

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 18, 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 and Committee Members Mary Hertel, and Lori Hall were present. Vice Chair Bruce Berlin and Committee Member Jon Couch were absent.

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

3. FLAG SALUTE

Committee Member Hall led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Committee Member Hertel made a motion, seconded by Committee Member Hall, to approve the minutes of the March 4, 2019 Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

AYES: Hertel, Hall, Hoag

NOES: None

ABSENT: Berlin, Couch

8. PROJECTS

8.a. CONSIDERATION OF AMENDED CONDITIONAL USE PERMIT 19-001; AMENDMENTS TO THE CONDITIONAL USE PERMIT 18-004 FOR THE SUBDIVISION OF APPROVED TENANT SPACES, ADDITION OF A 5,400 SQUARE FOOT GARDEN CENTER, AND AN 1,800 SQUARE FOOT COMMERCIAL DRIVE-THRU PAD; LOCATION 1570 W BRANCH STREET; APPLICANT – RICK GAMBRIL, ARROYO GRANDE COMMERCIAL LLC; REPRESENTATIVE – RRM DESIGN GROUP (Downing)

Planning Manager Downing presented the staff report and gave a brief history of the project and previous review by the Committee and the Planning Commission. He presented the project and the changes proposed, including the creation of two new pedestrian entrances, the new commercial drive-thru building, changes to the parking lot configuration and

circulation patterns throughout the site including potential loading areas for the garden center.

Pam Ricci and Pat Blote, project representatives, spoke in support of the project, and explained the details of the loading area will be determined when a tenant is found for the hardware and garden store space. The applicant's representatives explained the rationale for creating multiple tenant spaces was to make the spaces more attractive to potential long-term tenant, and the addition of the drive-thru commercial pad was fueled both by demand and from an aesthetic perspective.

The Committee spoke in support of the project, commenting that the new commercial building breaks up the expanse of parking and adds interest to the center as a whole. The Committee found the additional entrances appropriate and adds articulation and appeal by breaking up the massing of the frontage. The Committee expressed concern with the final location of the loading deck and its impact on circulation and emergency access, and the possibility of an outdoor seating area that may impact the parking demand.

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

1. The final location of the loading area for the hardware store and garden center shall not adversely impact on-site circulation or emergency access,
2. The project shall return to the Committee for review of the final design of the commercial drive-thru building.

The motion passed 3-0 on the following voice vote:

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

9. DISCUSSION ITEMS

9.a. ELECTION OF CHAIR AND VICE CHAIR (Downing)

Planning Manager Downing presented the item and Chair Hoag recommended a continuation of the item to the April 1, 2019 Regular Meeting to allow all Committee Members to be present for the election. The recommendation was unanimously supported.

10. COMMITTEE COMMUNICATIONS

Committee Member Hertel announced her resignation from the Committee effective immediately.

Committee Member Hall made it known that she will likely miss three (3) consecutive meetings in June and July for a vacation.

Chair Hoag presented the non-profit organizations that were allocated funding from the Jim Guthrie Community Service Grant Program, where he served as the Committee's representative.

11. STAFF COMMUNICATIONS

Planning Manager Downing expressed his gratitude for being able to facilitate the Jim Guthrie Community Service Grant selection Committee, and emphasized the benefits of the program.

Planning Manager Downing announced that the Halcyon & Fair Oaks Mixed-Use project will be heard by the Planning Commission on Tuesday, March 19, 2019.

12. ADJOURNMENT

The meeting was adjourned at 3:55 p.m. to a regular meeting on April 1, 2019 at 2:30 p.m.

ATTEST:

Andrew Perez, Assistant Planner
(Approved at ARC Mtg 05-20-2019)