



MARYSVILLE ARCHITECTURAL REVIEW BOARD

DATE: May 1, 2024

SUBJECT: Consideration of a Minor Use Permit and Design Review Application for a new Single-Family Home on a vacant lot in an M-1 Light Industrial Zoning District at 1322 High Street. APN **Planning Department File No. MUP24-02/DR 24-15**

SUBMITTED BY: Paul Richardson, Consultant

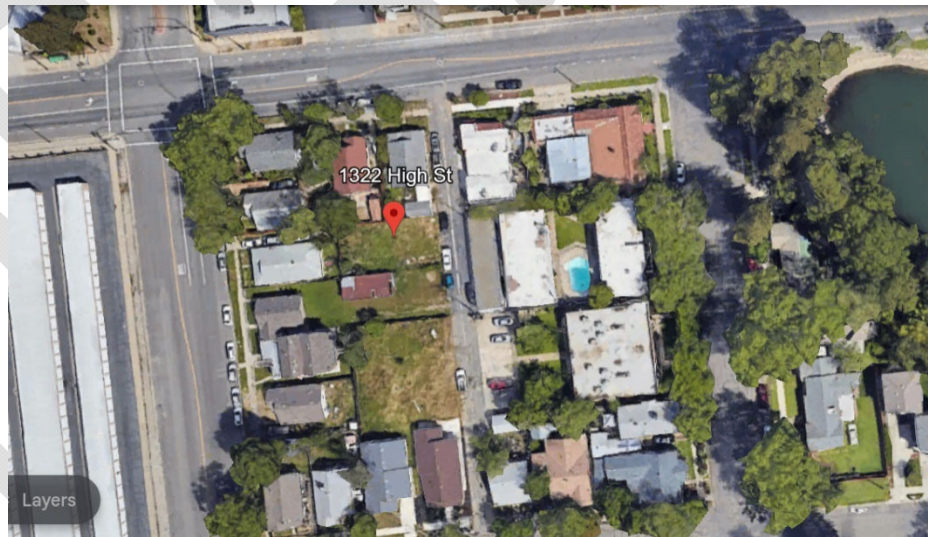
DEPARTMENT: Community Development Department

STAFF RECOMMENDATION

Staff recommends that the Architectural Review Board approve Design Review application for proposed residence located at 1322 High Street. The Minor Use Permit was approved by the Community Development Department.

BACKGROUND

The applicant, Alexander Lucatero, is seeking approval for a new home within the M-1 Light Manufacturing Zoning designation and in the City's Architectural Review area. The new home would be sited on a 2,400 square foot lot that is currently vacant. In June of 1970, the City issued a demolition permit to remove a fire damaged dwelling on this site. The site has remained vacant since that time.



The lot location is mid-block on High Street (alley) between 13th and 14th Street. The site is in the middle of an M-1 District although it is bounded by residences on all sides and immediately opposite several garages that serve an apartment building across High Street. The District is a mix of residential and manufacturing uses although mostly residences adjoin this site.



PROJECT DESCRIPTION

The applicant is proposing a 14.5' high, single story, 3-bedroom home. The unit will be 1,640 sf gross with 1,360 sf of living space and a 280-sf single car garage. The site will have a second open and uncovered parking space in the front yard measuring 9' by 19'. The building material will consist of horizontal "Hardie" plank on the front with vertical board and batten at the gable end. All other sides not visible from the street will be T-11 vertical plywood siding. All windows will be framed with a 1" by 6" wood trim piece. The roof will be a dark, class 3 composition shingle.



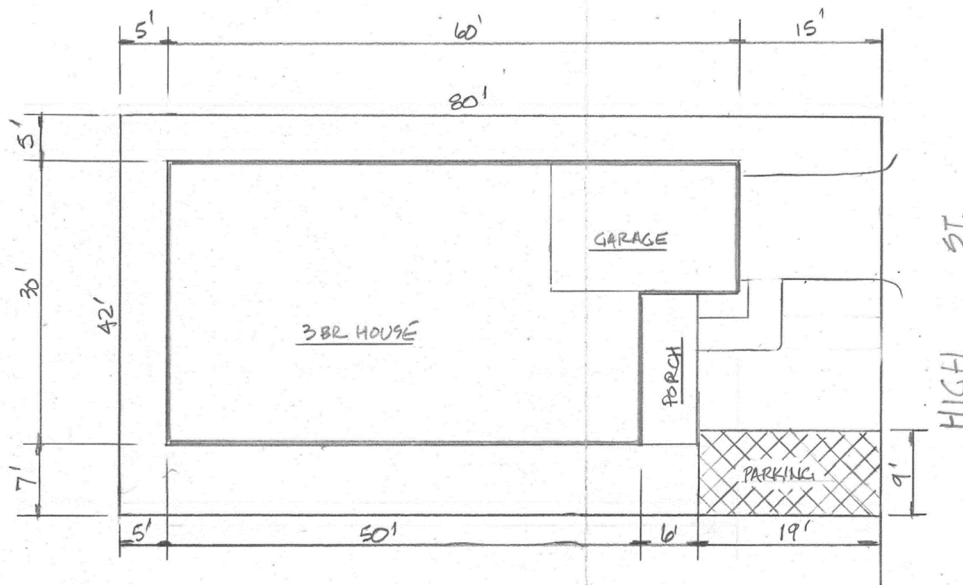
The base of the building will be Benjamin Moore HC 169 Coventry Grey selected from the approved Historic colors. The gable end will be HC 156 Van Deusen Blue, also selected from the approved color list. Below is an image of a similarly colored home.



CODE REQUIREMENTS

Section 18.87.070 of the Marysville Zoning Code dealing with architectural review generally requires compatibility of the proposed design with other buildings in the vicinity. This includes review of height, bulk, color, materials, site layout and orientation of the proposed development in relation to nearby development. The site is also zoned M-1 light manufacturing. There are no required yards except when abutting a residential zone. In this instance, the site is not next to a

residential zone. The site does provide 5' and 7' side yards, a 5' rear yard, and a 15' front yard.



ENVIRONMENTAL REVIEW

The project is a class 3 categorical exemption under CEQA that allows for the new construction of small structures on existing lots. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The numbers of structures described in this section are the maximum allowable on any legal parcel. Multi-family uses with up to 4 units and up to 6 multifamily units in urbanized areas qualify under this exemption.

ANALYSIS

Minor Use Permit: The Community Development Department may approve a minor use permit as a ministerial project for single family homes in the M-1 Zoning District. Public Notice is not required. However, staff sent notice to the immediate adjoining properties indicating an intent to

approve within 10 days. No comments were received, and the Minor Use Permit was approved subject to conditions in the Architectural Review approval. The ARB's authority is with the design of the project. Notice of this meeting was also sent to adjacent property owners.

Design Review: With the granting of the proposed minor use permit, this project will be an investment into this neighborhood, eliminate a vacant lot and provide additional housing options. The colors are consistent with the approved Historic color list. The project is compatible with similar development on adjacent lots, it conforms to the zoning and general plan criteria, and there are adequate services to support the project. The staff believes the project will be an improvement and welcome investment in the neighborhood.

Fencing is proposed on the plan, but no fence details are provided. A condition of approval requires perimeter fencing with a "good neighbor" type fence (identical on both sides.)

Staff would suggest the front door be painted the same blue as the gable end, and that the window trim be an "off white" like that shown on the image above. Staff would also suggest windows be provided in the garage door panel to visually improve the front elevation. Also, if "Z" seams are between the T1-11 panels, they be concealed with the same 1" x 6" trim around the windows.

RECOMMENDED ACTION

Staff recommends the Architectural Review Board move to approve Design Review Application DR 24-15 for the home proposed at 1322 High Street subject to the following conditions:

1. All construction shall conform in substance and be maintained in general conformance with plans and exhibits as attached, including modifications required by the conditions of approval, and as required for approval by the Architectural Review Board.
2. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Staff. Should the modifications be considered substantial in the opinion of the staff, the modifications shall be reviewed by the Architectural Review Board.
3. Construction permits shall be obtained for all future construction work, as required by the City of Marysville, Building Division.
4. Any work undertaken pursuant to this approval must be completed within two years from the effective date of this decision. If such project is not completed within such time, the approval granted under these provisions shall expire. The applicant may request a 1-year extension in writing prior to the permit expiration, which shall be first considered by the Architectural Review Board.
5. Applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.
6. The driveway and parking area shall be an approved "all weather" driving surface such as asphalt or concrete.

7. Because vehicle access is from the High Street frontage the alleyway shall be improved, repaired, repaved and/or reconstructed along the property frontage to the centerline of High Street as determined by the City Engineer including repair/replacement of the concrete valley gutter. At the discretion of the City Engineer, an encroachment permit paving fee of \$22 per sf may be accepted in-lieu of physical improvements to High Street. The City Engineer may adjust this fee based on the estimated cost per sf for High Street repaving at the time of the issuance of an encroachment permit. Said fee, if collected, shall be assigned to the City Street fund, and used only for street projects and shall not be limited to High Street.
8. The 6-foot-high fence shown on the site plan property lines shall be of "Good Neighbor" construction.
9. The applicant shall secure an encroachment permit for any frontage improvement work including constructing driveway approaches.
10. It is recommended that the front door be painted Van Deusen Blue HC-156 the same blue as the gable end of the front elevation.
11. Window trim shall be a minimum of 1" by 6" and shall be an "off white."
12. It is recommended that windows be provided in the garage door panel to visually improve the front elevation.
13. If "Z" seams are between the T1-11 panels, they must be concealed with the same 1" x 6" trim around the windows. The concealing trim may be painted the base color of the building at the discretion of the applicant.
14. The applicant shall pay the required Feather River Air Pollution Control District fee directly to the district prior to the issuance of a building permit.
15. The Applicant shall meet all fugitive dust requirements during construction activity as set forth by the Feather River Air Pollution Control District

ATTACHMENT

1. Architectural Plans