1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE:
   Hoag

4. AGENDA REVIEW:
   The Committee may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:
   This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions. Comments should be limited to those matters that are within the jurisdiction of the Architectural Review Committee (ARC). The Brown Act restricts the ARC from taking formal action on matters not scheduled on the agenda.

6. WRITTEN COMMUNICATIONS:
   Correspondence or supplemental information for the Architectural Review Committee received after Agenda preparation. In compliance with the Brown Act, the Committee will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:
   7.a. Consideration Of Approval Of Minutes
       Recommended Action: Approve the minutes of the March 18, 2019 Regular Meeting.
       Documents:

       ARC 2019-04-01_07a Approval of Minutes - 2019-03-18.pdf

8. PROJECTS:
   Members of the public may speak on any of the following items when recognized by the Chair.

   8.a. Consideration Of Architectural Review No. 19-001; Additional Residential Design
AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, APRIL 1, 2019
2:30 P.M.
CITY HALL 2ND FLOOR CONFERENCE ROOM
300 E. BRANCH STREET, ARROYO GRANDE

CALL TO ORDER
ROLL CALL

FLAG SALUTE:
Hoag

AGENDA REVIEW:
The Committee may revise the order of agenda items depending on public interest and/or special presentations.

COMMUNITY COMMENTS AND SUGGESTIONS:
This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions. Comments should be limited to those matters that are within the jurisdiction of the Architectural Review Committee (ARC). The Brown Act restricts the ARC from taking formal action on matters not scheduled on the agenda.

WRITTEN COMMUNICATIONS:
Correspondence or supplemental information for the Architectural Review Committee received after Agenda preparation. In compliance with the Brown Act, the Committee will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

CONSENT AGENDA:
Consideration Of Approval Of Minutes

Recommended Action: Approve the minutes of the March 18, 2019 Regular Meeting.

PROJECTS:
Members of the public may speak on any of the following items when recognized by the Chair.

Consideration Of Architectural Review No. 19-001; Additional Residential Design For Single-Story Construction; Location -- Subarea 2 Of The East Cherry Avenue Specific Plan; Applicant -- Wathen Castanos Homes; Representative -- Oasis Associates, Inc.

Recommended Action: It is recommended that the Architectural Review Committee consider the proposed project and make a recommendation to the Community Development Director.

Documents:
ARC 2019-04-01_08a Cherry Subarea 2 ARCH.pdf

9. DISCUSSION ITEMS:

9.a. Election Of Chair And Vice Chair

Recommended Action: It is recommended that the Architectural Review Committee (ARC) elect a Chair and a Vice Chair to serve effective the second meeting in April 2019, and continuing until its second regular meeting in March 2020.

Documents:
ARC 2019-04-01_09a Election of Officers.pdf

10. COMMITTEE COMMUNICATIONS:

Correspondence/Comments as presented by the Architectural Review Committee.

11. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by City staff.

12. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Architectural Review Committee within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 East Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

This agenda was prepared and posted pursuant to Government Code Section 54954.2. The Agenda can be accessed and downloaded from the City’s website at www.arroyogrande.org. If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our Notify Me feature.
1. **CALL TO ORDER**
Chair Warren Hoag called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

2. **ROLL CALL**
ARC Members: Chair Warren Hoag and Committee Members Mary Hertel, and Lori Hall were present. Vice Chair Bruce Berlin and Committee Member Jon Couch were absent.

City Staff Present: Planning Manager Matt Downing and Assistant Planner Andrew Perez were present.

3. **FLAG SALUTE**
Committee Member Hall led the Flag Salute.

4. **AGENDA REVIEW**
None.

5. **COMMUNITY COMMENTS AND SUGGESTIONS**
None.

6. **WRITTEN COMMUNICATIONS**
None

7. **CONSENT AGENDA**
Committee Member Hertel made a motion, seconded by Committee Member Hall, to approve the minutes of the March 4, 2019 Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

**AYES:** Hertel, Hal, Hoag  
**NOES:** None  
**ABSENT:** Berlin, Couch

8. **PROJECTS**
8.a. **CONSIDERATION OF AMENDED CONDITIONAL USE PERMIT 19-001; AMENDMENTS TO CONDITIONAL USE PERMIT 18-004 FOR THE SUBDIVISION OF APPROVED TENANT SPACES, ADDITION OF A 5,400 SQUARE FOOT GARDEN CENTER; AND AN 1,800 SQUARE FOOT COMMERCIAL DRIVE-THRU PAD; LOCATION – 1570 W. BRANCH STREET; APPLICANT – RICK GAMBRIL, ARROYO GRANDE COMMERCIAL LLC; REPRESENTATIVE – RRM DESIGN GROUP**
(Downing)
Planning Manager Downing presented the staff report and gave a brief history of the project and previous reviews by the Committee and the Planning Commission. He presented the project and the changes proposed, including the creation of two new pedestrian entrances, the new commercial drive-thru building, changes to the parking lot configuration and
circulation patterns throughout the site including the potential loading areas for the garden center.

Pam Ricci and Pat Blote, project representatives, spoke in support of the project, and explained the details of the loading area will be determined when a tenant is found for the hardware and garden store space. The applicant’s representatives explained the rationale for creating multiple tenant spaces was to make the spaces more attractive to potential long-term tenants, and the addition of the drive-thru commercial pad was fueled both by demand and from an aesthetic perspective.

The Committee spoke in support of the project, commenting that the new commercial building breaks up the expanse of parking and adds interest to the center as a whole. The Committee found the additional entrances appropriate and adds articulation and appeal by breaking up the massing of the frontage. The Committee expressed concern with the final location of the loading deck and its impact on circulation and emergency access, and the possibility of an outdoor seating area that may impact the parking demand.

Committee Member Hertel made a motion, seconded by Committee Member Hall, to recommend approval of the project to the Planning Commission with the following conditions:

1. The final location of the loading area for the hardware store and garden center shall not adversely impact on-site circulation or emergency access,
2. The project shall return to the Committee for review of the final design of the commercial drive-thru building

The motion passed 3-0 on the following voice vote:

AYES: Hertel, Hall, Hoag,
NOES: None
ABSENT: Berlin, Couch

9. DISCUSSION ITEMS
9.a. ELECTION OF CHAIR AND VICE CHAIR (Downing)
Planning Manager Downing presented the item and Chair Hoag recommended a continuation of the item to the April 1, 2019 Regular Meeting to allow all Committee Members to be present for the election. The recommendation was unanimously supported.

10. COMMITTEE COMMUNICATIONS
Committee Member Hertel announced her resignation from the Committee effective immediately.

Committee Member Hall made it known that she will likely miss three (3) consecutive meetings in June and July for a vacation.

Chair Hoag presented the non-profit organizations that were allocated funding from the Jim Guthrie Community Service Grant Program, where he served as the Committee’s representative.

11. STAFF COMMUNICATIONS
Planning Manager Downing expressed his gratitude for being able to facilitate the Jim Guthrie Community Service Grant Program selection Committee, and emphasized the benefits of the program.
Planning Manager Downing announced that the Halcyon & Fair Oaks Mixed-Use project will be heard by the Planning Commission on Tuesday, March 19, 2019.

12. ADJOURNMENT
The meeting was adjourned at 3:55 p.m. to a regular meeting on April 1, 2019 at 2:30 p.m.

ANDREW PEREZ
ASSISTANT PLANNER
(Approved at ARC Meeting ________)

WARREN HOAG
CHAIR
MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE
FROM: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: CONSIDERATION OF ARCHITECTURAL REVIEW NO. 19-001; ADDITIONAL RESIDENTIAL DESIGN FOR SINGLE-STORY CONSTRUCTION; LOCATION - SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – WATHEN CASTANOS HOMES; REPRESENTATIVE – OASIS ASSOCIATES, INC.

DATE: APRIL 1, 2019

SUMMARY OF ACTION:
Recommendation for approval of the Architectural Review would allow an additional single-story, front-load home design to be approved in the subdivision

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:
None.

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

BACKGROUND:
On January 10, 2017, the City Council approved the East Cherry Avenue Specific Plan Project (the "Specific Plan"). This approval included the East Cherry Avenue Specific Plan, Vesting Tentative Tract Map for fifty-one (51) residential lots (Subarea 2), Conditional Use Permit (Subarea 3), and General Plan and Development Code Amendments to ensure consistency with the approved Specific Plan. The Specific Plan is broken into three (3) subareas, with commercial development on Subarea 1, residential development on Subarea 2, and mixed-use/cultural development on Subarea 3.

Included in the Specific Plan are Design Guidelines intended to provide a framework for implementation of the Specific Plan and are meant to provide guidance for review of future development projects in the Specific Plan (Attachment 1). This includes the architectural design of homes in Subarea 2.

The residential subdivision (Tract 3081) is 11.62 acres in total. This includes the fifty-one (51) residential lots, two (2) neighborhood park lots, one (1) lot being transferred to Subarea 3 (Lot 54), and the street infrastructure necessary for the subdivision. The property is zoned Village Residential-Specific Plan (VR-SP) and is subject to the development standards contained in the Specific Plan.
The ARC previously reviewed and recommended approval of home designs at the project site. Subsequent to that approval, the developer noted an increase in customer inquiries regarding single-story designs of front-load product types. The developer previously only proposed one (1) version of single-story front-load products and has submitted the proposed style for an additional product type in the subdivision.

ANALYSIS OF ISSUES:
As discussed previously, the Design Guidelines are intended to help guide decision makers in review of development projects in the Specific Plan area. In order to achieve this for Subarea 2, the Design Guidelines include several appropriate and inappropriate architectural massing considerations. Appropriate massing includes:

- Articulation of wall planes;
- Projections and recessed to provide shade and depth;
- Well-defined entries; and
- Traditional architectural forms.

Examples of inappropriate massing include:

- Unarticulated, blank wall expanses;
- "Box-like" homes without horizontal and vertical articulation; and
- Steeply pitched or flat roofs (more than 10:12 or less than 2:12).

The Design Guidelines have additional items for consideration of residences in Subarea 2, including (see Page 7 of the Design Guidelines for a complete list):

- Horizontal and vertical variation should be appropriately implemented in order to add richness and variety to the overall mass of the building;
- Each home should have a well-defined entry with careful roof and façade articulation to create visual interest and scale;
- Homes should have “four-sided” architecture, with special attention (i.e., detailed and articulated) to the front and side façade treatments. Walls should be designed with changes in plane or other forms of articulation.

The Design Guidelines also identify architectural styles appropriate for the development. These styles are in keeping with the Design Guidelines and Standards for the Historic Character Overlay District (D-2.4), descriptions of which are included on Pages 8-9 of the Design Guidelines, and include:

- Bungalow;
- Craftsman;
- Spanish Revival (Spanish Eclectic);
- Cottage; and

Colors and materials associated with the Spanish Eclectic style of front-loaded units include concrete "S" tile roofs, white and tan medium sand finish stucco siding, stucco over foam trim, wood grain corbels, some composite shutters, and roll-up garage doors. In addition to the white and tan toned stucco, accent colors of the front-loaded Spanish
Eclectic units are brown and tan, with a bold color chosen for the front entry doors of the units. The Spanish Eclectic floor plans all use combinations of the typical features of the Spanish Eclectic style identified in the Design Guidelines, including asymmetry, wrought iron accents, and wood timber features. The features of the Spanish Eclectic style utilized in limited capacity are half-round arches, doors and windows. Each plan typically has two (2) half round arch features at the front entry door and the primary front windows.

Colors and materials associated with the Hollywood Agrarian style of front-loaded units include composition roofs, metal roof accents, cementitious lap or board and batten siding, medium sand finish stucco siding, stucco over foam trim, some composite shutters, and roll-up garage doors. Colors of the front-loaded Hollywood Agrarian units remain in the white and tan colors but include color changes on the cementitious siding, which includes white, grey, and green. The front doors of the Hollywood Agrarian front-loaded units are of a different, contrasting color to the remainder of the color palette, similar to the Spanish Eclectic design.

Colors and materials associated with the Cottage style of front-loaded units include composition roofs, medium sand finish stucco siding, stucco over foam trim, limited brick trim, some composite shutters, and roll-up garage doors. Colors of the Cottage front-loaded units are in the darker tan to brown tones, with lower color variability due to fewer changes in material use. The front doors of the front-loaded Cottage units are of a different, contrasting color to the remainder of the color palette, similar to the other designs. The Cottage floor plans all use some combination of the typical features of the Cottage style identified in the Design Guidelines, including asymmetry, cross gabled roof, multi-light windows, and brick trim.

Landscaping
Landscaping will remain as previously approved, utilizing a mix of drought tolerant shrub and ground cover species, three (3) evergreen tree species (Arbutus Marina, Cajeput Tree, and Fruitless Olive) and three (3) deciduous tree species (Western Redbud, Smokebush, and Saucer Magnolia). The lot irrigation systems will be required to comply with all applicable requirements for drip and microspray designs. A final landscape plan must be submitted for each lot that is consistent with the State Model Water Efficient Landscape Ordinance before a building permit can be issued.

ALTERNATIVES:
The following alternatives have been identified for the ARC’s consideration:
1. Recommend approval of the proposed product types to the Community Development Director as proposed;
2. Recommend approval of the proposed product types, with modifications, to the Community Development Director; or
3. Recommend denial of the proposed product types to the Community Development Director.

ADVANTAGES:
The proposed house design provides an additional single-story layout in architectural designs compatible with the remainder of the residential subdivision.
DISADVANTAGES:
None identified.

ENVIRONMENTAL REVIEW:
In accordance with the California Environmental Quality Act, an Environmental Impact Report was previously certified by the City Council. No additional environmental review is required for this item.

PUBLIC NOTICE AND COMMENT:
The Agenda was posted at City Hall and on the City’s website in accordance with Government Code Section 54954.2.

Attachments:
1. East Cherry Avenue Specific Plan Design Guidelines
2. Project Plans
East Cherry Avenue Specific Plan Design Guidelines

January 2017
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EAST CHERRY AVENUE SPECIFIC PLAN DESIGN GUIDELINES

I. Purpose and Intent

These Design Guidelines have been prepared to provide a framework to achieve a comprehensive approach to implementation of planning, architectural, and landscape architectural concepts for the East Cherry Avenue Specific Plan areas – Subarea 2 and Subarea 3.

More specifically, the purpose of these Design Guidelines is as follows.

- To provide the City of Arroyo Grande with the necessary assurance that the Specific Plan areas will develop in accordance with the quality and character proposed;
- To provide guidance to design and construction professionals in order to maintain the desired quality;
- To provide guidance to City decision-makers in the review of future development projects in the Specific Plan area; and
- To formulate concise development guidelines for the various land uses within the Specific Plan area.

II. Application

These guidelines shall form the basis and criteria for the evaluation of plans and specifications submitted for review and approval by the City of Arroyo Grande. All development plans, architectural and landscape architectural plans, and related graphic designs shall comply with these guidelines. In addition, to the provisions in these guidelines, all regulations, requirements, standards, specifications, mitigation measures, conditions of approval, as of the effective date (e.g., approval of vesting tentative tract maps), shall apply.

The sketches and graphic representations contained herein are a conceptualization only and are being provided as general visual aids in understanding the basic intent of the guidelines. These guidelines are intended to provide a variety of choices and encourage creativity. In addition, and similar to the intent of the City’s historic district guidelines, noted below, these guidelines are not intended to dictate preconceived or uniform design solutions, but to assist design professionals, developers, and decision-makers to maintain and enhance the aesthetic community character.

The Specific Plan references the City’s Design Guidelines and Standards for Historic Character Overlay District (D-2.4). While the Specific Plan Subarea 2 and Subarea 3 are not located or mapped within the noted District, the intent of referencing the City’s guidelines is to “increase visual elements that buildings have in common, and stress a “sense of fit” for both new and renovated buildings.”

III. Architectural Guidelines

The East Cherry Avenue Specific Plan Design Guidelines will assure the differentiation and uniqueness of the Subarea 1, Subarea 2 and Subarea 3 neighborhoods, which embody individual design characteristics, while preserving the overall character and sense of place in the context of their adjacency to the Historic District.

A. Traffic Way Mixed Use Architecture (Subarea 1)

The Design Guidelines and Standards for Design Overlay District D-2.11 – Traffic Way and Station Way are modified herein to allow for additional design flexibility and to recognize the property’s context within and its adjacency to the residential neighborhood. All other D-2.11 guidelines and standards shall apply.

1. TRAFFIC WAY – Purpose of the Design Overlay District

Subarea 1 shall utilize an architectural style that incorporates and balances elements of residential design while acknowledging the commercial nature of uses allowed in the Traffic Way Mixed Use zoning district. These features include, but are not necessarily limited to, porches and/or decks, pitched roofs, exposed wood details, appropriate fenestration, pedestrian level material, and human scale articulation.

2. Building Design

Subarea 1, located on Traffic Way at East Cherry Avenue, shall incorporate building material textures and colors, as well as an overall architectural character that reflect typical residential design elements and judiciously borrows from the Historic Character Overlay District D-2.4 design guidelines and standards. The architectural style shall reflect the prominence of the Traffic Way corridor as the southern gateway to the City, reflect a modern 21st century aesthetic, while respecting the properties unique location. “Branded” architectural styles shall be avoided and instead be replaced with an emphasis on historical context and neighborhood compatibility.

The building orientation and design should address the desire for visibility from Traffic Way (and the freeway), while presenting a “front porch” feeling onto East Cherry Avenue. Special attention to building materials, color, and texture are key considerations. The use of brick or stone, textural siding (e.g., Hardieplank®, Hardieshingle® and/or Hardiepanel®), and exposed wood are encouraged. The sole or liberal use of stucco is discouraged.

Figure 1 – Subarea 1 Architectural Style
Figure 1 – Subarea 1 Architectural Style (continued)
B. Village Residential Lot Standards (Subarea 2)

The following lot development guidelines are intended to enhance flexibility and encourage diversity.

- Future development plans may define deviations from setbacks noted on Table 5 – Specific Plan Village Residential (VR) District Development Standards, subject to the approval of the City.
- As a rule, front yard setbacks may vary by as much as five (5) feet, and a diversity of setbacks is encouraged. See Figures 2 and 3 for examples of varying setbacks.
- Each group of four (4) adjacent houses is encouraged to have at least one (1) house whose front yard setback differs from those of its neighbors.
- A separation of at least three (3) lots on either side and across the street by two (2) lots in each direction is required for houses with the same or very similar design when viewed from the street.
- All alley-loaded houses shall be single-story, with the balance of houses to be either one- or two-story in height.
- The maximum height for structures is established at 30 feet (or two-stories).
- The second floor of units shall be set back from the ground floor building footprint, applicable to both front and sides, a minimum of three (3) feet (or) shall be articulated with a front porch or enclosed living area extending out from the front building wall plane by at least 6’ for at least 50% of the width of the front elevation. Other methods may also be used to ensure substantial articulation for two-story single-plane walls, upon approval of the Community Development Director.

C. Village Residential Architecture (Subarea 2)

The purpose of the architectural guidelines section is to provide general design criteria and guidance for the single-family residential component of the Specific Plan and achieve compatibility with the existing residential neighborhood.

1. General Guidelines

This section of the guidelines includes design standards for residential development to avoid monotonous, repetitive appearances. Neo-traditional elements, consistent with the Specific Plan architectural styles described in this section, are encouraged to create a pleasant pedestrian-oriented neighborhood environment. These elements include front porches, recessed front garages, generous street landscaping, and pedestrian connectivity.

a. The following “appropriate” and “inappropriate” architectural massing shall determine if a development meets the general architectural criteria.

Appropriate:

- Articulation of wall planes;
- Projections and recessed to provide shade and depth;
- Well-defined entries; and
- Traditional architectural forms.
Figure 2 – Residential Lot Setbacks- Local Street

**TYPICAL LOT**
Min. Lot area = 4,840 sf  
Max. Lot coverage = 2,662 sf (55%)  
Open space = 2,176 sf  
Vehicle circulation = - 360 sf  
Min. Private open space = 1,818 sf (37%)

**TYPICAL LOT size** – 55’ x 88’
Front property line to porch – 8’  
Front property line to house – 15’  
Front property line to garage – 18’  
Rear property line to garage – 5’  
Rear property line to house - 10’-15’  
Side property line to house – 5’

**CORNER LOT**
Min. Lot area = 5,280 sf  
Max. Lot coverage = 2,904 sf (55%)  
Open space = 2,376 sf  
Vehicle circulation = - 360 sf  
Min. Private open space = 2,016 sf (38%)

**Typical lot size** – 60’ x 88’
Front property line to porch – 8’  
Property line to house - 15’  
Street side to house/porch – 10’  
Side property line to garage – 20’  
Side property line to house – 5’  
Rear property line to house – 5’
Figure 2 – Residential Lot Setbacks - Local Street (continued)

LOT WITH DRAINAGE EASEMENT
Min. Lot area = 5,346 sf
Max. Lot coverage = 2,940 sf (55%)
Open space = 2,406 sf
Vehicle circulation = -360 sf
Min. Private open space = 2,046 sf (38%)

Typical lot size – 54’ x 99’
Corner lot size – 59’ x 99’
Front property line to porch – 8’
Front property line to house – 15’
Front property line to garage – 18’
Drainage easement to house - 10’-15’
Side property line to house – 5’

Figure 3 – Residential Lot Setbacks - Alley Loaded

TYPICAL ALLEY LOT
Min. Lot area = 5,500 sf
Max. Lot coverage = 3,025 sf (55%)
Open space = 2,475 sf
Vehicle circulation = -655 sf
Min. Private open space = 1,820 sf (33%)

Typical lot size – 54’ x 100’
Corner lot size – 59’ x 100’
Front property line to porch – 8’
Front property line to house – 15’
Alley to garage – 3’
Rear property line to garage – 13’
Side property line to house – 5’
General Guidelines (continued)

Inappropriate:

- Unarticulated, blank wall expanses;
- “Box-like” homes without horizontal and vertical articulation; and
- Steeply pitched or flat roofs (more than 10:12 or less than 2:12).

b. Horizontal and vertical variation should be appropriately implemented in order to add richness and variety to the overall mass of the building.

c. Each home should have a well-defined entry with careful roof and façade articulation to create visual interest and scale.

d. Homes should have “four-sided” architecture, with special attention (i.e., detailed and articulated) to the front and side façade treatments. The balance and proportion of window and door elements shall be such that the building is appealing on all sides. Walls should be designed with changes in plane or other forms of articulation such as bay windows, chimneys, trellises, or changes in materials that are authentic to the architectural style.

e. Balconies, decks, and exterior stairs should be designed as an integral component of the structure and reflect the specific architectural style.
f. In keeping with the City’s Historic District Guidelines, the following architectural styles shall be used in the residential component of the Specific Plan. See Figures 4-8 for examples of the following architectural styles.

**Bungalow** – A low house, cabin or cottage of one or one-and-a-half stories, with a low-pitched gable or hipped roof, often with dormer windows, overhanging eves, exposed rafters and beams, a prominent and usually wide front porch, typically but not always small in square footage and frequently built of rustic or natural materials.

**Craftsman** – Craftsman style, also called American Craftsman or Arts and Crafts style, was born and raised out of the English and American Arts and Crafts Movements during the late 1800s and early 1900s. The term designates a style of architecture, interior design and decorative arts that became the most popular style of affordable middle class homes built in the United States between 1900 and 1930.

The following are exterior characteristic associated with this style: low-pitched, front or side gabled roofs (sometimes clipped or hipped), dormer windows and multiple roof planes, generously overhanging eves, exposed rafters and beams, extended rafter ends, sometimes decoratively shaped (e.g., oriental flares), decorative braces and stickwork under the gables, decorative attic vents in front facing gables, wood or stone siding such as horizontal wood slats, wood shingles, cut stone cladding, generous full or partial width front porches, porch support columns often extending to ground level (no break at the porch floor), tapered porch columns supported by low pedestals made of stone, brick, wood or stucco, sloping foundation walls and porch supports, stone covered foundation walls and porch supports, stone exterior chimneys, additional trellised porches, wide exterior window and door casing, windows with multi-paned top sashes and single-paned bottom sashes.

**Spanish Revival (aka Spanish Eclectic)** – Borrowing from the bungalow’s open floor plan with its cross ventilation and easy access to outdoor spaces, this rambling style uses walled courtyards for indoor-outdoor living. It is an organic style that lends itself to additions and changes over time.

This style is characterized by the following exterior components: one- and two-story asymmetrical structures, side- or cross-gabled, occasionally hipped, low pitched roofs (typically with no overhang), tile roof, half round arches, doors, and windows, ornate tile, wrought iron, and wood work.

**Cottage** – A cottage is, typically, a small house. The word comes from England where is originally was a house that has a ground floor, with a first, lower story of bedrooms which fit within the roof space. The word cottage is also used to mean a small old-fashioned house, while its modern usage is usually a modest, often cozy swelling, typically in a rural or semi-rural location.

Cottage architecture is characterized by one- and two-stories, asymmetry, cross gabled, medium to steeply pitched roof, sometimes with clipped gables. Windows are tall, narrow multi-light windows in bands. Chimneys can be over scaled and constructed of brick or
stone. Gabled, enclosed entries are common often with a catslide roof. Doors may be half-round or arched with decorative hardware. Interior rooms are cozy and irregularly shaped.

Tudor revival and English cottage are two versions of cottage architecture familiar to most.

**Hollywood -Agrarian** – Unlike other architectural styles, purely agrarian structures normally arise out of utility in response to a basic agricultural need. Every part has a job. They are pure, simple, expressive structures that use what is available. They are, by definition, a response to their place, and in many ways, they are what contemporary architecture ascribes to be.

Modern agrarian aka Hollywood agrarian is an intersection of modern and traditional agrarian styles. The term “Hollywood” pays homage to the traditional driveway that includes two paved wheel tracks each between 2.5 and 3.5 feet wide, separated by a planted strip at least three feet wide.
Figure 4 – Architectural Style – Bungalow

BUNGALOW
The Bungalow style reduces the distinction between inside and outside space, reflecting the open practical living possible in California. The roof structure is most often broad gables, often with a separate lower gable covering the porch, although hipped roof structures are also common.
Figure 5 – Architectural Style – Craftsman

CRAFTSMAN

The Craftsman style includes a low-pitched gabled roof with hips, unshaped eave overhanging. Roof rafters are usually exposed and decorative brackets or braces are commonly added under gables. Porches are either full or partial width, with a roof often supported by tapered square columns. The most distinctive features of this style are the projections where the roof joins the wall.
**Figure 6 – Architectural Style – Spanish Revival (Eclectic)**

**SPANISH ECLECTIC**

The Spanish Eclectic style uses decorative details borrowed from all aspects of Spanish architecture. The roof is low pitched, usually with little or no eave overhang, or flat. The roof covering is S-shaped or 2-piece unglazed clay tile. Typically one or more prominent arches are placed above the door or principal windows. Windows are typically recessed. The wall surface is usually smooth plaster and the facades are normally asymmetrical.
Figure 7 – Architectural Style – Cottage

COTTAGE
A Cottage is basically a small frame single-family home that does not use any particular architectural style or ornamentation pattern. Roof styles vary, but most often use gable, hip or a combination of the two. This is a style that often borrows elements from classic styles, but does not incorporate other elements that make the style unique.
Figure 8 – Architectural Style – Hollywood Agrarian

AGRARIAN
The Agrarian (Farmhouse) Style includes relatively steep pitch gable front dominated houses of one or two-stories, often with an additional side-gabled wing shape and shed roof porch.

DRIVEWAY DESIGN
Figure 9 – Interpretation of Architectural Style – Bungalow

STREET LOADED LOT

FRONT FACADE

REAR FACADE
Figure 10 – Interpretation of Architectural Style – Craftsman

ALLEY LOADED LOT

FRONT FACADE

REAR FAÇADE

Privacy fence not shown for clarity
Figure 11 – Interpretation of Architectural Style – Cottage

REVERSE CORNER LOT

FRONT FACADE

REAR FACADE
Figure 12 – Interpretation of Architectural Style – Hollywood Agrarian

STREET LOADED LOT

FRONT FACADE

REAR FACADE
Figure 13 – Visual Simulations and Renderings – East Cherry Avenue & Residential Development
Figure 14 – Renderings of Residential Development
Figure 14 – Renderings of Residential Development (continued)
D. Village Mixed-Use Architecture (Subarea 3)

The purpose of the mixed-use section of these design guidelines is to provide principles of design which will help to inform and guide new construction and renovation that continues to be integrated and in harmony with the greater City of Arroyo Grande’s rural farming history and residential community.

1. General Architectural Design Guidelines

Buildings and landscape in Subarea 3 of the Specific Plan will take their cues from the traditional Japanese art, called wabi-sabi, of finding beauty and tranquility in subtle details of everyday life and in nature. It is not a style but a sensibility in design. These design principles will be integrated with massing which typifies the rustic grace of traditional vernacular farming building in the surrounding California rural areas. See Figure 15 for examples of the design principles of wabi-sabi.

a. Principles of wabi design focus on a humble and simple aesthetic that strives for harmony and balance with landscape and weather.

Some words to describe this design principle are: asymmetry (being informed by site and site conditions), roughness/irregularity (integration of nature), simplicity/economy (sustainable building systems), modesty and tranquility (meditative space) and an overall connection with the landscape (indoor/outdoor integration of space.)

Typical elements include: simple roof lines, straightforward building massing, an emphasis on the integration of landscape with building forms and views, and material simplicity of the structures which promotes integration within the overall extents of the property. Building openings should be designed to maintain connection with the surrounding landscape. Historical or stylistic ornament should be de-emphasized in favor of a rural vernacular, which manifests itself in useful, clear and less monumentalized building elements.

b. Principles of sabi design acknowledge natural processes of aging and changes in both objects and materials.

Some words to describe this design principle are: earthy (colors and materials drawn from nature), warm (meant to age), weathering/patina (materials that age well overtime), imperfect (materials take on new colors and textures as they age), seasonal (celebrates forms that represent change through time.)

Typical landscape elements such as fences, walls, minor structures and vegetation are considered a part of a whole and not as separate unrelated elements. Materials should be expressed in a plain, simple and natural manner.
Figure 15 – Design Principles of Wabi-Sabi

Asymmetry; Imperfect

Roughness/Irregularity; Simplicity/Economy

Connection with the Landscape

Building Forms and Views
Figure 15 – Design Principles of Wabi-Sabi (continued)

Connection with the Surrounding Landscape

Tranquility;
Seasonal Change through Time

Straightforward Building Massing;
Material Simplicity

Simple Roof Lines;
Warm (meant to age)
E. Landscape Architectural Design (All Subareas)

In keeping with the architectural standards for the residential and mixed-use components for the subareas outlined in these guidelines, the landscape character shall be designed and implemented to enhance the diverse motifs. Hardscape elements (e.g., walks, walls, overhead structures, etc.) and plantings shall be combined to create a harmonious and unifying framework. The intention is to design the landscape components of the projects as an inherent and integral part of the overall site and building design.

Fundamental to the landscape architectural design criteria is the need for the garden design to reflect the architectural elements of each home, and to harmonize with the native terrain and natural beauty of the existing setting. Hardscape materials that recall the individual architectural style and related details, and plant material indigenous to the area is encouraged.

The landscape architectural guidelines are based upon the following objectives.

- Preserve and enhance natural open space, where feasible, as it plays a significant role in establishing the character of the neighborhood and community. In preserving the natural landscape, plant selection shall be carefully chosen to avoid non-native invasive species.
- Create a “sense of place” that fits within the context of the neighborhood, while creating attractive, useful “outdoor rooms” for residents of both subareas and visitors.
- Create an attractive streetscape along East Cherry Avenue and internal streets that enhances the pedestrian experience.
- Acknowledge the cyclical nature of droughts in California and respond using native and/or non-native drought tolerant plant species with special attention to grouping plant material by exposure and water needs.
- Promote water conservation and management practices consistent with other sensible practices regarding energy conservation, soil regeneration, integrated pest management, mulching and species diversity.

1. Hardscape Elements

Hardscape elements should be carefully planned in conjunction with the site plan, architectural style and planting plan to work functionally and complement the aesthetics of the proposed home and/or structures.

a. Walls and Fences. Walls and fences should be considered as an extension of the architecture of the residence. They should serve to make a transition between the mass of the architecture and the natural forms of the site. All walls and fences should be designed to be compatible with the total surrounding environment and should not block natural views. Fences and walls should be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements. Screening with trees and/or shrubs shall be encouraged wherever possible.

b. Retaining Walls. An effort should be made in the individual lot grading design to minimize the use of retaining walls. If retaining walls are required, they should be constructed of materials that complement or match those used on the residence and be screened or softened by the use of plant material.
c. Walks and Patios. All walks and patios should blend with the architecture of the home. In that context, use of materials that are reflective of the architectural style are encouraged. Other materials that would be acceptable include exposed aggregate, stamped and/or colored concrete or interlocking pavers. A combination of these materials is also acceptable if used with constraint. Large areas of untextured and/or uncolored concrete and decomposed granite will not be acceptable.

d. Pools/Spas. The location of pools, spas and water features should address relationships between indoor and outdoor features, setbacks, wind, sun orientation and site terrain. The size and shape of swimming pools, spas and/or water features should be carefully considered to achieve a feeling of compatibility with the surrounding natural features and man-made elements. Pools, spas, water features and associated equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. Siting of these elements must be screened from adjacent home sites.

e. Solid Waste and Recyclables. In single family residential projects, the following standards shall apply.

i. Interior Storage: The garage unit shall be designed and constructed to a minimum of 22-feet by 20-feet and include adequate storage space for at least three (3) 96-gallon waste wheelers. The minimum space required shall be 92-inches wide by 36-inches deep by 6-feet tall.

ii. Exterior Storage: Adequate storage space shall be constructed to house three (3) 96-gallon waste wheelers at a location that is not visible from the public thoroughfare and behind the front line/façade of the building.

**Figure 16 – Typical Residential Refuse Bin Location**
In commercial and multi-family projects, trash enclosure locations and sizes should be coordinated with the local solid waste hauling company. The design of trash enclosures should complement the architectural style of adjacent buildings and include the following components.

iii. Walls: The area shall be enclosed with masonry walls, which may be finished with stucco to complement the architectural style and materials of other on-site buildings. The wall shall be at least 6-feet or the height of the bin enclosure door in the closed position, whichever is greater.

iv. Concrete Pad, Apron & Curb Wheel Stop: The bin enclosure should be paved with a minimum of 6-inch thick reinforced concrete. Interior grade shall not exceed 1%. A 10-inch high by 6-inch deep concrete curb shall be poured at the base of both side walls and up against the pedestrian access or against the rear wall within the enclosures. A concrete apron shall be poured at the enclosure entry and be a minimum of 15-feet deep by a minimum of 6-inches wider than the enclosure.

v. Gates: A pair of gate-type swinging doors, fabricated in steel and wide enough to allow proper servicing of containers shall be provided. The opening shall be at least 7-feet 8-inches wide with the doors open.

vi. Enclosure Overhead: Based upon the new post-construction stormwater management requirements, a solid roof shall be designed and constructed. The roof structure should complement the architectural style of the roof style and pitch of adjacent buildings.

f. Mailboxes. Mailboxes for single-family residential and multi-family residential projects shall be located in coordination with the United States Postal Service (USPS). USPS requisite mailboxes shall be enclosed in an easily accessible and attractive enclosure. Enclosures shall be designed to complement the architectural style, colors and materials of adjacent structures.

Figure 17 – Typical Mail Kiosk
g. Exterior Lighting. Lighting shall be used to enhance the overall design concept and architectural style of the home in an aesthetically pleasing manner. Fixtures should be chosen to complement the architectural style of the individual homes. To avoid light spill and glare, exterior lighting shall be shielded and directed downward to eliminate bright spots and glare sources. All light conduit and fixtures must be as inconspicuous as possible.

2. Planting Elements

The planting design shall be prepared by a licensed landscape architect to ensure cohesive design which relates to the scale and character of the specific architectural style. Individual residential landscape designs may be prepared by a landscape designer, horticulturist, or licensed landscape contractor. Recommendations regarding plant species to be used in the landscape are included in the attached plan list. Individual landscape plans will necessarily differ due to the lot size and configuration, site plan, architectural style, and homeowner criteria, but should generally follow these guidelines.

The landscape palette should be dominated by native California plant material and/or non-invasive drought tolerant species. Other varieties of trees, shrubs and ground covers should be selected to complement the character established by the specific tree plantings. Also refer to the City of Arroyo Grande – Parks Division Tree List. Edible landscaping within private yards is encouraged.

Subarea 1 – The planting concept for this commercial development shall be designed to incorporate a multi-layered vegetative screen along the north (East Cherry Avenue), east (project collector – Road ‘A’) and the southerly property lines (adjacent to the existing mobile home park and commercial uses). Planting along Traffic Way shall introduce street trees, adequately screen the parking field, not impact proper site distance for the project’s ingress/egress, and provide a supporting role for proposed signage.

The following list of plants is neither exhaustive nor comprehensive, but has been selected to generally provide guidance and to complement and best represent the design intent for choosing appropriate plantings.

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer macrophyllum</td>
<td>Bigleaf Maple</td>
</tr>
<tr>
<td>Arbutus menziesii</td>
<td>Madrone</td>
</tr>
<tr>
<td>Arbutus unedo</td>
<td>Strawberry Tree</td>
</tr>
<tr>
<td>Cercis occidentalis</td>
<td>Western Redbud</td>
</tr>
<tr>
<td>Lynothamnus f. asplenifolius</td>
<td>Catalina Ironwood</td>
</tr>
<tr>
<td>Platanus racemosa</td>
<td>California Sycamore</td>
</tr>
<tr>
<td>Quercus agrifolia</td>
<td>Coast Live Oak</td>
</tr>
<tr>
<td>Umbellularia californica</td>
<td>California Bay</td>
</tr>
</tbody>
</table>
### Shrubs – Background and Perimeter

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arctostaphylos sp.</td>
<td>Manzanita</td>
</tr>
<tr>
<td><em>Carpenteria californica</em></td>
<td>Bush Anenome</td>
</tr>
<tr>
<td><em>Ceanothus sp.</em></td>
<td>California Lilac</td>
</tr>
<tr>
<td><em>Fremontodendron cvs</em></td>
<td>Flannel Bush</td>
</tr>
<tr>
<td><em>Garrya elliptica</em></td>
<td>Silk Tassel</td>
</tr>
<tr>
<td><em>Heteromeles arbutifolia</em></td>
<td>Toyon</td>
</tr>
<tr>
<td><em>Mahonia aquifolium</em></td>
<td>Oregon Grape</td>
</tr>
<tr>
<td><em>Myrica californica</em></td>
<td>Pacific Wax Myrtle</td>
</tr>
<tr>
<td><em>Rhamnus californica</em></td>
<td>Coffeeberry</td>
</tr>
<tr>
<td><em>Ribes sanguineum cvs</em></td>
<td>Gooseberry</td>
</tr>
<tr>
<td><em>Sambucus caerulea</em></td>
<td>Elderberry</td>
</tr>
</tbody>
</table>

### Shrubs – Understory and Ground Covers

<table>
<thead>
<tr>
<th>Botanical Name</th>
<th>Common Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arctostaphylos sp.</td>
<td>Manzanita</td>
</tr>
<tr>
<td><em>Baccharis pilularis cvs</em></td>
<td>Coyote Bush</td>
</tr>
<tr>
<td><em>Ceanothus sp.</em></td>
<td>California Lilac</td>
</tr>
<tr>
<td><em>Cistus cvs</em></td>
<td>Rockrose</td>
</tr>
<tr>
<td><em>Correa cvs</em></td>
<td>Australian Fuchsia</td>
</tr>
<tr>
<td><em>Heuchera sp.</em></td>
<td>Coral Bells</td>
</tr>
<tr>
<td><em>Mahonia repens</em></td>
<td>Creeping Mahonia</td>
</tr>
<tr>
<td><em>Ribes viburnifolium</em></td>
<td>Evergreen Current</td>
</tr>
<tr>
<td><em>Rosa californica</em></td>
<td>California Rose</td>
</tr>
<tr>
<td><em>Rosmarinus o. prostratus</em></td>
<td>Prostrate Rosemary</td>
</tr>
<tr>
<td><em>Salvia sp. &amp; cvs</em></td>
<td>Sage</td>
</tr>
<tr>
<td><em>Sollya heterophylla</em></td>
<td>Australian Bluebells</td>
</tr>
</tbody>
</table>

3. Maintenance and Preservation of Existing Oak and Other Tree Species

An emphasis has been placed on a conceptual design of the residential subdivision and mixed-use projects (lot layout and grading), so that existing healthy trees that occur on site can be preserved. While additional efforts should be employed to maintain and preserve existing trees, should a tree removal be required, this
will be reviewed and approved by the City Arborist and/or other responsible advisory body. Care must be taken during construction to avoid impacts to existing trees. The native oaks (*Quercus agrifolia*) are particularly sensitive to development. The following measures shall be employed to protect the existing oaks.

a. The development on the lots should be designed to avoid as much grading around oaks as possible. The best advice is not to tamper with the natural grade around oak trees, especially within the dripline. Retaining walls may be necessary for cut and fill areas. The disturbed areas should be stabilized as much as possible with vegetative cover. If the slopes cannot be stabilized, construction of retaining walls may be necessary.

b. Autos, trucks and machinery should not be parked or driven under the trees during the development and construction phase of the subdivision. To assure this be the case, a temporary barrier should be placed at the edge of the canopy of the protected areas on the lots until construction is completed.

c. Paving under oaks or in their root zone should be avoided, especially if it is an impervious material like asphalt or concrete. Impervious paving prevents water percolation and gas exchange into the soil and will result in the early death of the oak tree. If paving is unavoidable, the developer should consider using a paving material that is porous, such as bricks with sand joints, open bricks, gravel, cobbles, etc. This will allow some water penetration and gas exchange. Also, one must be very careful that proper drainage is maintained, and water is not allowed to pool around the tree.

d. Care should be taken to make sure that all drainage and drainage ditches from the site are such that water does not accumulate under the dripline of the oak trees. Soil under the oaks should be well drained but not excessively drained. Change in drainage patterns around the oaks should be avoided.

e. Whenever possible, trenching should be outside the dripline and root zone of the trees. If trenches must be dug under oak trees, every effort should be made to put all pipes, utilities, etc. in one trench rather than digging multiple trenches. If a significant section of the root system is disrupted, careful pruning of a proportional number of branches may reduce the impact. Follow the following procedures for trenching.

- Trenching in the root zone should be avoided if possible. One good alternative to trenching is to place utilities in a conduit that is bored or tunneled through the soil. If trenching is unavoidable, try to place all utilities in one trench to avoid digging multiple trenches.

- Trenching and other soil disturbance during the summer months, and especially during periods of drought, can severely impact oak trees. Prior to invading the root zone, it will be necessary to water the root zone area of the affected trees the length of the trench. This will not only help a generally stressed tree, but it will also provide more favorable conditions for the growth of new roots to compensate for the roots that will be lost during the disturbance.

- Trenching under the canopy of the trees and as well as just outside the dripline (within 5 feet of the dripline) should be by auguring or by hand trenching. If roots over one-inch in diameter are encountered, these roots shall be preserved without
injury if possible. No machine trenching should be allowed within 5 feet of the trees' dripline.

- When trenching occurs in the root zone, roots shall not be ripped but shall be cleanly cut along the sides of the trench. Braided remains of exposed roots shall not be left dangling. They will be cleanly pruned back to 1-2 inches of the soil line. If trimming of larger roots is unavoidable, they should be cleanly cut or sawed. If there is a lateral root, the cut shall be made outside the lateral root if possible.
- All exposed roots shall be covered with wet burlap (or a suitable substitute) and kept moist until the soil is returned.
- All soil removed during trenching shall be stockpiled in an orderly fashion so that it can be replaced and tapped down in the same relative position in the trench's soil profile after the sewer and other utilities have been installed. It is important that the topsoil be the top layer.
- All excavated soil must be replaced and tapped down in the trench so that no fill remains under the dripline of the trees and the grade has been restored to its pre-disturbance condition.
- No significant change in drainage around the oak trees as a result of the trenching shall occur. Excessive drainage will reduce the amount of water available to the trees. Entrapment of water in the root zone can lead to root rot or crown rot. This will be especially important if there are changes in grade near the trees or the need to construct retaining walls because of fill or cut slopes near the trees. If fill areas are needed, a drainage system may be necessary to assure proper drainage from under the oaks.
- After the trench is filled, irrigate the area under the dripline so that water penetrates down to the depth of the bottom of the trench.
- Cover the top of the trench with natural litter collected from the surrounding oak woodland and revegetate with plants native and indigenous to the area making sure they do not require summer irrigation. Watering soil under coast live oaks in the summer will eventually result in root rot and death of the trees.
- Pruning of trees, especially large coast live oaks, should be avoided if possible except in cases where root damage require it. All pruning shall be kept to a minimum. Should pruning of oaks trees be required, it shall be performed by a qualified arborist.
- Construction activities should be carried out in such a way that sediments and debris do not wash into the creek channels. All ground disturbance activities should occur during the dry season if possible.

4. Prohibited Plant Material

Invasive, non-native species shall be prohibited from use (e.g., Cortaderia selloana/Pampas Grass; Vinca minor and Vinca major/Periwinkle; Eucalyptus sp.; Acacia sp./Acacia; Carpobrotus edulis/Ice Plant;
5. References

Landscape Plants for California Gardens, Bob Perry (Land Design Publishers, 2010)
The Dry Gardening Handbook, Oliver Filippi (Thames & Hudson, 2008)
The New Sunset Western Garden Book, (Sunset Books, 2012)

6. Irrigation Requirements

Supplemental irrigation is required to establish and maintain landscape plantings on each lot. Automatic irrigation systems shall be designed to use low-flow spray heads, drip-type emitters, or a combination thereof. The irrigation system shall be designed in accordance with all local and state laws, rule and regulations governing or relating to irrigation systems. The system shall additionally be designed to meet all water conservation practices required by the City of Arroyo Grande.

The irrigation system shall include and consider the following components:

a. Automatic Weather-based Controller with Weather Sensors - Automatic irrigation controllers shall be capable of at least two separate programs with at least three start times for each program. Controllers shall be programmed for regular operation to occur during the evening between the hours of 8:00 p.m. and 8:00 a.m. Controllers shall be programmed to provide the minimum amount of water for healthy plant growth, and to use multiple start times for dividing up run times to allow water to penetrate the soil effectively to prevent runoff. Programming shall be adjusted on a regular basis in response to seasonable and micro-climatic conditions.

b. Backflow Prevention Device - Backflow prevention assemblies shall be installed in accordance with local codes and screened from view as much as possible by landscape design features.

c. Electric Control Valves - Hydro-zones shall be developed with consideration for similar plant water use requirements (i.e., lawn separated from shrub and groundcover zones), and similar irrigation equipment uses (i.e., spray sprinkler separated from rotary sprinkler; rotary zones and spray zones separated from drip zones).

d. Pressure Regulation - Water pressure shall be regulated if necessary to efficiently operate the equipment installed.

e. Sprinklers - Low-flow spray or rotary-type sprinklers shall be used where appropriate. Soil types and infiltration rates shall be considered (and controller programming adjusted) to avoid runoff and ponding.

f. Xerigation - The use of drip-type irrigation systems shall be considered where appropriate and consistent with hydrozones. Components may include pressure regulators, in-line filters, polyethylene tubing, and barbed emission devices.
g. **System Maintenance** - All irrigation systems shall be monitored on a regular basis; not less than once every two weeks during peak season operation, and not less than once per month during off-season operation. Maintenance monitoring shall include a valve-by-valve system observation sequence, with necessary adjustments or repairs noted and corrected. Seasonable programming adjustments shall be made at each monitoring session as well.

7. **Low-Impact Development Requirements**

Low impact development (LID) is a radically different approach to conventional stormwater management. LID enhances the ability to protect surface and ground water quality, maintains the integrity of aquatic living resources and ecosystems, and preserves the physical integrity of receiving streams.

LID can achieve stormwater control through the creation of a hydrologically functional landscape that mimics the natural hydrologic regime. This objective is accomplished by:

- Minimizing stormwater impacts to the extent practicable. Techniques include reducing impervious surfaces, conserving natural resources and ecosystems, maintaining natural drainage courses, reducing use of pipes, and minimizing clearing and grading.
- Providing runoff storage measures dispersed uniformly throughout a site's landscape with the use of a variety of detention, retention, and runoff practices. Maintaining predevelopment time of concentration by strategically routing flows to maintain travel time and control the discharge.
- Utilizing pollution prevention measures and maintaining on-lot hydrologically functional landscape management practices.
Figure 18 – Low Impact Development & Best Management Practices for Individual Lots

**EXAMPLES OF L.I.D. & BEST MANAGEMENT PRACTICES**

- Rainwater Harvesting
- Permeable Surfaces (Driveway and Patios)
- Stormwater Drains to Rain Garden(s)
- Roof Downspouts Drains to Bioswale(s)
- No Turf Allowed
- Slope Stabilization to Control Erosion
- Utilization of Grey Water System
- Use of Drip Irrigation for Landscape
- Amended Soils and Bark Mulch Cover to Help Retain Soil Moisture
EXTERIOR ELEVATIONS - A
SPANISH ECLECTIC
FLOOR PLAN - C
COTTAGE

TOTAL LIVING AREA: 1765 SQ.FT.
GARAGE: 566 SQ.FT.
COVERED PORCH: 32 SQ.FT.
OPTIONAL COVERED PATIO: 140 SQ.FT.
EXTERIOR ELEVATIONS - C
COTTAGE
MATERIALS LEGEND:

1. COMPOSITION ROOF
2. CONCRETE TILE ROOF
3. METAL ROOF
4. ROLL-UP GARAGE DOOR
5. EXPOSED Rafter TAIL
6. SAND FINISH STUCCO
7. CEMENTITIOUS LAP SIDING
8. CEMENTITIOUS BOARD AND BATTEN SIDING
9. SIMULATED PRECAST TRIM
10. STUCCO OVER FOAM TRIM
11. CEMENTITIOUS TRIM
12. WOOD GRAIN CORBALS
13. COMPOSITE SHUTTER
14. LIGHT FIXTURE
15. WROUGHT IRON MOUNT
16. TAPERED RECESSED WINDOW W/ MOSAIC TILE
17. POT SHELF W/ STUCCO FINISH
18. MOSAIC TILE SURROUND
19. OPTIONAL STONE VENEER

EXTERIOR ELEVATIONS - C
COTTAGE W/ OPTIONAL VENEER
MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE
FROM: MATTHEW DOWNING, PLANNING MANAGER
SUBJECT: ELECTION OF CHAIR AND VICE CHAIR
DATE: APRIL 1, 2019

SUMMARY OF ACTION:
Annual appointment of a Chair and Vice Chair to serve for the next one-year period.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:
There is no cost or staffing impact from this action.

RECOMMENDATION:
It is recommended that the Architectural Review Committee (ARC) elect a Chair and a Vice Chair to serve effective the first meeting in April 2019, and continuing until its second regular meeting in March 2020.

BACKGROUND:
For the Committee’s reference, an election protocol is outlined below. This is a suggested procedure and the Committee can vary from it in whatever manner is deemed appropriate, with the goal of having an orderly process to select the Chair and Vice Chair.

1. The Presiding Officer shall conduct the election of ARC Officers.
2. Call to select all nominations for Chair (no second necessary). Presiding Officer to repeat each nomination as it is made.
3. Call for motion to close nominations.
4. The ARC will vote, beginning with the first nominee, until a nominee receives a majority of votes and a Chair is selected.
5. Call to select all nominations for Vice Chair (no second necessary). Presiding Officer to repeat each nomination as it is made.
6. Call for motion to close nominations.
7. The ARC will vote, beginning with the first nominee, until a nominee receives a majority of votes and a Vice Chair is selected.

ALTERNATIVES:
1. Elect an ARC Chair and Vice Chair;
2. Do not elect an ARC Chair and Vice Chair and provide staff with direction; or
3. Provide other direction to staff.

ADVANTAGES:
The current process provides an orderly and fair procedure for electing a Chair and Vice Chair.
DISADVANTAGES:
No disadvantages have been identified regarding this item.

ENVIRONMENTAL REVIEW:
No environmental review is required for this item.

PUBLIC NOTIFICATION AND COMMENTS:
The Agenda was posted in front of City Hall and on the City’s website in accordance with Government Code Section 54954.2.