



Meeting Date: 9/20/2021
Item Number: 4a
Time Estimate: 30 minutes

ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF AN ADDITION TO AN EXISTING STRUCTURE (SUNBEAM MOTEL). THE PROJECT INCLUDES A 1,273-SQUARE-FOOT, SECOND-STORY ADDITION AND A 94-SQUARE-FOOT, FIRST-FLOOR ADDITION TO THE STRUCTURE, WHICH WILL CONTAIN THE CARETAKERS' QUARTERS, MOTEL OFFICE, AND HOU

PROJECT ADDRESS: 1656 Monterey Street **BY:** Kyle Van Leeuwen, Assoc. Planner
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FILE NUMBER: ARCH-0352-2021

FROM: Shawna Scott, Senior Planner

RECOMMENDATION

Review the project in terms of its consistency with the Community Design Guidelines (CDG) and applicable City Standards and provide comments and a recommendation to the Community Development Director.

1.0 PROJECT DESCRIPTION AND SETTING

The proposed project includes the remodel and second story addition of an existing structure, which will serve as the office and housekeeping facilities, and caretakers' quarters for the Sunbeam Motel (Attachment 1, Project Plans). The project includes a 94-square-foot (sf) addition to the first floor and a 1,273-sf second story addition to the existing structure. The applicant also proposes landscaping improvements adjacent to the Monterey Street right-of-way. The project also proposes the application of a new color scheme for the structure, which will be applied to the existing two-story motel building on site. The project proposes the use of a variety of materials and colors including natural wood, brown and soft yellow stucco, and off-white trim.

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General Location: The 10,089-square foot project site is located between Monterey and Palm Streets with vehicle access from both frontages. The property is within the Tourist Commercial (C-T) zone, which is intended for use by hotels and motels, and other tourist serving uses. The subject property was developed for motel use approximately 50 years ago, with adjacent commercial uses that include a vehicle service station, commercial uses and other motels and hotels to the east, west, and south, with some residential properties to the north across Palm Street.



Figure 1: Subject Property

Zoning: Tourist Commercial (C-T)

General Plan: Tourist

Surrounding Uses:

East: Motel

West: Hotel

North: Palm Street right-of-way (ROW) and residential uses

South: Monterey Street ROW and Hotel

2.0 PROPOSED DESIGN

Architecture: Contemporary design

Design details: Two-story commercial design, flat and parapet roofs, wood awnings over doors and some windows.

Materials: Stucco walls, wood awnings, white trim

Colors: Dark Clove (brown) & Jersey Cream (soft yellow) stucco, wood awnings with white trim

3.0 FOCUS OF REVIEW

The Architectural Review Commission's (ARC's) role is to 1) review the proposed project in terms of consistency with the Community Design Guidelines (CDG) and applicable City Standards and 2) provide comments and a recommendation to the Community Development Director.

Community Design Guidelines: <https://www.slocity.org/home/showdocument?id=2104>



Figure 2: Rendering of project design (top) and photo of existing structure as seen from Monterey Street (South)(bottom)

4.0 COMMUNITY DESIGN GUIDELINES/DISCUSSION ITEMS

The proposed remodel must be consistent with the requirements of the General Plan, Zoning Regulations, and CDG. Staff has identified the discussion items below related to consistency with CDG Chapters 2 (General Design Principles) and 3 (Commercial and Industrial Project Design).

Highlighted Sections	Discussion Items
Chapter 2 – General Design Principles	
§2.2.C & D– Attention to detail & material selection	The ARC should discuss how the project achieves vertical articulation and how the external treatments provide durability and authenticity, as well as beauty.
Chapter 3.1 – Commercial Project Design Guidelines	
§3.1.A. Overall design objectives for commercial projects	The ARC should discuss how the project demonstrates sensitivity to the design context of the surrounding area (1), provides articulation (2), landscaping as a project amenity (4), considers the need for signs and appropriate scale (6), and the location of trash receptacles so they are inconspicuous (7).

<i>§3.1.B.3 Design consistency</i>	The ARC should discuss whether the project demonstrates a consistent use of colors, materials, and detailing throughout all elevations and with the changes shown to the other structure on site.
<i>§3.1.B.9. Additions to existing structures</i>	The ARC should discuss whether the proposed addition follows the same general scale, proportion, massing, and detailing as the existing structures on site, and whether the addition will be in stark contrast to the original structures.

5.0 PROJECT STATISTICS

Site Details	Proposed	Allowed/Required*
Front Setback	7 feet**	10 feet
Maximum Height of Structures	21 feet	45 feet
Max Building Coverage	30%	75%
Total # Parking Spaces	13**	13
Residential Density	2.00	2.76
Environmental Status	Categorically exempt from environmental review under CEQA Guidelines section 15303 (New Construction or Conversion of Small Structures)	

**2019 Zoning Regulations, **Existing non-conforming condition, no increase in non-conforming setback proposed and all additions conform to required setback (17.92.020. (F)), no increase in parking required for addition to guest quarters (17.72.020 & 17.72.060)*

6.0 ACTION ALTERNATIVES

6.1 Recommend approval of the project. An action recommending approval of the application will be forwarded to the Community Development Director for final action. This action may include recommendations for conditions to address consistency with the Community Design Guidelines.

6.2 Continue the project to a hearing date certain, or uncertain. An action continuing the application should include direction to the applicant and staff on pertinent issues.

6.3 Recommend denial the project. An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, CDG, Zoning Regulations or other policy documents.

7.0 ATTACHMENTS

A – Project Plans (ARCH-0352-2021)