

**AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, JULY 18, 2016
2:30 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. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the June 20, 2016 meeting.

Documents:

[Draft MINUTES 6-20-16.pdf](#)

6. PROJECTS:

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

6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-005; REVIEW OF DETAILS ASSOCIATED WITH THE FAIR OAKS MEDICAL OFFICE BUILDING; LOCATION – 850 FAIR OAKS AVENUE; APPLICANT – CHRIS WILL, TRIPLE P, LLC; REPRESENTATIVE – STUDIO DESIGN GROUP

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. ARCH 16-005 850 Fair Oaks Ave..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 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.

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ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, JUNE 20, 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, Mary Hertel, John Rubatzky, and Bruce Berlin were present. Vice Chair Michael Peachey was absent.

City Staff Present: Planning Manager Matt Downing, Planning Technician Sam Anderson and Planning Intern Patrick Holub were present.

3. FLAG SALUTE

Mary Hertel led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

1. Mary Hertel made a motion, seconded by John Rubatzky, to approve the minutes of June 6, 2016 with the following modification: Page 2, fourth paragraph, should read, "1. Reconsider the use of Myoporum Parvifolium in favor or another drought-tolerant species that does not grow as wide. 2. Reconsider the use of Asian Pear and Podocarpus in favor of another drought-tolerant species that would grow better in the partially shaded area proposed."

The motion passed on a 4-0 voice vote with Michael Peachey absent.

6. PROJECTS

6.a. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 15-017; TWO NEW WALL SIGNS; LOCATION – 135 TRAFFIC WAY; APPLICANT – RAFFI KALOOSIAN (Anderson)

Planning Technician Anderson presented the project.

Raffi Kaloosian, applicant, spoke in support of the project and responded to questions from the Committee regarding the coloring of the letters and the repurposing of sign materials.

The Committee provided comments on the proposed color scheme, flexibility within the zoning overlay, and method of illumination.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project to the Community Development Director as submitted with consideration of allowing the applicant the choice between the glossy black and “one shot” blue colors presented in the plans for sign lettering.

The motion carried on a 4-0 voice vote with Michael Peachey absent.

6.b. CONSIDERATION OF ADMINISTRATIVE SIGN PROGRAM 16-002; REVISION TO EXISTING SIGN PROGRAM; LOCATION – INTERSECTION OF E. GRAND AVENUE AND S. ELM STREET; APPLICANT – JENNIFER DAW (Anderson)

Planning Technician Anderson presented the project.

Planning Technician Anderson and Planning Manager Downing responded to questions from the Committee regarding the need for ARC approval for future sign proposals, differences between directory and monument signs, and clarification on sign placement limitations for Building Pad “D.”

The Committee provided comments in support of the project, cooperation between staff and the property owner in an attempt to have each tenant shown on shopping center directory signs, limiting tenant turnover, and correcting the Planned Sign Program so that Building Pad “D” will be disallowed from placing signage on the western building elevation.

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

1. Correct the Planned Sign Program so that wall signs are disallowed on the western elevation of Building D, rather than the southern elevations.
2. Encourage staff to work with the property owner in an effort to have each business listed on one of the directory signs.

The motion carried on a 4-0 voice vote with Michael Peachey absent.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

The Committee provided updates as to upcoming vacation plans.

9. STAFF COMMUNICATIONS

Planning Manager Downing informed the Committee of the upcoming webinar sponsored by the Community Development Department regarding affordable housing.

10. ADJOURNMENT

The meeting was adjourned at 3:30 p.m. to a meeting on July 18, 2016 at 2:30 p.m.

PATRICK HOLUB
PLANNING INTERN
(Approved at ARC Mtg-----)

WARREN HOAG, CHAIR

DRAFT



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING PLANNING MANAGER

SUBJECT: CONSIDERATION OF ARCHITECTURAL REVIEW 16-005; REVIEW OF DETAILS ASSOCIATED WITH THE FAIR OAKS MEDICAL OFFICE BUILDING; LOCATION – 850 FAIR OAKS AVENUE; APPLICANT – CHRIS WILL, TRIPLE P, LLC; REPRESENTATIVE – STUDIO DESIGN GROUP

DATE: JULY 18, 2016

RECOMMENDATION:

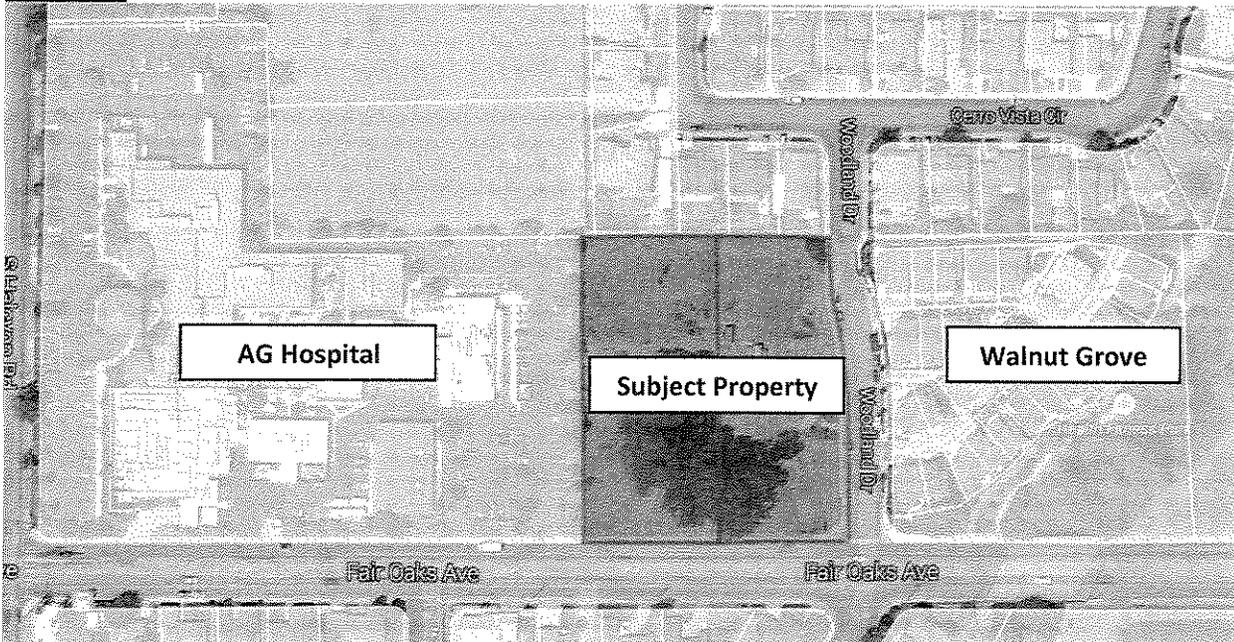
It is recommended the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Community Development Director.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



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On January 26, 2016, the City Council adopted Resolution No. 4705, approving the construction of an approximately 45,000 square-foot, three-story medical office building on approximately 2.38 acres. The site is Phase II of a phased mixed-use project, with Phase I consisting of the Walnut Grove residential subdivision across Woodland Drive to the east of the property. As part of the City Council's approval, several items associated with the project require final review by the ARC prior to issuance of a building permit. These items include signage, trash enclosures, lighting, final color and materials, colored and textured walkways, and retaining wall details.

ANALYSIS OF ISSUES:

Building Colors and Materials

The building's architecture will be similar to more modern healthcare buildings being constructed and includes large amounts of glass, smooth and clean lines, tile and brick accents, and modern metal projections. The applicant proposes several earth tone, smooth grit stucco accents, similarly colored "Spanish Moss" brick veneers, dark, "Seaweed Wrap" trim colors, with the building's main entrance being accented with "Wild Fire" colored slate tiles on columns supporting a white translucent glass canopy. The roof of the building is proposed to be a standing seam metal roof in a "Cool Sinc Gray" color. The large expanses of windows are proposed to be framed with an aluminum frame and a blue spandrel area between each of the three (3) floors of the building. The colors and materials proposed are a more modern interpretation of the Arroyo Grande Community Hospital architecture and provide transition from the Hospital to Walnut Grove.

Signage

The applicant has included signs into the plans in order to consider the colors and materials consistent with the building's colors and materials. The applicant intends to utilize the same colors, materials, and accents as the building. The applicant proposes two (2) ground signs, one located at the corner of Fair Oaks Avenue and Woodland Drive, and the second located near the primary entrance to the site from Fair Oaks Avenue. For office uses, site identification signs are permitted at one (1) ground sign per frontage, with a maximum of fifty (50) square-feet of sign area per sign. The sign area identified by the applicant is larger than permitted under the Municipal Code and will need to be reduced for a formal submittal. The applicant also includes one (1) office building identification sign, constructed of aluminum with a silver finish. The Municipal Code allows one (1) office building identification sign with a maximum sign area of twelve (12) square-feet, thus requiring the wall sign identified in the plans to be reduced in size on a formal sign submittal.

Lighting

The site is proposed to be lit using LED lighting with black cobra heads on twelve foot (12') poles. The pole height is required as a condition of approval for the project and has resulted in additional poles being required than would be typical of taller poles. Light spillover across property lines is in accordance with the Municipal Code. The

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applicant does not identify lighting on the building or under the canopy; however, it is anticipated that LED lighting will additionally be located in those areas as well.

Retaining Walls

The applicant proposes three (3) separate retaining wall styles on the site. Wall Type A is an Allan Block wall that wraps from the southern site entrance on Woodland Drive to the pedestrian access on Fair Oaks Avenue. Wall Type A is proposed to be a grey color labeled "Cypress" and will be a maximum of four feet (4') in height.

Wall Type B is a similarly colored wall but is proposed to be a vertical split face block wall. Wall Type B is proposed on the Fair Oaks Avenue frontage of the property near the western property boundary, as well as on the western property boundary between the project site and the Hospital site. Wall Type B is not provided a maximum height on the plans but the Municipal Code maximum of six feet (6') would apply.

Wall Type C is proposed to be a permanent shoring wall located on the northern perimeter of the property boundary. The wall is proposed to be shored with galvanized H-beams, with horizontal 6x8 pressure treated wood between the beams. The proposed height of Wall Type C is not identified on the plans, and therefore the maximum height of six feet (6') as identified in the Municipal Code would apply.

Trash Enclosure

The applicant proposes a single trash enclosure area for the project, which includes three (3) 4-yard dumpsters. The trash enclosure is located north of center on the site and is proposed to include split face block walls in a grey "Cypress" color, steel doors painted the same dark "Seaweed Wrap" as the building, a stained wood trellis above the enclosure, and planted with White Lady Banks Climbing Rose on the exterior of the structure. The vegetation aims to soften the look of the refuse area.

Site Walkways

Several areas on the project site were conditioned to include a colored, textured walkway to distinguish these areas as primary pedestrian crossings and alert motorists. The applicant has identified two (2) areas where the use of permeable brown/charcoal pavers is proposed. These areas include the pedestrian access point from Fair Oaks Avenue as well as the site connection point between the new building and the Hospital. The second of these areas was specifically conditioned by the ARC during the project's entitlement. Three (3) areas where colored, textured walkways have not been identified are the ADA sidewalk extensions behind the driveway aprons, including two (2) on Woodland Drive and the third on the hospital site where the applicant is making access modifications. If the proposed pavers are acceptable to the ARC, it is recommended a similarly colored and stamped concrete be used in these apron areas, due to traffic volumes that will traverse these paths each day.

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ADVANTAGES:

The proposed Architectural Review will satisfy conditions of approval and allow the entitled project to continue moving toward obtaining building permits.

DISADVANTAGES:

The signs included in the plans, while compatible with the materials proposed for the building, will require separate processing due to not being in compliance with the Municipal Code.

Attachments:

1. Project plans