

## **ACTION MINUTES**

### **REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, OCTOBER 7, 2019 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA**

#### **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 Hoag, Vice Chair Bruce Berlin, and Committee Members Jon Couch, Lori Hall and Kristin Juette were present.

City Staff Present: Assistant Planner Andrew Perez was 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**

Committee Member Couch made a motion, seconded by Vice Chair Berlin to approve the minutes of the September 16, 2019, Regular Meeting as submitted. The motion passed 4-0-1 on the following voice vote:

**AYES:** Couch, Berlin, Hall, Juette

**NOES:** None

**ABSTAIN:** Hoag

#### **8. PROJECTS**

**8.a. CONTINUED CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 19-008; REPLACEMENT OF ONE (1) EXISTING WALL SIGN AND ONE (1) EXISTING GROUND SIGN FOR AN EXISTING BUSINESS; LOCATION – 214 E. BRANCH STREET, SUITE B; APPLICANT – ASSIST HOME LOANS; REPRESENTATIVE – CHRISTIAN STEARNS (Perez)**

Assistant Planner Perez presented the staff report, briefly reviewed the Committee's previous comments about the proposal, and the options presented by the applicant in an effort to comply with the Village Design Guidelines.

Justin Stearns, business owner, spoke in support of the project and informed the Committee that the design is trademarked, and the business has made a significant financial investment on materials with the proposed logo.

The Committee spoke in support of the project and appreciated the applicant's flexibility with the revisions to the color scheme that better complements the building color. The Committee also expressed an understanding that a trademarked logo was important for brand recognition and was supportive of the sign as proposed, without requiring either of the two revisions proposed in the staff report.

Vice Chair Berlin made a motion, seconded by Committee Member Juette, to recommend approval of the project to the Community Development Director as submitted.

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

**AYES:** Berlin, Juette, Hall, Couch, Hoag  
**NOES:** None

**8.b. CONSIDERATION OF PLOT PLAN REVIEW 19-020; RELOCATION OF AN ANTIQUE WATER TOWER BASE AND CONVERSION TO PERMANENT RESTROOM FACILITIES; LOCATION – 126 S. MASON STREET; APPLICANT – SOUTH COUNTY HISTORICAL SOCIETY; REPRESENTATIVE – CHUCK FELLOWS (Perez)**

Assistant Planner Perez presented the staff report and provided details about the structure proposed for relocation, the purpose of the project, and the receiving site at Heritage Square Park. He made the Committee aware of the other historically significant structures at the park and how this project achieves the primary objective of the Design Guidelines. He also clarified that a recommendation from the Committee would be to the City Council, rather than the Community Development Director, because the relocation site is City owned property.

Chuck Fellows and Paul Provence, representing the South County Historical Society, spoke in support of the project, provided additional details about the phases of the project, timing of the phases, and the benefits the tank house will bring to Heritage Square Park.

The Committee expressed support for the project and appreciated the efforts to preserve a structure with historical significance. The Committee spoke in support of the rehabilitation and reuse of the structure, and encouraged the applicant to maintain the historical aesthetic inside the restroom when it added within the tank house structure.

Committee Member Couch made a motion, seconded by Vice Chair Berlin, to recommend approval of the project as submitted to the City Council.

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

**AYES:** Couch, Berlin, Hall, Juette, Hoag  
**NOES:** None

**8.c. CONSIDERATION OF ARCHITECTURAL REVIEW 19-003; REPLACEMENT EXISTING SIDING, RELOCATION OF FRONT DOOR AND CONSTRUCTION OF A NEW SLOPED ROOF; LOCATION – 525 LE POINT STREET; APPLICANT – GUY & TERESA TORELLI; REPRESENTATIVE – MARK VASQUEZ, DESIGN GRAPHICS. (Perez)**

Assistant Planner Perez presented the staff report and presented the existing development at the project site and what alterations are proposed. He explained that the project is subject to the Village Design Guidelines due to its location in the Historic Character Overlay District, and how the project complies with those guidelines.

Mark Vasquez, architect for the project, spoke in support of the project and explained that the purpose of the project was twofold: to add character to the house, and replace the brick veneer that was failing due to improper installation.

The Committee spoke in support of the project and appreciated that the proposed alterations will improve the aesthetic of the structure and increase its compatibility with the rest of the neighborhood. The Committee suggested that the applicant consider utilizing other materials and techniques instead of the stone veneer, but ultimately was comfortable with the project as proposed.

Committee Member Juette made a motion, seconded by Committee Member Hall, to recommend approval of the project as submitted to the Community Development Director.

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

**AYES:** Juette, Hall, Couch, Berlin, Hoag

**NOES:** None

**9. DISCUSSION ITEMS**

None.

**10. COMMITTEE COMMUNICATIONS**

Committee Member Juette informed the Committee that she will be absent from both the November 4, 2019 and November 18, 2019 Regular Meetings.

**11. STAFF COMMUNICATIONS**

Assistant Planner Perez informed the Committee that the proposed assisted living facility on Orchard Street will be on the next agenda.

**12. ADJOURNMENT**

The meeting adjourned at 4:05 p.m. to a regular meeting on October 21, 2019 at 2:30 p.m.

**ATTEST:**

**Andrew Perez, Assistant Planner**  
**(Approved at ARC Mtg 10-21-2019)**