

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 revised project as submitted and recommend that the Public Works Director review the mitigation requirements regarding the removal of one (1) Coastal Live Oak to allow for replacement with a different species in order 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.

/s/Warren Hoag, Chair

ATTEST:

Patrick Holub, Administrative Intern
(Approved at ARC Mtg 02-22-2016)