

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, JUNE 6, 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, John Rubatzky, and Bruce Berlin were present.

City Staff Present: Planning Manager Matt Downing, Planning Technician Sam Anderson and Planning Intern Patrick Holub were present.

3. FLAG SALUTE

Bruce Berlin led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Bruce Berlin made a motion, seconded by Mary Hertel, to approve the minutes of May 2, 2016 with the following modification: Page 2, fifth paragraph, should read, "3. Encourage the use of a variety of garage door details." Page 3, eleventh paragraph, should read, "3. Eliminate the bike lane east of the crosswalk to support on-street parking."

The motion passed on a 5-0 voice vote.

6. PROJECTS

6.a. CONSIDERATION OF TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001; SUBDIVISION OF ONE (1) LOT INTO FOUR (4) LOTS AND CONSTRUCTION OF FOUR (4) ONE-BEDROOM SINGLE-FAMILY ATTACHED RESIDENCES; LOCATION – 1177 ASH STREET; APPLICANT – JEFFREY EMRICK (Holub)

Planning Intern Holub presented the project.

Planning Intern Holub responded to questions from the Committee regarding open space requirements, density unit calculations, and guest parking spaces.

Tom Franck, applicant, and Jeffrey Emrick, representative, spoke in support of the project and responded to questions from the Committee regarding minimum parcel size, private vs. public open space, and emergency access.

The Committee provided comments on the project regarding density, open space, and the landscape plan.

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

1. Reconsider the use of Myoporum Parvifolium in favor or another drought-tolerant species that does not grow as wide.
2. Reconsider the use of Asian Pear and Podocarpus in favor of another drought-tolerant species that would grow better in the partially shaded area proposed

The motion carried on a 5-0 voice vote.

6.b. CONSIDERATION OF CONDITIONAL USE PERMIT NO. 15-008 AND VARIANCE NO. 16-002; LOCATION – PUESTA DEL SOL (RESERVOIR NO. 5); APPLICANT – VERIZON WIRELESS, REPRESENTATIVE – TRICIA KNIGHT (Anderson)

Planning Technician Anderson presented the project.

Planning Technician Anderson responded to questions from the Committee regarding electrolysis of the tank, storm water mitigation requirements, and the location of the shelter.

Tricia Knight, representative, spoke in support of the project and responded to questions from the Committee regarding fence slat material.

The Committee provided comments in support of the project.

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

The motion carried on a 5-0 voice vote.

7. DISCUSSION ITEMS

7.a. MODIFICATION OF ARCHITECTURAL REVIEW COMMITTEE BY-LAWS

Planning Manager Downing provided an overview of proposed changes to the ARC By-Laws

Warren Hoag made a motion, seconded by Bruce Berlin, to approve the modified Architectural Review Committee By-laws to change the start time of the second monthly meeting from 3:30 p.m. to 2:30 p.m., consistent with the first monthly meeting.

The motion carried on a 5-0 voice vote.

8. COMMITTEE COMMUNICATIONS

Vice Chair Peachey and Committee Member Hertel updated the Committee on the webinar that the Community Development Department sponsored regarding creative parking.

9. STAFF COMMUNICATIONS

Planning Manager Downing informed the Committee of the promotion of Sam Anderson to Planning Technician.

10. ADJOURNMENT

The meeting was adjourned at 4:02 p.m. to a meeting on June 20, 2016 at 2:30 p.m.

/s/Warren Hoag, Chair

ATTEST:

Patrick Holub, Administrative Intern

(Approved at ARC Mtg 06-20-2016)