1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE:
   Berlin

4. AGENDA REVIEW:
   The Committee may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:
   This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions. Comments should be limited to those matters that are within the jurisdiction of the Architectural Review Committee (ARC). The Brown Act restricts the ARC from taking formal action on matters not scheduled on the agenda.

6. WRITTEN COMMUNICATIONS:
   Correspondence or supplemental information for the Architectural Review Committee received after Agenda preparation. In compliance with the Brown Act, the Committee will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:
   7.a. Consideration Of Approval Of Minutes
       Recommended Action: Approve the minutes of December 19, 2018 Special Meeting.
       Documents:

       2018-12-19 Draft Minutes.pdf

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
       Recommended Action: It is recommended that the Architectural Review Committee review the final project details and make a recommendation to the Community Development Director.
       Documents:
AGENDA SUMMARY

ARCHITECTURAL REVIEW COMMITTEE MEETING
MONDAY, JANUARY 7, 2019
2:30 P.M.
CITY HALL 2ND FLOOR CONFERENCE ROOM
300 E. BRANCH STREET, ARROYO GRANDE

1. CALL TO ORDER

2. ROLL CALL

3. FLAG SALUTE:

4. AGENDA REVIEW:
The Committee may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:
This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions. Comments should be limited to those matters that are within the jurisdiction of the Architectural Review Committee (ARC). The Brown Act restricts the ARC from taking formal action on matters not scheduled on the agenda.

6. WRITTEN COMMUNICATIONS:
Correspondence or supplemental information for the Architectural Review Committee received after Agenda preparation. In compliance with the Brown Act, the Committee will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:

7.a. Consideration Of Approval Of Minutes
Recommended Action: Approve the minutes of December 19, 2018 Special Meeting.

8. PROJECTS:
None

9. DISCUSSION ITEMS:

9.a. 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.
Recommended Action: It is recommended that the Architectural Review Committee review the final trash enclosure location and design for the approved planned unit development and make a recommendation to the Community Development Director.

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.
Recommended Action: It is recommended that the Architectural Review Committee review the final trash enclosure location and design for the approved planned unit development and make a recommendation to the Community Development Director.

9.c. Review Of Awning Color Associated With Architectural Review 18-002; Location -- 135 Bridge Street; Applicant -- Liz Huszarik; Representative -- Jerome Herrera, Contractor
Recommended Action: It is recommended that the Architectural Review Committee review the proposed colors of the awnings associated with the approved project and make a recommendation to the Community Development Director.

8. COMMITTEE COMMUNICATIONS:
Correspondence/Comments as presented by the Architectural Review Committee.

9. STAFF COMMUNICATIONS:
Correspondence/Comments as presented by City staff.

10. ADJOURNMENT

All staff reports or other written documentation, including any supplemental material distributed to a majority of the Architectural Review Committee within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 East Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

This agenda was prepared and posted pursuant to Government Code Section 54954.2. The Agenda can be accessed and downloaded from the City’s website at www.arroyogrande.org. If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our Notify Me feature.
1. **CALL TO ORDER**
Chair Warren Hoag called the Special Architectural Review Committee meeting to order at 8:30 a.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**
Chair Hoag led the Flag Salute.

4. **AGENDA REVIEW**
None.

5. **COMMUNITY COMMENTS AND SUGGESTIONS**
None.

6. **WRITTEN COMMUNICATIONS**
Chair Hoag acknowledged the Committee’s receiving a supplemental memo for Agenda Item 9.a.

7. **CONSENT AGENDA**
Vice Chair Berlin made a motion, seconded by Committee Member Hertel, to approve the minutes of the November 5, 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**
8.a. **CONSIDERATION OF AMENDED PLANNED UNIT DEVELOPMENT NO. 18-001; REVISIONS TO A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT TO ALLOW EIGHT (8) ADDITIONAL HOUSING UNITS; LOCATION – 415 EAST BRANCH STREET; APPLICANT – DB&M PROPERTIES, LLC; REPRESENTATIVE – MW ARCHITECTS (Downing)**
Planning Manager Downing presented the staff report and responded to questions regarding the architectural consistency between the project phases, the design and access to the proposed parking structure, emergency access to the site, and the public improvements at the Crown Terrace and Le Point Street intersection.
Duane DeBlauw, owner, and CJ Horstman, designer, spoke in support of the project and responded to questions regarding the proposed increase in density, building articulation, stormwater run-off, and the retaining wall along the Crown Terrace frontage.

The Committee spoke in support of the project, commenting that the architecture and color palette is complementary to the approved project, and is consistent with the Village Design Guidelines. The Committee appreciated the increased density given the proximity to The Village, the need for additional housing, and found the proposal to be an appropriate revision to the project. The Committee appreciated that the project is over parked, and found the parking structure to be appropriate for this project.

Committee Member Hertel made a motion, seconded by Committee Member Berlin, to recommend approval of the project to the Planning Commission.

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

AYES: Hertel, Berlin, Hoag
NOES: None
ABSENT: None

8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 18-006; DEVELOPMENT OF AN OUTDOOR HOME AND GARDEN CENTER INCLUDING APPROXIMATELY 5,000 SQUARE FEET OF GREENHOUSE AREA, ALTERATIONS AND REMODEL OF EXISTING TWO-STORY STRUCTURE, LANDSCAPING, AND ALTERATIONS TO THE EXISTING PARKING LOT; LOCATION – 700 OAK PARK BLVD; APPLICANT – MICHELLE & DAVID ROLSTON; REPRESENTATIVE – GARTH KORNREICH, KORNREICH ARCHITECTS (Perez)
Assistant Planner Perez presented the staff report and responded to questions regarding the existing trash enclosures, emergency access, disabled access throughout the site, and whether parking agreements would be required since the site is comprised of multiple parcels that will not be merged.

Garth Kornreich, architect, and Michelle Ralston, applicant, responded to questions about the overall vision and use of the site, operating hours, site security, potential for hosting events, noise impacts, and colors of the greenhouse walls and roofs.

The Committee spoke in support of the project, commenting that the vision and concept are an appropriate use for the site and could be an asset to the community. The Committee appreciated repurposing the existing two-story building, and the alterations proposed to the structure, including the new color palette. The Committee also appreciated the applicant's attention to detail, and the sensitivity towards the Chilton Street residents. The Committee was concerned with the species of hedges proposed for the perimeter of the site due to potential growth height, glare off of the greenhouse structures, compatibility with the adjacent neighbors with regard to volume of music during potential events and daily operations, and on site lighting.

Vice Chair Berlin made a motion, seconded by Committee Member Hertel to recommend approval of the project to the Planning Commission with the following conditions:

1. A fence or hedge shall be added between the project and 1610 Chilton Street that is respectful to the neighbors.
2. Encourage collaboration with staff to resolve the parking discrepancy.
3. The application shall address neighborhood compatibility with regard to the frequency, size, hours, and noise levels of events.

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

**AYES:** Berlin, Hertel, Hoag,
**NOES:** None
**ABSENT:** None

Chair Hoag called a recess at 10:25 a.m. The meeting was resumed at 10:30 a.m.

9. **DISCUSSION ITEMS**

9.a. **REVIEW OF LANDSCAPING, LIGHTING, AND ARCHITECTURE FOR CONDITIONAL USE PERMIT 18-001 (Downing)**

Planning Manager Downing presented the proposed landscaping, lighting fixtures and architectural style to the Committee.

Committee Member Hertel made a motion, seconded by Vice Chair Berlin to approve the project as submitted.

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

**AYES:** Hertel, Berlin, Hoag
**NOES:** None
**ABSENT:** None

9.b. **CONSIDERATION OF THE ARCHITECTURAL REVIEW COMMITTEE APPOINTMENT TO THE JIM GUTHRIE COMMUNITY SERVICE GRANT PANEL (Downing)**

Planning Manager Downing gave a brief background about the Jim Guthrie Community Service Grant Program, the makeup of the panel, and past representatives from the Committee. The Committee came to a consensus that Chair Hoag will be the representative on the panel, and Committee Member Hertel will serve as an alternate.

9.c. **MEETING SCHEDULE FOR JANUARY AND FEBRUARY, 2019 (Downing)**

Planning Manager Downing reviewed the meeting schedule, and acknowledged the regular meetings on January 21 and February 18, 2018 would be cancelled due to City holidays. Committee Members stated they are available for the regular meetings on January 7 and February 4, 2018.

10. **COMMITTEE COMMUNICATIONS**

Chair Hoag inquired about when the Committee Members’ terms comes to an end. Planning Manager Downing noted that the new members will be seated in February, and suggested that Committee Members who were appointed by Council Members that have lost their seat will need to submit an application if they desire to continue serving on the Committee.

Vice Chair Berlin stated that he has filed an application for appointment to the vacant City Council seat.
11. STAFF COMMUNICATIONS
Planning Manager Downing thanked the Committee for their flexibility for accommodating
the special meeting request. Planning Manager Downing also notified the Committee that
the Rugged Radios project was approved by the Planning Commission.

Planning Manager Downing responded to an inquiry from Chair Hoag about the Popeye’s
project. Planning Manager Downing noted that when the project was denied by City Council,
the purchase and sale agreement was extended one year to allow the applicant sufficient
time to develop a plan for development.

Planning Manager Downing responded to an inquiry from Vice Chair Berlin about the status
of the Meadow Creek Care Center near Kennedy Fitness. Planning Manager Downing
stated that the applicant is in the process of getting their construction documents together
for submittal.

12. ADJOURNMENT
The meeting was adjourned at 11:03 a.m.to a regular meeting on January 7, 2019 at 2:30
p.m.

ANDREW PEREZ
ASSISTANT PLANNER
(Approved at ARC Meeting _______)

WARREN HOAG
CHAIR
MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: 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

DATE: JANUARY 7, 2019

**SUMMARY OF ACTION:**
A recommendation to the Community Development Director on final details associated with the project will allow for issuance of a building permit for tenant improvements to the former Kmart building approved by Conditional Use Permit 18-004.

**IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:**
None.

**RECOMMENDATION:**
It is recommended the Architectural Review Committee (ARC) review the final project details and make a recommendation to the Community Development Director.

**DISCUSSION:**
The Planning Commission approved Conditional Use Permit 18-004 on September 4, 2018. In accordance with the Conditions of Approval (Attachment 1), a tree replacement plan, final color and materials, landscaping, and any trash enclosures, cart corrals, and any further parking reduction are required to be reviewed by the ARC prior to building permit issuance.

The applicant has submitted a revised planting plan that shows locations of existing trees to remain and new trees proposed to be installed. The other planting areas are shown on the plan; however, plant species are not identified. The applicant indicates that existing loading dock areas will accommodate any additional trash necessities of the site. Cart corrals have been included in four (4) locations in the parking lot, while additional cart storage will occur adjacent to the building. Some parking is being eliminated in order to accommodate the four (4) electric vehicle charging spaces required for the project and to accommodate an accessible path of travel to the front of the building. The applicant is working on the final parking reduction numbers but the reduction appears to be an additional six (6) spaces. This reduction, along with the four (4) spaces utilized by cart corrals results in a total of 541 spaces provided. 570
total spaces are required for the site. This results in an approximately seven percent (7%) parking reduction compared to the previously anticipated five percent (5%) reduction.

The monument sign originally proposed was deferred by the Planning Commission to allow the applicant time to refine the sign proposal. Signage is anticipated to be processed separately in the near future.

Attachment:
1. Pages 12 & 13 of Resolution No. 18-2312
2. Project plans
RESOLUTION NO. 18-2312
PAGE 12

a. Plan Review Fee (Based on the current Building Division fee schedule. NOTE: The applicant is responsible to pay all fees associated with outside plan review consultants)

63. FEES TO BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT

a. Water Neutralization fee, to be based on codes and rates in effect at the time of building permit issuance, involving water connection or enlargement of an existing connection.
b. Water Distribution fee, to be based on codes and rates in effect at the time of building permit issuance.
c. Water Meter charge to be based on codes and rates in effect at the time of building permit issuance.
d. Water Availability charge, to be based on codes and rates in effect at the time of building permit issuance.
e. Traffic Impact fee, to be based on codes and rates in effect at the time of building permit issuance.
f. Traffic Signalization fee, to be based on codes and rates in effect at the time of building permit issuance.
g. Sewer Connection fee, to be based on codes and rates in effect at the time of building permit issuance.
h. South San Luis Obispo County Sanitation District Connection fee, to be based on codes and rates in effect at the time of building permit issuance.
i. Drainage fee, to be based on codes and rates in effect at the time of building permit issuance.
j. Park Development fee, to be based on codes and rates in effect at the time of building permit issuance.
k. Construction Tax, to be based on codes and rates in effect at the time of building permit issuance.
l. Alarm Fee, to be based on codes and rates in effect at the time of building permit issuance.
m. Strong Motion Instrumentation Program (SMIP) Fee, to be based on codes and rates in effect at the time of building permit issuance.
n. Building Permit Fee, to be based on codes and rates in effect at the time of building permit issuance.

ARCHITECTURAL REVIEW COMMITTEE

64. Prior to issuance of a building permit, a tree replacement plan shall be reviewed by the Architectural Review Committee for a recommendation to the Community Development Director.

65. Prior to issuance of a building permit, the final color and materials that takes into consideration the potential remodel of the remainder of the center shall be reviewed by the Architectural Review Committee for a recommendation to the Community Development Director.
66. Prior to issuance of a building permit, the final landscape plan, including building landscape included in plan renderings, shall be reviewed by the Architectural Review Committee for a recommendation to the Community Development Director.

67. Prior to issuance of a building permit, the complete site plan, including trash enclosures, cart corrals, and accurate parking reductions shall be reviewed by the Architectural Review Committee for a recommendation to the Community Development Director.
MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE

FROM: MATTHEW DOWNING, PLANNING MANAGER

SUBJECT: 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.

DATE: JANUARY 7, 2019

SUMMARY OF ACTION:
A recommendation to the Community Development Director on final trash enclosure design and location will allow for issuance of a building permit for the residential development approved by Planned Unit Development 18-001.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:
None.

RECOMMENDATION:
It is recommended the Architectural Review Committee (ARC) review the final trash enclosure location and design for the approved planned unit development and make a recommendation to the Community Development Director.

DISCUSSION:
The Planning Commission approved Tentative Tract Map 18-003 and Planned Unit Development 18-001 on August 21, 2018. In accordance with Condition of Approval #14, final design and location of the trash enclosures are required to be reviewed by the ARC prior to building permit issuance. During consideration of the project, the Planning Commission included Condition of Approval #94, requiring the applicant to have South County Sanitary reevaluate trash pickup options to facilitate dumpsters, if feasible. Accordingly, the trash enclosures have been moved adjacent to the street.

Attachment:
1. Project plans
MEMORANDUM

TO: ARCHITECTURAL REVIEW COMMITTEE
FROM: MATTHEW DOWNING, PLANNING MANAGER
BY: ANDREW PEREZ, ASSISTANT PLANNER
SUBJECT: REVIEW OF FRONT AWNINGS ASSOCIATED WITH ARCHITECTURAL REVIEW 18-002; LOCATION - 135 BRIDGE STREET; APPLICANT – LIZ HUZARIK; REPRESENTATIVE – JEROME HERRERA
DATE: JANUARY 7, 2019

SUMMARY OF ACTION:
A recommendation to the Community Development Director on the proposed revision to the awning color for a project approved by Architectural Review 18-002.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:
None.

RECOMMENDATION:
It is recommended the Architectural Review Committee (ARC) review the proposed color and make a recommendation to the Community Development Director.

DISCUSSION:
The ARC approved Architectural Review 18-002 on October 15, 2018 for exterior alterations to an existing commercial building, which included replacement of the existing siding with stucco, repair of water damage, replacement of the existing awnings, and new paint. The Committee found the proposed colors for the buildings and the black awnings that were originally proposed to be acceptable (Attachment 1). The applicant proposes to change the awning color from black to a shade of yellow, Golden Pagoda (Attachment 2). The Village Design Guidelines state that colors used in the historic district shall be earth tones, and the proposed color is not considered to be in compliance. In accordance with Condition of Approval #3, black awnings with a loose valence were approved, and any change requires a recommendation from the Committee.

Attachment:
1. Approved Colors
2. Proposed Awning Color Sample
Golden Pagoda
VR071C I Valspar
Available at ACE