



MEMORANDUM

TO: Architectural Review Committee

BY: Andrew Perez, Acting Planning Manager

SUBJECT: Viewshed Review 22-001; Two-story Addition to an Existing Single Family Residence; Location: 305 Short St; Applicant: Ryan Buckley; Representative: Andrew Goodwin

DATE: February 7, 2022

SUMMARY OF ACTION:

Recommendation for future action by the Community Development Director will result in the construction of a 1,062 square foot, two-story addition to an existing single family home.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected.

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the project for compliance with the Design Guidelines and Standards for the Historic Character Overlay District and make a recommendation to the Community Development Director.

BACKGROUND:

The subject property is zoned Single Family (SF), is located in the D-2.4 Historic Character Overlay District (Attachment 1). The proposed project requires review by the ARC for compliance with the *Design Guidelines and Standards for the Historic Character Overlay District (Design Guidelines)* (Attachment 2) because the project proposes exterior alterations to a single-family residential structure in the Historic Character Overlay District.

Existing development on site consists of a 777 square foot, one-story single-family residence on a 6,750 square foot parcel. A separate building permit has been issued for a detached garage and second story accessory dwelling unit (ADU). The ARC did not have the opportunity to review the design for the ADU because pursuant to State law, ADUs must be considered, approved, and permitted ministerially, without discretionary action. Although not subject to the Design Guidelines, the garage and ADU structure uses the same architectural style and characteristics and the proposed addition.

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ANALYSIS OF ISSUES:

Project Description

Built in 1946, the existing home has two bedrooms, one bathroom, living room and kitchen. The home was a straightforward design with stucco siding and a side gabled roof. Two windows and a small covered front porch adorn the front elevation. Of the six (6) residential styles described in the Design Guidelines, the existing home most closely aligns with the Cottage design. The Design Guidelines define the cottage as “a small frame single-family home that does not use any particular architectural style or ornamentation pattern.” It goes on to state that this style “often borrows elements from classic styles, but does not incorporate other elements that make the style unique”.

The applicant proposes to demolish 299 square feet of the existing residence and construct a 1,062 square foot, two-story addition in its place. The 478 square feet of the existing residence that is to remain is proposed to be remodeled and would be enlarged by a 420 square feet ground floor addition. The 642 square foot second story addition would include a new master suite (Attachment 3). New windows on the west elevation of the second story, which is closest to a neighboring property, would be limited to a single bathroom window to maintain privacy. Large bedroom windows on the eastern elevation are approximately 20 feet from the nearest property line and provide adequate privacy for both properties.

The proposed addition will significantly increase the footprint and floor area of the modestly sized home. The proposed addition will follow the existing plane of the southern elevation and would rectify an existing nonconformity with regards to the northern side setback. All relevant development standards for the Village Residential zone will be met with the additional square footage that the project proposes, as shown in Table 1.

Table 1: Development Standards for the Village Residential (VR) Zoning District

| Development Standards | VR District | Project Site | Notes |
|------------------------------------|-------------|---------------------------|----------|
| Minimum front yard setback | 15' | 15' | Code met |
| Minimum interior side yard setback | 5' | 5' (north) 19' (south) | Code met |
| Minimum rear yard setback | 15' | 70' | Code met |
| Maximum lot coverage | 40% | 27% | Code met |
| Maximum Floor Area Ratio | 0.4 | 0.36 | Code met |
| Maximum height for buildings | 30' | 24'-3" | Code met |

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Design Guidelines

Although the cottage architectural style is described as not using any particular style or ornamentation pattern, the building design, materials, and colors are regulated by the Design Guidelines.

The purpose of regulating building design is promoting structures that preserve and maintain the character of the Historic Character Overlay District. The design of structures in this district shall have well-articulated vertical planes and setback second story portions to avoid unrelieved exterior wall planes extending in height for two stories. The project proposes a second story that uses varying wall planes on the east and west elevations to avoid the “boxy” design that is discouraged by the Design Guidelines. The existing covered front entry and the setback to the second story provides articulation required by the Design Guidelines.

To be consistent with the historic character of the Village, building designs shall incorporate architectural details and varied materials to reduce the apparent mass of structures. Porches, dormers, bay or oriel windows, and varying roof profiles are presented as examples that may be implemented to comply with this guideline. Variation of wall planes, materials, rooflines, and detailing should be utilized to create interest and promote a small-scale appearance. By adding the second story to the rear of the house and maintaining the existing roof form, the perceived height and massing of the addition is minimized. The varying second story wall planes and cross gable roof carries adds interest while maintaining the small-scale appearance.

The Design Guidelines acknowledge that clapboard or weatherboard cladding is the most common cladding material found in the residential district, and is encouraged for new projects and renovations. Window sashes and doorframes are encouraged to be made of wood or vinyl that looks like wood and consistent with the historic period, unfinished aluminum is not allowed. Board and batten siding is proposed as the primary siding material for the addition, while the stucco on the existing structure will be preserved. While not as common as horizontal siding, board and batten siding is found on many other residential and nonresidential structures in the Village because it adds detail, texture, and maintains a sense of character. Wainscotting serves as a complementary design element and adds to the aesthetic. Grey composition shingle roofing is proposed, which is the most common roofing type found in residential areas of the Village.

Building colors shall fit within the existing character of the neighborhood, be compatible with the historic period of the Village Residential neighborhood, and avoid fluorescent or bright primary colors as the predominant shade. The existing color scheme consisting of pale green, blue, and off-white is proposed to be maintained and carried over to the addition (Attachment 4). The pale green, “Aloe Mist”, is proposed as the main color, while the off-white, “Milk Glass”, serves as an accent color for the fascia and wainscot. The

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windows will be white painted aluminum, and their trim will be painted “English River” blue.

ADVANTAGES:

The project provides a more functional house for the property owner, while improving the appearance and condition of the structure and satisfying the requirements of both the Arroyo Grande Municipal Code and the Design Guidelines.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15301(a) of the Guidelines regarding minor exterior alterations to existing structures.

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 and Existing Façade
2. Design Guidelines
3. Project Plans
4. Color and Materials Board