

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MAY 7, 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, 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 Intern Christopher Turner were present.

3. FLAG SALUTE

Committee Member Storton led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

Committee Member Storton made a motion, seconded by Vice Chair Berlin, to approve the minutes of the February 5, 2018 Regular Meeting as submitted. The motion passed 3-0-2 on the following voice vote

AYES: Storton, Berlin, Hoag

NOES: None

ABSTAIN: Hertel, Kubel

Chair Hoag requested a correction for the minutes of the April 2, 2018 meeting to clarify on the motion for item 7.a. that the record state the Committee continued the Minutes for the February 5, 2018 meeting in order to allow for a quorum of Committee Members present at that meeting. Staff was in concurrence with the proposed correction.

Committee Member Hertel made a motion, seconded by Committee Member Storton, to approve the minutes of the April 2, 2018 Regular Meeting as corrected. The motion passed 4-0-1 on the following voice vote:

AYES: Storton, Hertel, Kubel, Hoag

NOES: None

ABSTAIN: Berlin

8. PROJECTS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 18-001; CONSTRUCTION OF A 1,784 SQUARE FOOT ACCESSORY DWELLING UNIT IN THE GENERAL AGRICULTURAL ZONING DISTRICT; LOCATION – 1212 FLORA ROAD; APPLICANT – MURAT & NANCY AKALIN; ARCHITECT – BILL ISAMAN, ISAMAN DESIGN (Downing)

Planning Manager Downing presented the staff report and responded to questions from the Committee regarding improvement requirements, the location of the proposed accessory dwelling unit (ADU) on the property, zoning regulations in the Agricultural (AG) district, size of the existing residence, and utility connections for the proposed ADU.

Murat Akalin, applicant, and Bill Isaman, architect, spoke in support of the project and responded to questions regarding the location of the proposed ADU on the property, street access, building materials, the design of the proposed structure, fencing, lighting, materials for the driveway, landscaping, and the ability of the property to support animal husbandry.

The Committee spoke in support of the project, commenting that the location of the proposed ADU on the property was logical based on the reasons provided by the applicant, the size and color of the proposed ADU would complement the surrounding neighborhood, separation from the primary residence was appropriate, and that the size and location of the proposed ADU did not preclude use of the property for agricultural purposes. The Committee expressed concern regarding the lack of landscaping detail and the proposed building materials. The Committee suggested construction with board and batten rather than stucco.

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

1. The applicant shall provide a detailed landscaping plan, including proposed lighting, to the Architectural Review Committee for review prior to the issuance of final building permits.
2. The applicant shall construct the proposed ADU utilizing board and batten, horizontal ship lap, or combination utilizing stucco siding.

The motion passed 5-0 on the following voice vote:

AYES: Storton, Kubel, Hertel, Berlin, Hoag

NOES: None

8.b. CONSIDERATION OF ARCHITECTURAL REVIEW 18-001; CONSTRUCTION OF A NEW 496 SQUARE FOOT ACCESSORY DWELLING UNIT; LOCATION – 513 IDE STREET; APPLICANT – DAVID IWERKS (Turner)

Planning Intern Turner presented the staff report and responded to questions regarding landscaping and the proposed drainage basin.

David Iwerks, applicant, spoke in support of the project and responded to questions from the Committee.

The Committee spoke in support of the project and commented that Arroyo Grande needs more ADUs, the size and style fits the neighborhood, and that the proposed ADU would help revitalize Ide Street. The Committee expressed concern with the location of the proposed ADU on the property, commenting that, provided the amount of available space on the property, the proposed ADU could be moved further away from the adjacent property.

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 5-0 on the following voice vote:

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

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

Committee Member Hertel informed the Committee that she would be available for the June 18, 2018 meeting in the event she is needed to meet a quorum, otherwise she would be absent, and that she would absent from the July 16, 2018 meeting.

Vice Chair Berlin informed the Committee that he would be absent from the June 4, 2018 meeting.

Chair Hoag informed the Committee he would be absent from the August 6, 2018 meeting.

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

Committee Member Storton informed the Committee of his intent to run for City Council.

11. STAFF COMMUNICATIONS

Planning Manager Downing informed the Committee that the environmental documents for the proposed Brisco interchange project are available for public review and that the City is accepting comments until May 12, 2018.

12. ADJOURNMENT

The meeting was adjourned at 3:51 p.m.

/s/ ATTEST:

**Matthew Downing, Planning Manager
(Approved at ARC Mtg 06-18-2018)**