



**AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY OCTOBER 17, 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 September 19, 2016 meeting.

Documents:

[Draft Minutes 9-19-16.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 16-008; WINDOW RETROFIT AND RELOCATION OF FRONT DOOR AND PORCH; LOCATION – 512 IDE STREET; APPLICANT – GAMBRIL DEVELOPMENT; REPRESENTATIVE – RICK GAMBRIL

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

Documents:

[HRC 2016-10-17_6a ARCH 16-008 512 Ide Street.pdf](#)

6.b. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 16-022; NEW SIGN FOR A RELOCATED BUSINESS; LOCATION – 405 EAST BRANCH STREET; APPLICANT – WILLIS & BENNETT, INC.; REPRESENTATIVE – GREG MOORE

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

Documents:

[HRC 2016-10-17_6b ASP 16-022 405 East Branch 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 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, SEPTEMBER 19, 2016 ARROYO GRANDE CITY HALL, 300 EAST BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Chair Hoag called the Regular Architectural Review Committee meeting to order at 2:35 p.m.

2. ROLL CALL

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

City Staff Present: Planning Manager Matt Downing and Planning Intern Patrick Holub were present.

3. FLAG SALUTE

Bruce Berlin led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Bruce Berlin made a motion, seconded by John Rubatzky, to approve the minutes of August 15, 2016 with the following modifications:

1. Page 2, fifth paragraph should read, "Warren Hoag made a motion, seconded by Bruce Berlin, to recommend approval of the additional Specific Plan language and Conditional Use Permit 16-001, based on the alternative design presented at the meeting, to the Planning Commission, with the following condition:"
2. Page 2, thirteenth paragraph, number two, should read, "2. Strike Eucalyptus from the plant list; and."

The motion carried on a 3-0-2 voice vote with Mary Hertel and Michael Peachey abstaining.

6. PROJECTS

6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 15-014; LOCATION – SOUTHWEST CORNER OF EAST GRAND AVENUE AND SOUTH COURTLAND STREET; APPLICANT – MFI LIMITED; REPRESENTATIVE – RRM DESIGN GROUP (Downing)

Planning Manager Downing presented the staff report and responded to questions regarding garage door materials and colors.

Darin Cabral, representative, spoke in support of the project and responded to questions from the Committee regarding building materials, design options, and garage orientation.

Chair Hoag opened the meeting for public comment.

Camay Arad, Arroyo Grande, asked if the designers have a target market for the homes.

Darin Cabral responded that the homes fit into the category of affordable by design.

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

The Committee provided comments on garage door design and materials, window and garage door manufacturer warranties, and proposed color schemes.

Mary Hertel made a motion, seconded by Bruce Berlin, to recommend approval of the project to the Planning Commission, with the following conditions:

1. Verify the quality and durability of the garage door lites to ensure proper protections and warranties for the future home owners; and
2. Consider the use of dimensional asphalt shingles.

The motion carried on a 5-0 voice vote.

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK (Downing)

Planning Manager Downing presented the staff report and responded to questions regarding Planning Commission comments, design elements, and trash pickup location.

Jeffrey Emrick, applicant, spoke in support of the project and responded to questions from the Committee regarding building materials, changes in design, and building height.

The Committee provided comments on the project regarding the proposed landscape plan, architectural elements, and the location of HVAC components.

Bruce Berlin made a motion, seconded by Mary Hertel, to recommend approval of the project to the Planning Commission with the following conditions:

1. Amend the proposed landscape plant to take into account sun exposure, as well as plant size constraints; and
2. Widen the fin at the side profile for increased architectural detailing.

The motion carried on a 5-0 voice vote.

Bruce Berlin left the meeting at 3:45.

6.c. CONSIDERATION OF ARCHITECTURAL REVIEW 16-007; REPLACEMENT OF AWNINGS; LOCATION – 148 WEST BRANCH STREET; APPLICANT – CAMAY ARAD (Holub)

Planning Intern Holub presented the staff report.

Camay Arad, applicant, spoke in support of the project and responded to questions from the Committee regarding the awnings currently in place and trim color.

The Committee provided comments on the project regarding awning valance, fringe preferences, and fabric lifespan.

John Rubatzky made a motion, seconded by Michael Peachey, to recommend approval of the project to the Director of Community Development as submitted.

The motion carried on a 4-0-1 voice vote with Bruce Berlin absent.

7. DISCUSSION ITEMS

7.a CONSIDERATION OF ARCHITECTURAL REVIEW COMMITTEE APPOINTMENT TO THE COMMUNITY SERVICE GRANT PANEL (Downing)

The committee agreed to nominate John Rubatzky to represent the Architectural Review Committee on the Community Service Grant Panel, with Bruce Berlin to serve as the Committee's alternate.

8. COMMITTEE COMMUNICATIONS

Vice Chair Peachey reported on the Halcyon Complete Streets Charrette that was hosted at Harloe Elementary School on September 14th and 15th, 2016.

9. STAFF COMMUNICATIONS

Planning Manager Downing reminded the Committee of the upcoming training webinar sponsored by the Community Development Department to be hosted during the first week in October.

10. ADJOURNMENT

The meeting was adjourned at 4:21 p.m. to a meeting on October 3, 2016 at 2:30 p.m.

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

WARREN HOAG, CHAIR



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, PLANNING MANAGER

BY: PATRICK HOLUB^{PH}, PLANNING INTERN

SUBJECT: CONSIDERATION OF ARCHITECTURAL REVIEW 16-008; WINDOW RETROFIT AND RELOCATION OF FRONT DOOR AND PORCH; LOCATION - 512 IDE STREET; APPLICANT - GAMBRIL DEVELOPMENT; REPRESENTATIVE - RICK GAMBRIL

DATE: OCTOBER 17, 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





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 (Design Guidelines)*.

The project is scheduled for review by the Historic Resources Committee (HRC) on Friday, October 14, 2016. A verbal report of the outcome of the meeting will be provided at the ARC meeting.

ANALYSIS OF ISSUES:

Building Colors and Architecture

The applicant proposes to repaint the structure from the existing light blue color to light yellow (yellow iris) and the detailing of the building is proposed to be painted white. Proposed color samples will be available at the meeting.

The applicant proposes to retrofit the existing windows with Milgard dual-pane windows and relocate the front entry door to its original position at the eastern end of the residence. The proposed windows are single-hung Milgard dual-pane white vinyl windows with a center bar. The windows imitate the appearance of wood and the styling is intended to match window treatments of the period of time in which the residence was constructed.

In conjunction with the relocation of the door, the applicant proposes to relocate the front porch to match the proposed location of the front door.

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No additional changes are proposed to the exterior of the residence.

ADVANTAGES:

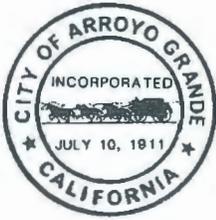
The proposed design meets the requirements of the Arroyo Grande Municipal Code, as well as the Design Guidelines, and the detailing will complement the character of the neighborhood.

DISADVANTAGES:

None identified.

Attachments:

1. Photos of existing residence
2. Project plans (Available for public review at City Hall)



MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, PLANNING MANAGER

BY: PATRICK HOLUB, PLANNING INTERN

SUBJECT: CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 16-022; NEW SIGN FOR A RELOCATED BUSINESS; LOCATION – 405 EAST BRANCH STREET; APPLICANT – WILLIS & BENNETT, INC.; REPRESENTATIVE – GREG MOORE

DATE: OCTOBER 17, 2016

RECOMMENDATION:

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

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

None.

BACKGROUND:

Location



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

ANALYSIS OF ISSUES:

Project Description

The applicant proposes to install one (1) wall sign. The proposed wall sign is 6 square feet. The design and materials for the sign is as follows:

Wall Sign

Materials: Painted wood
Colors: White background with black lettering and black frame
Message: *Willis & Bennett inc; Décor for the Home; 405 E Branch; Warehouse L*
Size: 12" x 72" – 6 square feet.
Location: Mounted above the main entrance to the property.
Illumination: External

Development Code Compliance

According to the Development Code, the property is allowed a maximum of one (1) wall sign, or one (1) projecting sign per public street frontage. The property has one (1) public street frontage. The property is allowed one and a half (1.5) square feet of sign area for the first one-hundred feet (100') of building frontage. The tenant space has twenty feet (20') of street frontage, allowing for a maximum of thirty (30) square feet of signage. The applicant is proposing a total of 6 square feet of signage.

The colors and materials chosen for the proposed sign meet the requirements of the Village Design Guidelines, complementing the color scheme of the building.

As shown, the proposed sign meets each of the requirements of the Arroyo Grande Municipal Code, as well as each of the requirements of the D-2.4 Historic Character Overlay District.

ADVANTAGES:

The proposed signage meets the requirements of the Village Design Guidelines, the Arroyo Grande Municipal Code, and the detailing will compliment the character of the Village.

DISADVANTAGES:

No disadvantages identified.

Attachments:

1. Project plans