

## **ACTION MINUTES**

### **REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 5, 2018 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA**

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

Chair Warren 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 Mary Hertel, Colleen Kubel, and Keith Storton were present. Vice Chair Berlin was absent.

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

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

Committee Member Hertel led the Flag Salute.

#### **4. AGENDA REVIEW**

None.

#### **5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

#### **6. WRITTEN COMMUNICATIONS**

None.

#### **7. CONSENT AGENDA**

Approval of the Minutes from the February 5, 2018 Regular Architectural Review Meeting was continued to a date certain of April 2, 2018 in order to allow for a quorum.

#### **8. PROJECTS**

**8.a. CONSIDERATION OF VESTING TENTATIVE TRACT MAP 16-002 AND CONDITIONAL USE PERMIT 16-007; SUBDIVISION AND CONSTRUCTION OF TWENTY-THREE (23) RESIDENTIAL UNITS AND A 506 SQUARE FOOT NEIGHBORHOOD COFFEE SHOP; LOCATION – 362-382 S. HALCYON ROAD; APPLICANT – STACY BROMLEY; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS (Downing)**

Planning Manager Downing presented the staff report and responded to questions from the Committee regarding parking reductions, ADA parking space requirements, CC&Rs, existing Oak trees on site, if an HOA would exist for the project, the intent of the surrounding wall, waste facilities, utility line locations and undergrounding requirements, if a lighting plan would be eventually reviewed, and drainage.

Steve Puglisi and Kim Johnson, architects, Stacy Bromley, applicant, Kirby Gordon, property owner, and Dave Foot, landscape architect, spoke in support of the project and responded to questions regarding the height of the wall along Halcyon Road, waste facility locations,

the location of certain units, ADA parking spaces, existing street trees, and Oak tree removal.

The Committee spoke in support of the project, commenting that the parking reduction was justified and that replacing the five (5) Oak trees proposed to be removed with only nine (9) replacement Oaks as opposed to the required fifteen (15) felt appropriate in light of the scale of the project. The Committee complimented the architectural style of the project, proposed colors, landscaping choices, the inclusion of the coffee shop as part of the project, and the “affordable by design” nature of the project.

Committee Member Storton made a motion, seconded by Committee Member Kubel, to recommend approval of the project to the Planning Commission with the conditions that:

1. All street trees that are damaging existing sidewalk infrastructure are replaced by more suitable species; and
2. One (1) additional ADA conforming space be including in the project.

The motion also contained the comment that the shared parking reduction was appropriate, and the choice to replace the five (5) Oaks proposed to be removed with only nine (9) replacement Oaks instead of the required fifteen (15) was appropriate as well.

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

## **9. DISCUSSION ITEMS**

### **9.a. Color Board Review for Conditional Use Permit 16-005 (Anderson)**

Planning Technician Anderson presented the color board to the Committee. The Committee complimented the proposed color choices and provided a consensus opinion that the proposed colors would be acceptable.

## **10. COMMITTEE COMMUNICATIONS**

Chair Hoag informed the Committee that he would be absent from the March 19, 2018 and April 16, 2018 regular meetings.

Committee Member Storton informed the Committee that he would be absent from the March 19, 2018 regular meeting.

Committee Member Kubel apologized for missing the February 5, 2018 meeting due to a personal emergency.

## **11. STAFF COMMUNICATIONS**

Planning Manager Downing updated the Committee on the Halcyon Road Complete Street project, the East Grand Avenue Master Plan project, and the historic designation process for the Tabernacle.

**12. ADJOURNMENT**

The meeting was adjourned at 3:57 p.m. to a regular meeting on March 19, 2018 at 2:30 p.m.

**/s/Warren Hoag, Chair**

**ATTEST:**

**Sam Anderson, Planning Technician**  
**(Approved at ARC Mtg 04-02-2018)**