
ARCHITECTURAL REVIEW COMMISSION AGENDA REPORT

SUBJECT: REVIEW OF TWO (2) SINGLE-FAMILY RESIDENCES AND ASSOCIATED SITE IMPROVEMENTS FOR A TENTATIVE PARCEL MAP (TWO-PARCEL FLEXIBLE LOT DESIGN SUBDIVISION), A FENCE HEIGHT EXCEPTION, AND A REQUEST TO REMOVE FIVE (5) TREES

FILE NUMBER: ARCH-0851-2025

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PROJECT ADDRESS: 241 Hathway Avenue

APPLICANT: Brandon Taitz

FROM: Rachel Cohen, Principal Planner

REPRESENTATIVE: Preston Jones of PJ Designs

RECOMMENDATION

Review the project in terms of its consistency with the Community Design Guidelines and provide a recommendation to the Community Development Director.

1.0 PROJECT DESCRIPTION AND SETTING

Brandon Taitz (applicant) has applied for Minor Development Review (ARCH-0851-2025) and Tentative Parcel Map (SBDV-0494-2025) (i.e., flexible lot design subdivision) applications to redevelop and subdivide an existing 0.39-acre lot located at 241 Hathway Avenue. The project would create two parcels, ranging from 7,911 to 9,059 square feet in size, and each resulting parcel would be developed with a single-family residence and associated site improvements such as access, landscaping, etc. (Figure 1 – Proposed Tentative Parcel Map).

The project includes the construction of two, two-story, eight-bedroom single-family residences that would each feature 3,155 square feet in gross floor area (total footprint of 2,092 square feet) and a three-car garage. Each parcel has a space designated for a new, detached accessory dwelling unit, which are exempt from discretionary review per state law. Easements are proposed for shared access, driveway, utilities, drainage, etc. To facilitate the project, the existing single-family residence and all accessory structures would be demolished, and five (5) trees are proposed for removal (with seven (7) new trees proposed as compensatory replantings). The project also includes a fence height exception request to allow a retaining wall and fence combination with a maximum height of nine (9) feet where the standard is six (6) feet.

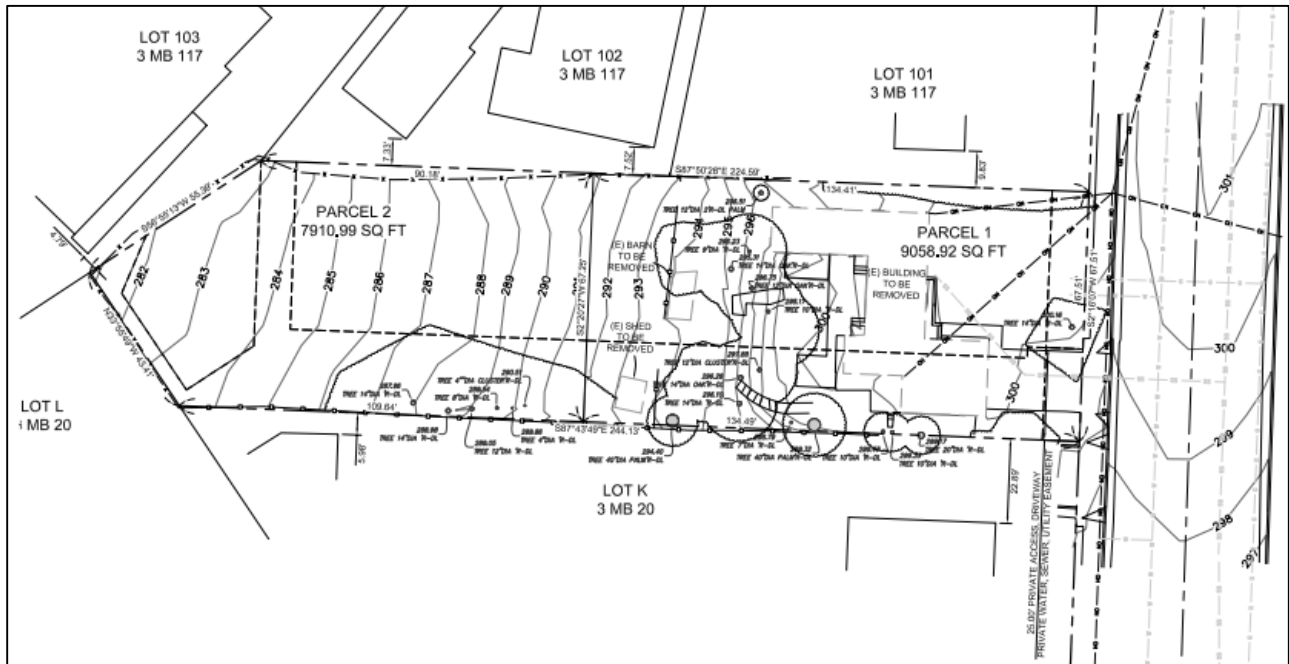


Figure 2 - Proposed Tentative Parcel Map (Flexible Lot Design Subdivision)

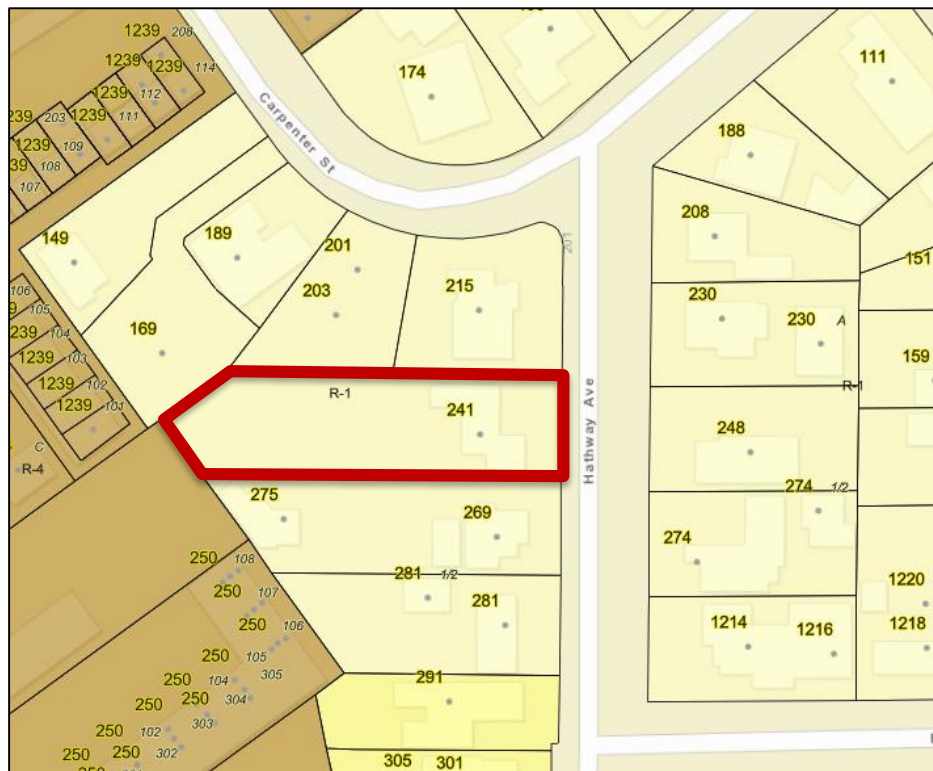


Figure 1 - Project Site

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General Location:

The project would redevelop and subdivide an existing lot located at 241 Hathway Avenue, creating two new parcels, with one single-family residence to be developed on each parcel, near the intersection of Hathway Avenue and Carpenter Street (Figure 2 – Project Site).

General Plan Land Use Designation:

Low-Density Residential (LDR)

Zoning Designation:

Low-Density Residential (R-1)

Surrounding Zoning Designations and Uses:

North: R-1 zone; single-family residences

East: R-1 zone; single-family residences

South: R-1 zone; single-family residences

West: R-4 zone; multifamily residences

2.0 PROPOSED DESIGN

Architecture: Two, two-story, modern farmhouse-style residences are proposed.

Design and Material Details: The proposed residences include gable roofs, Hardie board and batten siding, smooth stucco siding, shingle roofing, sliding windows with trim, and covered porches (Figures 4 to 7 – Proposed Elevations for Parcels 1 and 2).

Colors: Neutral color palettes consisting of grays, whites, and beiges are proposed (see Figure 3).



Figure 3 – Color rendering of the proposed structure located along Hathway Street

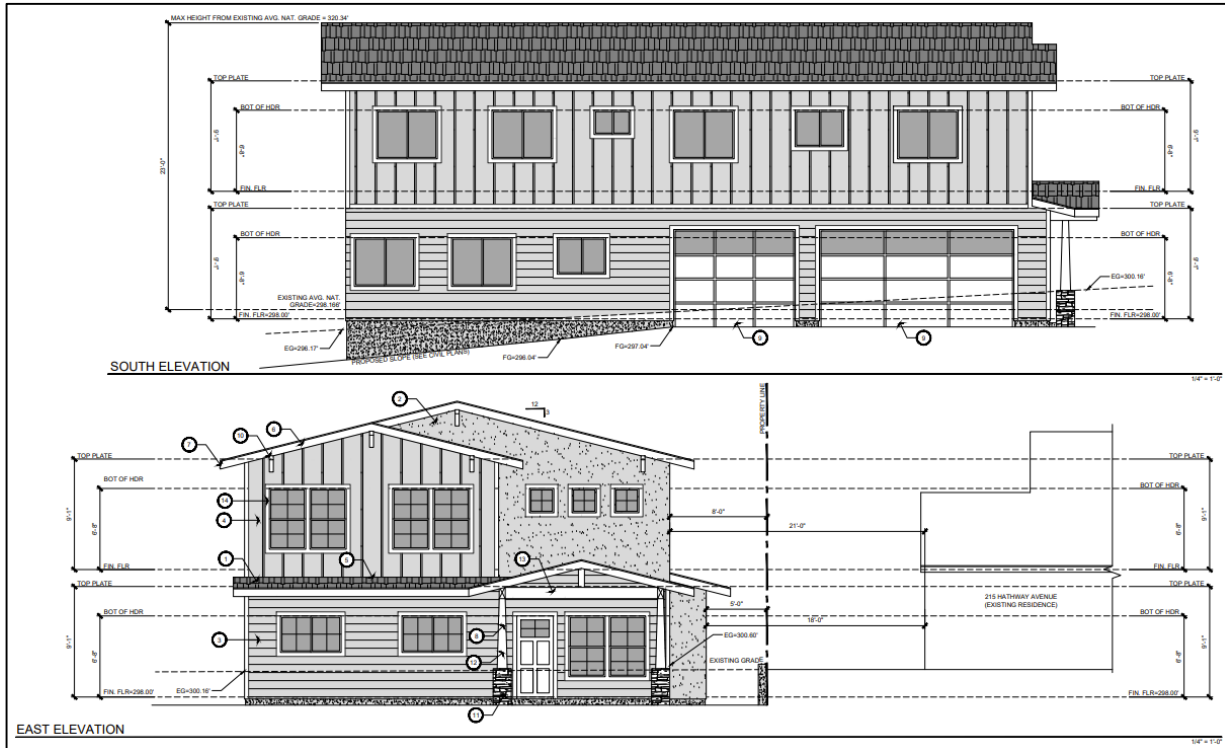


Figure 4 – Proposed South and East Elevations for Parcel 1

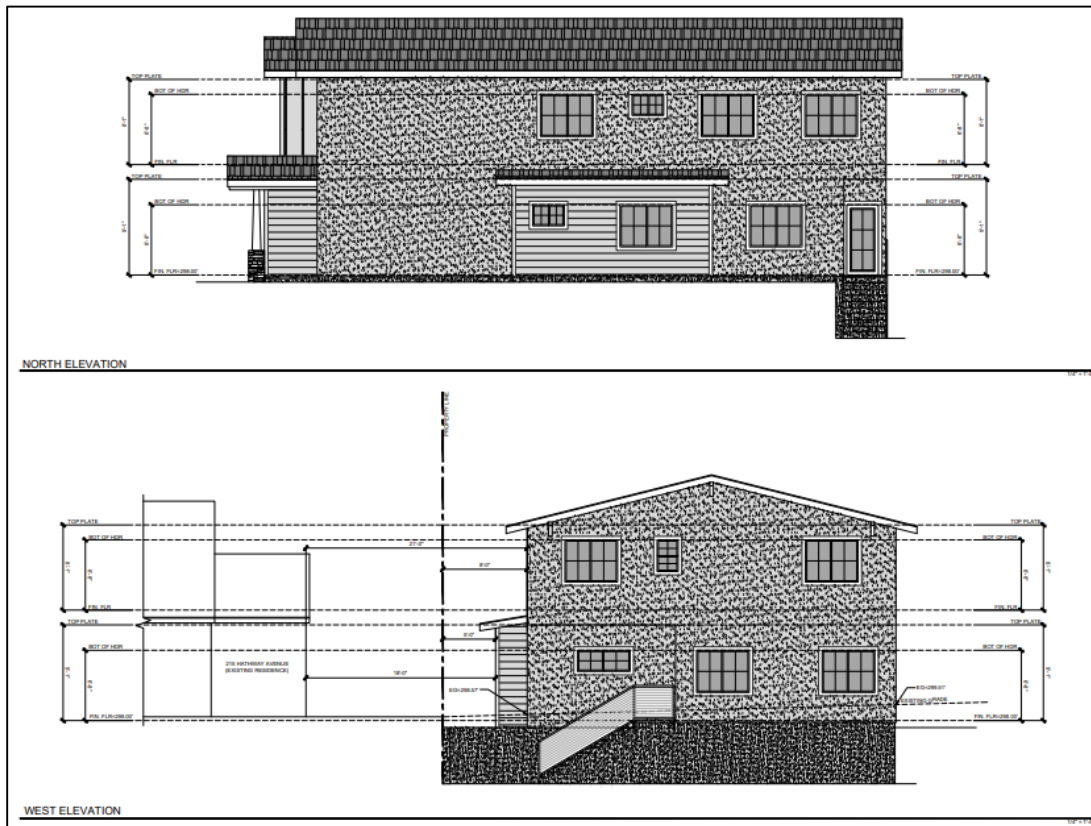


Figure 5 – Proposed North and West Elevations for Parcel 1

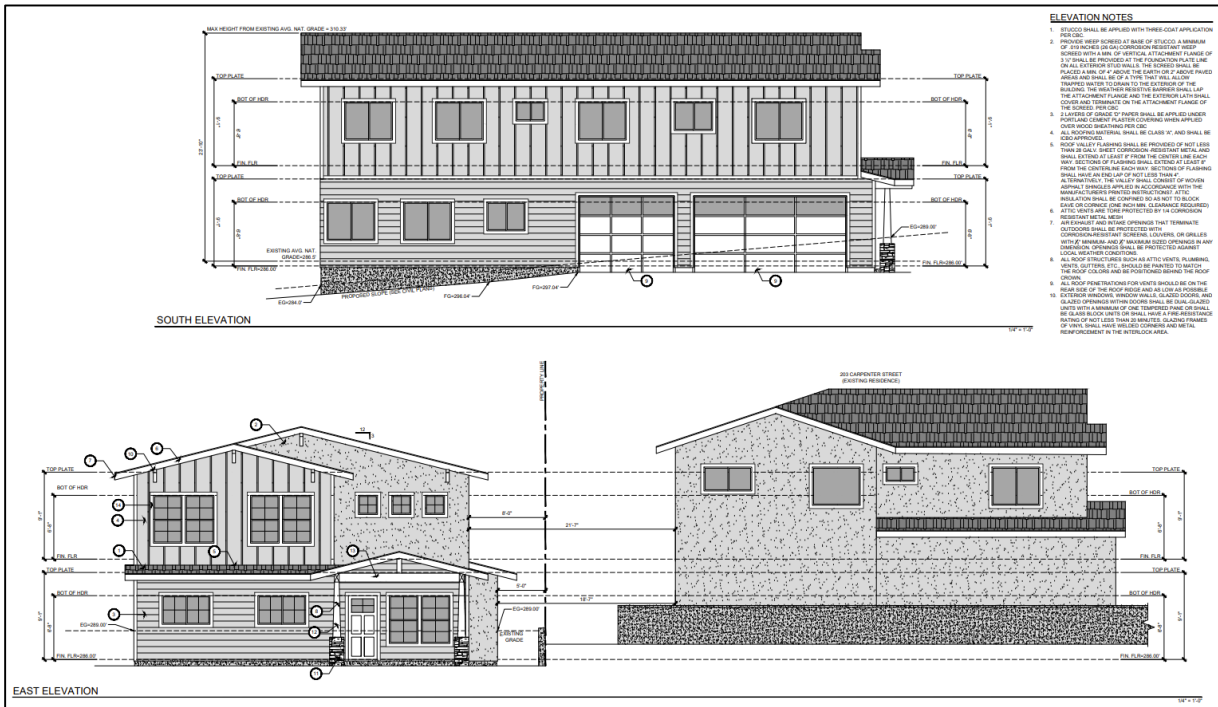


Figure 6 – Proposed South and East Elevations for Parcel 2

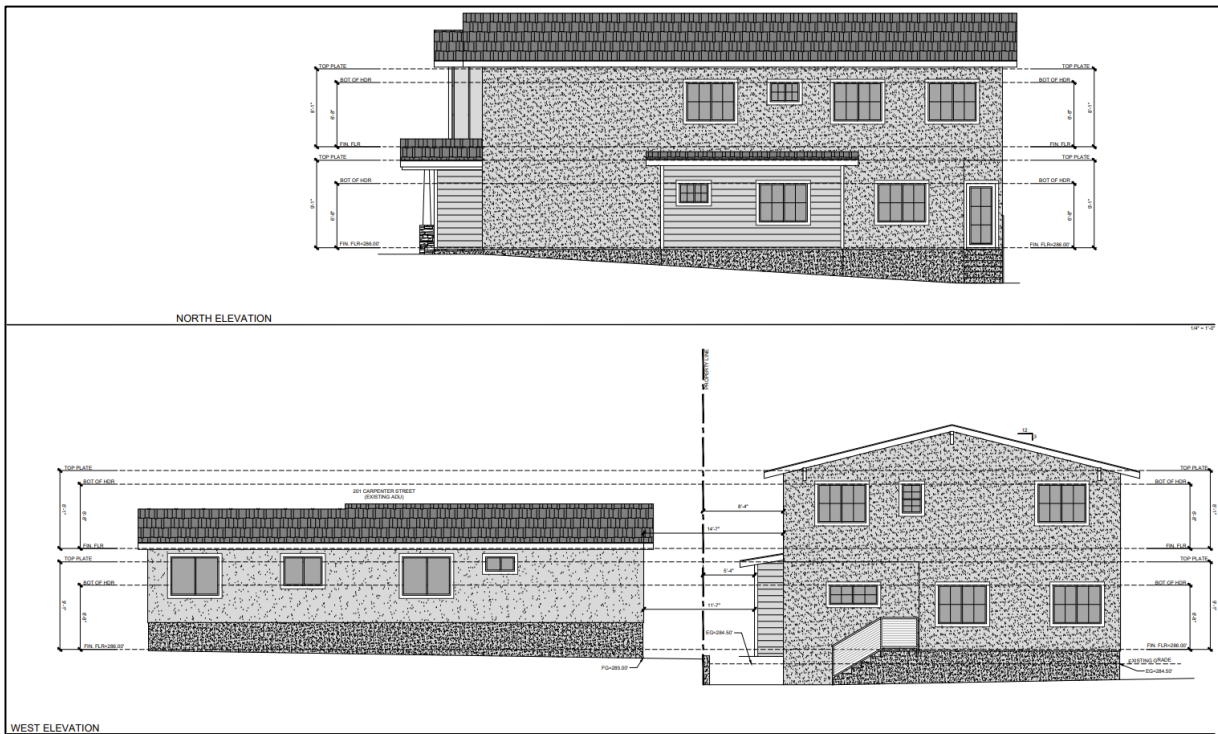


Figure 7 – Proposed North and West Elevations for Parcel 2

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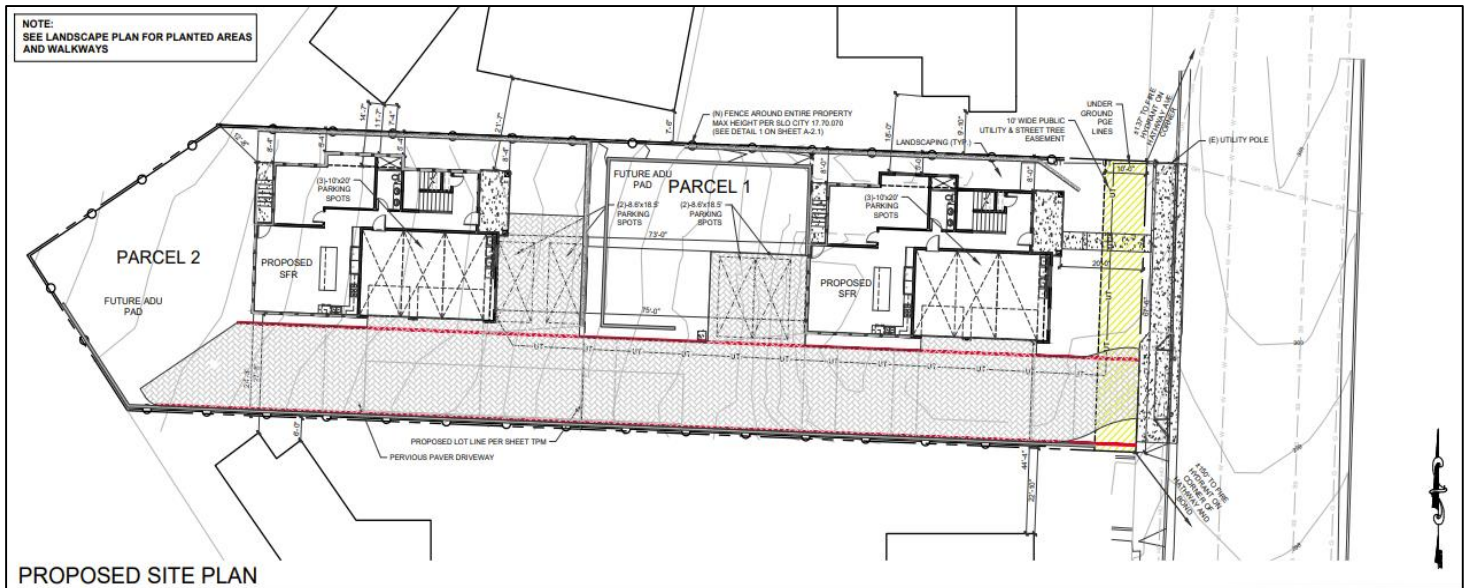


Figure 8 – Proposed Site Plan

3.0 FOCUS OF REVIEW

Per [Section 16.17.030\(A\)\(5\)](#) (Flexible Lot Design Subdivisions in the R-1 Zone – Review Authority), flexible lot projects require review as described in [Section 17.106.030\(C\)](#) (Levels of Development Review – Moderate). Therefore, the Architectural Review Commission's (ARC) role is to (a) evaluate the project for consistency with applicable design principles and objectives in the [Community Design Guidelines](#) (CDG), and (b) provide a recommendation regarding the building and site designs to the Community Development Director who will make the final determination on the project. Final review of the project, including the accompanying Tentative Parcel Map (SBDV-0494-2025) application for the proposed flexible lot subdivision, is tentatively scheduled for an Administrative Hearing on May 11, 2026.

4.0 DESIGN STANDARDS AND GUIDELINES / DISCUSSION ITEMS

Staff has evaluated the project against relevant standards and guidelines in Chapter 2 (General Design Principles), Chapter 5 (Residential Project Design), and Chapter 6 (Site Planning and Other Design Details) of the CDG, and identified the following discussion items related to its consistency with applicable guidance in Table 1 below:

Table 1 – Project Consistency with Applicable Design Guidelines in the CDG		
CDG Sections 2.2 Building Design, 5.5 Single-Family Housing Design		
Highlighted Guidelines	Brief Description of Guidelines	Discussion
2.2(C) 5.5(A)(1)	Attention to detailing and emphasis on vertical and horizontal articulation are encouraged to visually reduce building mass. Houses in new subdivisions should incorporate a variety of detailing, size, and massing.	The project includes gable or hip roofs, windows with trim, and covered porches as design elements. <i>The ARC should discuss whether there is sufficient detailing and vertical and horizontal articulation to visually reduce building mass, particularly along the North and West Elevations for the proposed residences.</i>
CDG Section 5.2 Subdivision Design and General Residential Project Principles		
Highlighted Guideline	Brief Description of Guideline	Discussion
5.2(F)	Exterior finish materials should be durable and require low maintenance. The use of combined materials can provide visual interest and texture; however, all sides of the single-family residence should employ the same materials, design details, and window treatment.	The project utilizes Hardie board horizontal siding and batten siding, as well as stucco, and sliding windows with trim as exterior finish materials. <i>The ARC should discuss whether the proposed combination of materials provide sufficient visual interest and texture on all elevations for the residences.</i>
CDG Section 5.3 Infill Development		
5.3(C)	The height of infill projects should be consistent with surrounding residential structures. Where greater height is desired, an infill structure should set back upper	The project proposes a maximum structure height of 23 feet as measured from average natural grade where the North Elevation of

	floors from the edge of the first story to reduce impacts on adjacent smaller homes, and to protect solar access.	each structure is setback to meet minimum setback requirements. <i>The ARC should discuss whether the height and setback of each proposed structure is consistent with the surrounding residences.</i>
CDG Section 6.1 Miscellaneous Design Details		
Highlighted Guideline	Brief Description of Guideline	Discussion
6.1(B)	Fences and walls can provide safety, security, screening, and privacy, but can also be unsightly because of their length and visibility unless well designed: <ul style="list-style-type: none"> - Design and placement should relate well to building architecture and topography. The elements should be the same quality in design and materials as the buildings. 	The project utilizes a wood fence and retaining wall combination that varies in height (maximum of nine [9] feet) along the site perimeter due to changes in topography. <i>The ARC should discuss whether wood fencing and retaining wall complements the design and materials of the residences and whether the requested fence height exception to allow a maximum height of 9 feet of the wood fence and retaining wall combination, where 6 feet is the standard, is consistent with or an improvement to the neighborhood and consistent with the CDG.</i>

5.0 PROJECT STATISTICS

Staff has evaluated the project against relevant development standards of the Zoning Regulations and summarized its compliance in Table 2 below. No exceptions from development standards are requested as part of this application.

Table 2 – Project Compliance with Development Standards in the Zoning Regulations		
R-1 Development Standards	Allowance or Requirement	Compliant
Maximum Floor Area Ratio	0.4	Yes
Minimum Front Setback	20 feet	Yes

Minimum Side Setback	5 feet for the first 12 feet in height; incrementally increases to 11 feet at a maximum building height of 25 feet	Yes
Minimum Rear Setback	5 feet for the first 12 feet in height; incrementally increases to 11 feet at a maximum building height of 25 feet	Yes
Maximum Building Height	25 feet	Yes
Maximum Lot Coverage	40%	Yes
Minimum Lot Area	6,000 square feet	Yes
Minimum Number of Parking Spaces	2 spaces for the first four (4) bedrooms and 0.75 spaces for each additional bedroom	Yes
Maximum Fence Height	6 feet for combined fence and retaining wall height as measured from the lower side	Requesting an exception for a 9 foot tall combined fence and retaining wall per SLOMC Section 17.70.070(F)(3)
Tree Removals	Removal of five (5) trees; City Arborist recommends approval of the removal and compensatory plantings, as shown in the landscape plan (Sheet L-1 of Project Plans), to the Community Development Director	
Environmental Determination	Categorically exempt from environmental review under Section 15332 (In-Fill Development Projects) of the CEQA Guidelines.	

6.0 ACTION CHOICES

- 6.1** Recommend approval of the project based on consistency with the CDG. An action recommending approval of the project will be forwarded to the Community Development Director for final action. This action may include direction for the applicant or recommendations for conditions of approval to address consistency with the CDG.
- 6.2** Continue the project to a hearing date certain or uncertain. An action continuing the project should include direction to the applicant and staff on pertinent issues.

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

7.0 ATTACHMENTS

A – ARCH-0851-2025 Project Plans