HEIGHT COMPLIANCE
REFER TO SHEET A-9.0 FOR ROOF HEIGHT COMPLIANCE

CODE COMPLIANCE

CODES: ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL GREEN)
TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE
NFPA NATIONAL FIRE CODES
ORDINANCES OF THE CITY OF ARROYO GRANDE
ALL OTHER CODES ADOPTED BY THE AGENCIES HAVING JURISDICTION OVER THIS PROJECT

AGENCIES & UTILITIES

CITY BUILDING
CITY OF ARROYO GRANDE
BUILDING DIVISION
300 E. BRANCH ST.
ARROYO GRANDE, CA 93420
805-473-5450

CITY PLANNING
CITY OF ARROYO GRANDE
PLANNING DIVISION
300 E. BRANCH ST.
ARROYO GRANDE, CA 93420
805-473-5420

CITY SHERIFF'S DEPT.
AGPD
200 N. HALCYON RD.
ARROYO GRANDE, CA
805-473-5110

UNDERGROUND SERVICES
811
1-800-642-2444
PG & E
406 HIGUERA STREET
SAN LUIS OBISPO, CA
805-546-5210

CITY PUBLIC WORKS
CITY OF ARROYO GRANDE
PUBLIC WORKS
1375 ASH ST.
ARROYO GRANDE, CA 93420
805-473-5480

PACIFIC BELL
196 SUBURBAN ROAD
SAN LUIS OBISPO, CA
805-546-7003

THE GAS COMPANY
833 MARSH STREET
SAN LUIS OBISPO, CA

CITY FIRE DEPARTMENT
FIVE CITIES FIRE AUTHORITY
140 TRAFFIC WAY
ARROYO GRANDE, CA 93420
PH: (805) 202-8388
E-MAIL: ZIZIZIPPY@GMAIL.COM

CHARTER COMMUNICATIONS
270 BRIDGE STREET
SAN LUIS OBISPO, CA
COUNTY PUBLIC WORKS
805-544-2688

PROJECT SCOPE

1. NEW 600 SQ. FT. VERANDA FOR SOLAR.
2. NEW METAL SIDING TO COVER EXISTING SIDING.
3. RELOCATE EXISTING TRASH ENCLOSURE.

PROJECT DIRECTORY

OWNER
MARILYN HANSEN
PO BOX 3004
SHELL BEACH, CA 93448
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E-MAIL: ZIZIZIPPY@GMAIL.COM

ARCHITECT
DANCIART ARCHITECTURE
1750 PREFUMO CANYON ROAD
SAN LUIS OBISPO, CA 93405
CONTACT: PETER DANCIART, AIA, LEED AP
PH: 805-704-5142
E-MAIL: PETER@DANCIART.COM

GENERAL CONTRACTOR:
JONATHAN HAND
1129 FAIR OAKS AVE.
ARROYO GRANDE, CA 93420
PH: 805-674-8437
E-MAIL: JONHAND805@GMAIL.COM

STRUCTURAL ENGINEER:
MICHEL KALIN, SE
MKSE
PO BOX 486
MORRO BAY, CA 93443
PH: 805-540-9494
E-MAIL: MK@MK-SE.COM

DANCIART
ARCHITECTURE

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HANSEN PROJECT
168 STATION WAY
ARROYO GRANDE, CA 93420
APN: 007-482-025

DATES

17 JUN 24

PROGRESS SET

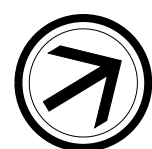
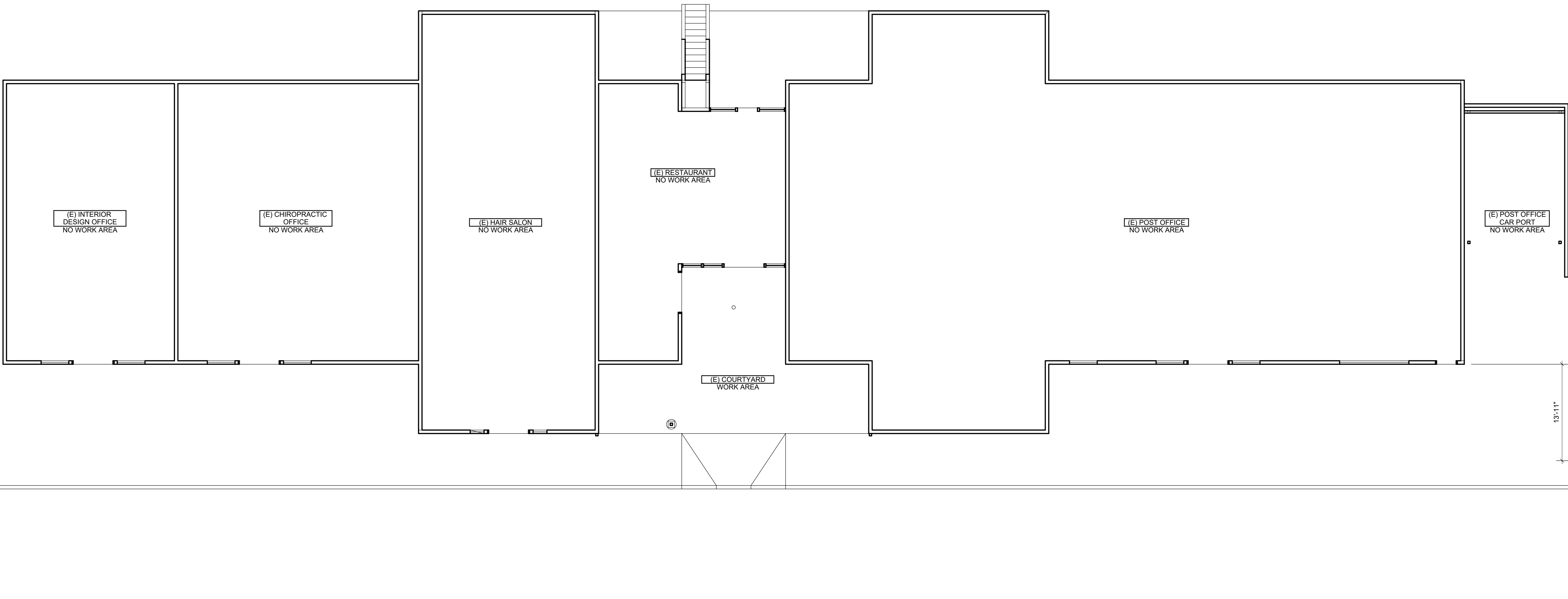
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SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1.0

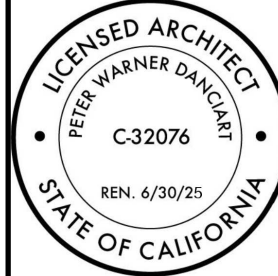


EXISTING PLAN - FIRST FLOOR

SCALE: 1/8" = 1'- 0"

DANCIART
ARCHITECTURE

1758PREFEEDBACK RD #44
SARATOGA, CA 95060
TEL: 408.255.1100
PETER@DANCIART.COM
WWW.DANCIART.COM



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HANSEN PROJECT
168 STATION WAY
ARROYO GRANDE, CA 93420
APN: 007-482-025

DATES

17 JUN 24

PROGRESS SET

PROJECT NUMBER

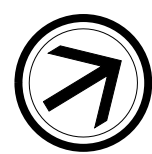
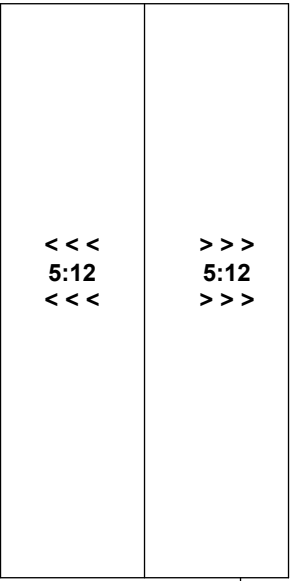
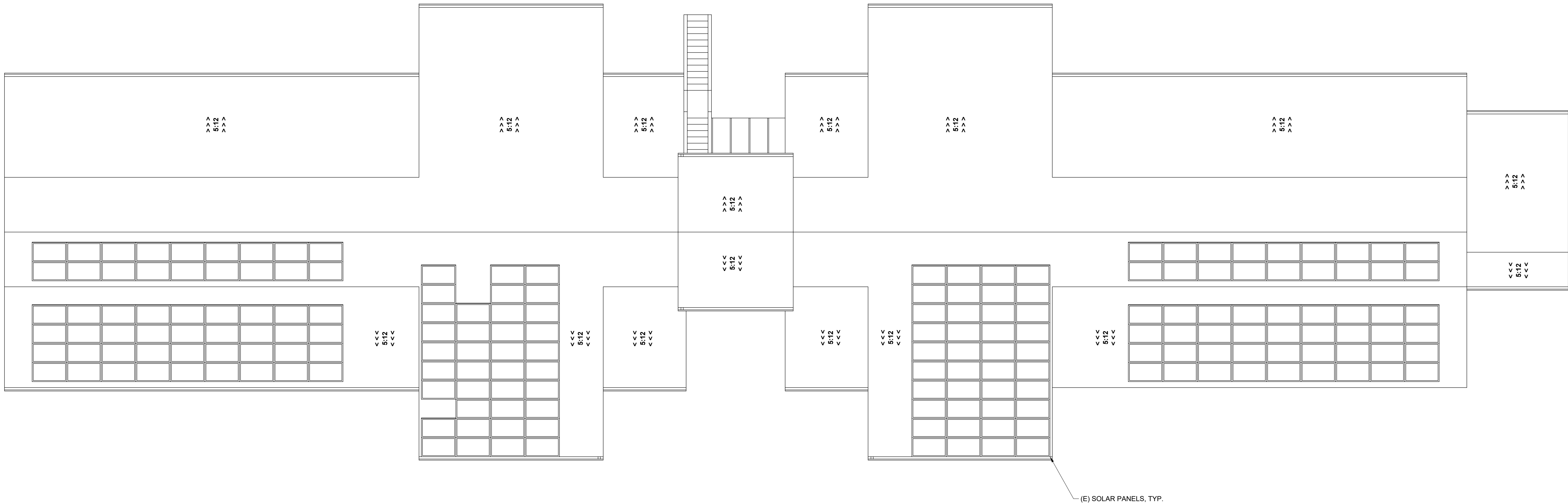
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SHEET NAME

EXISTING PLAN
FIRST FLOOR

SHEET NUMBER

AB-1.0

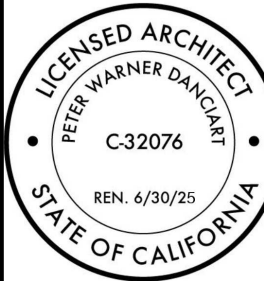


EXISTING PLAN - ROOF

SCALE: 1/8" = 1'- 0"

DANCIART
ARCHITECTURE

1758 PFEIFFER DRIVE, SUITE 100
SAN JOSE, CA 95131
TEL: 408.261.1111
WWW.DANCIART.COM

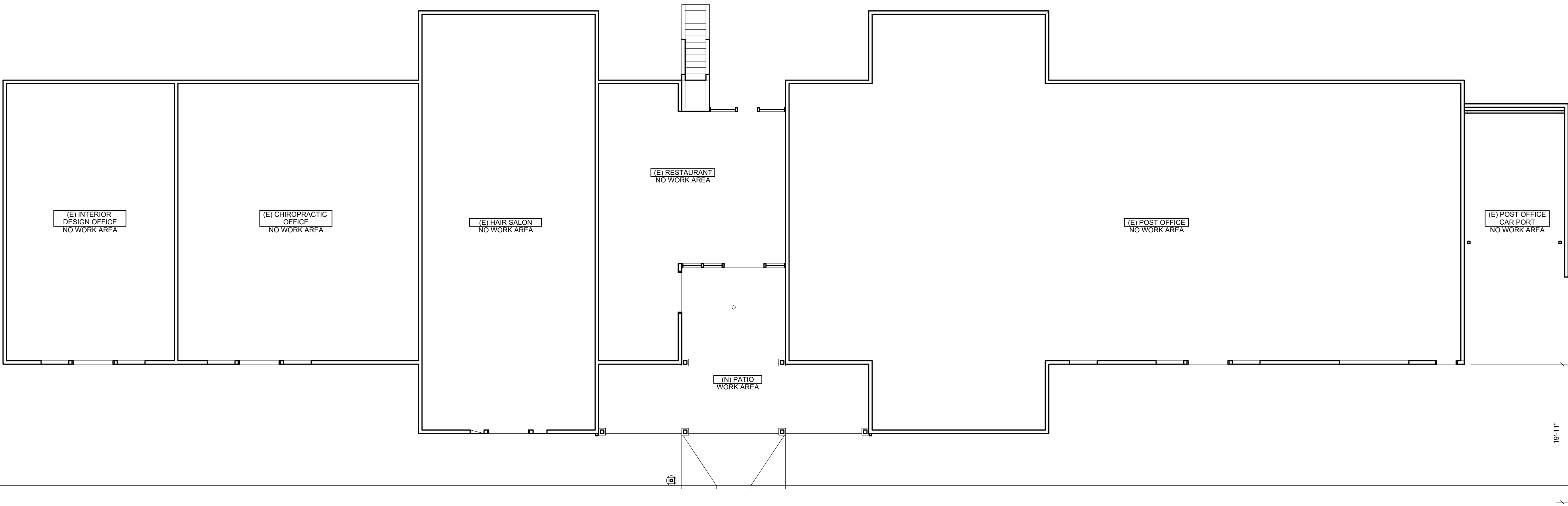


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HANSEN PROJECT
168 STATION WAY
ARROYO GRANDE, CA 93420
APN: 007-482-025

DATES
17 JUN 24
PROGRESS SET
PROJECT NUMBER
011 120 24A
SHEET NAME
EXISTING PLAN ROOF
SHEET NUMBER

AB-1.1

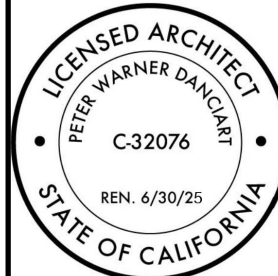


PROPOSED PLAN - FIRST FLOOR

SCALE: 1/8" = 1'- 0"

DANCIART
ARCHITECTURE

1758 PFEIFFER DR. #144
SARASOTA, FL 34236
TEL: 941.555.1111
FAX: 941.555.1112
WWW.DANCIART.COM



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HANSEN PROJECT
168 STATION WAY
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DATES

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PROGRESS SET

PROJECT NUMBER

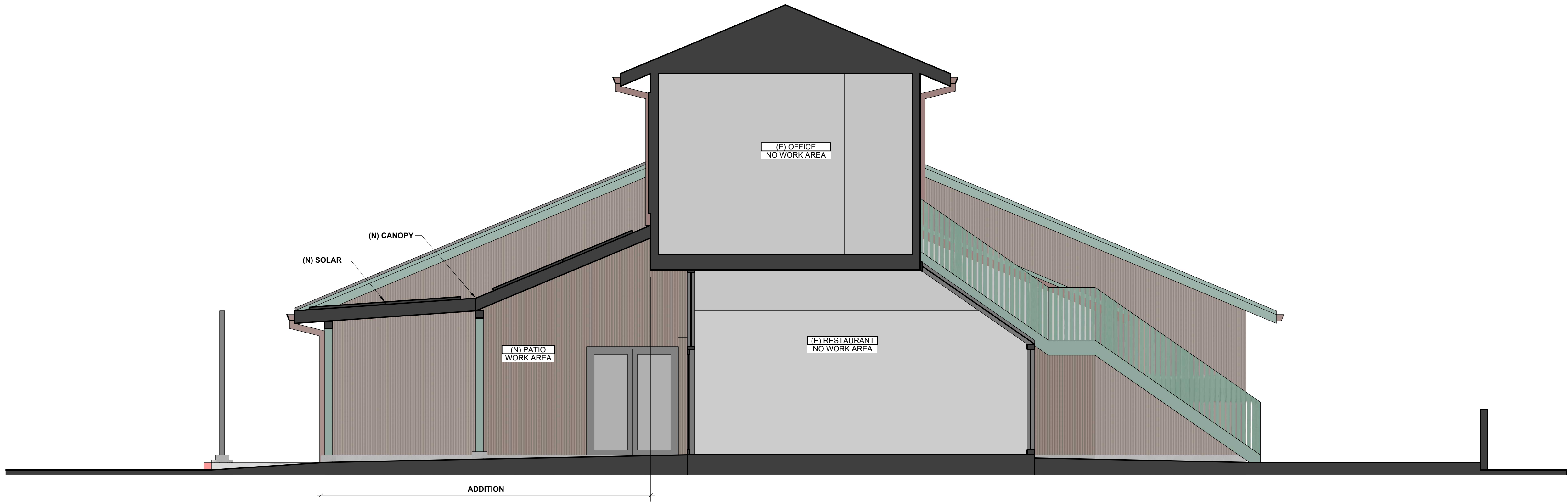
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SHEET NAME

DIMENSION
PLAN
1ST FLOOR

SHEET NUMBER

A-1.0

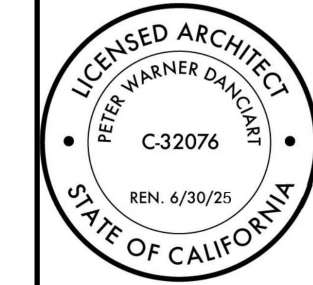


SECTION - A - CROSS

SCALE: 1/4" = 1'- 0"

DANCIART
ARCHITECTURE

1758PREFH000CYN ED #146
SARLUI081506
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HANSEN PROJECT
168 STATION WAY
ARROYO GRANDE, CA 93420
APN: 007-482-025

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PROJECT NUMBER

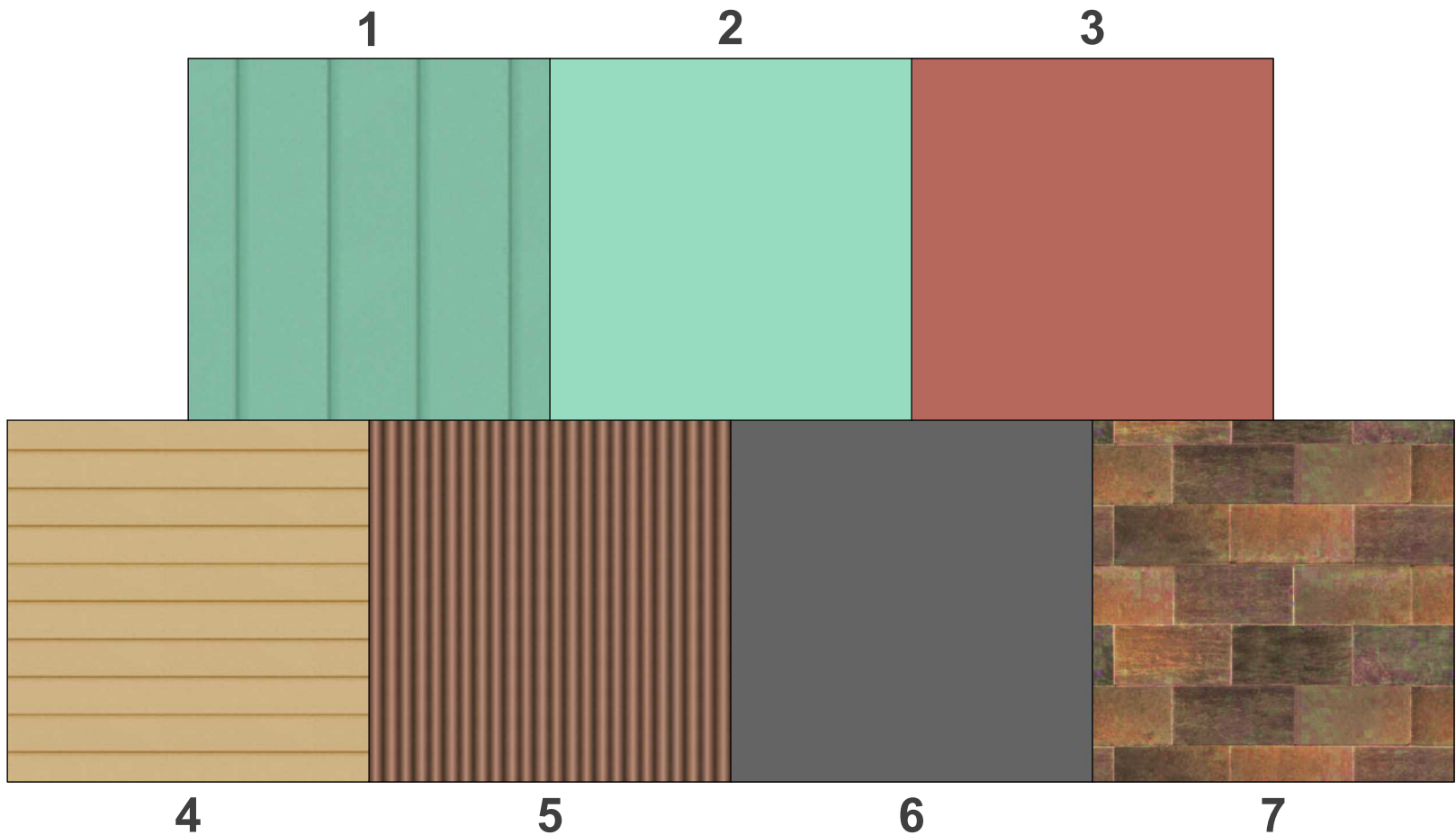
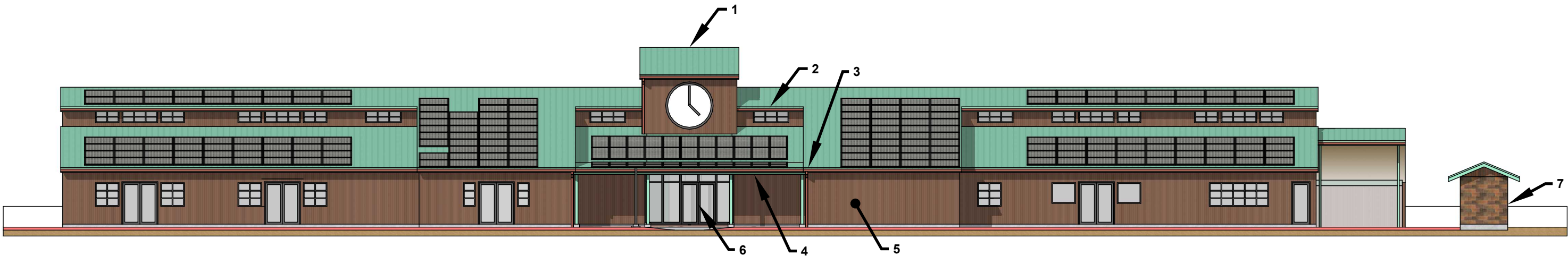
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SHEET NAME

SECTION
A
CROSS

SHEET NUMBER

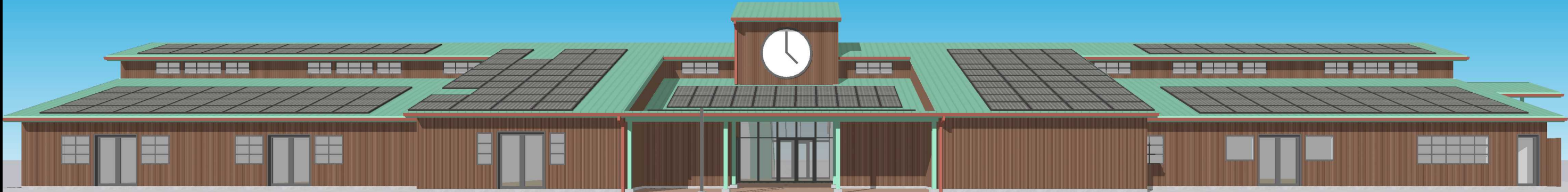
A-8.0



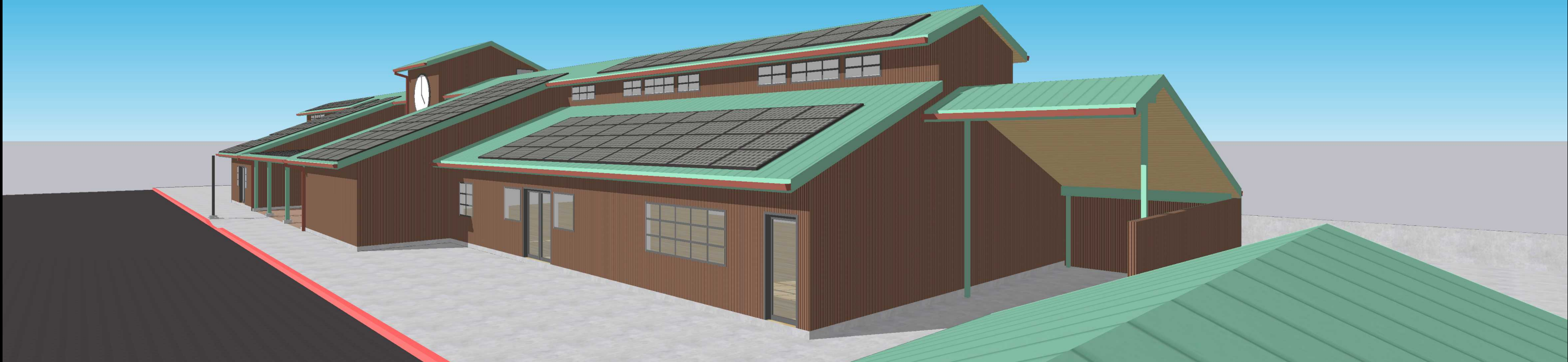
COLOR & MATERIAL KEYNOTES

- 1. (E) "PATINA GREEN" STANDING SEAM METAL ROOF TO REMAIN. (N) TO MATCH (E), TYP.
- 2. PAINT (E) FASCIAS, POSTS & BEAMS "PATINA GREEN". (N) TO MATCH (E), TYP.
- 3. (E) "PATINA RED" COPPER GUTTERS & DOWNSPOUTS TO REMAIN. (N) TO MATCH (E), TYP.
- 4. PAINT (E) & (N) SOFFITS "Crown Paint™: J3-45 Tan Bamboo", TYP.
- 5. (N) "Western States Metal Roofing: Streaked Rust® - 7/8" Corrugated" METAL SIDING THROUGHOUT, TYP.
- 6. (E) "BLACK" ALUMINUM DOORS & WINDOWS TO REMAIN, TYP.
- 7. PAINT RELOCATED CMU TRASH ENCLOSURE "RUST BROWN" TO MATCH MAIN BUILDING, TYP.

AS VIEWED FROM STATION WAY



AS VIEWED FROM TRAFFIC WAY



1750 PREFUMO CYN. RD. #46 SAN LUIS OBISPO CALIFORNIA 93405 805.704.5142 PETER@DANCIART.COM WWW.DANCIART.COM	DANCIART ARCHITECTURE	HANSEN PROJECT 168 STATION WAY ARROYO GRANDE, CA 93420 APN: 007-482-025	DATE	PROJECT NUMBER	SHEET NAME	SHEET NUMBER
			18 JUN 24	011 120 24A	RENDERS	CB2