

## **ACTION MINUTES**

### **REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MAY 20, 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 Warren Hoag, Vice Chair Bruce Berlin and Committee Members Jon Couch, Lori Hall, and Kristin Juetter were present.

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

#### **3. FLAG SALUTE**

Committee Member Couch led the Flag Salute.

#### **4. AGENDA REVIEW**

None.

#### **5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

#### **6. WRITTEN COMMUNICATIONS**

None.

#### **7. CONSENT AGENDA**

Committee Member Hall made a motion, seconded by Vice Chair Berlin, to approve the minutes of the March 18, 2019 Regular Meeting, with the correction of spelling errors. The motion passed 5-0 on the following voice vote:

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

**NOES:** None

Committee Member Couch made a motion, seconded by Vice Chair Berlin, to approve the minutes of the May 6, 2019, with a correction to the vote for Item 9.a. showing that Committee Member Couch was present, and voted in favor of the motion, and correction of the spelling errors. The motion passed 4-0-1 on the following voice vote:

**AYES:** Couch, Berlin, Hall, Juetter

**NOES:** None

**ABSTAIN:** Hoag

#### **8. PROJECTS**

**8.a. CONSIDERATION OF TENTATIVE TRACT MAP 18-004 AND CONDITIONAL USE PERMIT 18-002; DEVELOPMENT OF TWENTY-TWO (22) RESIDENTIAL UNITS, AND 1,642 SQUARE FEET OF RETAIL SPACE; LOCATION – 1136 E. GRAND AVENUE;**

**APPLICANT – EAST GRAND VILLAGE, LLC; REPRESENTATIVE – JESSIE SKIDMORE  
(Perez)**

Assistant Planner Perez presented the staff report and provided an overview of the project, information about the proposal to subdivide the existing parcel, the mixed-use component of the project, and the affordable housing component. He provided information regarding the implementation of the parking incentive for the inclusion of affordable housing in the project, and the shared parking reduction for mixed-use projects. Details about the project architecture, vehicular and pedestrian access, and landscaping were also provided. Assistant Planner Perez answered questions about the environmental review process, the traffic generation report prepared for the project, the project's compliance with the development standards, and parking allotment for the residential and commercial components.

Joel Snyder and Jessie Skidmore, project architects, and Levi Seligman and Corey Goodwin, property owners, spoke in support of the project and provided background information about communication with the Building Official and Battalion Chief, who indicated their support for the site's emergency access with the single driveway. The applicant team further clarified how they see the three-story structures fitting in within the existing neighborhood and the efforts being made to provide residential units that are affordable as workforce housing. The applicant team also stated their intention to rent the residential units rather than selling them, but they want the flexibility to sell if there is a demand. They also stated a maintenance agreement will be in place to maintain the landscaping, paving, and general upkeep.

The Committee spoke in support of the project, but had concerns about the functionality of the landscaped areas between the townhouses and the interior property lines and whether the area would be left open, or fences will be erected to establish private backyard areas for each unit. The Committee preferred to see the backyard area widened to provide functional outdoor living area beyond what is available on the roof decks. The Committee was concerned with potential conflicts between users of the parking spaces, the capacity of the trash receptacles and the anticipated frequency of pickup. The Committee appreciated the site design and the inclusion of a publicly accessible pedestrian path between E. Grand Avenue and Linda Drive as a potential safe route for students of Ocean View Elementary School, and access for the Linda Drive neighborhood to existing and future amenities located on E. Grand Avenue. The Committee also found the density of the project appropriate given the site constraints. The Committee appreciated the colors, materials, architectural details proposed, and found the project to be a good fit in the neighborhood.

Committee Member Couch made a motion, seconded by Committee Member Juetta, to recommend approval of the project to the Planning Commission as submitted, the Committee having considered a single driveway for vehicular access, found site constraints to justify a waiver from the Code requirements for an additional driveway, and with the recommendation to incorporate additional landscaping in the parking area through the use of grasscrete pavers or landscaping the area between the wheelstops and the curbing, and along the East Grand Avenue frontage.

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

**AYES:** Couch, Juetta, Berlin, Hall, Hoag  
**NOES:** None  
**ABSENT:** None

**9. DISCUSSION ITEMS**

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

Chair Hoag described the election process for Committee Officers.

Vice Chair Berlin nominated Warren Hoag for the position of Committee Chair.

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

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

**NOES:** None

Committee Member Hall nominated Bruce Berlin, and Vice Chair Berlin nominated Jon Couch, for the position of Vice Chair. Vice Chair Berlin was elected Committee Vice Chair on the following voice vote:

**AYES:** Hall, Hoag, Juetta, Couch

**NOES:** Berlin

**10. COMMITTEE COMMUNICATIONS**

Chair Hoag formally welcomed Committee Member Juetta to the ARC.

Committee Member Juetta informed the Committee that she discovered an error in the minutes of the May 6, 2019, meeting regarding the motion for Item 9.a., and the associated condition. Vice Chair Berlin made a motion, seconded by Committee Member Hall, to rescind the approval of the May 6, 2019, minutes and reconsider their approval and a future date to allow staff to amend the minutes to accurately reflect the actions of the May 6, 2019, meeting.

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

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

**NOES:** None

**11. STAFF COMMUNICATIONS**

Planning Manager Downing appreciated the Committee's productive discussion and the constructive comments regarding Item 8.a.

Planning Manager Downing informed the Committee that Planning Commission will be having a general discussion about housing at their May 21, 2019, meeting.

Planning Manager Downing informed the Committee that a member may be needed for the East Grand Avenue Master Plan.

Planning Manager Downing informed the Committee that the wireless telecommunication project that was reviewed at the May 6, 2019, ARC meeting will likely return in June with alterations based on the Committee's comments.

**12. ADJOURNMENT**

The meeting was adjourned at 5:02 p.m. to a regular meeting on June 3, 2019, at 2:30 p.m.

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

DRAFT