

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, JULY 19, 2021 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA

In compliance with the State and County Shelter at Home Orders due to the coronavirus pandemic, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, this meeting was held by teleconference.

1. CALL TO ORDER

Chair 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 Jon Couch, Kristin Juetter, and Lori Hall were present.

City Staff Present: Community Development Director Brian Pedrotti, Associate Planner Andrew Perez, and Assistant Planner Patrick Holub were present.

3. FLAG SALUTE

Chair Hoag led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

Chair Hoag acknowledged that the Committee received a letter from the public in regards to Item 8.a.

7. CONSENT AGENDA

7.a. Committee Member Couch made a motion, seconded by Committee Member Hall to approve the minutes of the April 5, 2021, Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

AYES: Couch, Hall, Hoag
NOES: None
ABSTAIN: Berlin, Juetter

7.b. Vice Chair Berlin made a motion, seconded by Committee Member Juetter to approve the minutes of the June 21, 2021, Regular Meeting with one correction for a misspelling. The motion passed 3-0 on the following voice vote:

AYES: Berlin, Juetter, Hall
NOES: None
ABSTAIN: Hoag, Couch

8. PROJECTS

8.a CONSIDERATION OF TENTATIVE PARCEL MAP 21-002 AND CONDITIONAL USE PERMIT 21-003; SUBDIVISION OF ONE PARCEL INTO TWO PARCELS, 1,330 SQUARE FOOT ADDITION, AND ESTABLISHMENT OF ONE (1) NEW DRIVE-THRU RESTAURANT AND ONE (1) NEW FAST CASUAL RESTAURANT; LOCATION – 1500 W. BRANCH ST.; APPLICANT –JOEY LY, TAIT & ASSOCIATES (Perez)

Associate Planner Perez presented the staff report, and provided background information about the Oak Park Plaza and the development standards for the Regional Commercial zoning district. He described the proposed project including details about the size of the structure, uses, colors, materials, and landscaping. He also summarized the traffic report and parking analysis for the project.

Joey Ly, project representative, spoke in support of the project and responded to questions from the Committee. He explained that the design went through multiple iterations before landing on the configuration presented to the Committee. He also explained that the addition of the drive-thru makes the tenant space more desirable and economically viable.

Chair Hoag opened public comment and four members of the public addressed the Committee:

Tom Swem spoke in opposition to both the project and more parking reduction, and implored the applicant to work with the other property owners in the plaza to address their concerns.

Stephanie Teimouri spoke in opposition of the project and asked questions about occupancy of the restaurants, deliveries, and employee parking.

Dave Sam spoke in opposition of the project citing existing circulation issues within the plaza related to existing drive-thru uses and parking issues.

Patrick McCann spoke in opposition of the project because the project is not a good fit in the plaza due to the drive-thru use in proximity to an entrance to the plaza and parking issues.

The Committee found the architecture, materials and colors proposed to be appropriate. The Committee was generally not supportive of the drive-thru use for several reasons. There is concern that adding another drive-thru would worsen the circulation and congestion within the plaza. The Committee was also concerned with the proximity of the entrance to the drive-thru lane to the entrance to the plaza creating traffic conflicts.

Chair Hoag made a motion, seconded by Vice Chair Berlin, to recommend denial of the project as proposed due to concerns about circulation associated with the drive-thru use. The Committee encouraged the applicant to communicate with the other property owners within the plaza to find a workable solution to the circulation and parking issues.

The motion passed 4-1 on the following voice vote:

AYES: Hoag, Berlin, Juetter, Hall

NOES: Couch

The Committee took a five-minute break at 4:25. The meeting resumed at 4:30.

8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 21-005; 2,720 SQUARE FOOT ADDITION TO AN EXISTING COMMERCIAL STRUCTURE AND ESTABLISHMENT OF AN ART STUDIO AND WINE TASTING COLLECTIVE; LOCATION – 211 E. BRANCH ST; APPLICANT –ERIC AND GILLIAN VON BERG; REPRESENTATIVE – JENNIFER MARTIN, JENNIFER MARTIN ARCHITECTURE AND DESIGN (Perez)

Associate Planner Perez presented the staff report, including details about the existing structure and its potential as a historic resource. He also described the proposed use, architectural details, and landscaping. He also explained the proposed changes to the site including the removal of the driveway and existing parking lot.

Eric Von Berg and Gillian Von Berg, project applicants, spoke in favor of the project and explained the vision for the project and the rationale for the design choices. Jennifer Martin, project architect, highlighted the design changes and responded to the Committee's questions about the addition's connection to the original structure. Wes Arola, project landscape architect, answered questions about the tree removal and proposed landscaping.

Chair Hoag opened public comment and one member of the public addressed the Committee.

Shirley Gibson spoke in opposition to the proposed addition because it does not comply or meet the intent of the Village Design Guidelines.

Vice Chair Berlin made a motion, seconded by Committee Member Juetta, to allow the meeting to continue past 5:00pm. The motion passed unanimously.

The Committee spoke in support of the concept, but was not supportive of the architecture treatment between the original structure to the addition. The Committee encouraged a visual, architectural separation, or a distinctive transition, between the two structures to isolate the existing potentially historic structure. The Committee was also supportive of the colors, materials, landscaping, and treatment of the outdoor areas.

Chair Hoag made a motion, seconded by Vice Chair Berlin, to allow the meeting to continue until 6:15pm. The motion passed unanimously.

Committee Member Couch made a motion, seconded by Committee Member Juetta, to recommend approval of the project, with the suggestion to provide a transition between the proposed building and the original house.

AYES: Couch, Juetta, Berlin, Hall, Hoag
NOES: None.

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

None.

12. ADJOURNMENT

The meeting adjourned at 6:13 p.m. to a regular meeting on August 2, 2021 at 2:30 p.m.

/s/Warren Hoag, Chair

ATTEST

/s/Andrew Perez, Associate Planner