

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, JUNE 18, 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 Member, Keith Storton were present. Committee Members Colleen Kubel and Mary Hertel were absent.

City Staff Present: Planning Manager Matt Downing, Associate Planner Kelly Heffernon, and Planning Technician Christopher Turner were present.

3. FLAG SALUTE

Chair Hoag led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

Vice Chair Berlin made a motion, seconded by Committee Member Storton, to approve the minutes of the May 7, 2018 Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

AYES: Storton, Berlin, Hoag

NOES: None

ABSENT: Hertel, Kubel

8. PROJECTS

8.a. CONSIDERATION OF TENTATIVE TRACT MAP 18-003 AND PLANNED UNIT DEVELOPMENT 18-001; CONSTRUCTION OF EIGHT (8) ATTACHED SINGLE-FAMILY HOMES; LOCATION – 184 BRISCO ROAD; APPLICANT – HABITAT FOR HUMANITY FOR SAN LUIS OBISPO COUNTY (Heffernon)

Associate Planner Heffernon presented the staff report and responded to questions regarding second floor exterior decks, landscaping, fire and safety requirements, traffic, underground utilities, and garbage truck access and service.

Jim Duffy and Will Rudolph, representatives, spoke in support of the project and responded to questions regarding Habitat for Humanity's resident selection process, resale requirements,

ADA accessibility, number of bicycle parking spaces, layout of proposed lots, hot water heaters, and lighting for common areas.

The Committee spoke in support of the project, commenting that the layout of the project is appropriate for the site, low water landscaping, pervious pavers, and the bio-retention basin are suitable, the front façade and color palate create a varied image from Brisco Road, and that the project addresses a need within the community. The Committee expressed concern regarding the use of a lawn in the common area and placement of the windows facing adjacent properties.

Committee Member Storton made a motion, seconded by Vice Chair Berlin, to recommend approval of the project to the Planning Commission, as submitted. The motion passed 3-0 on the following voice vote:

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

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

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

Vice Chair Berlin informed the Committee that he would be absent from the August 6, 2018 meeting.

Committee Member Storton informed the Committee that he would be absent from the August 6, 2018 meeting.

11. STAFF COMMUNICATIONS

Planning Manager Downing informed the Committee that Associate Planner Heffernon would be retiring and Planning Technician Turner would be resigning at the end of June.

12. ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

/s/Warren Hoag

**ATTEST:
Matthew Downing, Planning Manager
(Approved at ARC Mtg 07-16-2018)**