



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Associate Planner

SUBJECT: Architectural Review 21-007; 345 Rodeo Court

SUMMARY: Consideration of A New 2,940 Square Foot Single Family Residence, 663 Square Foot Garage, And 635 Square Foot Accessory Dwelling Unit; Applicant – Brian and Jaime Benjamin; Applicant – Jon Couch

DATE: December 6, 2021

SUMMARY OF ACTION:

Recommendation of approval to the Community Development Director will allow for the construction of a new single family residence and accessory dwelling unit (ADU) on Lot 4 of the Rodeo Court subdivision.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

RECOMMENDATION:

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

BACKGROUND:

The project site is Lot 4 of the Rodeo Court subdivision. The subdivision consists of 7 lots located north of the intersection of Rodeo Drive and Grace Lane. Lot 4 is a flag lot with an area of 31,681 square feet. The buildable area is restricted to 14,798 square feet near the eastern property line, pursuant to the final map for the subdivision (Attachment 1). A steep slope east of the development envelope creates a twenty-foot elevation difference between the finished grades of the subject property and the lots to the east. There is an easement for pedestrian access along the front of the parcel, similar to each of the other six lots in the tract. Development within this subdivision is regulated by the standards for the Planned Development 1.3 zoning district, and the setbacks established by Condition No. 9 of City Council Resolution 4793. All new construction is subject to review by the ARC for compliance with the Tract 3079 Design Guidelines (Design Guidelines, Attachment 2).

ANALYSIS OF ISSUES:Project Description

The applicant proposes to construct a 2,940 square foot residence, a 663 square foot, detached garage, and 635 square foot ADU. The home is proposed to be two stories and include three (3) bedrooms and three (3) bathrooms. Two bedroom and two bathrooms would be located on the ground floor, while the master bedroom and bathroom would be located on the second floor. A second floor deck of approximately 350 square feet would be accessible via the master bedroom. The ADU would consist of one (1) bedroom and one (1) bathroom.

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

Table 1: Development Standards for Rodeo Court Subdivision

Development Standard	Requirement	Proposed	Notes
Minimum front yard setback	20'	20'	Standard Met
Minimum interior side yard setback	10'	10'	Standard Met
Minimum rear yard setback	Limited to building envelope	Development is proposed w/in the boundaries of the development envelope	Standard Met
Maximum height for buildings	25' from original grade	24'	Standard Met.
Parking Requirements	2 spaces within an enclosed garage & 1 space for ADU	3 spaces within enclosed garages	Standard Met

Architectural Character

The building envelope is nestled at the base of a slope, which allows for a two-story design to maximize the views to the south and east. The proposed residence is designed in a contemporary style featuring an asymmetrical design, large window expanses on the front elevation, and a low-pitched roof with wide overhangs. The wall planes on each elevation are well articulated with many recessions and projections to break up the massing. The rear and side elevations also use varied wall planes and plate heights to break up massing and add visual interest. The main entry would be located at the southern end of the home, and covered by a small entry porch. The design proposes smooth stucco siding and composite timber siding for a small portion of the home near the entry, up to the second floor deck and its guardrails. A light gray is proposed as the

base color with a dark gray proposed for the fascia and trim. A standing seam metal roof is proposed and its color would match the fascia and trim (Attachment 3).

Landscaping

The landscape plan proposes a combination of deer grass, lamondra grass, and native wildflowers along the eastern property line. The existing vegetation along the sloped areas west of the proposed residence will remain beyond a decomposed granite path at the base of the home. An area of synthetic turf is proposed for the area between the primary dwelling and the ADU, and a small area east of the ADU is proposed to be planted with Senscio Vitalis, commonly known as chalk sticks. A small orchard of fruit trees are proposed for an area where the stem of the lot terminates into the flag portion of the parcel.

Design Guidelines

The Design Guidelines for this tract are intended to facilitate quality building design and regulate scale and compatibility without limiting individuality of design and style. An equally important goal of the Design Guidelines is to maintain views of scenic vistas from each of the seven lots. While no particular design style is required, the Design Guidelines encourage detailing and materials that are appropriate to the chosen style. Articulation of wall planes and ridge heights is encouraged to provide visual interest and prevent structures with massing that is incompatible with the rest of the tract. A variety of exterior siding and roofing materials are promoted by the Design Guidelines, with the caveat that they are appropriate for the architectural style on which they are proposed. Exterior color palettes are encouraged to be a maximum of three colors and be compatible with the natural surroundings.

The proposed design incorporates many projections and recessions on each elevation to break up the massing and adds dimensionality to the design, as encouraged by the Design Guidelines. The use of stucco as the primary siding material is appropriate for the style, as is the color palette proposed. The metal roofing material was chosen as a fire resistant material that is appropriate for the style, despite being noted as an inappropriate roofing material by the Design Guidelines. Despite the ARC having found the metal roof for the house proposed on Lot 6 to be appropriate, a determination about whether the use of metal roofing conforms with the Design Guidelines is again requested. The Design Guidelines discourage mid-century modern homes with flat roofs. A low-pitched slant roof is proposed as the predominant roof form for this proposal, but the various ridge heights that are proposed meet add to the articulation encouraged by the Design Guidelines. The design borrows elements from Ranch style architecture with low-pitched roof elements, and various window sizes. The subject design also proposes warm color tones and is limited to less than three (3) colors.

Landscaping, hardscape, and drainage are also regulated by the Design Guidelines. Landscape plans should incorporate native and drought tolerant species that complement the structures on site. The species proposed meet the drought tolerant requirement and are considered in compliance with the Design Guidelines. The use of various types of

pervious and impervious hardscape is also encouraged. The project proposes decomposed granite walkways, a concrete patio, a deck constructed with a composite timber product, a natural lawn, and a synthetic lawn area in addition to the landscaping to comply with this standard. A six inch (6") curb and gutter was constructed with the public improvements to handle drainage, but the project is still required to install Low Impact Development measures to mitigate and control storm water on site. The final location of those measures are tentatively proposed for the western portion of the development envelope, at the base of the slope. The driveway also serves as a turnaround for emergency vehicles, as required by the Design Guidelines.

ADVANTAGES:

The proposed house design meets the site development standards of the tract and Design Guidelines. The house is well articulated and the drought tolerant landscaping complements the house design. Overall, the size, placement and design of the house meet the intent of the Design Guidelines.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15303(a) of the Guidelines regarding the construction of a new single-family residence.

PUBLIC NOTIFICATION AND COMMENTS:

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

Attachments:

1. Project location
2. Design Guidelines
3. Proposed Materials and Colors
4. Project Plans