

## **ACTION MINUTES**

### **REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 21, 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 3:31 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 and Administrative 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 March 7, 2016 as submitted.

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

#### **6. PROJECTS**

##### **6.a. CONSIDERATION OF CONDITIONAL USE PERMIT 15-009; CONSTRUCTION OF AN APPROXIMATELY 7,200 SQUARE-FOOT WAREHOUSE RETAIL BUILDING; LOCATION - 995 EAST GRAND AVENUE; APPLICANT - KENT ALLEN; REPRESENTATIVE - MARK VASQUEZ, DESIGN GRAPHICS** (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

Chair Hoag called for a break at 4:00 p.m. The Committee reconvened at 4:02 p.m.

The Committee provided comments in support of the project.

Mary Hertel made a motion, seconded by Michael Peachey, to recommend approval of the project to the Planning Commission with the following concerns to be considered:

1. Review traffic patterns in the area;
2. Allow adjacent residents to have a chance to comment on the project; and
3. Investigate the idea of fencing off the south east side of the building in order to restrict access to the rear of the building

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

**6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-003 AND PLANNED UNIT DEVELOPMENT 15-003; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF A NEW SINGLE – FAMILY RESIDENCE; LOCATION – 316 SHORT STREET; APPLICANT – WADE KELLY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS** (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.

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

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

**6.c. CONSIDERATION OF DESIGN REVIEW 16-001; CONSTRUCTION OF ONE (1) NEW TWO-STORY RESIDENCE; LOCATION – 312 MYRTLE DRIVE; APPLICANT –HUASNA DEVELOPMENT COMPANY; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS** (Holub)

Administrative Intern Holub presented the project.

Administrative Intern Holub responded to questions from the Committee.

Mark Vasquez, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments in support of the project.

Mary Hertel made a motion, seconded by John Rubatzky, to allow the meeting to continue past 5:00 p.m. per the ARC bylaws. The motion carried on a 4-0-1 voice vote with Bruce Berlin absent.

Chair Hoag called for a break at 5:03 p.m. The Committee reconvened at 5:05 p.m.

Michael Peachey made a motion, seconded by Mary Hertel, to approve the project as submitted with the following considerations:

1. Additional gable vent at the front elevation;
2. Reconsider use of Pyrus Calleryana in favor of another species from the Cherry Creek Street Tree List

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

Michael Peachey left the meeting at 5:07 p.m.

**7. DISCUSSION ITEMS**

None.

**8. COMMITTEE COMMUNICATIONS**

None.

**9. STAFF COMMUNICATIONS**

Associate Planner Downing updated the Committee on the Draft Housing Element scheduled for the March 22, 2016 City Council meeting. Associate Planner Downing updated the Committee on the Bridge Street Bridge and East Branch Streetscaping projects.

**10. ADJOURNMENT**

The meeting was adjourned at 5:11 p.m. to a meeting on April 4, 2016 at 2:30 p.m.

**/s/Warren Hoag, Chair**

**ATTEST:**

**Patrick Holub, Administrative Intern**  
**(Approved at ARC Mtg 04-04-2016)**