



**AGENDA SUMMARY
ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, NOVEMBER 7, 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 October 17, 2016 meeting.

Documents:

[Draft MINUTES 10-17-16.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 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:

[ARC 2016-11-07_6a ARCH 16-008 512 Ide 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, OCTOBER 17, 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 2:30 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

Mary Hertel 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 September 19, 2016 with the following modifications:

1. Page 2, fourteenth paragraph should read:
"Widen the fin at the west elevation for increased architectural detailing."

The motion carried on a 5-0 voice vote.

The Architectural Review Committee agreed to move item 6.b before item 6.a.

6. PROJECTS

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 (Holub)

Planning Intern Holub presented the staff report and responded to questions regarding sign location, and sign type.

Greg Moore, representative, spoke in support of the project and responded to questions from the Committee regarding sign size, business hours, and sign location.

The Committee provided comments on the project regarding the proposed signage and business hours.

Bruce Berlin made a motion, seconded by Mary Hertel, to recommend approval of the project to the Community Development Director as submitted.

The motion carried on a 5-0 voice vote.

6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-008; WINDOW RETRFOFIT AND RELOCATION OF FRONT DOOR AND PORCH; LOCATION – 512 IDE STREET; APPLICANT – GAMBRIL DEVELOPMENT; REPRESENTATIVE – RICK GAMBRIL (Holub)

Planning Intern Holub presented the staff report and responded to questions regarding window treatments, porch location, and porch detailing.

The Committee provided comments on window treatments and porch design.

Warren Hoag made a motion, seconded by John Rubatzky, to continue the item to the next available meeting that the applicant can attend with the following information:

1. Verify that the proposed windows are true divided light windows;
2. Provide more architectural detail on the plans to show porch layout including number of steps and any potential handrails;
3. Show how the porch will tie into existing roof.

The motion carried on a 5-0 voice vote.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

Committee Member Hertel reported on the Halcyon Road Complete Streets Plan Project Stakeholder Advisory Group Meeting, which was hosted at the Arroyo Grande Community Hospital on October 10th, 2016.

9. STAFF COMMUNICATIONS

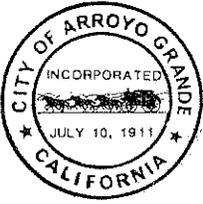
Planning Manager Downing advised the Committee of the upcoming American Planning Association California Conference, which will be held at the Pasadena Convention Center from October 22nd through October 25th.

10. ADJOURNMENT

The meeting was adjourned at 3:51 p.m. to a meeting on November 7, 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: SAM ANDERSON, PLANNING TECHNICIAN

SUBJECT: CONTINUED 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: NOVEMBER 7, 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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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)*.

Historical Resources Committee:

The Historical Resource Committee reviewed this project at their October 14th meeting. The HRC made comments regarding divided light windows and the possible reuse of the original door, and provided support for the project.

Architectural Review Committee:

The Architectural Review Committee reviewed this project at the October 17th meeting. The item was continued to allow for the applicant to attend and to provide further porch and window details. As requested by the ARC, the applicant has provided two (2) additional attachments detailing the number of steps and handrails, as well as a detailed depiction of how the porch will tie into the existing roof. The applicant will be in attendance and will speak to the feasibility of true light divided windows.

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.

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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.

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

ADVANTAGES:

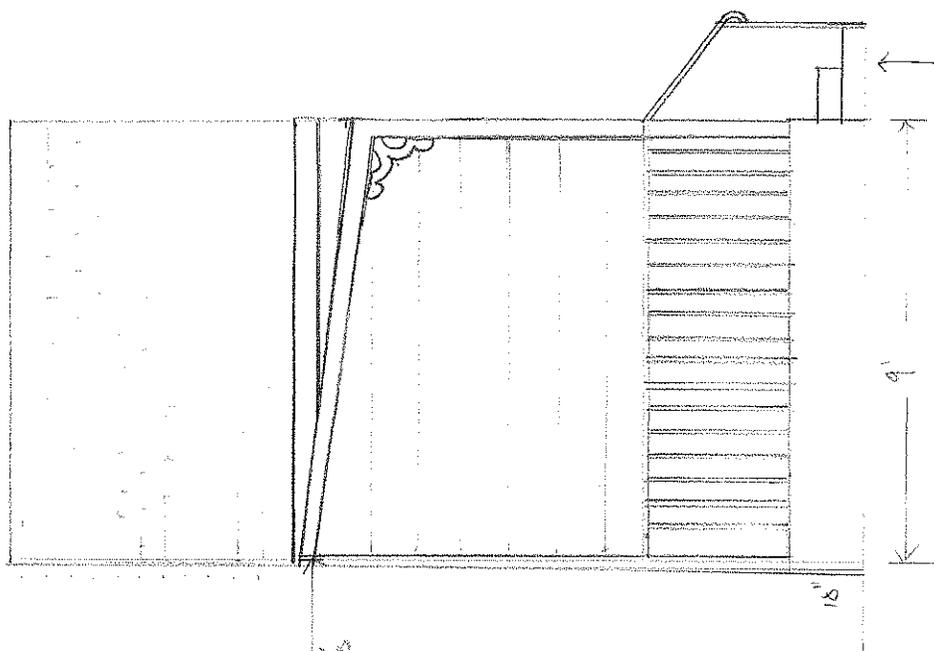
The proposed design meets the requirements of the Arroyo Grande Municipal Code, as well as the Design Guidelines, and the detailing will complement the character of the neighborhood.

DISADVANTAGES:

None identified.

Attachments:

1. Porch details

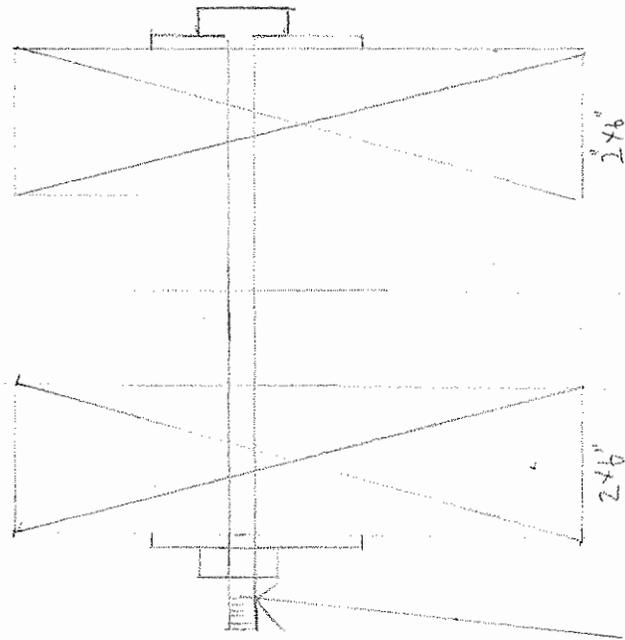


2x6 LEDGER
W SIMPSON HANGERS

S12 SIDE ST.
SIDE VIEW OF ENTRY

1/4" = 1'

L. ILLIEN 10.20.2016



JOIST HANGERS 16" OC.

7 1/2" THROUGH BOLE
SPACE EVERY 32"

1" x 12" RED KNOB
1" REDWOOD SIDING

CLIMBERS OCT. 20. 2016