

ACTION MINUTES

SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, AUGUST 1, 2016 ARROYO GRANDE COUNCIL CHAMBERS, 215 EAST BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Chair Hoag called the Special Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

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

City Staff Present: Planning Manager Matt Downing, Contract Planner John Rickenbach and Planning Intern Patrick Holub were present.

3. FLAG SALUTE

Chair Hoag 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 July 18, 2016 as submitted.

The motion carried on a 4-0-1 voice vote with Chair Hoag abstaining.

6. PROJECTS

6.a. CONSIDERATION OF 1) DRAFT DESIGN GUIDELINES FOR THE E. CHERRY AVENUE SPECIFIC PLAN; 2) CONDITIONAL USE PERMIT 16-001 FOR SUBAREA 1; AND 3) CONDITIONAL USE PERMIT 15-004 FOR SUBAREA 3 (Rickenbach)

Planning Manager Downing reviewed the project's history and recapped the previous meeting that the project appeared before the ARC on March 7, 2016.

Contract Planner Rickenbach presented the project and responded to questions regarding architectural elevations and changes in the project since the previous meeting.

Carol Florence, representative, spoke in support of the project and responded to questions from the Committee regarding the Specific Plan, desired scope of comments, and modifying the design guidelines.

The Committee provided comments on the proposed designs of subarea 1 regarding traffic circulation, visibility from the freeway, and building orientation.

The Committee provided comments on building heights, traffic circulation, and preferred architectural styles for subarea 2.

The Committee provided comments on subarea 3 regarding the location of potential event parking and the importance of the project to the cultural history of the City.

Warren Hoag made a motion, seconded by Bruce Berlin, to recommend to the Planning Commission as follows:

1. The Design Guidelines are approved with the following modifications;
 - a. On page 15, consider the issue of noise related to spas and pools;
 - b. On page 19, add Mexican Feathergrass to the prohibited plant species list;
 - c. Consider allowing two-story residential designs along E. Cherry Avenue; and
 - d. Change language to allow license landscape architects OR landscape designers to design residential landscapes.
2. A decision on the Conditional Use Permit for Subarea 1 is deferred to a future ARC meeting to allow the applicant additional time to provide visual depictions of the proposed hotel or to craft language that assures the ARC of the intended design; and
3. Recommend approval of the Conditional Use Permit for Subarea 3, with architectural elevations for the senior housing building to return to the ARC for review prior to submission of an application for a building permit.

The motion carried on a 5-0 voice vote.

7. DISCUSSION ITEMS

None.

8. COMMITTEE COMMUNICATIONS

None.

9. STAFF COMMUNICATIONS

Planning Manager Downing informed the Committee of the upcoming webinar sponsored by the Community Development Department regarding housing supply.

10. ADJOURNMENT

The meeting was adjourned at 5:10 p.m. to a meeting on August 15, 2016 at 2:30 p.m.

/s/Warren Hoag, Chair

ATTEST:

Patrick Holub, Administrative Intern

(Approved at ARC Mtg 08-15-2016)