



## MEMORANDUM

**TO:** Architectural Review Committee

**FROM:** Brian Pedrotti, Community Development Director

**BY:** Patrick Holub, Associate Planner

**SUBJECT:** Consideration of Architectural Details Associated with Plot Plan Review 22-017; Construction of a Permanent Outdoor Dining Area; Location – 307 East Branch Street; Applicant – Frank Schiro; Representative – Randy Russom, RRM Design Group

**DATE:** August 15, 2022

---

### **SUMMARY OF ACTION:**

Recommendation of approval to the Community Development Director will allow for the construction of a permanent outdoor dining area at an existing restaurant in the Historic Character Overlay District.

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

None.

### **RECOMMENDATION:**

It is recommended that the Architectural Review Committee review the architectural details associated with the proposed outdoor dining area and make a recommendation to the Community Development Director.

### **BACKGROUND:**

The subject property is zoned Village Core Downtown (VCD) and requires review by the Architectural Review Committee (ARC) because the project proposes the construction of a new structure within the Historic Character Overlay District (Attachment 1).

On July 13, 2020, the applicant received approval for a Temporary Use Permit (TUP) to construct a 2,400 square foot outdoor temporary dining area. This action was taken in response to the restriction on indoor dining that was imposed due to the COVID-19 pandemic. Since that time, the outdoor dining area has been continuously utilized by the applicant.

## **City Council**

Consideration of Architectural Details Associated with Plot Plan Review 22-017;  
Construction of a Permanent Outdoor Dining Area; Location – 307 East Branch Street;  
Applicant – Frank Schiro; Representative – Randy Russom, RRM Design Group

**August 15, 2022**

**Page 2**

### **ANALYSIS OF ISSUES:**

#### Project Description

The applicant proposes to deconstruct the existing temporary dining area and construct a permanent dining area that is approximately 2,612 square feet in size. The proposal includes utilizing the same area of the rear parking lot identified for the temporary dining area. Materials proposed for the permanent outdoor dining area include three separate metallic shade structures placed over dining tables and waiting areas, as well as an outdoor fireplace, fire tables, wood decking, brick paving and accent lighting and landscaping to soften the appearance of the structure.

In regards to colors and materials, the applicant is proposing to utilize a diverse mixture of materials. The proposed shade structure is constructed with a black metal frame and louvered slats are proposed to provide shade for patrons. The shade structures are positioned over the dining areas, which incorporate wooden deck flooring. A box planter tree is proposed for the center of the dining area, which is underlain by brick paving and is flanked by two fire tables. Wooden bench seating is provided as an alternative to predominantly chair seating throughout the dining area. String lighting will be provided throughout as well as patio heaters.

In addition to the proposed permanent dining area, the applicant is proposing to install a pre-constructed container bathroom at the rear of the dining area closest to the existing trash enclosures. This area, along with the connection to the kitchen are screened with landscaped green screen walls. Plans for the outdoor dining area are included as Attachment 2.

#### Parking

The construction of the outdoor dining area will require the applicant to provide an additional nine (9) parking spaces beyond the currently required six (6) parking spaces for the existing interior square footage. The applicant has provided sufficient evidence that restaurant has a shared parking agreement with the adjacent property in order to utilize a total of fifteen (15) shared parking spaces on that property. In total, the applicant is providing six (6) on-site parking spaces, in addition to the shared parking spaces on the hotel property. Based on this, the applicant is meeting their parking requirements with the existing parking on-site. No additional parking will be required for the proposed use.

#### Design Guidelines

The purpose of architectural review and the Design Guidelines is to ensure that the materials, textures, colors and details of proposed construction are an appropriate expression of the design concept and function, and are, to the extent feasible, compatible with the adjacent and neighboring structures and functions. The project proposes a number of exterior finishes that complement the existing and surrounding structures, including wood, metal and brick finishes throughout the dining area.

**City Council**

Consideration of Architectural Details Associated with Plot Plan Review 22-017; Construction of a Permanent Outdoor Dining Area; Location – 307 East Branch Street; Applicant – Frank Schiro; Representative – Randy Russom, RRM Design Group

**August 15, 2022**

**Page 3**

The Guidelines state that brick and stone masonry are the most common façade materials, with wood siding also being considered common within the VCD district. The Guidelines further highlight the sense of experimentation within the district, stating the fact that although there are similar architectural styles, there is no one predominant style and that elements are often combined in creative ways, while maintaining the historic character of the architecture. Staff is seeking feedback as to whether the chosen materials reflect these requirements of the Guidelines (Attachment 3).

**ADVANTAGES:**

Recommendation for approval will allow the applicant to construct a permanent outdoor dining area, replacing the existing temporary dining area, in a way that is consistent with the requirements of the Village Design Guidelines.

**DISADVANTAGES:**

None identified.

**ENVIRONMENTAL REVIEW:**

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15332 of the Guidelines regarding infill projects.

**PUBLIC NOTIFICATION AND COMMENTS:**

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

**Attachments:**

1. Project Location
2. Project Plans
3. Village Design Guidelines