

AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE SPECIAL MEETING
MONDAY, FEBRUARY 22, 2016
3:30 P.M.
CITY HALL 2ND FLOOR CONFERENCE ROOM
300 E. BRANCH STREET, ARROYO GRANDE

1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE:

4. 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.

5. APPROVAL OF MINUTES:

5.a. Approval Of Minutes For The February 1, 2016 Meeting.

Documents: [Draft Minutes 2-1-16.pdf](#)

6. PROJECTS:

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

6.a. CONTINUED CONSIDERATION OF ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK FOR A NEW TWO-STORY RESIDENCE; LOCATION - SHORT STREET; APPLICANT - CINDY NOTT; REPRESENTATIVE - MICHAEL FISHER

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

Documents: [ARC 06.a. ARC 15-011 MEX 16-001 Short Street.pdf](#)

7. DISCUSSION ITEMS:

8. COMMITTEE COMMUNICATIONS:

Correspondence/Comments as presented by the Architectural Review Committee.

9. STAFF COMMUNICATIONS:

Correspondence/Comments as presented by City staff.

10. 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

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ACTION MINUTES

**MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
MONDAY, FEBRUARY 1, 2016
CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET
ARROYO GRANDE, CA**

1. CALL TO ORDER

Chair Hoag called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

ARC Members: Committee Members Warren Hoag, Michael Peachey, Mary Hertel, and John Rubatzky were present. Bruce Berlin was absent.

City Staff Present: Associate Planner Matt Downing, Planning Intern Sam Anderson, Administrative Intern Patrick Holub, and Community Development Director Teresa McClish were present.

3. FLAG SALUTE

Warren Hoag led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Mary Hertel made a motion, seconded by John Rubatzky, to approve the minutes of January 11, 2016 as submitted. The motion passed on a 3-0-1 voice vote, with Bruce Berlin absent and Warren Hoag abstaining.

Bruce Berlin now present.

6. PROJECTS

6.a. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-014; ONE NEW WALL SIGN AND REFACING OF EXISTING POLE SIGN; LOCATION – 139 TRAFFIC WAY; REPRESENTATIVE – TOM DIAZ; SIGN CONTRACTOR – NORTON SIGN AND DESIGN
(Anderson)

Planning Intern Anderson presented the staff report and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Planning Intern Anderson responded to questions from the Committee.

Tom Diaz, representative, and George Peterson, owner, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments on the project.

- 1) Mary Hertel made a motion, seconded by Bruce Berlin, to recommend approval of the project to the Community Development Director with the following modifications:
 1. Changes shall be made to the wall sign to include angled corners;
 2. The wall sign will be lowered to the bottom edge of the header; and
 3. The pole will remain black in color.

The motion carried on a 5-0 voice vote.

6.b. CONSIDERATION OF LOT MERGER 15-004 AND CONDITIONAL USE PERMIT 15-007; CONSTRUCTION OF A 54-ROOM BOUTIQUE HOTEL; LOCATION – 325 EAST BRANCH STREET; APPLICANT – NKT COMMERCIAL; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS (Downing)

Associate Planner Downing presented the staff report and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Planning Commission.

Associate Planner Downing responded to questions from the Committee.

Nick Thompkins, applicant, Michael Dammeyer, and Steven Puglisi, representatives, spoke in support of the project and responded to questions from the Committee.

Chair Hoag opened the meeting for public comment.

Shirley Gibson spoke in support of the construction of a hotel in the Village with the condition that no new architectural styles be implemented other than those already present in the Village. She also stated that she prefers a courtyard in front of the hotel, rather than a parking lot.

Denise Andreini spoke in support of the project, citing the potential for increased number of visitors to the Village and the development of the eastern end of the Village.

Ron Myer, James Way, spoke in support of the project, citing the uptick in vitality in the Village lately and that the second rendering gives a “homey” feeling.

Frank Schiro, Miller Way, spoke in support of the project.

Hearing no further public comments, Chair Hoag closed the public comment period.

The Committee provided comments on the project.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend to the Planning Commission approval of the project as submitted.

The motion carried on a 5-0 voice vote.

Bruce Berlin made a motion, seconded by Mary Hertel, to allow the meeting to continue past 5:00 p.m. per the ARC bylaws. The motion carried on a 5-0 voice vote.

Chair Hoag called for a break at 4:25 p.m. The Committee reconvened at 4:35 p.m.

6.c. CONSIDERATION OF ARCHITECTURAL REVIEW 16-001; COMMERCIAL FAÇADE MODIFICATIONS; 303 E. BRANCH STREET; APPLICANT – WILLIAM HALES; REPRESENTATIVE – TEN OVER STUDIO (Downing)

Associate Planner Downing presented the staff report and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Associate Planner Downing responded to questions from the Committee.

Joel Snyder, representative, Frank Schiro, and Bill Hayes, applicants, spoke in support of the project and answered questions from the Committee.

Chair Hoag opened the meeting for public comment.

Denise Andreini spoke in support of the project and favors the idea of constructing a roll-up window on the western side of the building.

Hearing no further public comments, Chair Hoag closed the public comment period.

The Committee provided comments on the project.

John Rubatzky made a motion, seconded by Michael Peachey, to approve the project as submitted.

The motion carried on a 5-0 voice vote.

6.d. CONSIDERATION OF PLOT PLAN REVIEW 15-013; CONSTRUCTION OF TWO (2) MULTI-FAMILY DWELLING UNITS; LOCATION – 159 BRISCO ROAD; APPLICANT – JOYCE BAKER; REPRESENTATIVE – MICHAEL DAMMEYER (Anderson)

Planning Intern Anderson presented the staff report and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Planning Intern Anderson responded to questions from the Committee.

Michael Dammeyer, representative, spoke in support of the project and responded to questions from the Committee.

Chair Hoag opened the meeting for public comment.

The following people of Linda Vista Condos spoke in opposition to the project: Erik Stein, Laurel Worthington, Nancy Jay Brown, Erin Ford, and Melissa Harris.

Hearing no further public comments, Chair Hoag closed the public comment period.

The Committee provided comments on the project.

Bruce Berlin made a motion, seconded by John Rubatzky, to approve the project as submitted and recommend that the Public Works Director review the mitigation requirements regarding the removal of one (1) Coastal Live Oak to increase native species diversity.

The motion carried on a 5-0 voice vote.

6.e. CONSIDERATION OF PLOT PLAN REVIEW 16-001; NEW TWO (2) STORY RESIDENCE; LOCATION – 567 CROWN HILL; APPLICANT DUANE DEBLAUW (Downing)

Associate Planner Downing presented the staff report and recommended the Architectural Review Committee review the proposed project and make a recommendation to the Community Development Director.

Associate Planner Downing responded to questions from the Committee.

Duane Deblauw, applicant, spoke in support of the project and responded to questions from the Committee.

Warren Hoag made a motion, seconded by Bruce Berlin, to recommend approval of the project to the Community Development Director with the following modifications:

1. Consider a stone veneer for the fireplace;

2. Designing the garage with the appearance of two doors;
3. The front deck not be extended across the full width of the façade and provide additional details; and
4. Recommend the Public Works Director adjust the mitigation requirements for the removal of one (1) Coastal Live Oak.

The motion carried on a 5-0 voice vote.

7. DISCUSSION ITEMS

Associate Planner Downing presented a modified color scheme for a project at 309 S. Mason Street. The Committee did not have objections to the modified colors, as they are substantially conformant to the approved project.

8. COMMITTEE COMMUNICATIONS

Chair Hoag thanked Vice-Chair Peachey for leading the previous meeting in his absence.

9. STAFF COMMUNICATIONS

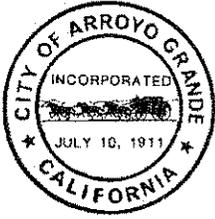
Associate Planner Downing thanked the Committee for their patience during the lengthy meeting.

10. ADJOURNMENT

The meeting was adjourned at 6:56 to a meeting on February 22, 2016 at 3:30 p.m.

PATRICK HOLUB
ADMINISTRATIVE INTERN
(Approved at ARC Mtg _____)

WARREN HOAG, CHAIR



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: TERESA McCLISH, COMMUNITY DEVELOPMENT DIRECTOR

BY: SAM ANDERSON, PLANNING INTERN

SUBJECT: CONTINUED CONSIDERATION OF ARCHITECTURAL REVIEW 15-011 AND MINOR EXCEPTION 16-001; ONE FOOT (1') REDUCTION OF SIDE YARD SETBACK FOR A NEW TWO STORY RESIDENCE; APPLICANT – CINDY NOTT; REPRESENTATIVE – MICHAEL FISHER

DATE: FEBRUARY 22, 2016

RECOMMENDATION:

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

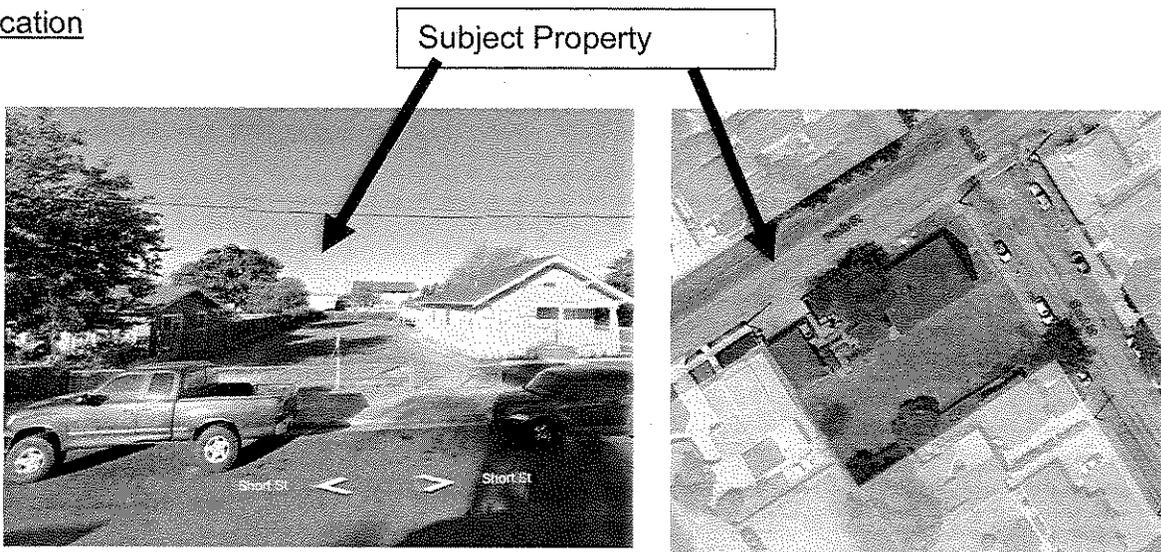
IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

On January 11, 2016, the ARC reviewed this project. Due to concerns with front facing garages conflicting with the *Design Guidelines and Standards for the Historic Character Overlay District*, the ARC voted 5-0 to continue this project to a further date to allow the applicant time to revise the project.

Location



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The subject property is zoned Single Family (SF), is located in the D-2.4 Historic Character Overlay District, and requires review by the Architectural Review Committee (ARC) for compliance with the *Design Guidelines and Standards for the Historic Character Overlay District*.

ANALYSIS OF ISSUES

Project Description

The applicant is proposing to construct a new three (3) bedroom, two (2) bathroom single family residence with an attached secondary dwelling unit containing one (1) bedroom and one (1) bathroom. Single family homes are permitted in the MF zone on lots less than 10'000 square feet.

The proposed dwellings meet all applicable site development standards in regards to FAR, lot coverage, height, and parking. The site will require the minor exception to reduce the side yard setback from ten feet (10') to nine feet (9').

Architectural Character

The project is designed in the Craftsman style, with classic hardboard siding and pitched gables. The east face of the home is dominated by garage doors with a deck placed above. A staircase is visible on the northern side of the home providing access to the secondary dwelling unit located on top of the garage. A Catalina Cherry tree will obscure the view of the staircase to a degree. To the south of the garage is a paved parking space providing the required uncovered parking space for the secondary dwelling unit. The location of the uncovered parking space does not provide convenient access to the stairway to the secondary dwelling unit.

The home is long and narrow due to the physical restrictions of an unusually narrow lot. The applicant is requesting a minor exception in order to reduce the setback on the northern edge of the lot from ten feet (10') to nine feet (9'), a reduction of 10%. The stairway and chimney shown on the northern side of the lot are permitted to enter the setback by up to five feet (5') (50% of the setback) in accordance the Municipal Code in relation to architectural extensions.

Both the southern and northern elevations show varying roof lines and faces in order to break up the long stretches created by the narrow lot. The main entrance is located on the southern side of the home past the paved parking spot. The pathway will be shaded by another Catalina Cherry as well as assorted shrubs and vines shown on the site plans. Liberal uses of windows serve to create a more interesting facade along both sides of the home. There are two second stories on the project - the secondary dwelling unit is located above the garage and in the rear of the home with two more bedrooms and a bathroom. The two second stories are separated in order to provide a degree of privacy to the secondary dwelling unit, as well as create a more visually appealing roofline. The rear second story also has gables facing in all four directions for additional variety.

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The applicant has provided a color board for the project which will be available at the meeting. The hardboard siding that makes up the exterior of the home will be a dark blue grey with white trim and detail work done in a lighter gray. The asphalt roofing shingles are a gray with some red color influences.

PLAN MODIFICATIONS

The ARC requested that the applicant redesign the project, with a particular focus on the front facing garage. As noted in the January 11, 2016, meeting, front facing garages in the Village are strongly discouraged due to their lack of historical appeal. The applicant has returned with four (4) different variations of the eastern elevation for ARC review. All four options have retained the front facing garage, but attempt to mitigate the visual impact in different ways. Eastern façade renovations are the only modifications to the project.

Option 1: The front facing garage has been shifted six feet (6') backwards from the property line. The garage doors have been split into two (2) smaller bays, instead of the single large bay originally presented. Additionally, the northern garage bay extends three feet (3') further into the driveway, creating a staggered look. This garage bay is still three feet (3') further from the street than the original proposal. One large gable overhangs both garages, and a secondary gable overhangs the northern protruding garage.

Option 2: Option 2, the first option on the auxiliary sheet, retains identical gable designs. However, the gables project out approximately two feet (2') and will be supported by columns, shading the garage doors and further concealing their visual impacts.

Option 3: Option 3 removes the gables from the design. The southern non-protruding garage will be overhung by the deck by approximately one foot (1') and will have a column supporting the deck, shadowing the garage. The protruding garage will have an angled roof beginning on the deck and protruding approximately three feet (3') over the northern garage. This creates a strong contrast between the two garage bays.

Option 4: Option 4 includes the angled roof over both garage bays. The angled roof projects five feet (5') into the driveway past the northern garage, an increase of two feet (2') from option 3. Columns will be at the end of the angled roof for support.

Each option does attempt to mitigate the issue of the front-facing garage; however, the issue remains. The Design Guidelines state that "if street facing, (the garage) shall be recessed from the front building elevation a minimum of five feet with deep roof overhangs and smaller single bay doors." Option 4 is the most successful at achieving this guideline.

Attachments:

1. Project plans (available for public review at City Hall)
2. Auxiliary eastern façade options (available for public review at City Hall)