

## **ACTION MINUTES**

### **REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, JANUARY 7, 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, Vice Chair Bruce Berlin, and Committee Members Mary Hertel, were present.

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**

None.

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

None.

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

None

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

Vice Chair Berlin made a motion, seconded by Committee Member Hertel, to approve the minutes of the December 19, 2018 Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

**AYES:** Berlin, Hertel, Hoag

**NOES:** None

**ABSENT:** None

#### **8. PROJECTS**

None.

#### **9. DISCUSSION ITEMS**

##### **9.a. REVIEW OF PROJECT DETAILS ASSOCIATED WITH CONDITIONAL USE PERMIT 18-004; LOCATION – 1570 W. BRANCH STREET; APPLICANT – PETER ORRADRE, ORRADRE RANCH; REPRESENTATIVE – RRM DESIGN GROUP. (Downing)**

Planning Manager Downing presented the proposed landscaping, colors and materials board, trash enclosure design and location, and the parking lot design.

Pat Blote, project architect, in support of the project and provided additional details about the proposed tree islands and vehicle charging stations in the parking lot, the shopping cart

corrals and shade trellis at the building entry, and the plan to refurbish the existing trash enclosure to serve all three future tenants.

The Committee spoke in support of the project details, commenting that the proposed colors are appropriate, and supported the number and species choice of the new trees, the accessible path from W. Branch Street to the building, and found the proposed location of the trash enclosure behind the building acceptable. The Committee was also supportive of the proposed parking reduction.

Committee Member Hertel made a motion, seconded by Vice Chair Berlin, to recommend to the Community Development Director approval of the project details with the following condition:

1. Relocation of trash enclosure can be addressed during the tenant improvement phase.
2. Encourage the addition of decorative detail to the walkway from Branch Street to the building.

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

**AYES:** Hertel, Berlin, Hoag

**NOES:** None

**ABSENT:** None

The Committee chose to hear Item 9.c prior to 9.b due to a representative not being in attendance.

**9.c REVIEW OF AWNING COLOR ASSOCIATED WITH ARCHITECTURAL REVIEW 18-002; LOCATION – 135 BRIDGE STREET; APPLICANT – LIZ HUSZARIK; REPRESENTATIVE – JEROME HERRERA, CONTRACTOR.** (Perez)

Assistant Planner Perez gave a brief background about the project and presented the proposed awning color.

Jerome Herrera, contractor, spoke in support of the project, noted that the awnings have already been installed, and the awning color is different than the color that was noted in the staff report. The proposed color of the installed awnings is “Sunburst Yellow”.

The Committee spoke in opposition of the awning color due to it not complementing the colors of the building and being inconsistent with the Village Design Guidelines. The Committee spoke in opposition of the installed awnings because they are stretched taut and do not have a loose valance, which is also inconsistent with the Village Design Guidelines and contrary to the project’s conditions of approval.

Vice Chair Berlin made a motion, seconded by Committee Member Hertel, to recommend to the Community Development Director denial of the proposed awning color and lack of valances. The Committee would be supportive of black or ivory awnings with a three to four inch (3”-4”) valance.

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

**AYES:** Berlin, Hertel, Hoag

**NOES:** None

**ABSENT:** None

**9.b REVIEW OF TRASH ENCLOSURE LOCATION AND DESIGN ASSOCIATED WITH PLANNED UNIT DEVELOPMENT 18-001; LOCATION – 184 BRISCO ROAD; APPLICANT – HABITAT FOR HUMANITY FOR SAN LUIS OBISPO COUNTY; REPRESENTATIVE – TEN OVER STUDIO, INC (Downing)**

Planning Manager Downing presented the proposed location of the trash enclosure and explained that the new location was a result of a Planning Commission condition to require the development to use a communal dumpster for trash services rather than individual trash receptacles for each unit.

The Committee spoke in support of the new location proposed by the applicant. The Committee appreciated the new location because the trash enclosure screens the view of the parking areas and does not require the trash truck to travel far into the development.

Committee Member Hertel made a motion, seconded by Vice Chair Berlin, to recommend approval of the relocation of the trash enclosure as submitted, to the Community Development Director.

**10. COMMITTEE COMMUNICATIONS**

None.

**11. STAFF COMMUNICATIONS**

Planning Manager Downing clarified that the Council Member taking Mayor Ray's vacated seat will appoint their own Committee Member and that Mayor Ray will appoint a new representative.

Planning Manager Downing announced that the Regular Meeting on February 4, 2019 may run late due to a full agenda.

**12. ADJOURNMENT**

The meeting was adjourned at 4:07 p.m. to a regular meeting on February 4, 2019 at 2:30 p.m.

**ATTEST:**

**Andrew Perez, Assistant Planner**  
**(Approved at ARC Mtg 02-04-2019)**