



MEMORANDUM

TO: Architectural Review Committee

FROM: Brian Pedrotti, Community Development Director

BY: Patrick Holub, Associate Planner

SUBJECT: Consideration of Architectural Review 22-006; Construction of a new 2,591 Square Foot Single Family Residence and Attached 705 Square Foot Three-Car Garage; Location – Larchmont Drive (APN: 007-185-020); Representative – Cody McLaughlin; Applicant – Pace

DATE: June 6, 2022

SUMMARY OF ACTION:

Recommendation of approval to the Community Development Director will allow for the construction of a new single family residence and attached garage on a vacant parcel in the historic character overlay district.

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 a vacant parcel is located towards the eastern end of Larchmont Drive (Attachment 1). The parcel has a gross area of 8,125 square feet. The dimensions of the lot are 65 feet in width and 125 feet in depth. There is currently no address assigned to the parcel. The project site is located within the D-2.4 Historic Character Overlay District, which requires recommendation for approval by the ARC prior to construction.

ANALYSIS OF ISSUES:

Project Description

The applicant proposes to construct a 2,591 square foot single family home with an attached 705 square foot three car garage (Attachment 2). The proposal features two levels with the master suite, kitchen, living and dining rooms on the second level with

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three bedrooms, two bathrooms, a foyer, laundry room and three car garage on the first level.

The proposed residence meets all applicable development standards of the Development Code as outlined in Table 1 below.

Table 1 – Single Family Development Standards

Development Standard	Requirement	Proposed	Notes
Minimum front yard setback	20'	20'	Code Met
Minimum interior side yard setback	5'	6' (east) and 5' (west)	Code Met
Minimum rear yard setback	10' for one-story structures; 15' for two-story structures	61'	Code Met
Maximum height for buildings	30' or two-stories, whichever is less	21.26'	Code Met.
Parking Requirements	2 spaces within an enclosed garage	3 spaces within enclosed garages	Code Met
Floor Area Ratio	0.50	0.36	Code Met
Lot Coverage	40%	25%	Code Met

Architectural Character

The architectural style of the proposal consists of traditional craftsman construction including some of the typical architectural features of the style, such as exposed rafter tails, low pitched gable roof planes and the use of natural materials for the building’s cladding. The building features a variety of varying wall planes to help add articulation and reduce the building’s massing.

Materials chosen for the proposal include horizontal wooden siding painted in a green “Mountain Sage” color with the trim and rafter tails stained with a “Walnut” color. The concrete roof tiles are proposed in a slate grey color and the building’s doors and windows are proposed to be constructed of vinyl and painted a “Tan” color. Lastly, a cultured “Aspen” stone veneer is proposed as an accent material. The Color and Materials for the proposal are available as Attachment 3.

Landscaping

The applicant is proposing a modest landscaping plan to incorporate planting on the eastern, southern and western sides of the building. No landscaping is proposed at the

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rear of the property. The landscaping plan features a mix of Japanese Maple trees, multiple shrub species and “Silver Carpet” Dymondia as a ground cover crop. In total, the applicant is proposing for landscaping and open space to account for 5,403 square feet of the lot with an additional 695 square feet of hardscape and the 2,027 square foot building footprint.

Design Guidelines

The Village Design Guidelines specify that Craftsman style homes are one of the preferred design styles (Attachment 4). The applicant’s proposal is consistent with this architectural style and incorporates many elements of the style including the use of natural materials with construction forms that accentuate these materials and reduce the building’s massing with articulation and low pitched roofs.

The Design Guidelines regulate building massing, height and scale and require that proposed designs are similar to the surrounding developed landscape. The Guidelines state that most homes are one or two stories, as is proposed with this application. The Guidelines also specify a similarity of materials used for construction and state that the most common exterior wall material is either weatherboard or clapboard wood siding. With this proposal, the applicant is proposing to utilize Hardiplank horizontal siding, which has previously been determined to be consistent with the Design Guidelines. In regards to roofing materials, composition shingles are listed as the most commonly used material, which is what is proposed with this application.

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.

ADVANTAGES:

The proposed house design meets the Development Code standards as well as the requirements of the Village Design Guidelines. The home is well articulated and utilizes materials that are encouraged by the Design Guidelines. Overall, the size, placement and design of the house meeting the intent of the Guidelines and the Development Code.

DISADVANTAGES:

None identified.

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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. Project Plans
3. Proposed Colors and Materials
4. Village Design Guidelines