

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 15, 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

Committee Member Couch 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 Juette to approve the minutes of the March 1, 2021, Regular Meeting with a minor correction to the vote for Vice Chair (Item 9.a). The motion passed 5-0 on the following voice vote:

AYES: Berlin, Juette, Couch, Hall, Hoag

NOES: None

8. PROJECTS

8.a CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 21-003; ONE NEW WALL SIGN, ONE NEW GROUND SIGN AND ACCESSORY SIGNAGE FOR A NEW BUSINESS; LOCATION – 121 WEST BRANCH STREET; APPLICANT – CARMEN LEYVA, POKE MORRO (Holub)

Assistant Planner Holub presented the staff report, and provided information about the location, sign regulations for the Village, and project details. He described the proposed project including details about the size of the signs, colors, and compliance with the Design Guidelines for the Historic Character Overlay District.

Carmen and Isaac Leyva, project applicants, spoke in support of the project and answered questions from the Committee. The applicants clarified the colors on the signs and explained how the installation hardware will provide some dimension to the wall sign.

The Committee spoke in support of the project and appreciated the overall design, but wanted to see consistency between the colors used for the blade and wall signs. The Committee also stated a desire to see details added to the wall sign to add depth and dimensionality.

Committee Member Juette made a motion, seconded by Committee Member Couch, to recommend approval of the project to the Community Development Director, with the following conditions:

1. Both signs shall use white lettering on a black background
2. A circle shall be added around the logo on the wall sign to add dimensionality
3. Sign illumination shall comply with the Village Design Guidelines and the Arroyo Grande Municipal Code.

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

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

8.b. CONSIDERATION OF TENTATIVE PARCEL MAP 21-001 AND PLANNED UNIT DEVELOPMENT 20-001; SUBDIVISION OF ONE (1) LOT INTO TWO (2) LOTS AND CONSTRUCTION OF TWO (2) NEW SINGLE-FAMILY RESIDENCES; LOCATION – 1250 FARROLL AVENUE; APPLICANT – BHAJAN SINGH; REPRESENTATIVE – GREG SOTO, LIV-IN ENVIRONMENTS (Perez)

Associate Planner Perez presented the staff report explaining the original use of the subject property as a drainage basin, the purpose of the Planned Unit Development permit process, and the proposed project. He explained the proposed access and parking details, open space requirements for PUDs, and landscaping. He also presented the architectural style and color palate of both proposed residences.

Greg Soto, project architect, spoke in support and answered the Committee's questions. He explained how he calculated the open space statistics, and acknowledged that he can create an open space exhibit for the Planning Commission hearing. He also explained how the home on Lot A can be redesigned by shifting the garage and master suite above to the east to improve solar access and decrease privacy concerns.

The Committee spoke in support of the concept of a small lot PUD as an infill project. The Committee appreciated the architecture and the side-loaded garages. The Committee appreciated the thoughtful design and placement of the windows along the western elevations to mitigate privacy concerns. The Committee was concerned with solar access along the western side setback, primarily on Lot A, due to the proximity of this project to the residences to the east. The Committee appreciated the architect's willingness to redesign the home by shifting the garage and master suite to the east to increase light and air in the outdoor living space.

Vice Chair Berlin made a motion, seconded by Committee Member Hall, to recommend approval to the Planning Commission with the following condition:

1. The garage and second story portion of the residence on Lot A shall be shifted to the east to allow more solar access along the western side yard.

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

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

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

Chair Hoag inquired about the project at 1185 E. Grand Avenue and whether it required review by the ARC.

11. STAFF COMMUNICATIONS

Associate Planner Perez provided a recap of the Community Service Grant Program committee that convened on March 4th.

Associate Planner Perez announced that the Committee will review Housing Authority of San Luis Obispo's mixed-use project at 700 Oak Park Blvd. at their next meeting on April 5th.

12. ADJOURNMENT

The meeting adjourned at 4:21 p.m. to a regular meeting on April 5, 2021 at 2:30 p.m.

ANDREW PEREZ
ASSOCIATE PLANNER
(Approved at ARC Meeting _____)

WARREN HOAG
CHAIR