

## **ACTION MINUTES**

### **SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, APRIL 18, 2016 CITY HALL SECOND FLOOR CONFERENCE ROOM, 300 EAST BRANCH STREET ARROYO GRANDE, CA**

#### **1. CALL TO ORDER**

Chair Hoag called the Special Architectural Review Committee meeting to order at 2:31 p.m.

#### **2. ROLL CALL**

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

City Staff Present: Associate Planner Matt Downing and Planning Interns Patrick Holub and Sam Anderson 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 Michael Peachey, to approve the minutes of April 4, 2016 as submitted.

The motion passed on a 3-0-2 voice vote, with Bruce Berlin and John Rubatzky absent.

#### **6. PROJECTS**

##### **6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-002; CONSTRUCTION OF ONE NEW TWO-STORY SINGLE FAMILY RESIDENCE AND SECONDARY DWELLING UNIT; LOCATION – 242 LARCHMONT DRIVE; APPLICANT – JUSTIN CAREY; REPRESENTATIVE – GREG SOTO (Holub)**

Planning Intern Holub presented the project.

Planning Intern Holub and Associate Planner Downing responded to questions from the Committee regarding the front facing garage, driveway width, and the absence of sidewalks on Larchmont Drive.

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

The Committee provided comments regarding ways to reduce the amount of impervious surfaces, making the courtyard more attractive to neighbors, and incorporating more variety in the landscaping plan.

Michael Peachey made a motion, seconded by Mary Hertel, to recommend approval of the project to the Community Development Director with the following conditions:

1. Incorporate additional detailing on roof supports;
2. Maintain consistency of window treatments;
3. Incorporate more density and variety into the landscape plan;
4. Utilize more pervious materials in the motor court;
5. Narrow the driveway to 12' and offset with landscaping at the end of the driveway nearest the street; and
6. Clarify the species name of "Apricot Bush"

The motion passed on a 3-0-2 voice vote, with Bruce Berlin and John Rubatzky absent.

**6.b. CONSIDERATION OF VARIANCE 16-001 AND VIEWSHED REVIEW 16-001; CONVERSION OF EXISTING HOME TO SECONDARY DWELLING UNIT AND CONSTRUCTION OF NEW TWO-STORY SINGLE FAMILY HOME, THREE (3) CAR GARAGE, AND FIVE FOOT (5') SOUTH SIDE YARD SETBACK REDUCTION; LOCATION – 190 SOUTH ELM STREET; APPLICANT – DANTE TOMASINI; REPRESENTATIVE – DOUGLAS R. FANER (Anderson)**

Planning Intern Anderson presented the project.

Planning Intern Anderson responded to questions from the Committee regarding whether Viewshed Reviews apply to multi-family residences, the design of the proposed three car garage, and the decision making body on the variance.

Douglas Faner, representative, spoke in support of the project and responded to questions from the Committee.

The Committee provided comments regarding the variance, reducing the size of the driveway in order to incorporate more landscaping along the house, and the preferred color palate.

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

1. Shift the new house towards the rear of the lot five feet (5') as long as this does not harm the Oak tree at the rear of the property;
2. Reduce the width of the driveway along the existing house in order to increase landscaping;
3. Investigate eliminating turf from the landscaping plan;
4. Utilize the darker color palate;
5. Paint roof vents to match the color of the roof;

6. Incorporate windows into the garage doors;
7. Install a door in the rear bedroom of the new residence to allow access to the backyard.

The motion passed on a 3-0-2 voice vote, with Bruce Berlin and John Rubatzky absent.

**7. DISCUSSION ITEMS**

**7.a. Hydro Heaven Signage Alternatives; Location – 125 Traffic Way; Applicant – Raffi Kaloosian (Downing)**

Associate Planner Downing presented the history of the applicant's sign proposal.

Raffi Kaloosian, applicant, responded to questions from the Committee and discussed possible alternatives for signage.

The Committee provided input on the applicant's signage alternatives. No action was taken.

Michael Peachey left the meeting at 4:10 p.m. Due to a lack of a quorum, all remaining items were tabled and the meeting was adjourned to a meeting on May 2<sup>nd</sup>, 2016 at 2:30 p.m.

**/s/Warren Hoag, Chair**

**ATTEST:  
Patrick Holub, Administrative Intern  
(Approved at ARC Mtg 05-02-2016)**