



MEMORANDUM

TO: Architectural Review Committee

FROM: Brian Pedrotti, Community Development Director

BY: Andrew Perez, Planning Manager

SUBJECT: Consideration of Architectural Review 22-004; Construction of a New 2,324 Square-Foot Single Family Residence and a 772 Square-Foot Garage; Location – 305 Rodeo Court; Applicant – Chuck and Sharon Belmont; Representative –Mark Vasquez, Design Graphics

DATE: June 6, 2022

SUMMARY OF ACTION:

Recommendation of approval to the Community Development Department Director will allow for the construction of a new single family residence and attached garage on a vacant lot in the Rodeo Court subdivision.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Community Development Director.

BACKGROUND:

The project site is Lot 1 of the Rodeo Court subdivision. The subdivision consists of seven (7) lots and is located north of the intersection of Rodeo Drive and Grace Lane. Lot 1 has a gross area of 36,359 square feet. Building is restricted to a 9,441 square foot area which is located towards the northern portion of the property to accommodate the drainage basin adjacent to Rodeo Drive (Attachment 1). The lot is encumbered with an 8,868 square foot drainage easement, 10' public utility easement, and a 10' pedestrian access easement. The utility and access easements also exist on each of the other lots within the tract and are meant to provide a location for public utility infrastructure as well as the ability for pedestrians to travel along the sidewalk past the site. Development for this property is regulated by the standards for the Planned Development 1.3 zoning district (PD-1.3) and the setbacks for the property are established by Condition of Approval number 9 of City Council (CC) Resolution 4793. All new construction within this

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development is subject to review by the ARC for compatibility with the Tract 3079 Design Guidelines (Attachment 2).

ANALYSIS OF ISSUES:

Project Description

The applicant has submitted an application proposing to construct a one-story, 2,324 square-foot single family home, and an attached, side-loaded, two-car garage with workshop space. The one-story home includes three bedrooms, two full bathrooms, one half-bath, a great room, laundry room, and office. A covered patio at the rear of the home provides outdoor living area with a fireplace and adequate space for outdoor dining. An uncovered patio accessed through the master suite also provides additional outdoor space.

The proposed residence meets all applicable development standards for Tract 3079, as established by CC Resolution 4793, and the Development Code. The development standards are shown in Table 1 below.

Table 1: Development Standards for Rodeo Court Subdivision

Development Standard	Requirement	Proposed	Notes
Minimum front yard setback	20'	20'	Standard Met
Minimum interior side yard setbacks	10'	28' (north) 59' (south)	Standard Met
Minimum rear yard setback	Limited to building envelope	Development is proposed w/in the boundaries of the development envelope	Standard Met
Maximum height for buildings	25' from original grade	24'	Standard Met.
Parking Requirements	2 spaces within an enclosed garage	2 spaces within enclosed garages	Code Met

Architectural Character

The project proposes architectural elements from multiple design styles. The wide, single story residence is reminiscent of a Ranch style design, while the combination hipped and gable roof and exposed rafter tails borrow from Craftsman style architecture. The design proposes a number of articulations that help break up the massing of the structure, including varying roof planes, ridge heights and recessions that provide a relief from the

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vertical wall planes. Stucco is proposed as the base cladding material and a weathered brick veneer wainscot will serve as an accent material to add character and visual appeal. The project proposes a light gray (Silver Gray) for the base color, with a darker gray (Thunder Sky) for the fascia and trim. The brick veneer consists of similar tones rather than a traditional red brick. White vinyl windows are proposed along with charcoal gray roofing. The colors and materials proposed are included as Attachment 3.

Landscaping

Several species of drought tolerant plants, including rosemary, lavender, Santa Barbara daisy, and ornamental grasses are proposed around the southern and western perimeter of the house. The existing vegetation in the drainage basin is required to remain as a condition of approval for the subdivision. The landscaped areas will be irrigated with drip irrigation to reduce water waste. A 3-inch layer of bark mulch will cover the landscaped areas to further reduce water demand. Landscaping will be reviewed to verify compliance with the Model Water Efficiency Ordinance prior to building permit issuance.

Design Guidelines

The Design Guidelines do not encourage any particular architectural style, however, they do encourage articulation of wall planes and ridge heights to provide visual interest and prevent structures with massing that is incompatible with the other homes within the tract. A variety of exterior siding and roofing materials are allowed by the Design Guidelines, with the caveat that they are appropriate for the architectural style on which they are proposed. Exterior color palettes are encouraged to be a maximum of three colors and be compatible with the natural surroundings.

The proposed design incorporates many projections and recessions on each elevation to break up the massing and adds dimensionality to the design, as encouraged by the Design Guidelines. Varying roof planes and ridge heights also reduce the massing and increase the aesthetic appeal. A well-defined covered entry and small front porch are also proposed in accordance with the Design Guidelines. The use of stucco as the primary siding material is appropriate for the style, as is the color palette proposed. The dimensional shingles compliment the chosen design style and are typical for this style of architecture.

Landscaping, hardscape, and drainage are also regulated by the Design Guidelines. Landscape plans should incorporate native and drought tolerant species that complement the structures on site. The species proposed meet the drought tolerant requirement and are considered in compliance with the Design Guidelines. The use of various types of pervious and impervious hardscape is also encouraged. Downspouts will drain to the existing basin that has been engineered to handle drainage from Lot 1 and multiple other lots in the subdivision.

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ADVANTAGES:

The proposed house design meets the site development standards of the tract and Design Guidelines. The house is well articulated and the drought tolerant landscaping complements the house design. Overall, the size, placement and design of the house meet the intent of 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 15303(a) of the Guidelines regarding the construction of a new single-family residence.

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 Guidelines
3. Proposed Materials and Colors
4. Project Plans