

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, FEBRUARY 1, 2021 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA

In compliance with the State and County Shelter at Home Orders due to the coronavirus pandemic, and as allowed by the Governor's Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, this meeting was held by teleconference.

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, Committee Members Jon Couch, Kristin Juette, and Lori Hall were present.

City Staff Present: Associate Planner Andrew Perez, and Assistant Planner Patrick Holub were 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

7. a. Vice Chair Berlin made a motion, seconded by Committee Member Couch to approve the minutes of the December 7, 2020, Regular Meeting as submitted. The motion passed 4-0 on the following voice vote:

AYES: Berlin, Couch, Hall, Hoag

NOES: None

ABSTAIN: Juette

8. PROJECTS

8.a CONSIDERATION OF ARCHITECTURAL REVIEW 20-011; EXTERIOR ALTERATIONS TO AN EXISTING COMMERCIAL BUILDING AND NEW SIGNAGE; LOCATION – 117 E. BRANCH STREET; APPLICANT – AMANDA CRANER, MULE BAKERY (Holub)

Assistant Planner Holub presented the staff report, described the modifications proposed by the application and the proposed signage. He presented the proposed color palate and a rendering of the front façade. He explained how the overall concept complies with the Village Design Guidelines for the Historic Character Overlay District.

The Committee spoke in support of the project and appreciated the color palate and material choices. The Committee found the concept to be consistent with the Design Guidelines for both the signage and front elevation. The Committee encouraged the applicant to add depth to the signage through use of texture or an additional color, and to incorporate a loose valance on the replacement awning.

Vice Chair Berlin made a motion, seconded by Committee Member Juette, to recommend approval of the project to the Community Development Director, subject to the following conditions:

- 1) The board and batten siding shall use installed along the entire width of the business frontage.
- 2) The new awning shall have a loose valance.

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

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

8.b CONSIDERATION OF ARCHITECTURAL REVIEW 21-002; EXTERIOR ALTERATIONS TO AN EXISTING COMMERCIAL BUILDING; LOCATION – 1064 E. GRAND AVENUE; APPLICANT – GARRATEL PROPERTIES LLC; REPRESENTATIVE – MICHAEL DAMMEYER, STEVEN PUGLISI ARCHITECTS (Perez)

Associate Planner Perez presented the staff report highlighting the existing conditions and the proposed modifications. He also presented the color palate and how the project conforms to the Design Standards and Guidelines for Mixed-Use Districts.

Michael Dammeyer, project architect, spoke in favor of the project and explained the future uses of the building, and clarified that the existing landscaping is proposed to remain and explained that the roll-up door will be painted to match the stucco siding.

The Committee spoke in support of the project and appreciated the proposed remodel of the outdated building. The Committee was supportive of the color choices and the project's compatibility with the adjacent buildings.

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

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

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

9. DISCUSSION ITEMS

CONSIDERATION OF ARCHITECTURAL REVIEW COMMITTEE APPOINTMENT TO THE COMMUNITY SERVICE GRANT COMMITTEE (Perez)

Associate Planner Perez presented the staff report and provided background about the Arroyo Grande Community Service Grant Program, and the responsibility of the appointee to the grant panel.

The Committee came to a consensus that Committee Member Couch will be the representative on the panel, and Committee Member Hall will serve as an alternate.

10. COMMITTEE COMMUNICATIONS

Chair Hoag encouraged Committee Members to look at projects that were recently reviewed by the Committee that are now under construction, including Dutch Bros, Rugged Radios, and JB Auto.

11. STAFF COMMUNICATIONS

Associate Planner Perez informed the Committee that the Housing Element Update was adopted by the City Council on January 26, 2021.

Associate Planner Perez informed the Committee that an application for a 65-unit affordable housing project was submitted by HASLO on January 8, 2021.

Associate Planner Perez announced that the February 15, 2021 Regular Meeting would be cancelled due to City offices being closed in observance of President's Day.

12. ADJOURNMENT

The meeting adjourned at 3:48 p.m. to a regular meeting on March 1, 2021 at 2:30 p.m.

ANDREW PEREZ
ASSOCIATE PLANNER
(Approved at ARC Meeting _____)

WARREN HOAG
CHAIR

DRAFT