

ACTION MINUTES

SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, JANUARY 8, 2018 ARROYO GRANDE COUNCIL CHAMBERS, 215 E. BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Chair Warren 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 Bruce Berlin, and Committee Members Mary Hertel, Colleen Kubel, and Keith Storton were present.

City Staff Present: Planning Manager Matt Downing and Planning Technician Sam Anderson were present.

3. FLAG SALUTE

Vice Chair Berlin led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

Planning Manager Downing explained that due to the high attendance and scale of the project, staff relocated the special ARC meeting to the Council Chambers.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

Vice Chair Berlin made a motion, seconded by Committee Member Hertel, to approve the December 18, 2017 minutes with the clarification that the comment regarding the apartments being one continuous building was in regards to a lack of articulation. The motion passed on the following voice vote:

AYES: Berlin, Hertel, Hoag, Storton

NOES: None

ABSTAIN: Kubel

8. PROJECTS

8.a. CONSIDERATION OF ARCHITECTURAL REVIEW NO. 17-008; CONSTRUCTION OF RESIDENTIAL TRACT DESIGNS IN ACCORDANCE WITH THE EAST CHERRY AVENUE SPECIFIC PLAN; SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – WATHEN CASTANOS HOMES; REPRESENTATIVE – OASIS ASSOCIATES, INC. (Downing)

Planning Manager Downing presented the staff report and responded to questions from the Committee regarding the collector stub, the maintenance of the park, whether an HOA is

proposed, park lighting, whether the alley was public or private, amount of parking spaces on Cherry Avenue, amount of parking per alley unit, and the landscape plan.

Carol Florence, Mike Neiman, Justin Alison, David Costco, Robert Comacho, and Scott Right, project representatives, spoke in support of the project and responded to questions regarding the amount of proposed design styles, whether alley gates are automated, trash storage and collection, community mailboxes, potential for solar panels, the distance between alley and garages, the location of the guest space for the alley units, how designs are chosen for lots, alley lighting, landscaping plans, architectural details, public improvements, proposed tree species, color schemes, proposed Hollywood drives, and potential for additional architectural articulation.

Committee Member Kubel left the meeting at 4:25 PM.

The Committee spoke in support of the project, complimenting the architectural styles, amount of detailing, and the site design. The Committee provided feedback on the three arch Spanish Eclectic design and gave recommendations on how to improve some of the side yard elevations that lacked articulation.

Committee Member Storton made a motion, seconded by Vice Chair Berlin, to recommend approval of the project to the Planning Commission as submitted, with the condition that the applicant coordinate with staff to review and enhance the side elevations of the two-story designs, especially those located on corner lots, and to rework the three arch Spanish Eclectic design to appear more similar to the conceptual drawing.

AYES: Berlin, Hertel, Hoag, Storton
NOES: None
ABSENT: Kubel

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

Planning Manager Downing mentioned the need for special meetings for projects at the scale of the project reviewed at this meeting, and mentioned that the next meeting may be busy due to postponing of projects in order to free up this day's agenda.

Planning Manager Downing also reviewed upcoming dates for ARC meetings due to holidays impacting some regularly scheduled meetings.

12. ADJOURNMENT

The meeting was adjourned at 5:00 p.m. to a special meeting on January 22, 2018 at 2:30 p.m.

/s/Warren Hoag, Chair

ATTEST:
Sam Anderson, Planning Technician
(Approved at ARC Mtg 01-22-2018)