

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, APRIL 2, 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 Bruce Berlin was absent.

City Staff Present: Planning Manager Matt Downing and Planning Intern Christopher Turner were present.

3. FLAG SALUTE

Committee Member Hertel led the Flag Salute.

4. AGENDA REVIEW

The Committee determined to hear Item 9.b. before Item 9.a.

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 in order to allow for a quorum of Committee members present for the February 5, 2018 meeting.

Committee Member Storton made a motion, seconded by Committee Member Hertel, to approve the minutes of the March 5, 2018 Regular Meeting as submitted. The motion passed 4-0 on the following voice vote:

AYES: Storton, Hertel, Kubel, Hoag

NOES: None

ABSENT: Berlin

8. PROJECTS

8.a. CONSIDERATION OF PLOT PLAN REVIEW 18-003; CONSTRUCTION FOUR (4) NEW APARTMENTS; LOCATION – 1194 SOUTH ELM STREET; APPLICANT – NEWDOLL INVESTMENTS; ARCHITECT – MARK VASQUEZ (Downing)

Planning Manager Downing presented the staff report and responded to questions from the Committee regarding guest parking requirements, height of fencing along Elm Street, and the location of the public right of way.

Mark Vasquez, representative, spoke in support of the project and responded to questions regarding building elevations, access gates, trash, the configuration of mailboxes, lighting plans, fencing for the undeveloped rear portion of the parcel, architectural style of the project, and roof drainage.

The Committee spoke in support of the project, commenting that the enclosed parking garages were a good feature, the location of the project is appropriate, entry off of Elm is most feasible, yard space for the units is a good amenity, the architecture was simple but elegant, and that the choice of plants for the landscaping was appropriate. The Committee expressed concern regarding the access through Unit 4, and suggested that the applicant could further develop the landscaping for the undeveloped rear section of the parcel.

Committee Member Storton made a motion, seconded by Committee Member Kubel, to recommend approval of the project to the Community Development Director as submitted. The motion passed 4-0 on the following voice vote:

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

8.b. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 18-002; ONE NEW WALL SIGN; LOCATION – 119 EAST BRANCH STREET; APPLICANT – THE HIVE; REPRESENTATIVE – TRACY SONNY (Turner)

Planning Intern Turner presented the staff report.

Tracy Sonny, representative, spoke in support of the project and responded to questions regarding consideration of using prefabricated raised letters and the replacement of the canvas for the building's awning.

The Committee spoke in support of the project and commented that they liked the repurposing of the existing sign frame, the shape of the sign, and the simplicity of the design.

Committee Member Hertel made a motion, seconded by Committee Member Storton, to recommend approval of the project to the Community Development Director, as submitted. The project passed 4-0 on the following voice vote:

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

9. DISCUSSION ITEMS

9.b. REVIEW OF DETAILS FOR MURAL ON THE COUNCIL CHAMBERS (STAFF PROJECT 17-010) (Downing)

Planning Manager Downing introduced the item. Jim Trask, member of the Public Arts Panel, Bill Robeson, Public Works Director, Kathy Teufel, member of the Public Arts Panel, and Laurie Trogden, artist, spoke of the project in more detail.

The Committee discussed the selection process for children to participate, whether there would be any additional lighting for the project, the color palette for the mural, the location of the mural, and the staff resources necessary to create the mural.

The Committee came to a consensus that the design, location, and colors for the mural were appropriate and consistent with the Village Design Guidelines. The Committee suggested the Public Arts Panel reconsider the selection process for the children to be included in the creation of the mural.

9.a. ELECTION OF OFFICERS

Chair Hoag described the election process for Committee Officers.

Committee Member Hertel nominated Warren Hoag for the position of Committee Chair. Committee Member Storton made a motion to close nominations for Committee Chair. Warren Hoag was elected Committee Chair on the following voice vote:

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

Committee Member Kubel nominated Keith Storton, and Committee Member Storton nominated Bruce Berlin, for the position of Vice Chair. Committee Member Storton made a motion to close nominations. The election of Committee Member Storton to the position of Committee Vice Chair did not pass on the following voice vote:

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

Vice Chair Berlin was elected Committee Vice Chair on the following voice vote:

AYES: Storton, Hertel, Hoag
NOES: Kubel
ABSENT: Berlin

10. COMMITTEE COMMUNICATIONS

Chair Hoag reminded the Committee that he would be absent from the April 16, 2018 regular meeting.

Committee Member Kubel informed the Committee that she may be absent on short notice due to personal reasons.

11. STAFF COMMUNICATIONS

Planning Manager Downing informed the Committee that Planning Technician Sam Anderson will be resigning at the end of April, that the Brisco Road project is available for public review next week, and that City Council denied the Popeye's project and the developer is deciding on next steps.

12. ADJOURNMENT

The meeting was adjourned at 3:53 p.m. to a regular meeting on April 16, 2018 at 2:30 p.m.

/s/Warren Hoag, Chair

ATTEST:
Christopher Turner, Planning Intern
(Approved at ARC Mtg 05-07-2018)