

**Architectural Design Guidelines for a
Plan Unit Development on
Tract 2985**

Corbett Canyon Road and Highway 227

Arroyo Grande, California

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PLANNED UNIT DEVELOPMENT STANDARDS

1. Permitted and Conditionally Allowed Uses: Single Family

2. Development Code General Provisions:

Unless otherwise provided as part of the Tract 2985 Specific Plan all provisions of the Single Family (SF) designation and zone, as defined in the General Plan and Development Code of the City of Arroyo Grande shall be applicable within this Tract.

3. Building Envelope:

Each Parcel contains a building envelope for the positioning of a single-family residence and all other structures. The envelope is determined by the setback requirements identified in these guidelines. No structures shall occur outside the designated building envelope for each lot. (See Illustrative Typical Site Example, Page 6 of 6)

4. Minimum yards:

- a. Front Yard Setback: All Parcels are orientated such that they have their front yards and garage access facing west toward the creek. The Front Yard setbacks for the homes are determined from the new drive along the creek to be setback a minimum of 10 feet from the drive-in addition to a 35-foot setback to top of creek bank. Garages shall be setback 20 feet from the new drive to allow for guest parking.
- b. Rear yard / Highway 227 setbacks: The minimum street yard building setback to highway 227 shall be a variation in setback of 15 to 20 feet.
- c. Interior side yard setbacks: Shall be 5 feet for single story and 10 feet for two story buildings. Adjacent to private driveway entrance shall be 5 feet.
- d. Exceptions: Architectural features such as roof eaves, bay windows, steps and chimneys may project into required yards as provided in the City's Development code.

5. Maximum lot coverage: Shall be 40%

6. Maximum building height: Shall be 25 feet

7. Maximum Floor Area Ratio: Shall be 0.5, including garages

8. Easements:

No building shall occur where easements are designated for public utilities. Parcels which have easements shall maintain and keep easement areas clear for future access and maintenance of utilities.

9. No RV, boat or automobile storage in yards.

ARCHITECTURE DESIGN GUIDELINES

Homes shall incorporate Mediterranean, Craftsman and Ranch Style homes with features that include:

- Front Orientation toward the private drive with front porches, garage, and front entry doors orientating toward the creek.
- Garages to setback a minimum of twenty feet from driveway allowing for additional guest parking. Additional parking in front of yards shall use decompose granite or permeable pavers.
- Driveways are encouraged to be colored and textured where they can also function as private patio, play space, or outdoor living space.
- A variety of one- and two-story homes intended to create a diverse neighborhood rather than a uniform tract-like style. All homes are intended for resident ownership, each with a minimum of three to four bedrooms, two baths, and two car garages.

Building Materials- Consistent use of stucco or masonry or horizontal painted wood or composite material siding are encouraged as exterior siding materials. Concrete or clay tile, slate, or heavy composition shingles are encouraged as roofing materials. (Wood shake or shingles are prohibited for fire safety). Heavy timber, tile, or wrought iron is encouraged as accent materials.

Color- Coordinated use of earth tone colors complemented by compatible accents, shading, landscaping, and lighting will provide for diversified design character. Uniform color of adjoining houses is discouraged. Accent or trim colors should energize the visual character, using warm hues. No colors, basic or accent, shall be garish and no more than two basic colors shall be used on a single building mass. Similarly, not more than two accent colors shall be used on any building. There is no limit to the number of neutrals that may be used on any building.

Architectural Details- Architectural design details that interpret the styles previously mentioned are as follows but are not limited to:

- Multi-pane vertical shaped rectangular and/or arched window, recessed, or with framed relief. Windows may be grouped.

- Fireplace chimney trim and cap details and shapes which reflect the roof or window shapes or include material changes, tile or trim, and color variations.
- Roofs which include eave extensions or trellises, arbors, or roofed porch elements to accent and shelter primary entrance doors.
- All rooms to incorporate the use of windows, clearstories, skylights, flat solar tubes, or French/patio doors to maximize the use of natural light.
- Diversity of roof pitches and materials which generally avoid flat or shed roofs or parapet wall, and favor hip or gable roofs reflecting design styles previously recommended.
- Distinctive and readable housing numbers located near the primary entrance and lit at night for visibility from the private drive.
- Side yard attached or rear yard detached double garages with double doors or single doors on each side, consistent with the architectural character of the residence.
- Minimum hardscape and maximum landscape in the required front and street side yards, including special driveway treatments such as grass-crete, wheel strips' single wide ramps and aprons, gravel or patterned concrete, stone or permeable pavers.
- Window, door and openings shall incorporate trim of 4" in width or more.
- Windows that face Hwy 227 shall be triple-pane.

Fencing

1. Materials:

Wood, decorative masonry, split rail (wood or PVC). No chain link is acceptable.

2. Height:

Maximum height shall be 6' and 3' located within front yard setbacks.

3. Design;

Wood fences with alternating panels between parcels as to not leave one parcel with fence posts and run exposed to a single parcel owner.

Landscaping

A variety of landscapes materials shall be used to create individual interest between lots (i.e., the same plant pallet shall not be used on multiple lots). Landscaping shall adhere to the California Model Water Efficiency Landscape Ordinance (MWELo) requirements. Plant selection shall consider varying scale and size to fit the property and provide diversity design. Emphasis shall be placed on attractive landscaping in the backyards which are visible from Highway 227.

STATEMENT OF WATER CONSERVING IRRIGATION

The following principles of irrigation design utilized on this project are directed specifically as conserving water and improving the efficiency of the irrigation system.

- All irrigation shall be dripline emitters no overhead spray heads will be used
- Irrigation hydrozones shall be adjusted according to water needs and weather
- Utilization of irrigation system master valve
- Utilization of irrigation system “Smart Controller” with water budgeting feature
- Utilization of irrigation system flow sensor
- Utilization of rain shut-off device connected to irrigation controller

To help maintain the irrigation efficiency as intended in the design. Irrigation system shall be tested and maintained on a monthly basis by the maintenance.

WATER CONSERVATION NOTES

The following water conservation techniques shall be employed in this project

- Water conserving plants defined as “Low” or “Very Full” in the “Water Use Classification of Landscape Species” (WUCOLS IV University of California cooperative extension) shall be utilized in 80% of the total plant area.
- Irrigation system shall be separate into distinct hydrozones based on plant material types, Exposure and orientation.
- Soil amendments and much shall be utilized to improve water holding capacity of the soil.
- Automatic irrigation system shall utilize “Smart Controller” technology with water budgeting features to adjust water application based on soil moisture and/or local weather data
- Lawn not to be used.

