

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, APRIL 4, 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 2:31 p.m.

2. ROLL CALL

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

City Staff Present: Associate Planner Matt Downing and Administrative Intern Patrick Holub were present.

3. FLAG SALUTE

John Rubatzky 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 21, 2016 as submitted.

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

6. PROJECTS

6.a. CONSIDERATION OF ADMINISTRATIVE SIGN PROGRAM 16-001; NEW SIGNAGE FOR AN EXPANDING BUSINESS; LOCATION – 303 EAST BRANCH STREET; APPLICANT – FRANK SCHIRO; REPRESENTATIVE – SOUTHPAW SIGN CO (Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee regarding the double counting sign area of two-sided signs, how to calculate the total percentage of neon-illuminated signs, and whether there had been any community comments on the neon sign currently in place.

Frank Schiro, applicant, and Eric Malicoat, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding the appearance of the proposed gold neon tubing, the consistency of sign verbiage throughout the building's four signs, and the decision to only count one side of the two-sided blade sign at the eastern elevation of the building.

John Rubatzky made a motion, seconded by Mary Hertel, to recommend approval of the project as submitted to the Community Development Director. The motion carried on a 5-0 voice vote.

6.b. CONSIDERATION OF TENTATIVE PARCEL MAP 15-002 AND PLANNED UNIT DEVELOPMENT 15-002; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) NEW MULTI-FAMILY RESIDENCES; LOCATION – 189 BRISCO ROAD; APPLICANT – EDWARD SHAPIRO; REPRESENTATIVE – GREG SOTO
(Downing)

Associate Planner Downing presented the project.

Associate Planner Downing responded to questions from the Committee regarding density in multi-family zoned properties and residents parking in the fire lane.

Edward Shapiro, applicant, and Greg Soto, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding the landscape plan and plant selection, the possible safety issues created for pedestrians by the proposed railing along the driveway, and the need for increased detailing of the windows of the north elevation.

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

1. Incorporate more density into the landscape plan;
2. Include a provision in the CC&Rs that requires the silk floss trees to be examined and maintained annually by a certified arborist;
3. Soften the appearance of the retaining wall of the drainage basin by incorporating additional landscaping above and below the wall;
4. Minimize the driveway wall to increase pedestrian safety; and
5. Provide additional window detailing, including inset windows, on the north elevation

The motion carried on a 4-1 voice vote, with Michael Peachey dissenting.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

Associate Planner Downing updated the Committee on the upcoming webinars at the City Council Chambers, updated the Committee on the Public Art Panel meeting regarding the Diversity Coalition art sculpture, and updated the Committee on the Bridge Street Bridge and Swinging Bridge projects.

10. ADJOURNMENT

The meeting was adjourned at 4:38 p.m. to a meeting on April 18, 2016 at 3:30 p.m.

/s/Warren Hoag, Chair

ATTEST:

Patrick Holub, Administrative Intern
(Approved at ARC Mtg 04-18-2016)