

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, FEBRUARY 4, 2019 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 and Jon Couch were present.

City Staff Present: Planning Manager Matt Downing and Assistant Planner Andrew Perez 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

Vice Chair Berlin made a motion, seconded by Committee Member Hertel, to approve the minutes of the January 7, 2019 Regular Meeting as submitted. The motion passed 3-0-1 on the following voice vote:

AYES: Berlin, Hertel, Hoag

NOES: None

ABSENT: None

ABSTAIN: Couch

8. PROJECTS

8.a. CONSIDERATION OF PLANNED SIGN PROGRAM 18-002; SIGN PROGRAM FOR TENANT WALL SIGNAGE AND TWENTY FOOT (20') TALL FREEWAY SIGN; LOCATION – 1570 W. BRANCH STREET; APPLICANT – PETER ORRADRE; REPRESENTATIVE – RRM DESIGN GROUP (Downing)

Planning Manager Downing presented the staff report and gave a brief background of the project history, revisions that have been made to the proposal in response to Planning Commission comments and answered questions about how the Planned Sign Program allocates sign area, locations of signage on the buildings and location of the ground sign.

Pam Ricci, project planner, spoke in support of the project and responded to questions about how signage was allocated for each tenant space, and how the largest tenant space may possibly be divided up to accommodate more than one tenant.

Chair Hoag opened the floor to public comment and read a letter in opposition to the project from Patty Welsh. Seeing no further public comment, Chair Hoag closed the comment period.

The Committee spoke in support of the project, commenting that the reduction in height of the ground sign was appreciated, and its height is appropriate given the proximity to the freeway. The Committee also spoke in favor of the materials proposed for the ground sign, and the allocation of sign area for each tenant because it provided some flexibility for potential tenants. The Committee acknowledged that if any of the tenant spaces are divided to accommodate multiple tenants, the applicant would need to return to the Committee for consideration of an addendum to the Planned Sign Program.

Vice Chair Berlin made a motion, seconded by Committee Member Hertel, to recommend approval of the project to the Planning Commission with the following condition:

1. Any division of tenant spaces that consequently requires changes to the allocation of sign area in the Planned Sign Program for any tenant needs to be reviewed by the Committee.

The motion passed 4-0 on the following voice vote:

AYES: Berlin, Hertel, Couch, Hoag,
NOES: None
ABSENT: None

8.b. CONSIDERATION OF PLOT PLAN REVIEW 19-002; DEMOLITION, ADDITION AND REMODEL OF EXISTING RESIDENCE; LOCATION – 528 IDE STREET; APPLICANT – PATRICK CUSACK & SAMANTHA ENGLEMAN; REPRESENTATIVE – DON LOVE, LOVE ARCHITECTURE (Perez)

Chair Hoag continued Agenda Item 8.b to the March 4, 2019 Regular Meeting to allow the applicant to be present for the hearing.

8.c. CONSIDERATION OF LOT MERGER 18-001 AND CONDITIONAL USE PERMIT 18-007; PHASED DEVELOPMENT OF NINE (9) TWO-STORY APARTMENT UNITS AND CONSTRUCTION OF A NEW 2 STORY MIXED-USE STRUCTURE, INCLUDING 2,025 SQ. FT. OF OFFICE A AND A 2,240 SQ. FT. APARTMENT; LOCATION – 1214 E GRAND AVENUE & 181 N ELM STREET; APPLICANT – FLOYD HINESLEY; REPRESENTATIVES – CODY MCLAUGHLIN & FRED PORTER (Perez)

Assistant Planning Perez presented the staff report, and answered questions about the proposed phasing of the project, emergency access, parking, and pedestrian connectivity within the site.

Cody McLaughlin, project architect, and Fred Porter, project engineer, spoke in support of the project and answered questions about grading, fencing and walls at the grade separation, and ADA access throughout the site. The applicant responded to questions about the proposed landscaping, and made note of which trees are being removed and which ones are proposed to remain. The applicant also explained the rationale for providing just one large apartment over the commercial component.

The Committee spoke in support of the project and appreciated the different styles architecture used for the residential portion and the mixed-use building. The Committee appreciated the project's fit within the E. Grand Avenue streetscape, and felt the project was a good example of infill development and creates potential for a live/work arrangement. The Committee acknowledged that the project is an appropriate use of a constrained site.

Committee Member Hertel made a motion, seconded by Vice Chair Berlin, to recommend approval of the project to the Planning Commission with the following conditions:

1. Replace the smooth stucco fascia proposed to be painted "Stormy Blue" with a folded metal fascia on the mixed-use building,
2. On the landscape plan, replace the Mexican Feather Grass with Lomandra, and replace the Pittosporum Silver Sheen with Pittosporum Jade or Pittosporum Marjorie Channon.

The motion passed 4-0 on the following voice vote:

AYES: Hertel, Berlin, Couch, Hoag,
NOES: None
ABSENT: None

8.d. CONSIDERATION OF ADMINISTRATIVE SIGN PROGRAM 19-001 AND LANDSCAPE DETAILS ASSOCIATED WITH CONDITIONAL USE PERMIT 18-005; SIGN PROGRAM FOR TWO-TENANT COMMERCIAL BUILDING AND LANDSCAPING FOR BUILDING REMODEL; LOCATION – 995 E. GRAND AVENUE; APPLICANT – GRACE 5CITIES; REPRESENTATIVE – JENNIFER MARTIN (Downing)

Planning Manager Downing presented the staff report and a brief project history and what has been approved by the Planning Commission, and responded to questions about the tenant spaces, proposed uses, methods of illumination, sign area allocation, and landscaping details.

Jeff Martin, contractor, and Libby Zaiser, landscape architect, spoke in favor of the project and answered questions about the landscape design, sign illumination and location of signage.

The Committee spoke in support of the project and appreciated the repurposing of the building and the appeal that the landscaping will add to the property. The Committee found the lighting and sign placement appropriate given the presence of the existing awnings that are to remain. The Committee would prefer the café sign and wall sign on the eastern elevation to be the same size, while staying within the 150 square foot limit of an administrative sign program.

Vice Chair Berlin made a motion, seconded by Committee Member Couch, to recommend approval of the project to the Community Development Director, with the consideration to increase size of the café sign, and wall sign on the eastern elevation, to make them equally sized, but having signage for the entire site be less than 150 square feet, as to not trigger a Planned Sign Program.

The motion passed 4-0 on the following voice vote:

AYES: Berlin, Hertel, Couch, Hoag,
NOES: None
ABSENT: None

9. DISCUSSION ITEMS

None

10. COMMITTEE COMMUNICATIONS

Chair Hoag formally introduced and welcomed Committee Member to the ARC.

Chair Hoag notified the Committee that the Jim Guthrie Community Service Grant Panel was meeting on Thursday to make recommendations on the allocation of funding of grant money.

Vice Chair Berlin suggested that the Committee wait until the fifth Committee Member is appointed before making any required appointments to other groups that need a representative from the ARC.

Vice Chair Berlin clarified that he is the appointee of newly appointed Councilmember George.

Committee Member Hertel announced that AG in Bloom was invited to an international competition.

11. STAFF COMMUNICATIONS

Planning Manager Downing announced that the Bromley Mixed-Use project will be heard by the Planning Commission on Tuesday, February 5, 2019.

Planning Manager Downing notified the Committee that staff is aware that the awnings that the Committee denied at the January 7, 2019 Regular Meeting have not been removed, and staff will be in contact with the property owner to rectify the situation.

12. ADJOURNMENT

The meeting was adjourned at 4:48 p.m. to a regular meeting on March 4, 2019 at 2:30 p.m.

ATTEST:

Andrew Perez, Assistant Planner
(Approved at ARC Mtg 03-04-2019)