



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Planning Manager

BY: Shayna Gropen, Assistant Planner

SUBJECT: Consideration of Architectural Review Permit ARC23-007; Additions to an Existing Single-Family Residence in the Historic Character Overlay District; Location – 321 Short St; Applicant – Matt Cebulla

DATE: November 20, 2023

SUMMARY OF ACTION:

A recommendation of approval will allow for an addition to an existing single-family residence located in the Historic Character Overlay District.

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 subject property is developed with a 927 square foot single-family dwelling built in 1948 and located in the Village Residential zoning district. (Attachment 1). The parcel is also part of the D-2.4 Historic Character Overlay District, which requires any new construction or exterior alterations are subject to the Design Guidelines and Standards for the Historic Character Overlay District (“Design Guidelines,” Attachment 2). The implementation of the Design Guidelines is intended to help protect historic buildings and maintain the historic character of the Village.

ANALYSIS OF ISSUES:

The applicant proposes the demolition of the existing garage, constructing a 356 square foot addition to the rear, eastern portion of the dwelling as well as a 517 square foot second-story accessory dwelling unit (ADU) to be built above the newly constructed detached 453 square foot garage. While the demolition of the existing garage, the construction of a new detached garage, and addition to the main dwelling are subject to

Architectural Review Committee

Consideration of Architectural Review Permit ARC23-007; Additions to an Existing Single-Family Residence in the Historic Character Overlay District; Location – 321 Short St; Applicant – Matt Cebulla

November 20, 2023

Page 2

the guidelines and standards of the Design Guidelines, State law prohibits an agency from requiring any discretionary review of the ADU. Therefore, the scope of the ARC's review is limited to the 453 square foot detached garage and the 356 square foot proposed addition. The addition and remodel propose to extend the existing wing of the house towards the rear property line to accommodate a new bedroom, dining room, and closet. The addition and ADU will comply with side and rear setbacks, floor-area ratio, and lot coverage standards for the property.

Design Guidelines

Although the dwelling does not precisely fit into any of the architectural styles as defined by the Design Guidelines, the residence does incorporate several features characteristic of the styles listed. The primary residence is a one-story structure with a small front porch, gabled roof, and exposed wooden rafter tails. Stucco is the primary cladding material, and horizontal Hardie lap siding is used as an accent material on the gable ends across the project site.

The Design Guidelines identify stucco as a common, and acceptable, cladding material for structures in the Village Residential district. Additionally, roof shingles are identified as the most common roofing material found in the Village. Wood corbel accents are featured throughout the structures' rooflines and create visual interest around the front door of the primary residence and above the proposed garage doors. Vinyl windows are proposed for the new addition, which will match the windows installed on the remainder of the home. Although the vinyl windows are painted brown to provide visual contrast, the vinyl windows simulate the appearance of painted wood as required by the Design Guidelines. The Design Guidelines require building colors that fit within the existing character of the neighborhood. The existing color scheme of a tan base "Jonquil", wood trim "uber umber", and a green front door and garage doors in the shade "Arugula" will be continued across the project site which is consistent with the Design Guidelines. Additionally, the horizontal siding on the gable ends is proposed to be "lantern light", a light tan color. The project also proposes to continue the use of asphalt shingle roofing in the shade "weathered wood," for both the addition and the new structure to create a sense of visual continuity throughout the site.

The renovation proposes a new detached garage featuring a gable roof and similar architectural style to the primary residence, with new stucco, and window and door frames to match. The Guidelines state that the materials and architectural detailing of garage doors shall be consistent with the historic character of the Village and the architectural style of the house. The proposed garage doors feature paneled decorative windows that contribute to the historic character of the property and are thereby consistent with the Design Guidelines.

Architectural Review Committee

Consideration of Architectural Review Permit ARC23-007; Additions to an Existing Single-Family Residence in the Historic Character Overlay District; Location – 321 Short St; Applicant – Matt Cebulla

November 20, 2023

Page 3

Staff requests that ARC review the proposed project scope including building colors, materials, and architectural features for compliance with the Design Guidelines. No new landscaping is proposed as part of this project submittal package.

ALTERNATIVES:

The following alternatives are provided for the Committee's consideration:

1. Recommend approval of the project as submitted;
2. Recommend approval with conditions;
3. Recommend denial of the project; or
4. Provide other direction to staff.

ADVANTAGES:

The project proposes to remodel a property in the Historic Character Overlay District. Approval of this project will result in construction of a new detached two car garage that will visually complement the character of the neighborhood and better serve the residents.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

Classes 1 and 2 exemption: Existing Facilities and Replacement or reconstruction. The alterations to the existing residence are categorically exempt from the California Environmental Quality Act (CEQA) under the Class 1 exemption, which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures, facilities, mechanical equipment, or topographical features where the project involves negligible or no expansion of existing or former use. The proposed alterations will not result in an expansion or intensification of the existing use of the structure as a single-family residence.

The construction of a new two car detached garage is categorically exempt from CEQA under the Class 2 exemption, which applies to the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. (State CEQA Guidelines, § 15302.)

The construction of the new detached two car garage will replace an existing structure that is substantially similar in size and purpose and will be located on the same site as the structure replaced.

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.

Architectural Review Committee

Consideration of Architectural Review Permit ARC23-007; Additions to an Existing Single-Family Residence in the Historic Character Overlay District; Location – 321 Short St; Applicant – Matt Cebulla

November 20, 2023

Page 4

Attachments:

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