



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Planning Manager

BY: Shayna Gropen, Assistant Planner

SUBJECT: Consideration of Architectural Review 23-002; Construction of a New 6,394 Square Foot Single Family Residence, 1,200 Square Foot Detached Accessory Dwelling Unit, and 1,322 Square Foot Detached Workshop; Applicant – Magenta Family Trust; Representative –

DATE: May 1, 2023

SUMMARY OF ACTION:

Recommendation of approval to the Community Development Director will allow for the construction of a new single-family residence with an attached garage, and accessory structure in the Heights at Vista del Mar (HVDM) neighborhood.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

RECOMMENDATION:

Review the proposed project and make a recommendation to the Community Development Director.

BACKGROUND:

The project is lot 18 of the HVDM subdivision, is approximately 1.83 acres in size, and is zoned Residential Hillside (RH) (Attachment 1). Development in the HVDM subdivision is subject to conformance with *The Heights at Vista del Mar Design Guidelines* (“Design Guidelines”). The Guidelines are included as Attachment 2.

ANALYSIS OF ISSUES:

Project Description

The applicant is proposing to construct a 6,394 square foot single family residence with an attached 982 square foot garage and an accessory workshop structure that is 1,322 square feet. The applicant also intends to construct a 1,200 square foot accessory dwelling unit with its own attached 635 square foot garage on the property. State law does not allow for any discretionary review of ADUs, therefore the ARC’s review of this project

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is limited to the primary single-family residence, garage, workshop, and landscaping. The project also includes a swimming pool, outdoor kitchen, fire pit, sport court, batting cage, and a putting green.

The proposed residence meets all applicable development standards established by the Design Guidelines and the Development Code, including floor area ratio (FAR), lot coverage, height, setbacks and parking as shown in Table 1 below.

Table 1: Development Standards for The Heights at Vista del Mar

<u>Development Standard</u>	<u>Requirement</u>	<u>Proposed</u>	<u>Notes</u>
Front yard setback	25'	61.58' ADU, Garage	Standard Met
Side yard setback	15'	51.59 House (East); 87.85' House(West)	Standard Met
Rear yard setback	25'	58.95	Standard Met
Maximum lot coverage	35%	12%	Standard Met
Maximum floor-area ratio (FAR)	0.45	9.5	Standard Met
Maximum height	30' or 2 stories, whichever is less	28'-6"	Standard Met
Parking Requirements	2 covered parking spaces	5 covered parking spaces	Standard Met

Architectural Characteristics

The applicant is proposing to construct the subject residence that most closely aligns with the Modern Craftsman architectural style described in the Design Guidelines. The Design Guidelines describe the Modern Craftsman style as constructed with a rough finish, attention to detail, using materials such as stone, rough-hewn wood, siding, and stucco. It often feature wide front entry porches supported by columns, large gables and decorative brackets or timber detailing. The applicant's proposal incorporates many elements of the typical Modern Craftsman style, including stucco and wood siding, prominent gables, and a wide front entry porch. Plans for the home, including colored renderings of the home and a materials board are included as Attachment 3. A physical copy of the color and materials board will be available at the meeting for review.

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Landscaping

In addition to the proposed structures, the applicant proposes a robust landscaping plan with a diverse array of trees and shrubs to be planted throughout the property. This plan incorporates assorted fruit trees, California Sycamore and Pepper trees, as well as eighteen (18) different shrub varieties. Much of the southwestern portion of the site is proposed to be seeded with a native seed mix. In total, the proposal includes 62,159 square feet of irrigated landscape with 3,588 square feet of that area consisting of synthetic turf. Based on the amount of landscaping proposed, the applicant will be required to comply with the City's [Performance Based Landscape Compliance](#) method in order to comply with the State's Model Water Efficient Landscape Ordinance (MWELO). Staff will review the project for compliance prior to issuance of the building permit.

Design Guidelines

Regardless of the architectural style, the Design Guidelines include standards for building forms and massing. For example, the document specifies that varying ridge heights and wall planes should be used to provide a deliberate sense of proportion and scale to the building. The design incorporates projections and recessions on each elevation to maintain visual interest. Additionally, the use of varying low-pitched roof lines at all elevations further helps reduce the massing of the home.

The Design Guidelines state that building forms, materials and details should not contrast strongly within a single building and building forms should be avoided that are out of scale with the rest of the building. The applicant's proposal includes a complementary mixture of forms and materials that do not contrast harshly with one another, but, rather, work in unison to capture the architectural style. The Guidelines encourage the utilization of natural materials that complement the surrounding environment. The applicant is proposing a combination of brownish-grey toned wood siding and stained wood for the trellises, both of which complement the natural environment and surrounding neighborhood. The Guidelines identify examples of both acceptable and unacceptable roof materials. Acceptable colors include brown, slate, green, black, tans, and cremes. Permissible materials include concrete tile, dimensional asphalt shingles, and "S" shaped tiles. Examples of unacceptable materials include glazed tiles, metal shingles, metal tiles, and wood shingles. The design proposes a charcoal-colored standing seam metal roof, which is not contemplated in the Guidelines. Staff requests the ARC address whether the metal roof is appropriate for the style and is permissible with the Guidelines.

The Guidelines state the color schemes should include a body color, trim color, and an accent color to be used on windows, doors, trellises, and other similar features. The applicant proposes a color palate incorporating charcoal colored roofing, black fascia, and black aluminum rain gutters and downspouts. The wooden siding is proposed in the color Roman Antique, which is a brownish-grey tone. The stucco siding would be a fine

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sand finish and painted an off-white color called “Alabaster.” Doors and windows, including the garage and back doors, incorporate modern black frames to maintain a sleek and modern look. Staff is requesting that the ARC discuss the appropriateness of the chosen materials and colors.

Regarding lighting, the Guidelines state that light fixtures must be compatible with the architectural character of the building and that the color, size, and number of fixtures should be selected to complement the structure. The applicant proposes black square wall lights. Staff asks that the ARC discuss the compatibility of the light fixtures.

The Guidelines limit the amount of turf areas to 25% of the overall landscaped area or 500 square feet, whichever is more restrictive. The project proposes 3,588 square feet of synthetic turf, and therefore is in compliance with this standard. The landscape plan features drought tolerant plant species arranged in informal arrangements throughout the property, as encouraged by the Design Guidelines. Furthermore, the design avoids large, continuous areas of paving and uses a variety of hardscape materials such as permeable pavers, gravel walkways, and concrete tiles.

ALTERNATIVES:

1. Review the proposed project and make a recommendation for approval to the Community Development Director
2. Review the proposed project and make a recommendation for denial to the Community Development Director
3. Provide other direction to staff.

ADVANTAGES:

The development proposal meets the site development standards of the Arroyo Grande Municipal Code as well as *The Heights at Vista del Mar Design Guidelines* regarding size, placement, and design of the structures and landscaping.

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.

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Attachments:

1. Project Location
2. *The Heights at Vista del Mar Design Guidelines*
3. Project Plans