



## MEMORANDUM

**TO:** CITY COUNCIL

**FROM:** BRIAN PEDROTTI, COMMUNITY DEVELOPMENT DIRECTOR

**BY:** ANDREW PEREZ, ASSOCIATE PLANNER

**SUBJECT:** CONTINUED APPEAL TO CITY COUNCIL CASE 21-003; APPEAL OF CONDITIONAL USE PERMIT 21-005 FOR AN ADDITION TO AN EXISTING COMMERCIAL STRUCTURE AND ESTABLISHMENT OF AN ART GALLERY AND WINE TASTING COLLECTIVE; LOCATION – 211 E. BRANCH ST; APPELLANT - SHIRLEY GIBSON, ET. AL.

**DATE:** NOVEMBER 9, 2021

### **SUMMARY OF ACTION:**

Adoption of the proposed Resolution will deny the appeal and approve a revised project to construct a 2,429 square foot structure and establish an art gallery and wine tasting collective.

### **IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**

There are no direct impacts to City financial and personnel resources with the proposed project. Approval of the project would facilitate a new local business, which is anticipated to increase tax revenue for the City. Payment of parking in-lieu fees would increase funding for the Village Parking and Business Improvement District.

### **RECOMMENDATION:**

It is recommended that the City Council adopt the proposed Resolution denying Appeal Case 21-003 and approving Conditional Use Permit 21-005 as revised (Attachment 1).

### **BACKGROUND:**

#### Location

The subject property is zoned Village Core Downtown (VCD) and is located in the D-2.4 Historic Character Overlay District (Attachment 2). The 8,075 square foot property gradually slopes from south to north and is currently developed with a 977 square foot building that was most recently used as a tasting room for a local winery. Surrounding land uses include City Council Chambers to the east, Branch Street Deli to the west, and a public parking lot to the north. The structure is estimated to have been built between 1903 and 1909 as a single family residence. It was later converted to a commercial use in the 1920s when it became a dental office. Due to its location in the Historic Character Overlay District, alterations to the property are subject to the provisions of the Design

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Guidelines and Standards for the Historic Character Overlay District (Design Guidelines) (Attachment 3).

Project Description

The original project proposes to construct an addition to the existing structure and provide 2,541 square feet of floor area to accommodate wine tasting areas for multiple boutique winemakers, a large art gallery space, restrooms, and small kitchen. A mezzanine providing an additional 567 square feet of floor area for the private use of the operator is also part of the proposal. Two new outdoor patios, a sculpture garden, and accompanying landscaping would replace the existing driveway and parking lot. The sculpture garden featuring a koi pond beneath a vine-covered trellis would be located at the northwestern corner of the property and would provide areas to display art exhibits. Landscaping would line the perimeter of the garden and two additional water features would add to the ambiance. The project proposes to demolish 520 square feet of the existing structure to make room for the new structure.

The project was reviewed by the ARC at their meeting on July 19, 2021 (Attachment 4). The ARC was supportive of the concept, materials, colors, and landscaping proposed for the project. The ARC was not supportive of the architectural treatment between the proposed addition and the existing structure. The Committee members stressed the importance of distinguishing the addition from the existing structure, considering its potential as a historic resource. Discussion between the applicant and the ARC resulted in an agreement with the applicant to modify the physical transition between the existing structure and the proposed addition. With that agreement, the ARC passed a motion recommending that the Planning Commission approve the project.

The project presented to the Planning Commission on September 7, 2021 (Attachment 5) was modified in response to the direction from the ARC and both the footprint of the structure and the height were reduced. Those reductions were made to accommodate a glass atrium between the two structures that would clearly distinguish the proposed addition from the existing structure. The Planning Commission appreciated the project revisions and was supportive of the project, granting an approval, subject to the conditions contained in Resolution 21-2353 (Attachment 6).

**ANALYSIS OF ISSUES:**

Basis of the Appeal

The Planning Commission's approval of the project was appealed to the City Council on September 20, 2021 (Attachment 7). The appellants contend that the height, mass, and scale of the addition are not compatible with the historic structure, do not comply with the Design Guidelines, and will detract from the historic value of the property. Additionally, during subsequent discussions with the appellants they argue that the proposed demolition will result in a significant impact to a historic resource under the California Environmental Quality Act (CEQA).

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Revised Project

The applicants and appellants met on November 4, 2021 to discuss the basis of the appeal and discuss design alternatives. The appellants presented a plan that consists of a new, 2,429 square foot, detached structure at the rear of the property. Most importantly, the revised plan does not propose to demolish any portions of the existing structure. The revised plan does require an interior remodel to accommodate the new use, but the exterior would be preserved. The new structure would be the home of the art gallery, therefore would likely have a height of 20-25 feet to display large works of art (Attachment 8).

Although the site plan has been refined to near completion, the architectural elevations of the revised project have not yet been finalized due to the short turnaround since the meeting between the applicant and the appellants on November 4. Renderings of the project were not available at the time of the staff report publication, but the applicant intends to share conceptual images at the Council meeting that provide a sense of massing, fenestration, and roof forms of the proposed addition. The appellants expressed their support for the revised site design that detaches the addition and preserves the entirety of the existing structure, but indicated their desire to have the architectural style of the building complement the existing structure.

Historic Significance

Two surveys have been commissioned by the City for purposes of documenting historic buildings and sites within the Village. Both surveys examined the subject property. The first survey, the Historic Resource Survey conducted in 1991, was done for two purposes. First, the survey served as documentation of the historic architecture, buildings, and sites within the City. Second, the survey results became the basis for the development of the Design Guidelines. This survey identified the architectural style, construction materials, and known uses of the structure at 211 E. Branch Street (Attachment 9). In the "Historical Notes" section of the data sheet, the only additional information provided is about the colors, the canted bay windows, and the use of the structure as a dental office in the 1920s and 30s by Dr. Noble, a son-in-law to Ramon Branch.

A second historic survey, the Historic Context Statement and Survey Report, was completed over a two-year period and the findings were adopted by Council in 2013. This survey included an intensive architectural survey of twenty-five (25) properties in the Village and provides a foundation on which to base the assessment and evaluation of the area's historic properties. Similar to the 1991 Historic Resource Survey, this report examined the architectural style, materials, and historic uses of each property surveyed. The Historic Context Statement also evaluated the property's historic significance using the four criteria from the California Register of Historical Resources (CRHR). The four criteria to determine the significance of a resource are:

- **Criterion 1:** The resource is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

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- **Criterion 2:** The resource is associated with the lives of persons important in our past;
- **Criterion 3:** The resource embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- **Criterion 4:** The resource has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1(c)).

The 2013 survey determined that the subject structure located at 211 E. Branch is likely historically significant at the local level under Criteria 3 because it embodies distinctive characteristics of Folk Victorian residential architecture and possesses high artistic value (Attachment 10). Although the Historic Context Statement concluded that the structure is likely historically significant, the process to officially designate the structure as a historic resource has not been initiated.

Design Guidelines

The Design Guidelines are intended to help protect the historic buildings, character, architecture, and sites that reflect the heritage of Arroyo Grande. Site design, construction materials, building colors, and building design are all regulated by the Design Guidelines. The Design Guidelines also state that all projects must adhere to the development standards of the zoning district in which it is located, and retain as much landscaping as possible. The applicant was unable to finalize elevation plans for the project due to the short timeframe the applicants had to address the appellants' concerns. However, the site plan demonstrates compliance with the standards for site design. The revised project complies with the development standards for the VCD district, proposes streetscape improvements, retains and expands existing landscaping, and incorporates enclosures for service areas, all of which are required by the Design Guidelines.

Environmental Review

CEQA requires lead agencies to identify whether a proposed discretionary project will result in environmental impacts, and, if so, determine the significance of those impacts and identify how those impacts can be reduced or eliminated through alternative designs or mitigation measures. During the entitlement process, staff determined that the project qualified for a categorical exemption for infill projects. To qualify for an infill exemption, a project must meet the following criteria:

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The project is located within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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- The site can be adequately served by all required utilities and public services.

There are instances in which a categorical exemption is not appropriate for a project, despite meeting the criteria for the infill exemption. One of these exceptions to the exemption is reserved for projects that may cause a substantial adverse change in the significance of a historic resource. The appellants asserted that the previously proposed demolition project would result in a significant impact to the environment because it would have significantly altered a historic resource. For the purposes of CEQA, a historic resource can be any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant under the criteria from the CRHR. Historic resources are considered part of the environment, and therefore any project that may result in adverse impacts to a historic resource is a project that may result in an adverse environmental impact. A historic resource is considered adversely impaired when a project demolishes or materially alters the physical characteristics that convey its historical significance and justify its inclusion in the CRHR. While there is a great deal of subjectivity as to what constitutes a significant alteration, it has been established that alterations should be considered significant when a layperson can make a fair argument, based on substantial evidence, that they would do so.

The CEQA Guidelines state that when a project is designed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Attachment 11), those environmental impacts on the historic resources shall be considered mitigated to a level of less than significant. The Secretary of the Interior's Standards establish criteria for preserving a building's historic character when additions are proposed. For example, an addition "must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building". The document also emphasizes site design and placement of new construction. It states that "additions shall be located at either the rear or a secondary elevation to ensure that it will be subordinate to the historic resource."

The applicant's revised project does not require any demolition to the existing structure. Instead, the existing floor area would be repurposed to accommodate three wine tasting areas, restrooms, and a storage room. The art gallery would be in a separate, detached structure located at the rear of the property. These alterations to the project that was approved by the Planning Commission address both the appellants' concerns and any potential environmental impacts to the historic resource. It is, therefore, recommended that the City Council either deny the appeal and approve the modified project as described in Attachment 8, or deny the appeal and approve the revised project subject to final design approval by the ARC.

**ALTERNATIVES:**

The following alternatives are provided for the Council's consideration:

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1. Adopt the Resolution denying Appeal Case 21-003 approving Conditional Use Permit 21-005, as revised; or
2. Adopt the Resolution denying Appeal Case 21-003 approving Conditional Use Permit 21-005, subject to final approval of architectural details by the ARC
3. Do not adopt the Resolution; or
4. Provide other direction to staff

**ADVANTAGES:**

The proposed project would add a unique retail attraction to the Village and provide additional tax revenue. The proposal would also preserve and reuse a potentially historic structure as encouraged by policies in the Economic Development Element of the General Plan.

**DISADVANTAGES:**

The project proposes to remove on-site parking and relies on public parking to meet its parking needs. However, the applicant would be required to pay the in-lieu parking fee resulting in revenue for the Downtown Parking fund, which is used to develop and maintain public parking spaces.

**ENVIRONMENTAL REVIEW:**

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and was determined to be exempt from the provisions of CEQA pursuant to Section 15332 for projects consisting of infill development. Revisions to the approved project do not require demolition of any portion of the existing structure, greatly reducing or eliminating the possibility of significant impacts to the historic structure. Without the possibility of significant adverse impacts to the historic resource, the infill exemption remains appropriate.

**PUBLIC NOTIFICATION AND COMMENT:**

A notice of public hearing was mailed to all property owners within 300' of the project site, was published in The Tribune, and posted at City Hall and on the City's website on Friday, October 29, 2021. The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

**Attachments:**

1. Proposed Resolution
2. Location map
3. Village Design Guidelines
4. Minutes from the July 19, 2021 Architectural Review Committee Meeting
5. Minutes from the September 7, 2021 Planning Commission Meeting
6. Planning Commission Resolution 21-2353
7. Appeal Letter
8. Revised Project Plans
9. Historic Resource Survey -211 E Branch
10. Historic Context Statement – 211 E Branch

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11. Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (excerpt)

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARROYO GRANDE DENYING APPEAL 21-003 AND APPROVING CONDITIONAL USE PERMIT 21-005; ADDITION TO AN EXISTING COMMERCIAL STRUCTURE AND ESTABLISHMENT OF AN ART GALLERY AND WINE TASTING COLLECTIVE; LOCATION – 211 E. BRANCH ST.; APPLICANT – ERIC AND GILLIAN VON BERG; REPRESENTATIVE – JENNIFER MARTIN, JENNIFER MARTIN ARCHITECTURE AND DESIGN**

**WHEREAS**, the applicant has filed Conditional Use Permit 21-005 to construct a 3,108 square foot addition and establish a wine tasting collective and art gallery in the Village Commercial Downtown zoning district; and

**WHEREAS**, the Architectural Review Committee reviewed the project on July 19, 2021 and recommended approval of the project with the suggestion to provide a distinct visual transition between the existing structure and the proposed addition; and

**WHEREAS**, the Planning Commission reviewed the project on September 7, 2021, and adopted a Resolution approving the project; and

**WHEREAS**, an appeal of the Planning Commission's approval was filed on September 20, 2021 in accordance with Arroyo Grande Municipal Code Section 16.12.150; and

**WHEREAS**, the City Council of the City of Arroyo Grande considered the appeal at a duly noticed public hearing on October 26, 2021 and continued the public hearing to November 9, 2021; and

**WHEREAS**, the City Council has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has found and determined that the project is exempt pursuant to Section 15332 of the CEQA Guidelines for infill development; and

**WHEREAS**, the City Council finds, after due study, deliberation and public hearing, the following circumstances exist:

**Conditional Use Permit Findings:**

1. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all the applicable provisions of this title, the goals, and objectives of the Arroyo Grande General Plan, and the development policies and standards of the City.

*The proposed use of an art gallery and wine tasting collective is allowed in*

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*the Village Core Downtown (VCD) zoning district with the approval of a Conditional Use Permit pursuant to Section 16.36.030 of the Municipal Code and is consistent with development standards for the VCD zoning district per Municipal Code Section 16.36.020. The revised project consisting of a detached addition to the property and preservation of the existing structure, as presented at the November 9, 2021 City Council meeting, is consistent with the Design Guidelines and Standards for the Historic Character Overlay District.*

2. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

*The proposed use of an art gallery and wine tasting collective would not impair the integrity or character of the Village Core Downtown (VCD) zoning district, as it is consistent with the stated purpose of the VCD zoning district pursuant to Municipal Code Section 16.36.020(C) by providing a use that promotes pedestrian use and enjoyment of the downtown Village area. The project design consisting of a detached addition to the property, as presented at the November 9, 2021 City Council meeting, is consistent with the Design Guidelines and Standards for the Historic Character Overlay District and will not impair the integrity or character of the VCD district.*

3. The site is suitable for the type and intensity of use or development that is proposed.

*The site is suitable for the establishment of an art gallery and wine tasting collective, as the development meets applicable development standards relating to building height, setbacks, lot coverage, and landscaping. Payment of an in-lieu fee to satisfy the parking requirement is allowed through pursuant to Municipal Code Section 16.56.020.*

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

*There are adequate provisions for all utilities and services necessary to ensure public health and safety.*

5. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity.

*The proposed use will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity as it will comply with all applicable codes, standards, and*

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*conditions of approval developed for this project.*

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Arroyo Grande hereby denies Appeal Case No. 21-003 and approves Conditional Use Permit 21-005, based on the project plans as presented to the City Council on November 9, 2021 incorporated herein by this reference as though set forth in full, with the above findings and subject to the conditions as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

On motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, and by the following roll call vote, to wit:

**AYES:**

**NOES:**

**ABSENT:**

the foregoing Resolution was adopted this 9<sup>th</sup> day of November, 2021.

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\_\_\_\_\_  
**CAREN RAY RUSSOM, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**JESSICA MATSON, CITY CLERK**

**APPROVED AS TO CONTENT:**

\_\_\_\_\_  
**WHITNEY McDONALD, CITY MANAGER**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**TIMOTHY J. CARMEL, CITY ATTORNEY**

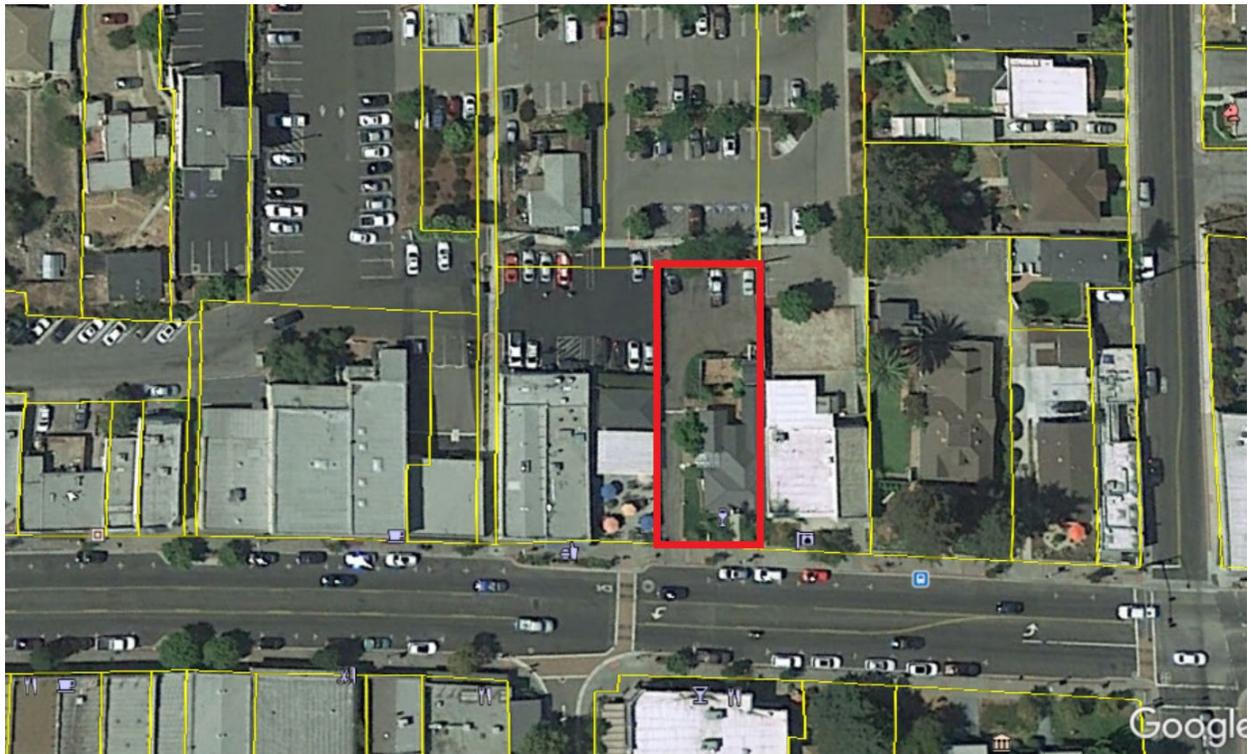
**EXHIBIT 'A'  
CONDITIONS OF APPROVAL  
APPEAL CASE NO. 21-003  
211 EAST BRANCH STREET**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**PLANNING DIVISION**

**GENERAL CONDITIONS**

1. This approval authorizes the construction of a 2,429 square foot addition to the property and establishment of a wine tasting collective and art studio at the subject property.
2. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
3. The applicant shall comply with all conditions of approval for Appeal Case No. 21-003.
4. All applicable conditions of approval for Conditional Use Permit Case No. 21-005, approved by Planning Commission Resolution No. 21-2353, shall remain in full force and effect
5. This application shall automatically expire on November 9, 2023 unless a building permit is issued. Thirty (30) days prior to the expiration of the approval, the applicant may apply for an extension of one (1) year from the original date of expiration.
6. Development shall conform to the Village Core Downtown development standards except as otherwise approved.
7. Development shall occur in substantial conformance with the plans presented to the City Council at the meeting of November 9, 2021 and on file in the Community Development Department.
8. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.



## VILLAGE CORE DOWNTOWN (VCD)



This section of the Guidelines and Standards applies to all parcels in the Village Core Downtown area and may also be applicable within Community Facilities (including Public Facilities and Parks), and Mixed Use districts as shown on the Design Overlay District Map.

An objective of the Village Core Downtown area is to enhance and maintain a compact, active street frontage with commercial uses that attract pedestrians. A visual continuity should be maintained through site design and compatibility of scale and materials.

### MIXED USES WITHIN THE DISTRICT

There are properties within the Village Core, Mixed Use and Community Facilities overlay districts that have residential architectural styles, and are currently being used as stores, shops, residences, or offices. In order to preserve and enhance mixed use, the character of any new building or renovation shall be consistent with the surrounding area.

### EXISTING CHARACTER

Many of the Downtown district historic commercial buildings were erected in the period from 1885 to 1910, and represent a variety of architectural styles. Although building material and detail differ, there are definite patterns that should be respected and incorporated into new development and

renovation. Common elements of design include façade height and structure, strong pedestrian orientation, and attention to ornamentation.



### Similarity in Height, Mass and Scale

Most buildings are one or two stories high and range from about eighteen to thirty feet in height. The majority of the buildings in the Village on Branch Street between Traffic Way and Mason Street are also narrow as well, which emphasizes their vertical character.

The most common façade design is two stories high, although some buildings use a “false front” to achieve the impression of height. This façade treatment, when used on a relatively narrow building, stresses the strong vertical elements in the structure and creates an impressive image.

Buildings are also made to appear larger by creating a series of attached facades, linking several smaller structures to create the appearance of one large building. These techniques lead to a more impressive appearance without losing pedestrian scale or blocking views and light.



### Similarity of Material

Brick and stone masonry construction is common, especially along Branch and Bridge Streets. Although some exteriors have been painted, such as the Olohan Building, the buildings retain many architectural details of “brick front” construction. This was one of the most popular storefront types of vernacular design, and incorporated commercial establishments on the ground floor with storage, offices or living quarters on the second level. An unusual vernacular style that uses locally quarried yellow stone is also found in the Village Downtown district. The unifying element is the stone itself, which calls for simplicity of construction and ornamentation, but the buildings using this material vary significantly in design. Another common material is wood siding, especially clapboard or weatherboard.

### Sense of Experimentation

Although similar architectural styles are evident, and many elements are common, there is no one predominant architectural style, and elements are often combined in creative ways. The historic character, however, is maintained.

### Pedestrian Orientation

Most commercial buildings have large display windows and a main entrance that faces the street, oriented to pedestrian traffic. There is no setback from the sidewalk, and buildings are generally designed and detailed to human scale, contributing to an atmosphere where pedestrians feel comfortable.

### Variety in Building Form

There is sufficient variety in height, mass, scale and proportion to create visual interest in the Village Core Downtown Area. There is also a mixture of uses that includes retail

establishments, cafes, restaurants and offices, often within the same block.



## DESIGN GUIDELINES AND STANDARDS

### Mixed Use Projects Within the Village Core Downtown

Mixed use projects within the Village Core Downtown shall be predominantly commercial in character. Upper story residential and office uses designed to be compatible with ground floor retail uses are appropriate. Design of mixed use projects shall not impede pedestrian flow or disrupt concentration of retail, cultural and entertainment uses.

The following building elements shall **NEITHER** overpower the project or detract from the visual continuity of the streetscape or neighborhood **NOR** produce redundancy in feature or pattern that is discordant with the historic character of the district:

- Building scale
- Building form
- Building façade
- Building entrance
- Roofline
- Fencing, rails or trellis
- Archways, columns or towers
- Doors and windows
- Signage or feature designed for sign placement
- Colors

**Site Design**

1. All new projects or renovations shall adhere to the site development standards of the Development Code.
2. The existing front setbacks of zero to fifteen feet (0' to 15') shall be required with main entries facing the street. A majority of the building frontage shall face the street and incorporate design features oriented to the pedestrian.
3. Streetscape improvements shall complement the existing design sidewalk paving, lighting schemes and street furniture within the district.
4. All enclosures for service areas, trash or recycling containers shall be designed as part of the overall project or building. Materials, textures and colors should be consistent with those of the proposed project and compatible with adjacent buildings.
5. Landscaping shall retain existing trees and plants as much as possible. Street trees and sidewalk planters shall be incorporated where feasible and pedestrian circulation will not be obstructed. (Streetscape elements within the public right-of-way, require an Encroachment Permit from the Public Works Department.) Landscaping in parking areas shall conform to the requirements of Title 16 of the Municipal Code (Development Code).

**Building Design**

1. The height of new buildings shall not exceed development standards allowed in Title 16 of the Municipal Code. Scale and massing of any building within this area shall be consistent with that of the neighboring buildings, as described above in "Similarity in Height, Scale and Massing".

2. The existing pattern of building façades shall be incorporated into new development projects. Dominant façade designs incorporate either brick front elements or parapet features. Roof patterns generally associated with residential buildings such as gable, hip or gambrel are generally not appropriate for commercial building frontages in the Village Core Downtown District.
3. For retail commercial buildings, display windows should complement the design of surrounding historic buildings and shall be oriented to pedestrian traffic.
4. Transoms are common over display windows, and were used for light and ventilation. When possible, transoms should be incorporated into new building design, and existing transoms should be used in building renovations.
5. New construction should include elements such as cladding, roof structure and ornamentation common to the district. All new projects shall use materials – including roof materials – that fit within the character of the Village Core Downtown district. By using similar materials or replicating these materials on all projects and restorations, the existing character will be reinforced and extended.
6. Decorative fixtures, including awnings, signs, and lighting, shall be integrated with other design elements of the structures.

**Construction Materials**

1. Brick and stone masonry are the most common façade materials used on historic character structures in the Village Core Downtown district, and are acceptable façade materials. Some brickwork has been painted, and this is consistent with design style of the 1870-1939 period.

Other acceptable façade materials include yellow sandstone (such as that on the I.O.O.F. building), and wood cladding. Wood cladding shall be of painted clapboard, painted weatherboard, or board and batten styles.

Materials of similar design, color and texture may be considered. Smooth plywood panels are not appropriate unless detailed for the historic period.

2. Window sashes shall be of wood or painted steel, and consistent with the historic period. Materials that approximate the appearance of original materials may be substituted subject to the approval of the Architectural Review Committee, but unfinished aluminum is not allowed.
3. Door materials were traditionally wood panel and glass, either single or double. New or replacement doors shall be wood or an approved substitute material that approximates the appearance of original materials. Aluminum entry doors with large glass panels are inappropriate for the Village Core Downtown District.
4. Original decorative details should be retained during renovation. If the original materials have deteriorated and must be removed, they shall be replaced with materials that match as closely as possible the original in design, color, and texture.
5. Reflective glass is not appropriate in the Village Core Downtown District. Stained glass may be used as an accent material if it is consistent with the historic period of the building.

#### **Building colors**

1. The number of colors used on a building should be kept to a minimum.

2. While bright colors may be used for limited accent, their use is subject to review by the Architectural Review Committee (ARC).
3. Color samples shall be submitted as part of Plot Plan Review or Conditional Use Permit process.
4. The use of fluorescent, “neon” or “day-glo” colors on building facades is not appropriate, historic base colors should be used instead.
5. Accent colors used for ornamentation, awnings, dentils, friezes or other details shall harmonize with the predominant building color.
6. Color palettes shall complement the majority of the neighboring buildings and be consistent with the historic period.

## ACTION MINUTES

**REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE  
MONDAY, JULY 19, 2021  
ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET  
ARROYO GRANDE, CA**

In compliance with the State and County Shelter at Home Orders due to the coronavirus pandemic, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, this meeting was held by teleconference.

**1. CALL TO ORDER**

Chair Hoag called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

**2. ROLL CALL**

ARC Members: Chair Warren Hoag, Vice Chair Bruce Berlin and Committee Members Jon Couch, Kristin Juette, and Lori Hall were present.

City Staff Present: Community Development Director Brian Pedrotti, Associate Planner Andrew Perez, and Assistant Planner Patrick Holub were present.

**3. FLAG SALUTE**

Chair Hoag led the Flag Salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

Chair Hoag acknowledged that the Committee received a letter from the public in regards to Item 8.a.

**7. CONSENT AGENDA**

7.a. Committee Member Couch made a motion, seconded by Committee Member Hall to approve the minutes of the April 5, 2021, Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

**AYES:** Couch, Hall, Hoag  
**NOES:** None  
**ABSTAIN:** Berlin, Juette

7.b. Vice Chair Berlin made a motion, seconded by Committee Member Juette to approve the minutes of the June 21, 2021, Regular Meeting with one correction for a misspelling. The motion passed 3-0 on the following voice vote:

**AYES:** Berlin, Juette, Hall  
**NOES:** None  
**ABSTAIN:** Hoag, Couch

**8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 21-005; 2,720 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL STRUCTURE AND ESTABLISHMENT OF AN ART STUDIO AND WINE TASTING COLLECTIVE; LOCATION – 211 E. BRANCH ST; APPLICANT –ERIC AND GILLIAN VON BERG; REPRESENTATIVE – JENNIFER MARTIN, JENNIFER MARTIN ARCHITECTURE AND DESIGN (Perez)**

Associate Planner Perez presented the staff report, including details about the existing structure and its potential as a historic resource. He also described the proposed use, architectural details, and landscaping. He also explained the proposed changes to the site including the removal of the driveway and existing parking lot.

Eric Von Berg and Gillian Von Berg, project applicants, spoke in favor of the project and explained the vision for the project and the rationale for the design choices. Jennifer Martin, project architect, highlighted the design changes and responded to the Committee's questions about the addition's connection to the original structure. Wes Arola, project landscape architect, answered questions about the tree removal and proposed landscaping.

Chair Hoag opened public comment and one member of the public addressed the Committee.

Shirley Gibson spoke in opposition to the proposed addition because it does not comply or meet the intent of the Village Design Guidelines.

Vice Chair Berlin made a motion, seconded by Committee Member Juetta, to allow the meeting to continue past 5:00pm. The motion passed unanimously.

The Committee spoke in support of the concept, but was not supportive of the architecture treatment between the original structure to the addition. The Committee encouraged a visual, architectural separation, or a distinctive transition, between the two structures to isolate the existing potentially historic structure. The Committee was also supportive of the colors, materials, landscaping, and treatment of the outdoor areas.

Chair Hoag made a motion, seconded by Vice Chair Berlin, to allow the meeting to continue until 6:15pm. The motion passed unanimously.

Committee Member Couch made a motion, seconded by Committee Member Juetta, to recommend approval of the project, with the suggestion to provide a transition between the proposed building and the original house.

**AYES:** Couch, Juetta, Berlin, Hall, Hoag

**NOES:** None.

**9. DISCUSSION ITEMS**

None.

**10. COMMITTEE COMMUNICATIONS**

None.

**11. STAFF COMMUNICATIONS**

None.

**12. ADJOURNMENT**

The meeting adjourned at 6:13 p.m. to a regular meeting on August 2, 2021 at 2:30 p.m.

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, SEPTEMBER 7, 2021  
ARROYO GRANDE COUNCIL CHAMBERS  
215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair Martin called the Planning Commission meeting to order at 6:00 p.m.

**2. ROLL CALL**

Planning Commission: Commissioners Kevin Buchanan, Jim Guthrie, Jamie Maraviglia, Vice Chair Frank Schiro and Chair Glenn Martin were present.

Staff Present: Community Development Director Brian Pedrotti, Associate Planner Andrew Perez and Assistant Planner Patrick Holub were present.

**3. FLAG SALUTE**

Commissioner Maraviglia led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

**7.a. CONSIDERATION OF APPROVAL OF MINUTES**

**Recommended Action:** Approve the minutes of the August 17, 2021 Regular Planning Commission meeting.

**7.b. CONSIDERATION OF LOT LINE ADJUSTMENT 21-003; LOCATION – 1200 EAST GRAND AVENUE; APPLICANT – JAMES MOTTER; REPRESENTATIVE – JAMES COOPER, GARING, TAYLOR AND ASSOCIATES**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution approving Lot Line Adjustment No. 21-003.

**Action:** Commissioner Guthrie moved and Vice Chair Schiro seconded the motion to approve the consent agenda.

The motion passed on the following roll-call vote:

**AYES:** Guthrie, Schiro, Buchanan, Maraviglia and Martin

**NOES:** None

**ABSENT:** None

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 21-006; ESTABLISHMENT OF A FITNESS FACILITY IN AN EXISTING COMMERCIAL SPACE; LOCATION – 134 NELSON STREET; APPLICANT – TARA WARWICK, TARAFIED FITNESS, LLC**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution approving the project.

Assistant Planner Holub presented the staff report.

Tara Warwick, applicant, spoke in support of the project and gave a summary of the business model.

Chair Martin opened the public hearing.

Michelle Chariton mentioned that she appreciates the new business coming into the Village but that they should consider making the facility ADA accessible.

Seeing no further public comments, Chair Martin closed the public hearing.

**Action:** Vice Chair Schiro moved and Commissioner Maraviglia seconded the motion to adopt the prepared Resolution approving Conditional Use Permit 21-006 as submitted.

The motion passed on the following roll-call vote:

**AYES:** Schiro, Maraviglia, Guthrie, Buchanan and Martin  
**NOES:** None  
**ABSENT:** None

**8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 21-005; ADDITION TO AN EXISTING COMMERCIAL STRUCTURE AND ESTABLISHMENT OF AN ART GALLERY AND WINE TASTING COLLECTIVE; LOCATION – 211 EAST BRANCH STREET; APPLICANT – ERIC AND GILLIAN VON BERG; REPRESENTATIVE – JENNIFER MARTIN, JENNIFER MARTIN ARCHITECTURE AND DESIGN**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution approving the project.

Vice Chair Schiro recused himself from the meeting due to the project's proximity to a business he owns.

Associate Planner Perez presented the staff report and responded to Commissioner questions regarding parking in-lieu fees, architectural changes since the ARC's consideration and the historic nature of the building.

Chair Martin opened the public hearing. Seeing no public comments, Chair Martin closed the public hearing.

**Action:** Commissioner Guthrie moved and Commissioner Buchanan seconded the motion to adopt the prepared Resolution approving Conditional Use Permit 21-005 to establish an art gallery and wine tasting collective.

The motion passed on the following roll-call vote:

**AYES:** Guthrie, Buchanan, Maraviglia, Schiro and Martin  
**NOES:** None  
**ABSENT:** None  
**RECUSED:** Schiro

**8.c. CONSIDERATION OF APPEAL TO PLANNING COMMISSION CASE 21-002; APPEAL OF PLOT PLAN REVIEW 21-018 FOR THE ESTABLISHMENT OF A VACATION RENTAL; LOCATION – 1170 LINDA DRIVE; APPELLANTS – MICHELLE CHARITON AND JAMI FORDYCE**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution denying Appeal Case No. 21-002 and approving Plot Plan Review 21-018.

Vice Chair Schiro returned to the meeting.

Assistant Planner Holub presented the staff report and responded to Commissioner questions regarding fees and the approval process.

Michelle Chariton, appellant, spoke in favor of the appeal and listed reasons why she believed the approval should be overturned.

Corina Garsa, applicant, spoke against the appeal, introduced herself and stated that she is the owner of the property.

Chair Martin opened the public hearing.

Jeff Metcalfe thanked the commission and stated that he has lived on Linda Drive for 32 years. He explained why he did not think the location was appropriate for a vacation rental.

Seeing no further public comments, Chair Martin closed the public hearing.

Community Development Director Pedrotti responded to Commissioner questions regarding Megan's Law.

Associate Planner Perez responded to Commissioner questions regarding the findings for denying a project without prejudice and the possibility of refunding applicant fees.

**Action:** Commissioner Guthrie moved and Vice Chair Schiro seconded the motion to adopt the prepared Resolution denying Appeal Case No. 21-002 and approving Plot Plan Review 21-018 to establish a vacation rental at 1170 Linda Drive with the following changes:

1. The operator of the vacation rental shall notify guests that no street parking shall be allowed on the northern side of the street on garbage day; and
2. The Planning Commission recommended that the appellant's appeal fees be refunded due to their appeal highlighting issues with the approval process.

The motion passed on the following roll-call vote:

**AYES:** Guthrie, Schiro, Buchanan and Maraviglia

**NOES:** Martin

**ABSENT:** None

**9. NON-PUBLIC HEARINGS**

None.

**10. ADMINISTRATIVE DECISIONS SINCE AUGUST 17, 2021**

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Appeal Deadline</b>
PPR21-020	Nick Meads	213 Whiteley Street	Establishment of a Vacation Rental in an existing Single Family Residence	A	9/8/21
PPR21-026	Natalie Terrasas	1223 Brighton Ave	Establishment of a Vacation Rental in an existing Single Family Residence	A	9/13/21
PPR21-027	Dustin Marzolf	240 W Branch Street	Establishment of a Vacation Rental in an existing Single Family Residence.	A	9/13/21
PPR21-028	Craig Smith	1174 Brittany Ave	Establishment of a Vacation Rental in an existing Multi-Family Residence.	A	9/13/21

**11. COMMISSION COMMUNICATIONS**

Commissioner Buchanan and Vice Chair Schiro spoke about some of the changes he would like made to the short term rental process including creating a webpage to provide information on the application and appeal process as well as requiring a signed statement from listed emergency contacts that they are within the required response time.

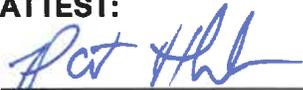
**12. STAFF COMMUNICATIONS**

Community Development Director Pedrotti mentioned that staff will be looking at making some webpage updates based on the recommended changes.

**13. ADJOURNMENT**

The meeting adjourned at 8:58 p.m.

**ATTEST:**



**PATRICK HOLUB  
ASSISTANT PLANNER  
(Approved at PC Meeting 10-19-21)**



**GLENN MARTIN, CHAIR**

## RESOLUTION NO. 21-2353

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 21-005; ADDITION TO AN EXISTING COMMERCIAL STRUCTURE AND ESTABLISHMENT OF AN ART GALLERY AND WINE TASTING COLLECTIVE; LOCATION – 211 E. BRANCH ST.; APPLICANT – ERIC AND GILLIAN VON BERG; REPRESENTATIVE – JENNIFER MARTIN, JENNIFER MARTIN ARCHITECTURE AND DESIGN**

**WHEREAS**, the applicant has filed Conditional Use Permit 21-005 to construct a 3,108 square foot addition and establish a wine tasting collective and art gallery in the Village Commercial Downtown zoning district; and

**WHEREAS**, the Architectural Review Committee reviewed the project on July 19, 2021 and recommended approval of the project with the suggestion to provide a distinct visual transition between the existing structure and the proposed addition; and

**WHEREAS**, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has found and determined that the project is exempt pursuant to Section 15332 of the CEQA Guidelines for infill development; and

**WHEREAS**, the Planning Commission of the City of Arroyo Grande has reviewed the project at a duly noticed public hearing on September 7, 2021; and

**WHEREAS**, the Planning Commission finds, after due study, deliberation and public hearing, the following circumstances exist:

**Conditional Use Permit Findings:**

1. The proposed use is permitted within the subject district pursuant to the provisions of this section and complies with all the applicable provisions of this title, the goals, and objectives of the Arroyo Grande General Plan, and the development policies and standards of the City.

*The proposed use of an art gallery and wine tasting collective is allowed in the Village Core Downtown (VCD) zoning district with the approval of a Conditional Use Permit pursuant to Section 16.36.030 of the Municipal Code and is consistent with development standards for the VCD zoning district per Municipal Code Section 16.36.020.*

2. The proposed use would not impair the integrity and character of the district in which it is to be established or located.

**RESOLUTION NO. 21-2353**

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*The proposed use of an art gallery and wine tasting collective would not impair the integrity or character of the Village Core Downtown (VCD) zoning district, as it is consistent with the stated purpose of the VCD zoning district pursuant to Municipal Code Section 16.36.020(C) by providing a use that promotes pedestrian use and enjoyment of the downtown Village area. The project design is consistent with the Design Guidelines and Standards for the Historic Character Overlay District, and is sensitive to the historic character of the existing structure, as recommended by the Architectural Review Committee.*

3. The site is suitable for the type and intensity of use or development that is proposed.

*The site is suitable for the establishment of an art gallery and wine tasting collective, as the development meets applicable development standards relating to building height, setbacks, lot coverage, and landscaping. Payment of an in-lieu fee to satisfy the parking requirement is allowed through pursuant to Municipal Code Section 16.56.020.*

4. There are adequate provisions for water, sanitation, and public utilities and services to ensure public health and safety.

*There are adequate provisions for all utilities and services necessary to ensure public health and safety.*

5. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity.

*The proposed use will not be detrimental to the public health, safety or welfare, nor will it be materially injurious to properties or improvements in the vicinity as it will comply with all applicable codes, standards, and conditions of approval developed for this project.*

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Arroyo Grande hereby approves Conditional Use Permit 21-005, as presented to the Planning Commission on September 7, 2021 and shown in Exhibit "B", attached hereto and incorporated herein by this reference as though set forth in full, with the above findings and subject to the conditions as set forth in Exhibit "A", attached hereto and incorporated herein by this reference.

On motion by Commissioner Guthrie, seconded by Commissioner Buchanan, and by the following roll call vote, to wit:

**RESOLUTION NO. 21-2353**

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**AYES:** Guthrie, Buchanan, Maraviglia, Martin

**NOES:** None

**ABSENT:** Schiro

the foregoing Resolution was adopted this 7<sup>th</sup> day of September 2021.

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**GLENN MARTIN  
CHAIR**

**ATTEST:**

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**PATRICK HOLUB  
SECRETARY TO THE COMMISSION**

**AS TO CONTENT:**

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**BRIAN PEDROTTI  
COMMUNITY DEVELOPMENT DIRECTOR**

**EXHIBIT 'A'**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT CASE NO. 21-005**  
**116 WEST BRANCH STREET**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**PLANNING DIVISION**

**GENERAL CONDITIONS**

1. This approval authorizes the construction of a 3,108 square foot addition to an existing structure and establishment of a wine tasting collective and art studio at the subject property.
2. The applicant shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.
3. The applicant shall comply with all conditions of approval for Conditional Use Permit Case No. 21-005.
4. This application shall automatically expire on September 7, 2023 unless a building permit is issued. Thirty (30) days prior to the expiration of the approval, the applicant may apply for an extension of one (1) year from the original date of expiration.
5. Development shall conform to the Village Core Downtown development standards except as otherwise approved.
6. Development shall occur in substantial conformance with the plans presented to the Planning Commission at the meeting of September 7, 2021 and on file in the Community Development Department.
7. The applicant shall agree to indemnify and defend at his/her sole expense any action brought against the City, its present or former agents, officers, or employees because of the issuance of said approval, or in any way relating to the implementation thereof, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees, for any court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his/her obligations under this condition.
8. A copy of these conditions and mitigation measures shall be incorporated into all construction documents.

**RESOLUTION NO. 21-2353**

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9. At the time of application for construction permits, plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
10. Signage shall be subject to the requirements of Chapter 16.60 of the Development Code.
11. Development shall comply with Development Code Sections 16.48.070, "Fences, Walls and Hedges"; 16.48.120, "Performance Standards"; and 16.48.130 "Screening Requirements".
12. Setbacks, lot coverage, and floor area ratios shall be as shown on the development plans including those specifically modified by these conditions.
13. Noise resulting from construction and operational activities shall conform to the standards set forth in Chapter 9.16 of the Municipal Code. Construction activities shall be restricted to the hours of 7:00 am to 5:00 pm Monday through Friday, and from 9:00 am to 5:00 pm on Saturdays. No construction shall occur on Sundays or City observed holidays. Inspections are only available Monday – Friday 7:30 am – 4:00 pm.
14. All lighting for the site shall be downward and directed and shall not spill or create glare to adjacent properties.
15. All new electrical panel boxes shall be installed inside the buildings.
16. A Fire Department Connection (FDC) shall be installed at building in a location acceptable to the Fire Chief.
17. Double detector check valve assemblies shall be located directly adjacent to or within the respective building to which they serve, and screened to the maximum extent feasible.
18. All ducts, meters, air conditioning equipment and all other mechanical equipment, whether on the ground, on the structure or elsewhere, shall be screened from public view with materials architecturally compatible with the main structure. It is especially important that gas and electric meters, electric transformers, and large water piping systems be completely screened from public view.
19. All conditions of this approval run with the land and shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to

**RESOLUTION NO. 21-2353**

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Development Code Section 16.08.100.

**SPECIAL CONDITIONS**

20. The applicant shall submit payment for the in lieu parking fees prior to occupancy. The fee shall be the number of parking spaces required for the project multiplied by the in-lieu parking fee of \$24,000, as established by City Council Resolution No. 3994.

**BUILDING AND LIFE SAFETY DIVISION AND FIRE DEPARTMENT CONDITIONS**

**BUILDING CODES**

21. The project shall comply with the most recent editions of the California Building Standards Code, as adopted by the City of Arroyo Grande.
22. Provide complete compliance with State and Federal disabled access requirements.
23. The project shall install a ventilation system in the kitchen.

**FIRE FLOW/FIRE HYDRANTS**

24. Project shall have a fire flow in accordance with the California Fire Code.

**FIRE SPRINKLER**

25. All buildings must be fully sprinklered per Building and Fire Department guidelines and per the California Fire Code.

**ABANDONMENT / NON-CONFORMING**

26. The applicant shall show proof of properly abandoning all non-conforming items such as septic tanks, wells, underground piping and other undesirable conditions as applicable.

**DEMOLITION PERMIT**

27. A demolition permit must be applied for, approved and issued. All asbestos and lead shall be verified if present and abated prior to permit issuance.
28. The developer shall reimburse the City for all costs associated with outside plan checks performed at either the developer's or City's request.

**ENGINEERING DIVISION CONDITIONS**

**POST CONSTRUCTION REQUIREMENTS REGIONAL WATER QUALITY CONTROL BOARD, STORMWATER CONTROL PLAN, OPERATIONS AND MAINTENANCE PLAN, AND ANNUAL STORMWATER CONTROL FACILITIES MAINTENANCE**

29. The Applicant shall develop, implement and provide the City:
- a. Prior to a building or grading permit, a Stormwater Control Plan that clearly provides engineering analysis of all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls complying with Engineering Standard 1010 Section 5.2.2.
  - b. Prior to final acceptance, an Operations and Maintenance Plan and Maintenance Agreements that clearly establish responsibility for all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls complying with Engineering Standard 1010 Section 5.2.3.
  - c. Annual Maintenance Notification indicating that all Water Quality Treatment, Runoff Retention, and Peak Flow Management controls are being maintained and are functioning as designed.
  - d. All reports must be completed by either a Registered Civil Engineer or Qualified Stormwater Pollution Prevention Plan Developer (QSD).

**GENERAL CONDITIONS**

30. The developer shall sweep streets in compliance with Standard Specifications Section 13-4.03F.
31. For work requiring engineering inspections, working hours shall comply with Standard Specification Section 5-1.01.
32. All project improvements shall be designed and constructed in accordance with the most recent version of the City of Arroyo Grande Standard Specifications and Engineering Standards.
33. Record Drawings (“as-built” plans) are required to be submitted prior to release of the Faithful Performance Bond.
34. Submit as-built plans at the completion of the project or improvements as directed by the Community Development Director in compliance with Engineering Standard 1010 Section 9.3 E. Provide One (1) set of paper prints and electronic documents on CD or flash drive in both AutoCAD and PDF format. AutoCAD drawings shall be in State plane coordinates.
35. Submit three (3) full-size paper copies and one (1) electronic PDF file of approved improvement plans for inspection purposes during construction.

36. Preserve existing survey monuments and vertical control benchmarks in compliance with Standard Specifications Section 5-1.26A.

IMPROVEMENT PLANS

37. Public Improvement Plans, Site Civil Plans, and Maps shall be submitted to the Community Development Department Engineering Division be separate submittal from any vertical construction/structures building improvement plans.

38. Improvement plans must comply with Engineering Standard 1010 Section 1 and shall be prepared by a registered Civil Engineer or qualified specialist licensed in the State of California and approved by the Public Works Department and/or Community Development Department. The following plan sheet shall be provided:

- a. Site Plan
  - i. The location and size of all existing and proposed water, sewer, and storm drainage facilities within the project site and abutting streets or alleys.
  - ii. The location, size and orientation of all trash enclosures.
  - iii. All existing and proposed parcel lines and easements crossing the property.
  - iv. The location and dimension of all existing and proposed paved areas.
  - v. The location of all existing and proposed public or private utilities.
  - vi. Location of 100-year flood plain and any areas of inundation within project area.
- b. Grading Plan with Cross Sections
- c. Retaining Wall Plan and Profiles
- d. Roadway Improvements Plan and Profiles
- e. Storm Drainage Plan and Profile
- f. Utilities - Water and Sewer Plan and Profile
- g. Utilities – Composite Utility
- h. Signing and Striping
- i. Erosion Control
- j. Landscape and Irrigation Plans for Public Right-of-Way
- k. Tree Protection Plan
- l. Details
- m. Notes
- n. Conditions of Approval and Mitigation Measures
- o. Other improvements as required by the Community Development Director.  
(NOTE: All plan sheets must include City standard title blocks)
- p. Engineers estimate for construction cost based on County of San Luis Obispo unit cost.

39. Submit all retaining wall calculations for review and approval by the Community

## **RESOLUTION NO. 21-2353**

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Development Director including any referenced geotechnical report.

40. Prior to approval of an improvement plan the applicant shall enter into an agreement with the City for inspection of the required improvements.
41. The applicant shall be responsible for obtaining an encroachment permit for all work within a public right-of-way (City, County and/or Caltrans).

### STREET IMPROVEMENTS

42. Obtain approval from the Public Works Director prior to excavating in any street recently over-laid or slurry sealed. The Director shall approve the method of repair of any such trenches, but shall not be limited to an overlay or type 2 slurry seal.
43. Overlay streets or place type 2 slurry seal on any roads dedicated to the City prior to acceptance by the City. Determination whether to use overlay or slurry seal shall be made by the Public Works Director.
44. Remove existing roadway striping and markers prior to any overlay or slurry seal work to the satisfaction of the Public Works Director. Use only thermoplastic roadway striping.

### CURB, GUTTER, AND SIDEWALK

45. Color any such new facilities as directed by the Community Development Director.
46. Install ADA compliant facilities where necessary or verify that existing facilities are compliant with State and City Standards.
47. Any sections of damaged or displaced curb, gutter & sidewalk or driveway approach shall be repaired or replaced to the satisfaction of the Public Works Director
48. Replace existing drive approach with curb, gutter, and exposed-aggregate sidewalk per the most recent version of the City of Arroyo Grande Standard Specifications and Engineering Standards.
49. Remove the terracotta tiles around the street tree wells within the project's frontage and replace with tree grates per Engineering Standard 8130.
50. Remove and replace terracotta tile strips in sidewalk within the project's frontage with colored, stamped concrete, to resemble existing tiles. The precise color and stamp pattern to use will be determined by the Public Works Director, or his designee, prior to installation.

### DEDICATIONS AND EASEMENTS

**RESOLUTION NO. 21-2353**

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51. All easements, abandonments, or similar documents to be recorded as a document separate from a map, shall be prepared by the applicant on 8 1/2 x 11 City standard forms, and shall include legal descriptions, sketches, closure calculations, and a current preliminary title report. The applicant shall be responsible for all required fees, including any additional required City processing.
52. A temporary construction easement shall be obtained for the construction of the ramp at the rear of the project prior to building permit issuance.

GRADING AND DRAINAGE

53. Prior to issuance of a grading permit, the developer shall submit one (1) copy of the Water Pollution Control Plan (WPCP) consistent with the San Luis Obispo Regional Water Quality Control Board (RWCB) requirements.
54. All grading shall be performed in accordance with the City Grading Ordinance and Standard Specifications and Engineering Standards.
55. Drainage facilities shall be designed in compliance with Engineering Standard 1010 Section 5.1.2.

WATER

56. A Reduced Pressure Principle backflow device is required on all water lines to the structure and landscape irrigation.
57. A Double Detector Check backflow device is required on the water service line to the fire sprinklers. Fire Department Connections must be remote and locations to be approved by the Fire Chief.
58. Non-potable water is available at the Soto Sports Complex. The City of Arroyo Grande does not allow the use of hydrant meters.
59. Lots using fire sprinklers shall have individual service connections.
60. Existing water services to be abandoned shall be abandoned in compliance with Engineering Standard 6050.

SEWER

61. All sewer laterals shall comply with Engineering Standard 6810.
62. Existing sewer laterals to be abandoned shall be abandoned in compliance with Engineering Standard 6050.

**RESOLUTION NO. 21-2353**

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63. All sewer mains or laterals crossing or parallel to public water facilities shall be constructed in accordance with Standard Specifications and Engineering Standards.
64. Submit a will-serve letter from South County Sanitary stating that the property access and location of trash receptacles is adequate for trash collection service.

**PUBLIC SAFETY**

65. **Prior to issuance of building permit**, applicant to submit exterior lighting plan for Police Department approval.
66. **Prior to issuance of a certificate of occupancy**, the applicant shall install a burglary alarm system per Police Department guidelines, and pay the Police Department alarm permit application fee and annual renewal fee as applicable.
67. The applicant shall abide by all licenses and rules developed by the California Department of Alcoholic Beverage Control.

**FEES AND BONDS**

The applicant shall pay all applicable City fees, including the following:

68. **FEES TO BE PAID PRIOR TO PLAN SUBMITTAL**

- a. **Plan check** for grading plans (Based on an approved earthwork estimate).
- b. **Plan check** for improvement plans (Based on an approved construction cost estimate).
- c. **Permit Fee** for grading plans (Based on an approved earthwork estimate).
- d. **Inspection Fee** of subdivision or public works construction plans (Based on an approved construction cost estimate).
- e. **Plan Review Fee** (Based on the current Building Division fee schedule. ***NOTE:*** *The applicant is responsible to pay all fees associated with outside plan review consultants*)

69. **FEES TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT**

- a. **Water Neutralization fee**, to be based on codes and rates in effect at the time of building permit issuance, involving water connection or enlargement of an existing connection.
- b. **Water Distribution fee**, to be based on codes and rates in effect at the time of building permit issuance.
- c. **Water Meter charge** to be based on codes and rates in effect at the time of building permit issuance.

- d. **Water Availability charge**, to be based on codes and rates in effect at the time of building permit issuance.
- e. **Traffic Impact fee**, to be based on codes and rates in effect at the time of building permit issuance.
- f. **Traffic Signalization fee**, to be based on codes and rates in effect at the time of building permit issuance.
- g. **Sewer Connection fee**, to be based on codes and rates in effect at the time of building permit issuance.
- h. **South San Luis Obispo County Sanitation District Connection fee**.
- i. **Drainage fee**, as required by the area drainage plan for the area being developed.
- j. **Construction Tax**, the applicant shall pay a construction tax.
- k. **Alarm Fee**, to be based on codes and rates in effect at the time of development.
- l. **Strong Motion Instrumentation Program (SMIP) Fee**, to be based on codes and rates in effect at the time of development.
- m. **Building Permit Fee**, to be based on codes and rates in effect at the time of development.

BONDING SURETY

- 70. **Erosion Control**, prior to issuance of the grading or building permit, all new construction requires posting of a \$1,200.00 performance bond for erosion control and damage to the public right-of-way. This bond is refundable upon successful completion of the work, less expenses incurred by the City in maintaining and/or restoring the site.



CITY OF ARROYO GRANDE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPEAL OF PC DECISION TO CITY COUNCIL

JIM GREGORY

Michael Shannon [redacted] A.G. (Date)

Maxette Bennett (Address) BILL HART (City) [redacted] (Zip Code) P-20-21

[redacted] Arroyo Grande Ca 93420

SHIRLEY GIBSON

Project Appeal Name and Case Number CUP21-005

Project Approved/Denied by the Planning Commission on 9-7-2021 (Date)

Project Location 211 E. BRANCH ST.

Reason for Appeal See attached page

Signature [redacted]

Mailing Address [redacted] Holcom, Ca 93421

Telephone [redacted] Email [redacted]

Receipt Number \_\_\_\_\_ Date \_\_\_\_\_

Andrew B. ANDREW PEREZ  
City Clerk

Items Required Checklist:

\$1,163 appeal fee

Two (2) sets of typed, gummed labels on 8 1/2" x 11" sheets, listing the names, addresses, and assessor's parcel number of all property owners within a radius of 300 feet of the exterior boundaries of the subject property, along with copies of the applicable assessor's parcel map book pages

211 East Branch Street

As local historians, we support progress and new businesses in old Arroyo. An art gallery and wine tasting venue would be beneficial for old Arroyo and draw locals and tourists alike. A beautiful idea.

And, as local historians, we also support the application of the Design Guidelines and Standards of Historic Districts, as adopted by the City of Arroyo Grande.

The project as presented does not meet the Guidelines and Standards for Historic Districts.

According to the plans, part of the house will be removed. The whole concept of historic preservation is to keep the historic property intact and keep its integrity as a house. Demolition of part of the 100 year old house would destroy the historic value of the house.

The addition is not subservient to the house, in height, mass, and scale, and detracts from the continuity of the streetscape. The historic property should be the focus, or "star of" any project.

There is some misleading information in the staff report.

The addition does not reflect or complement the character, design, or architecture of the house. In other words, there is no relationship between the house, the atrium, and the addition.



**DESIGN KEY**

- ① DECKING PLATFORM
- ② PLANTED WATER WALL FEATURE
- ③ KOI POND
- ④ VINES ON TRELLIS
- ⑤ OVERHEAD ARBOR WITH VINES
- ⑥ ART SCULPTURES, TYP.
- ⑦ SPECIALTY PATIO PAVING
- ⑧ ADA RAMP
- ⑨ STEPS
- ⑩ WATER FEATURE
- ⑪ EXISTING LAWN AND PALM TREES TO REMAIN
- ⑫ RETAINING WALL, TYP.
- ⑬ ARTISTIC GATES AND FENCE PANELS

**IRRIGATION DESIGN CRITERIA**

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS.

A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, POTTERY, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

**PLANTING DESIGN CRITERIA**

THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS WHICH REQUIRE MODERATE TO LOW WATER USE ONCE ESTABLISHED.

ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.

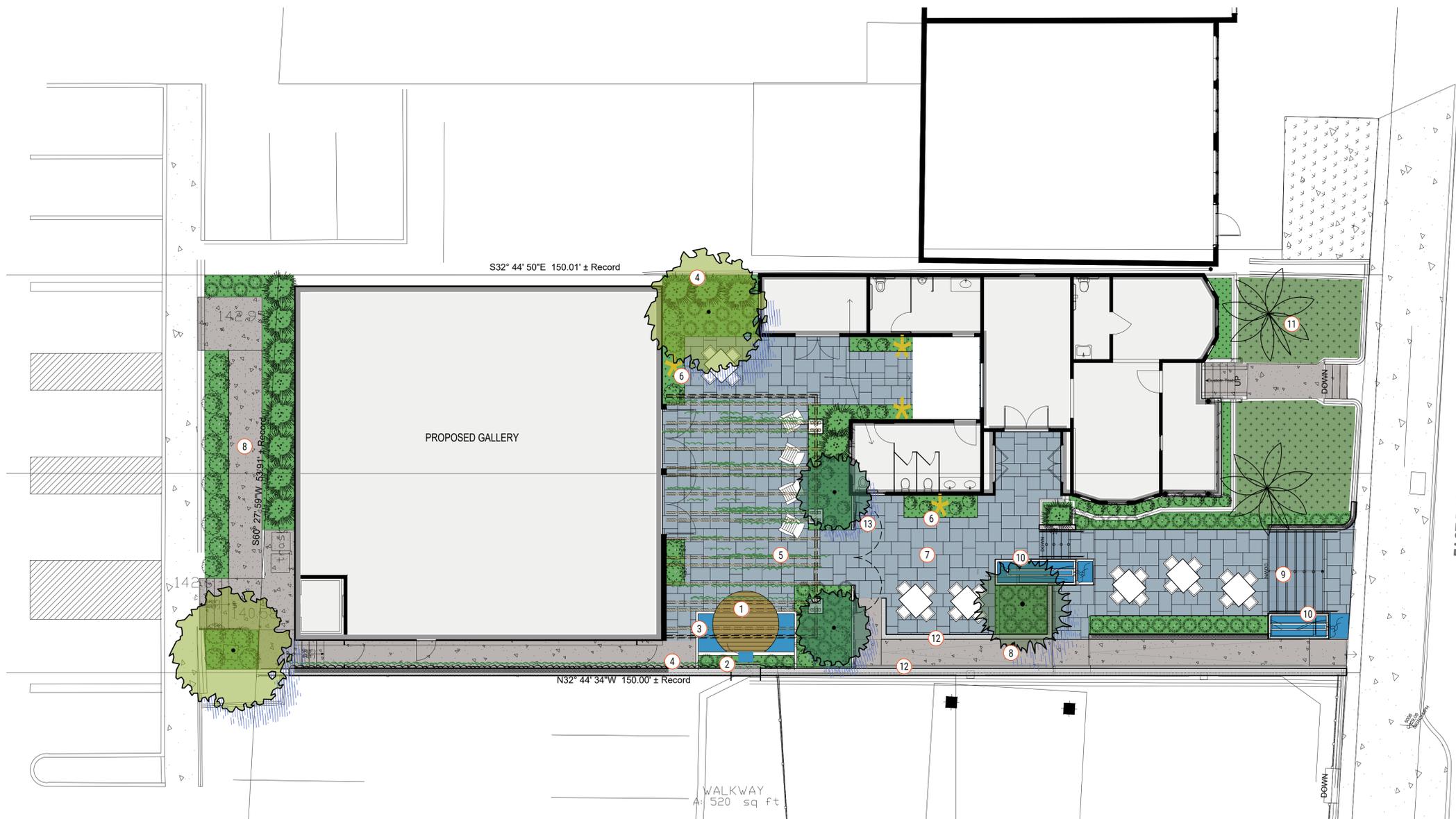
**COMPLIANCE STATEMENT**

THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEL.

WES AROLA - CA 5958

**PRELIMINARY PLANT LIST**

TREES	BOTANICAL NAME / COMMON NAME
	BRUGMANSIA X 'CHARLES GRIMALDI' / CHARLES GRIMALDI ANGEL'S TRUMPET
	CITRUS / SELECTED BY OWNER
SHRUBS	BOTANICAL NAME/COMMON NAME
	ACANTHUS MOLLIS / BEAR'S BREECH
	BUXUS MICROPHYLLA 'FAULKNER' / FAULKNER LITTLELEAF BOXWOOD
	FICUS PUMILA / CREEPING FIG
	JASMINUM POLYANTHUM / PINK JASMINE-
	LIRIOPE MUSCARI / LILYTURF
	OLEA EUROPAEA 'LITTLE OLLIE' / LITTLE OLLIE OLIVE
	PITTOSPORUM EUGENIOIDES / LEMONWOOD
	ROSA X 'CECILE BRUNNER' / CECILE BRUNNER CLIMBING ROSE
	SARCOCOCCA RUSCIFOLIA / FRAGRANT SARCOCOCCA



CITY OF ARROYO GRANDE: HISTORIC RESOURCE DATA SHEET

1. Site/Building Name Dr. Noble's Dental Office

2. Address or location 211 E. Branch St.

3. Parcel Number 07-192-039 4. Zoning VC-D-2.4

5. Present Owner \_\_\_\_\_ 6. Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

7. Ownership: Public  Private

8. Present Use: Office Original Use: Residential

9. General Architectural Style Group: Folk Victorian

10. Height: 1 Story  1.5 Story  2 Story  More than 2

11. Facade Width: 1 Bay  2 Bays  3 Bays  4 Bays

12. Wings and additions: Rear  Side  Front

13. Principal Roof configuration: Gable  Hipped  Shed  Other \_\_\_\_\_

14. Roof Materials: Original (if known) Comp. shingle Existing Same

15. Exterior Wall Materials: Original (if known) Clapboard Existing Same

16. Other Distinguishing Features: (Number and Description)

Windows D.H. sash 1/1 Porches Cutaway

Doors Wood panel & glass Dormers None

Chimneys None Other \_\_\_\_\_

17. Outbuildings: None

18. Construction Date: Estimated 1878 Factual \_\_\_\_\_

19. Parcel Size: Total (sq. ft.) 8,100 Frontage 54 Depth 150

20. Condition: Excellent  Good  Fair  Deteriorated  Ruin

21. Major Alterations: Interior-converted to offices

22. Surroundings: (Check all that apply)

Vacant Land

Residential

Industrial

Commercial

Office

Other  PUBLIC

CITY OF ARROYO GRANDE: HISTORIC RESOURCE DATA SHEET

23. Threats to Site:

None Known  Private Development  Zoning

Public Works Project  Other \_\_\_\_\_

24. Is the Structure: On Original Site?  Moved?  Unknown?

25. Persons or events of significance associated with structure:

Owner/Occupant: \_\_\_\_\_

Event: \_\_\_\_\_

Architect/Builder: \_\_\_\_\_

Date (s): \_\_\_\_\_

26. Sources of information: (books, documents, surveys, personal interviews, etc.)

Survey documentation and Arroyo Grande Existing Setting Report, January 1989.

27. Historical Notes/Additional Comments

Colors: Light grey with dark grey trim and red accents. Facade has canted bay.

This home was a dental office in the 1920's and 30's. Dr. Noble was married to a daughter of Ramon Branch.

28. Form Prepared By: C. Graves Date Prepared: 6/8/91

CITY OF ARROYO GRANDE: HISTORIC RESOURCE DATA SHEET

29. Photos:

Date Taken: 6/8/91



30. Additional Notes:

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State of California— The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

Resource name(s) or number (assigned by recorder) Property 17

**P1. Other Identifier:** Phantom Rivers Wine**\*P2. Location:**  Not for Publication  Unrestricted**\*a. County** San Luis Obispo**\*b. USGS 7.5' Quad** Oceano**Date:** 1965 revised**\*c. Address** 211 East Branch Street**City** Arroyo Grande**Zip** 93420**\*e. Other Locational Data:** Assessors Parcel Number 007-192-039**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)**Architectural style:** Folk Victorian cottage with modest Classical Revival details**Exterior wall finishes:** Painted clapboard**Roof:** Combination hipped and gabled**Windows:** Various, double-hung, one-over-one and fixed, wood sash**Primary entrance:** Single-leaf door beneath covered porch with classical columns, accessible by tiled steps**Chimney:** Not visible**Garage:** Unknown**Other notable features:** Angled bay windows on front and side façades, gable end vent, set back from East Branch Street**Plan:** Irregular**No. stories:** 1**Condition:** Excellent**Alterations:** See B6.**\*P3b. Resource Attributes:** (list attributes and codes) HP6. 1-3 story commercial building**\*P4. Resources Present:**  Building Structure  Object  Site  District  Element of District  Other**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)**P5b. Photo:** (view and date)

View north, 9/9/10, photograph #DSC 00614

**\*P6. Date Constructed/Age and****Sources:**  historic

Ca. 1903-09, Sanborn Fire Insurance Company maps

**\*P7. Owner and Address:**

unknown

**\*P8. Recorded by:**

R. Imboden, J. Kahn, F. Smith

Page &amp; Turnbull, Inc.

417 S. Hill Street, # 211

Los Angeles, CA 90013

**\*P9. Date Recorded:**

November 23, 2011

**\*P10. Survey Type:**

Intensive

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none")

Arroyo Grande Survey for Historic Significance, Page &amp; Turnbull, 2011

**\*Attachments:**  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

DPR 523A (1/95)

\*Required information

Item 9.a. - Page 44

Item 9.a. - Page 130

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # Property 17

- B1. Historic name: Dental office of Dr. Noble, Quaresma Family House
- B2. Common name: Phantom Rivers Wine
- B3. Original Use: Residential
- B4. Present use: Commercial

\*B5. Architectural Style: Folk Victorian cottage

\*B6. Construction History: (Construction date, alterations, and date of alterations) Completed between 1903 and 1909 (Sanborn Fire Insurance Company maps). Alterations: The occupancy of the building changed from residential to commercial around 1974 (letter from Building Inspector dated 27 August 1974); unspecified repairs costing \$500 were made in 1975 (Building Permit #623); the foundation under the front portion of the building was repaired and reinforced in 2006-2007 (Building Permit #13877).

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features:

- B9a. Architect: unknown
- b. Builder: unknown

\*B10. Significance: Theme Village of Arroyo Grande Area Village Core  
Period of Significance 1862-1910 Property Type Residential Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity) The subject property was built between 1903 and 1909, according to review of Sanborn Fire Insurance Company maps. Another source lists the estimated date of construction as 1878 ("Historic Resources Survey"), which is incorrect. The building was constructed as a dwelling. The architect and builder are unknown. The original owner is unknown. During the 1920s and 1930s, the building contained the dental office of Dr. Noble, a son-in-law of Ramon Branch ("Historic Resources Survey"). It was also the home of the Quaresma family during an unknown period, likely before 1974 (South County Historical Society).

The building has undergone the following known exterior alterations: the foundation was repaired and reinforced in 2006-2007. Those alterations do not significantly affect the integrity of the building's design, materials, workmanship, location, setting, feeling, or association.

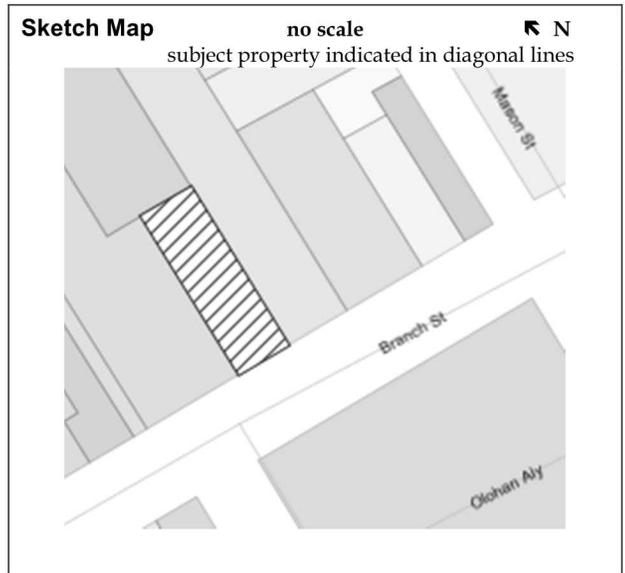
It was previously evaluated for historic significance in 1991; that reconnaissance survey did not contain findings ("Historic Resources Survey"). The subject property is not eligible separately or as a contributor to a previously unevaluated district for National or California Register listing. It is, however, locally significant both as an individually eligible resource and as a contributor to a potential historic district. Under National and California Register Criteria A and 1, it was not found to have been directly associated with important events. It is not significant under Criteria B and 2 as no direct associations with persons important in our past who were demonstrated to have performed their significant achievements at the subject property. Because it embodies distinctive characteristics of Folk Victorian residential architecture and possesses high artistic value, it is significant under Criteria C and 3. There is no reason to believe that it may be eligible under Criteria D or 4.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property (historically)

- \*B12. References: Arroyo Grande, City of. "Historic Resources Survey" 1991 and various building permits.
- Sanborn Fire Insurance Company "Maps of Arroyo Grande, CA" 1895, 1909, 1931.
- South County Historical Society. "1988.004.001 Papers, Personal." 1985: 6.

B13. Remarks:

\*B14. Evaluator: Johanna Kahn  
\*Date of Evaluation: November 23, 2011



## New Exterior Additions and Related New Construction

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for a new or continuing use cannot be successfully met by altering non-significant interior spaces. If the existing building cannot accommodate such requirements in this way, then an exterior addition or, in some instances, separate new construction on a site may be acceptable alternatives.

A new addition must preserve the building's historic character, form, significant materials, and features. It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. It should also be designed and

constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future. There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards.

New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged.



New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building. New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting.

## STANDARDS FOR PRESERVATION & GUIDELINES FOR PRESERVING HISTORIC BUILDINGS

# Preservation

*Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*



### Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

## NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

**RECOMMENDED**

**NOT RECOMMENDED**

Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.	Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be historic.
Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.	
Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.	
Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.	

[61 a-b] The materials, design, and location at the back of the historic house are important factors in making this a compatible new addition. Photos: © Maxwell MacKenzie.



## NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

<b>RECOMMENDED</b>	<b>NOT RECOMMENDED</b>
Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).	
Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.	



[62] The stair tower at the rear of this commercial building is a compatible new addition.

## NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

### RECOMMENDED

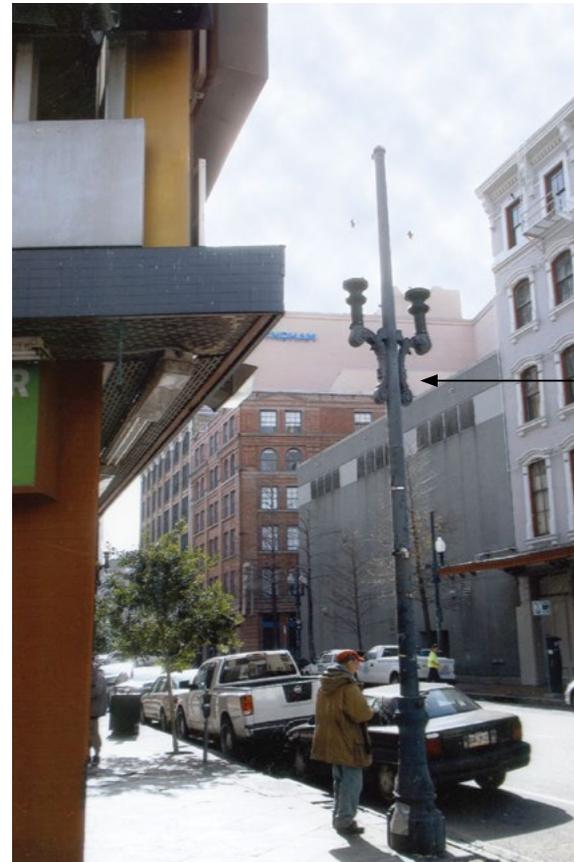
### NOT RECOMMENDED

#### Rooftop Additions

Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.

Constructing a rooftop addition that is highly visible, which negatively impacts the character of the historic building, its site, setting, or district.

[ 63] (a) A mockup should be erected to demonstrate the visibility of a proposed rooftop addition and its potential impact on the historic building. Based on review of this mockup (orange marker), it was determined that the rooftop addition would meet the Standards (b). The addition is unobtrusive and blends in with the building behind it.



## NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

<b>RECOMMENDED</b>	<b>NOT RECOMMENDED</b>
<p>Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.</p>	<p>Constructing a highly-visible, multi-story rooftop addition that alters the building's historic character.</p> <p>Constructing a rooftop addition on low-rise, one- to three-story historic buildings that is highly visible, overwhelms the building, and negatively impacts the historic district.</p> <p>Constructing a rooftop addition with amenities (such as a raised pool deck with plantings, HVAC equipment, or screening) that is highly visible and negatively impacts the historic character of the building.</p>



**[64] Not Recommended:**  
 It is generally not appropriate to construct a rooftop addition on a low-rise, two- to three-story building such as this, because it negatively affects its historic character.

## NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

**RECOMMENDED**

**NOT RECOMMENDED**

**Related New Construction**

Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures.

Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures.

Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.

Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting.

[65] (a) This (far left) is a compatible new outbuilding constructed on the site of a historic plantation house (b). Although traditional in design, it is built of wood to differentiate it from the historic house (which is scored stucco) located at the back of the site so as not to impact the historic house, and minimally visible from the public right-of-way (c).



## NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION

RECOMMENDED	NOT RECOMMENDED
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.	Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.	
Ensuring that new construction is secondary to the historic building and does not detract from its significance.	<p>Adding new construction that results in the diminution or loss of the historic character of the building, including its design, materials, location, or setting.</p> <p>Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building.</p> <p>Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.</p>
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.	
Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.	