

ACTION MINUTES

SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, JANUARY 9, 2017 ARROYO GRANDE CITY HALL, 300 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 Peachy, and Committee Members Bruce Berlin, Mary Hertel and John Rubatzky were present.

City Staff Present: Community Development Director Teresa McClish and Planning Technician Sam Anderson were present.

3. FLAG SALUTE

Mary Hertel led the Flag Salute.

4. COMMUNITY COMMENTS AND SUGGESTIONS

None.

5. APPROVAL OF MINUTES

Bruce Berlin made a motion, seconded by Michael Peachy, to approve the minutes of December 5, 2016, December 8, 2016, and December 19, 2016 with the following corrections:

December 8 – Correct the voice vote from 4-0, with John Rubatzky absent, to 3-1, with Mary Hertel dissenting and John Rubatzky absent.

December 19 – Add the statement “made a motion” to paragraph 4 of items 6.e and 6.f, and clarify that only ARC members whose terms are expiring are required to submit applications to the City Clerk to continue on the ARC.

The motion carried on a 5-0 voice vote, with the caveat that Mary Hertel was absent from the December 19 meeting.

6. PROJECTS

6.a. CONSIDERATION OF ARCHITECTURAL REVIEW 16-019; ARCHITECTURAL TREATMENTS FOR SLOPE STABILIZATION FEATURE; LOCATION – 1400 WEST BRANCH STREET; APPLICANT – AVAR CONSTRUCTION (Downing)

Planning Technician Anderson presented the staff report and responded to questions from the Committee regarding the role of the ARC in the project.

Michael Renburg, lawyer for Hampton Inn, Bill Creger, contractor, and Norman Ryan, lawyer for Premier Inn, spoke in support of the project and responded to questions from the Committee regarding possible vegetative options, visual mitigation measures, and erosion concerns.

The Committee provided comments on the project regarding possible erosion and vegetative mitigation solutions.

Mary Hertel made a motion, seconded by Bruce Berlin, to recommend approval of the project to the Community Development Director as submitted, with the recommendation to include some form of vegetative treatment at the top and bottom of the slope stabilization feature.

The motion carried on a 5-0 voice vote.

7. DISCUSSION ITEMS

Planning Technician presented modified plans for the previously approved 1177 Ash Street Planned Unit Development 15-001 and requested that the ARC make a finding of substantial conformance with the previously approved plans. The ARC was in agreement that the proposed change was in substantial conformance with the previously approved plans.

8. COMMITTEE COMMUNICATIONS

Vice Chair Peachy reminded the other ARC members that this would be his second to last meeting as a member of the ARC. Chair Hoag recommended that his nominated replacement would be another architect, citing the value of having a practicing architect on the committee.

9. STAFF COMMUNICATIONS

Planning Technician Anderson reminded Committee members that the regular January 16, 2017 meeting was cancelled due to Martin Luther King Jr. Day.

10. ADJOURNMENT

The meeting was adjourned at 3:13 p.m. to a special meeting on January 23, 2017 at 2:30 p.m.

/s/Warren Hoag, Chair

ATTEST:

Sam Anderson, Planning Technician
(Approved at ARC Mtg 03-06-2017)