

Rodeo Court Design Guidelines – Table of Contents

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Section 1: Design Goals

Setting

The Rodeo Court project comprises approximately 7.52 acres of residential land located in the North Eastern portion of the City of Arroyo Grande. The site consists of a large graded pad with slopes up to 2:1 around the perimeter of the pad.

Concept

The overall design concept is to provide an individual, unique and separate design for each lot. While there may be similarities and consistencies in design detail, the overall concept is to have each lot provide a different, or varied by architectural component selection, exterior color and roof configuration.

Intent

These design guidelines are intended to facilitate sensitive and quality building designs that compliment the project setting. This is accomplished by providing flexible design and development standards, which assures compatibility of scale and character within the development without limiting imagination and individuality. All construction within the development is subject to the provision of title 16 of the City of Arroyo Grande Municipal Code and all applicable development standards, except as modified herein, by tract approval documents or other City approvals.

Application

These design guidelines apply to all new construction and remodel projects within the tract. All construction drawings must be reviewed by the Community Development Director for consistency with these guidelines prior to issuance of a building permit through the Architectural Review process. If the Community Development Director finds that the construction drawings are inconsistent with these guidelines, the proponent may appeal the Director's finding to the Planning Commission.

Section 2: Site Design

Drainage

Historically, storm water and drainage has drained from the site to the adjacent regional detention basin. Each residence will be required to mitigate storm water flows in conformance with City of Arroyo Grande standards and Regional Water Board requirements. Low Impact Development measures will be required on each lot to mitigate and control the increased storm water impacts from the residences. A number of options may be implemented by the property owners and must be detailed on Architectural Design Review applications.

Examples of storm water best management practices include detention basins, bioretention planter boxes, rain barrels, rain gardens, dry wells, disconnected down spouts, cistern water collection and storage.

Grading

It is the intent of the project to minimize grading for structure development and outdoor spaces and maximize opportunities for storm water infiltration. Grading on Lots 1 and 2 to integrate the residence with the existing slope will be required.

Building Envelopes

Building envelopes have been developed to minimize the impact of the residences on views across the tract and maximize the view potential for each lot.

In an effort to provide visual interest to the relationship between structure and street, horizontal building wall articulation is encouraged. Additionally, vertical building articulation to step the building mass at multistory designs is desired. Providing a varied roof profile with roof lines generally lower at the edges of the building and graduating in height as they move towards the interior of the building can achieve this effect.

Based on site constraints, building sites shall generally conform to the Single Family Residential (SF) zoning standards with the following setbacks. For lots 1-3 and 5-7 a required 20' front setback and 10' side yard setback is required. The rear setback is limited to the building envelope. For Lot 4 a 10' setback on all sides is required with the exception of the rear yard which is defined by the building envelope.

Construction within the drip line area of oak trees is not allowed, unless an exception is made by the Community Development Director based on a design specific tree protection plan prepared by a certified arborist.

Building Heights

Building height limits for Lots 1-5 shall be per City of Arroyo Grande Development Code (25 feet from original grade) and 15 feet from the finish floor elevation noted on the Tentative Map (219.5 for Lot 6 and 218.5 for lot 7).

Section 3: Building Design

Viewshed

Sensitivity to protecting view corridors, which are planned openings in the built environment that allow views of scenic vistas and viewsheds, is one of the goals of these Design Guidelines. A Responsible control of elements such as height, bulk, design and siting helps a project blend with its surroundings and protect view corridors. To determine how development will affect the surrounding neighborhoods, in light of permitting reasonable use and development of the properties under these Design Guidelines, a visual assessment of proposed homes from multiple vantage points shall be included with the Architectural Review permit application. Cross-sections shall be included that are drawn to a true scale for both vertical and horizontal dimensions, which include adjacent property and structures. The location of the cross-sections shall be keyed to the site plan by labeled section lines.

Style and Character

While no particular design style is required, it is encouraged that all designs be consistent with an overall character, or vocabulary of acceptable details. Architectural styles shall be low profile at all lots. Detailing and materials appropriate to the chosen styles are envisioned and include, but are not limited to Farmhouse, Craftsman, Cottage, Bungalow, Prairie and Spanish Eclectic. Inappropriate styles include Victorian, Tudor and Colonial due to high roof pitches and/or flat 2 story wall planes to replicate the style. Mid Century Modern styles with flat or mansard roofs are not appropriate.

Driveways and Garages

The concept of "street elevation" is encouraged. As such, it is recommended that a variety of garage locations be considered. These include front loaded, side loaded in the front yard area and rear yard locations (front, side and rear loading). Garages may be attached or detached, depending on overall building design and/or site constraints. These variations will provide a more individual look and varied site plan for the project.

Outdoor storage of recreational vehicles, boats, trailers, etc., is not permitted unless such vehicles are stored in covered or enclosed structures or located in yard areas screened from public view.

Lots 4 and 5 are required to provide an emergency vehicle turnaround.

Architectural Features

The use of architectural features such as porches, arbors, trellises and garden walls are encouraged to assist in building articulation. Articulation and varying finish materials, either horizontally or vertically, should minimize large single plan wall expanses (i.e. masonry veneer or wainscot, varied siding materials, etc.).

Articulation

The use of varying ridge heights, wall planes and roof articulations provides variety to

the overall building mass. Roof elements such as dormers may also be used to break up large roof masses. Primary roof planes should be low pitched (3:12 to 6:12). Eave lines shall be dominantly horizontal.

Homes constructed on lots 5-7 shall have detailed articulation and/or additional screening on the rear building elevation facing the street to improve the aesthetic views from Grace Lane and Rodeo Drive.

Entries

Entries shall be architecturally defined, appropriately detailed and obvious with a defined walkway from the public right of way, or off the approach driveway area. Entries should be covered and complimented with obvious enhancements such as porches, courtyards, flatwork finished, windows, etc.

Garage Doors

Garage door styles shall be detailed appropriately to enhance the chosen architectural style. Recessed double car or staggered single car garage doors are encouraged.

Exterior Materials

Exterior materials such as horizontal siding, board and batt siding, shingles or plaster are appropriate. Plaster may be used as appropriate to a specific style (i.e. Spanish eclectic, Bungalow, etc.); however, detailing and articulation are required. Masonry (either brick, split faced concrete block, or any articulated masonry material) can be utilized as a veneer, or compliment, to exterior stucco or siding finishes.

Exterior Colors

Exterior colors should create visual compatibility between the structures and the natural surroundings. Exterior colors should be of individually coordinated palettes. Simple color schemes consisting of a maximum of 3 colors are recommended. Masonry materials have distinct coloring and shall be considered as an element of the color palette. The use of natural materials is encouraged.

Roof Materials

Roof coverings appropriate for use include clay tile, concrete tile or dimensional shingle roofing. Metal or flat shingle roofing is not appropriate. All flashing, sheet metal, vents and pipe stacks shall be painted to match the adjacent roof or wall material. Exposed copper is also allowed. Skylights and sun tunnels shall be low profile, flat panel glazed. Solar collector panels, if used, shall be low profile and installed planar with roof surfaces. Panels shall be incorporated into roof design and installed flush with roof materials where possible.

Roof Drainage

Gutters and downspouts shall be installed on all roof areas to control water generated during a storm event. Gutters and downspouts shall be color coordinated with the structure. Individual disbursement methods are to be determined based upon each individual property constraints; however, each property shall disburse the water from

impervious surfaces to City approved swales, catchment, or containment devices. It is recommended that storm water from down spouts be directed to a rain garden, rain barrel or cistern for reuse.

Trash Containers

Trash, Recycle and Greenwaste containers shall be screened from public view with materials that are architecturally compatible with the main structure, except on pick-up day.

Mechanical Equipment

Equipment such as air conditioners, water treatment tanks, utility meters, etc. shall be screened from neighboring lots or public view with materials that are architecturally compatible with the main structure. Utility meters shall be located off of front facade, but accessible per utility provider requirements.

Satellite Dishes and Antennas

No satellite dishes larger than 3 feet in diameter are permitted. Any antennas or permitted satellite dishes shall be located to minimize public view as best possible. Antennas shall be subject to City approval per Title 16 of the Arroyo Grande Municipal Code.

Fire Sprinklers

All residences shall have residential fire sprinkler system per California Building Code requirements.

Lighting

Exterior lighting should minimize direct glare through the use of fixtures that direct light in a downward direction. No lights are permitted on the top of any structure. All lighting fixtures shall be compatible with the architectural character of the structure and meet California Green Code and Uniform Building Code requirements.

Secondary Dwelling Units

Secondary dwelling units are allowed within the subdivision subject to State Law and Section 16.52.150 of the Arroyo Grande Municipal Code. Parking shall be provided on-site and exclusive of required parking for the main residence.

Water Conservation

The use of water efficient plumbing fixtures, smart irrigation controllers, plumbing for grey water reuse, on demand water heaters, etc. in conformance with the California Green Code and California Building Code is required.

Energy Efficiency

The use of passive solar design, solar panels, high efficiency windows, solar water heaters (and water heating systems), compact fluorescent or light emitting diode exterior lighting and high efficiency HVAC systems is encouraged to meet the goals of the California Green Code and California Energy Code.

Section 4: Site Improvements

Hardscape Areas

Incorporation of various types of pervious and impervious hardscape is encouraged with variation and texture. Examples include colored concrete, tile, stone, pavers and brick. Flatwork color, texture and type should relate to the architectural style and design of the residence. Impervious coverage should be minimized to the extent possible via permeable pavement materials or permeable pavers.

Landscaping

The retention of existing native Coast Live oak trees on the site, regardless of the size, is a priority. Native and drought resistant plant types are to be utilized in all planting areas. All landscaping shall meet the requirements of Arroyo Grande Municipal Code Chapter 16.84 (Water Efficient Landscape Requirements). Turf areas shall not exceed 25% of the landscaped area in conformance with the State Model Water Efficient Landscape Ordinance. Landscape materials shall compliment the architecture, fencing, walls and other aspects on the site. Selection of plant materials should take maintenance into consideration. Irrigation design must respect the varying water requirements of the plant materials.

The landscape plan for each lot shall include eradication of the existing Pampas Grass on site. This is a quick growing grass that forms massive clumps along roadsides, steep slopes, and open areas that have been disturbed by human activities or natural disturbances. Pampas Grass is an invasive plant species that spreads easily and is difficult to eliminate. Therefore, all property owners shall be responsible for implementing measures to remove this grass to help prevent its spreading or re-establishment.

New trees should be strategically located on site to provide a vertical complement to the Architectural massing and where shade is important for window placement and outdoor uses. All planting areas shall include permanent automatic irrigation with separately zoned areas. Irrigation shall be achieved primarily through a drip system and spray irrigation shall be minimized.

The landscape plan for lots fronting on Grace Lane (Lots 5 and 6) and Rodeo Drive (Lots 1 and 7) shall include native and/or Mediterranean plant material (trees, shrubs, ground cover) that provides a natural looking landscape along the sloped street frontage. The soil will need to be amended appropriately to encourage successful plant establishment.

Fencing

Fencing and walls shall be incorporated with each specific architectural design approval package. Fencing in public areas shall have a similar design theme. Walls, fences or retaining walls shall compliment the architectural style of the home. Privacy and defining areas for outdoor space is a primary function for location and vertical height. Fencing

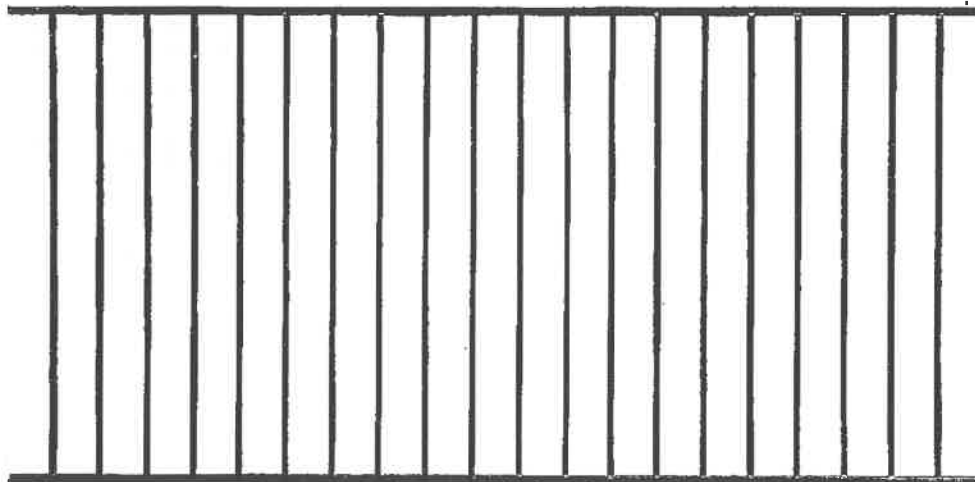
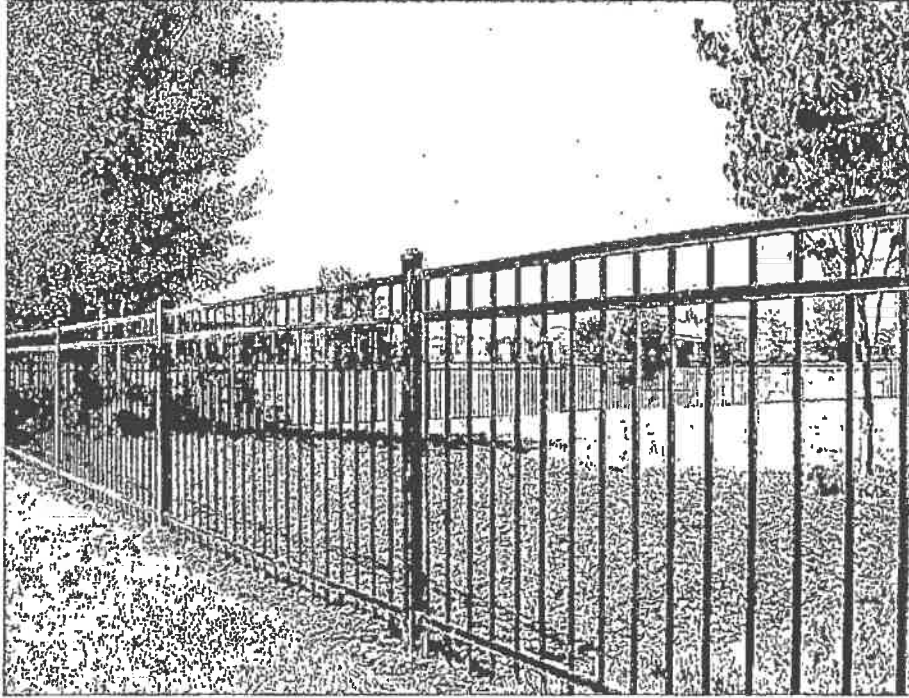
may be various forms of wood fencing (either solid or open), vinyl, ornamental welded metal (not including chain link) or masonry. (See Fencing Exhibit on page 8).

Tract perimeter fencing shall be split rail with no climb mesh wire similar to fencing found in Rancho Grande Estates except along the rear property line, which shall be decorative metal fencing consistent with the adjacent neighborhood.

Fencing and/or freestanding walls, either separately or combined shall not exceed six feet in height without prior City permit approval. View protection is an important element for determining fence heights, as is privacy of the occupants. All property owners should work together to minimize obstruction of views and maximize outdoor area privacy during the design review process.

FENCING EXHIBITS

- A. Perimeter fencing along the north and northwest Tract Boundary – Decorative metal fencing (*all other perimeter fencing shall be split rail*)



B. Fencing options for individual lots

