

## **ACTION MINUTES**

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

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

Vice Chair Peachey called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

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

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

City Staff Present: Planning Manager Matt Downing and Planning Intern Patrick Holub were present.

#### **3. FLAG SALUTE**

John Rubatzky 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 June 20, 2016 as submitted.

The motion carried on a voice vote with Vice Chair Peachey abstaining and Chair Hoag absent.

#### **6. PROJECTS**

**6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-005; REVIEW OF DETAILS ASSOCIATED WITH THE FAIR OAKS MEDICAL OFFICE BUILDING; LOCATION – 850 FAIR OAKS AVENUE; APPLICANT – CHRIS WILL, TRIPLE P, LLC; REPRESENTATIVE – STUDIO DESIGN GROUP (Downing)**

Planning Manager Downing presented the project and responded to questions regarding directional signs and retaining wall height.

Will Drake, representative, spoke in support of the project and responded to questions from the Committee regarding traffic safety, parking lot lighting, building colors and materials, and retaining wall design.

Vice Chair Peachey opened the meeting for public comment.

Glenn Martin, Arroyo Grande, spoke about the retaining wall at the north side of the property, about grading necessary for the project, and stated the retaining wall may need to be taller than six feet (6').

Hearing no further public comments, Vice Chair Peachey closed the public comment period.

The Committee provided comments on the proposed color and materials, placement of lighting pedestals, and retaining wall height.

Bruce Berlin made a motion, seconded by John Rubatzky, to recommend approval of the project to the Community Development Director as submitted with the following considerations:

1. Design the trash enclosure so that the roof is trellised, as long as it is allowable by the City Municipal Code
2. Utilize pervious pavers at walkways if possible, with impervious pavers as a second option and stamped concrete as a third option 3
3. Recommend the use of the split-block retaining wall design of the necessary height at the rear of the property

The motion carried on a 4-0 voice vote with Chair Hoag absent.

**7. DISCUSSION ITEMS**

None.

**8. COMMITTEE COMMUNICATIONS**

The Committee provided comments on traffic flow issues at the newly constructed Starbucks on East Grand Avenue.

**9. STAFF COMMUNICATIONS**

None.

**10. ADJOURNMENT**

The meeting was adjourned at 3:45 p.m. to a meeting on August 1, 2016 at 2:30 p.m.

**/s/Warren Hoag, Chair**

**ATTEST:**

**Patrick Holub, Administrative Intern  
(Approved at ARC Mtg 08-01-2016)**