

## **ACTION MINUTES**

### **REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, AUGUST 15, 2016 ARROYO GRANDE CITY HALL, 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: Chair Warren Hoag and Committee Members John Rubatzky, and Bruce Berlin were present. Vice Chair Michael Peachey and Committee Member Mary Hertel were absent.

City Staff Present: Director of Community Development Teresa McClish. Planning Manager Matt Downing, Contract Planner John Rickenbach, Planning Technician Sam Anderson 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 John Rubatzky, to approve the minutes of August 1, 2016 as submitted.

The motion carried on a 3-0 voice vote.

#### **6. PROJECTS**

##### **6.a. CONSIDERATION OF CONDITIONAL USE PERMIT 16-001 FOR SUBAREA 1 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – SRK HOTELS, INC.; REPRESENTATIVE – CAROL FLORENCE, OASIS ASSOCIATES (Rickenbach)**

Contract Planner John Rickenbach reviewed the project's history, recapped the previous meeting, and highlighted the ARC's previous concerns.

Carol Florence, representative, spoke in support of the project and responded to questions from the Committee regarding a potential tenant for the hotel, specifics of the design guidelines, and the differences between the property and others in the Traffic Way Mixed Use zoning district.

Scott Martin, RRM, spoke in support of the project regarding its uniqueness and the project acting as a transition from adjacent commercial to residential uses.

Chair Hoag opened the meeting for public comment.

Shirley Gibson, Halcyon, spoke on the importance for this project to honor the City's history and minimize the generic corporate look by properly screening the building and allowing appropriate signage.

Linda Osty, 309 East Cherry, spoke in favor of the alternate design, and voiced her preference for more roof pitch, with minimal parapets. She additionally read a letter from Kent Zammit regarding the project.

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

The Committee provided comments on the proposed designs of subarea 1 regarding building elevations, awnings, and craftsman details.

Warren Hoag made a motion, seconded by Bruce Berlin, to recommend approval of the additional Specific Plan language and Conditional Use Permit 16-001, based on the alternative design presented at the meeting, to the Planning Commission, with the following condition:

1. Prior to application for building permit, final renderings, site plans, and civil plans reflecting the proposed language of the Specific Plan shall be submitted to the ARC for review.

The motion carried on a 3-0 voice vote.

**6.b. CONSIDERATION OF ARCHITECTURAL REVIEW 16-004; CONSTRUCTION OF ONE (1) NEW 3,100 SQUARE FOOT SINGLE FAMILY HOME; LOCATION – 318 GRACE LANE; APPLICANT – MIKE VENTRELLA; REPRESENTATIVE – JON COUCH, GRIFFITH ARCHITECTS (Anderson)**

Planning Technician Sam Anderson presented the staff report and responded to questions from the Committee regarding pedestrian easements and fencing plans.

Representative Jon Couch spoke in support of the project and responded to questions from the Committee regarding building materials, the design process, and window treatments.

The Committee provided comments on the project regarding architectural details, the proposed landscape plan, and modern construction technology.

Chair Hoag made a motion, seconded by John Rubatzky, to recommend approval of the project to the Director of Community Development with the following conditions:

1. Strike Vinca from the plant list;
2. Strike Eucalyptus from the plant list; and
3. Carefully consider window glazing in order to minimize glare
4. Approval of colors shall not be lighter than that presented at ARC.

The motion carried on a 3-0 voice vote.

**6.c. CONSIDERATION OF ARCHITECTURAL REVIEW 16-006; DEMOLITION OF DETERIORATED AWNING AND REPLACEMENT WITH THREE (3) INDIVIDUAL AWNINGS; LOCATION – 112 WEST BRANCH STREET; APPLICANT – ASHTON-CHRISTIANSON PARTNERS; REPRESENTATIVE – ROBERT CHRISTIANSON (Holub)**

Planning Intern Holub presented the staff report and responded to questions from the Committee regarding awning fringe.

Representative Robert Christianson spoke in support of the project and responded to questions from the Committee regarding the awnings currently in place.

The Committee provided comments on the project regarding awning valance and fringe preferences.

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

1. The applicant shall construct the awning so that the valance hangs loosely.

The motion carried on a 3-0 voice vote.

**6.d. CONSIDERATION OF PLOT PLAN REVIEW 16-007 AND MINOR EXCEPTION 16-002; DEMOLITION OF A 330 SQUARE FOOT SOLARIUM AND CONSTRUCTION OF A 1,265 SQUARE FOOT ADDITION; APPLICANT – ABIGAIL WILL; REPRESENTATIVE – LAURA GOUGH, STUDIO 2G ARCHITECTS (Holub)**

Planning Intern Holub presented the staff report and responded to questions from the Committee regarding property lines and parking requirements.

Scott Mann, representative, spoke in support of the project and responded to questions from the Committee regarding communication with neighboring property owners.

The Committee provided comments on the project regarding off-street parking, the unique circumstances of the property, and the findings required for approving Minor Exceptions.

Chair Hoag made a motion, seconded by John Rubatzky, to recommend approval of the project to the Director of Community Development as submitted.

The motion carried on a 3-0 voice vote.

**7. DISCUSSION ITEMS**

None.

**8. COMMITTEE COMMUNICATIONS**

None.

**9. STAFF COMMUNICATIONS**

Planning Manager Downing recapped the most recent training webinar sponsored by the Community Development Department regarding housing supply.

**10. ADJOURNMENT**

The meeting was adjourned at 4:55 p.m. to a meeting on September 19, 2016 at 2:30 p.m.

**/s/Warren Hoag, Chair**

**ATTEST:**

**Patrick Holub, Planning Intern  
(Approved at ARC Mtg 09-19-2016)**