

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MAY 6, 2019 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Vice Chair Bruce Berlin called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

ARC Members: Vice Chair Bruce Berlin and Committee Members Jon Couch, Lori Hall, and Kristin Juette were present. Chair Warren Hoag was absent.

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

3. FLAG SALUTE

Vice Chair Berlin led the Flag Salute.

4. AGENDA REVIEW

The Committee determined to hear Item 9.b. and Item 9.a. before Item 8.a.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Approval of the Minutes from the March 18, 2019 Regular Meeting was continued in order to allow for a quorum of Committee members present for the March 18, 2019 meeting.

Committee Member Couch made a motion, seconded by Committee Member Hall, to approve the minutes of the April 1, 2019. The motion passed 3-0-1 on the following voice vote:

AYES: Couch, Hall, Berlin

NOES: None

ABSENT: Hoag

ABSTAIN: Juette

Due to the applicant not being present for Item 8a, the Committee heard Items 9b and 9a prior to the consideration of Item 8a.

9. DISCUSSION ITEMS

9.b. CONSIDERATION OF PROJECT DETAILS ASSOCIATED WITH LOT MERGER 18-001 AND CONDITIONAL USE PERMIT 18-007; PHASED DEVELOPMENT OF NINE (9) TWO-STORY APARTMENT UNITS AND CONSTRUCTION OF A NEW TWO-STORY MIXED-USE STRUCTURE, INCLUDING 2,025 SQUARE FEET OF OFFICE SPACE AND

A 2,240 SQUARE FOOT APARTMENT; LOCATION – 1214 E. GRAND AVENUE & 181 N. ELM STREET; APPLICANT – FLOYD HENSLEY; REPRESENTATIVES – CODY MCLAUGHLIN & FRED PORTER (Perez)

Assistant Planner Perez presented the staff report and explained the project approval, conditions of approval implemented by the Planning Commission and project detail specifics.

Cody McLaughlin, project architect, spoke in support of the project and explained how the detail added to the western elevation of the mixed-use building and the trash enclosure utilize colors and materials that are found elsewhere within the project to create a unified design.

The Committee spoke in support of the materials and colors proposed for the trash enclosure and found the location to be appropriate. The Committee spoke in support of the addition of the architectural element to the western façade to both break up the massing and add appeal to a structure in a highly visible location. The Committee was concerned that the proposal did not soften the elevation as requested by the Planning Commission. The Committee suggested the removal of the stucco frame and to implement spacing between the wood slats that comprise each panel to soften the elevation. The Committee suggested that the overhang, the area of the western elevation nearest the right of way, should incorporate similar materials to add consistency and aesthetic appeal.

Committee Member Couch made a motion, seconded by Committee Member Hall, to recommend to the Community Development Director approval of the project details as submitted, with the suggestion to redesign the paneling to soften the architectural features on the western façade and overhang area through the use of similar materials and spacing to create relief between the paneling and the western wall.

AYES: Couch, Hall, Berlin

NOES: Juette

ABSENT: Hoag

9.a. CONSIDERATION OF FINAL LANDSCAPE PLAN FOR RUGGED RADIOS (CONDITIONAL USE PERMIT 18-003); LOCATION – SUBAREA 1 – EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – GREG COTTRELL, RUGGED RADIOS; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS (Downing)

Planning Manager Downing presented the staff report and gave specifics about the planting details, compliance with the municipal code, and specific plantings chosen in an attempt to soften the transition between the commercial and residential portions of the East Cherry Specific Plan.

Jim Burrows, project landscape architect, spoke in support of the project, explained how the plan complies with the City's water efficient landscaping ordinance, is designed to be low maintenance, and provides a variety of different colors and textures.

The Committee spoke in support of the project and appreciated the use of Magnolia trees along Waller Place, and found the plant selection to be appropriate for the climate and anticipated water usage.

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

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

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

Committee Member Couch excused himself from the meeting at 3:38 p.m.

8. PROJECTS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 19-001; NEW SMALL CELL TELECOMMUNICATION FACILITY OF PRIVATE PROPERTY; LOCATION – 119 E. BRANCH STREET; APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT (Downing)

Planning Manager Downing presented the staff report and gave background about the project site, the City's siting requirements for telecommunication facilities, and the project in relation to the Village Design Guidelines.

The Committee spoke in opposition to the location of the equipment behind the proposed awning and, would prefer the equipment to be located behind the parapet, if possible, would prefer a rounded awning that was more complimentary to the building's architecture, and met the requirements of the Village Design Guidelines.

Vice Chair Berlin made a motion, seconded by Committee Member Juette, to recommend a continuation of the item to a date uncertain to allow the applicant to be present.

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

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

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

Planning Manager Downing presented the item and Vice Chair Berlin recommended a continuation of the item to the May 20, 2019 Regular Meeting to allow all Committee Members to be present for the election. The recommendation was unanimously supported.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

Planning Manager Downing formally introduced and welcomed Committee Member Juette to the ARC.

12. ADJOURNMENT

The meeting was adjourned at 4:15 p.m. to a regular meeting on May 20, 2019 at 2:30 p.m.

ATTEST:

Andrew Perez, Assistant Planner
(Approved at ARC Mtg 06-03-2019)