



## 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

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### **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

**Item 8.a**

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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