



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Planning Manager

BY: Shayna Gropen, Assistant Planner

SUBJECT: Consideration of Architectural Review 23-005; Construction of a New 2,843 Square-Foot Single Family Residence with a 785 Square-Foot Attached Garage; Location – 264 Cobble Creek Way (Lot 9 of Tract 2985); Applicant – Pace Homes, Inc.; Representative – Cod

DATE: June 26, 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 three car garage in the Tract 2985 neighborhood.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

RECOMMENDATION:

Review the proposal and make a recommendation to the Community Development Director.

BACKGROUND:

The project site is lot 9 of Tract 2985 and is approximately 0.36 acres in size and is zoned Residential Suburban (RS) (Attachment 1). Tract 2985 is an eleven (11) lot subdivision located on the west side of Corbett Canyon Road to the south of Printz Road. Development in Tract 2985 is subject to conformance with the Tract 2985 Design Guidelines "Guidelines." The Guidelines are included as Attachment 2.

ANALYSIS OF ISSUES:

Project Description

The applicant is proposing the construction of a 2,843 square foot single family residence with an attached 785 square foot garage. In total, impervious surfaces account for 4,426 square feet of the 15,881 square foot parcel, representing impervious coverage of 28%. The proposal consists of single-story construction and incorporates a floor plan including:

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four (4) bedrooms; four (4) bathrooms; a foyer, and a great room. The property is accessible via a shared driveway approach from Corbett Canyon Road which connects the lots via permeable pavers. As required by the Guidelines, the front yard and garage access is oriented to the west of the project site, facing the creek. This project application is the second of eleven lots in this development to be reviewed by the ARC.

The applicant proposes a straightforward and simple landscaping plan, with 72% of the lot being comprised of natural space and landscaped area. In total, 11,455 square feet of the property is projected for open space and landscaping. The proposal includes “Silver Carpet” Dymondia to be planted as ground cover in areas throughout the lot, as well as incorporating species of Blue Agave, “Fairy Tales”, Rainbow Formium, and a single Japanese Maple tree in the front yard. Based on the amount of landscaping proposed, the applicant must comply with the City’s [Performance Based Landscape Compliance](#) method in accordance with the State’s Model Water Efficient Landscape Ordinance.

Architectural Characteristics

The proposed single-family home is a craftsman architectural style, incorporating a mixture of natural textures and materials, and signature gabled rooflines. The color-scheme is comprised of neutral shades, including light grey, white, and the charcoal grey standing seam metal roof serves as an accent color. Other proposed materials are black vinyl windows, “high plains” cultured stone masonry, and concrete roofing tile in “Malibu” is the primary roofing material. The building will be clad in a combination of light grey “Hardie” board and batten siding and trim, and a smooth white stucco.

The proposed residence meets all applicable development standards established by the Guidelines and the Development Code, including floor area ratio (FAR), lot coverage, height, setbacks, and parking—shown in Table 1 below. Plans for the project are included as Attachment 3.

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Table 1: Development Standards for Tract 2985

<u>Development Standard</u>	<u>Requirement</u>	<u>Proposed</u>	<u>Notes</u>
Front yard setback to home	10'	10'-6"	Standard Met
Front yard setback to garage	20'	20'	Standard Met
Side yard setback (Single Story)	5'	5'	Standard Met
Rear yard setback	15'-20'	18'2"	Standard Met
Maximum lot coverage	40%	28%	Standard Met
Maximum floor-area ratio (FAR)	0.5 (including garages)	0.23	Standard Met
Maximum height	25'	167.98" ~14'	Standard Met
Parking Requirements	2 covered parking spaces	3 covered parking spaces	Standard Met

Design Guidelines

According to the Development's Design Guidelines, the front yard setbacks shall be a minimum of ten (10') feet from the shared driveway along the creek and thirty-five feet (35') set back from the top of the bank of Corbett Creek. Additionally, garages shall be setback twenty feet (20') from the shared driveway to accommodate guest parking. The Design Guidelines designate rear setbacks to vary between fifteen feet (15') and twenty feet (20') to create a staggered effect with increased visual interest. Side yard setbacks are five feet (5') for single-story construction and ten feet (10') for two-story construction. Regarding easements, the Guidelines state that no building shall occur where public utility easements have been designated. Easements located within the shared driveway and towards Corbett Canyon are included as Attachment 4. There is no proposed development within the easement areas.

The architectural styles as outlined in the Guidelines include Mediterranean, Craftsman, and Ranch style homes to create an aesthetically diverse neighborhood. The development is intended to accommodate resident ownership, with each home containing three to four bedrooms, two bathrooms, and two or three car garages. The applicant proposes a craftsman style home which is in accordance with the requirements.

For the building façade, the Guidelines encourage including a combination of building materials such as stucco, masonry, horizontal painted wood, or composite material siding.

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Recommended roofing materials include concrete or clay tile, slate, or heavy composition shingles. Materials such as heavy timber, tile, or wrought iron are recommended for building accents. The proposed building materials of concrete tile, smooth stucco, Hardie Board and Batten siding, 'cultured stone' stacked brick masonry, and black vinyl trim are in accordance with the materials outlined by the Guidelines. The proposed use of charcoal grey standing seam metal roof as an accent material should be considered by the ARC for compliance with the Guidelines.

Color schemes as described by the Guidelines should include earth tones combined with warm accent colors which energize the visual character of the home. The guidelines state that no colors, basic or accent, shall be garish and no more than two (2) basic colors shall be used on a single building mass. Additionally, not more than two accent colors shall be used on any building. The applicant is proposing an all-neutral grey and white color scheme with natural materials and black vinyl accents.

The Guidelines specify that homes are encouraged to have a varied and discernably different appearance from one another. Examples of distinguishing details provided include multi-pane vertical shaped rectangular windows; fireplace chimney trim and cap detailing, eave extensions or trellises adorning rooflines; arbors or roofed porches; diverse roof pitches; clear and legible address numbers; maximized landscaped and natural areas with minimal hardscaping; window and door trim of 4" in width or more; and triple pane windows to face towards Highway 227. The applicant's design proposal includes varied roof pitches, a roofed porch, and windows that are triple-paned with distinctive trim features as described by the Guidelines.

Landscaping, as described by the Guidelines, is encouraged to be robust and extensive, specifically regarding backyards visible from Highway 227. The proposal mainly consists of ground coverage of silver carpet 'dymondia' in the backyard, as well as two (2) street trees as described in the Landscaping & Street Tree Memo (Attachment 5). The trees included are the bronze loquat tree, described as a small umbrella shaped evergreen with white flowers, and the New Zealand Christmas tree, which is a medium size evergreen with red flowers.

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; or
3. Provide other direction to staff.

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ADVANTAGES:

The development proposal meets the site development standards of the Arroyo Grande Municipal Code as well as the *Tract 2985 Design Guidelines* regarding size, placement, and design.

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) if the CEQA Guidelines regarding 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. *Tract 2985 Design Guidelines*
3. Project Plans
4. Easements and Creek Location
5. Landscaping & Street Tree Memo