

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 2, 2020 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 Hoag, Vice Chair Bruce Berlin, Committee Members Jon Couch, Lori Hall, and Kristin Juetter were present.

City Staff Present: Community Development Director Whitney McDonald and Assistant Planner Andrew Perez were present.

3. FLAG SALUTE

Chair Hoag led the Flag Salute.

4. AGENDA REVIEW

The Committee determined to hear Item 8.b before Item 8.a.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

Committee Member Couch made a motion, seconded by Vice Chair Berlin to approve the minutes of the January 6, 2020, Regular Meeting with one clarification to the "Staff Communications" section of the minutes. The motion passed 4-0-1 on the following voice vote:

AYES: Couch, Berlin, Juetter, Hoag

NOES: None

ABSTAIN: Hall

8. PROJECTS

8.b. CONSIDERATION OF ARCHITECTURAL REVIEW 20-001; EXTERIOR ALTERATIONS TO AN EXISTING DRIVE-THRU RESTAURANT; LOCATION – 1259 E. GRAND AVENUE; APPLICANT – DUTCH BROS COFFEE; REPRESENTATIVE – BRADEN BERNARDS (Perez)

Assistant Planner Perez presented the staff report, and specific details about the proposed materials and colors, and explained how the proposal relates to the Design Guidelines and Standards for the Mixed-Use Districts.

Braden Bernards, applicant, and Kimberley Raden, project architect, spoke in favor of the project and explained the rationale for the design choices presented, including the decision to repurpose the building. The applicants stated that the proposed overhead doors will provide

light and air and also promote pedestrian interaction with the street frontage. They stated that the design is consistent with the Dutch Bros. franchise colors and concept.

The Committee spoke in support of the project and appreciated repurposing the existing building and the addition of the tower element by lowering the height of the parapet wall. The Committee also appreciated the addition of a trash enclosure to the site and the elimination of the speaker system to mitigate noise complaints. The Committee found the color and material choices appropriate, and expressed support for the proposed overhead doors to promote interaction with the street. The Committee expressed a preference for additional signage to improve pedestrian safety with regards to the drive-thru use. The Committee stated that although a specific stone veneer sample wasn't provided the final product should resemble what was represented on the plans.

Vice Chair Berlin made a motion, seconded by Committee Member Couch, 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, Juetta, Berlin, Hall, Hoag
NOES: None

8.a. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 20-003; TWO (2) NEW WALL SIGNS FOR A NEW BUSINESS IN THE ARROYO GRANDE SHOPPING CENTER; LOCATION – 1237 E. GRAND AVENUE, SUITE 101; APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – MARK BLACKFORD (Perez)

Assistant Planner Perez presented the staff report, sign details, and how the proposal complies with the sign program in place for this shopping center.

The Committee spoke in favor of the project, specifically finding the size and location of the sign proposed for the western elevation to be appropriate. The Committee appreciated the contrast between the proposed signs and the brown color on the new tower element.

Committee Member Juetta 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: Juetta, Berlin, Couch, Hall, Hoag
NOES: None

9. DISCUSSION ITEMS

CONSIDERATION OF ARCHITECTURAL REVIEW COMMITTEE APPOINTMENT TO THE JIM GUTHRIE COMMUNITY SERVICE GRANT PANEL

Assistant Planner Perez 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 Committee Member Juetta will be the representative on the panel, and Committee Member Hall will serve as an alternate.

10. COMMITTEE COMMUNICATIONS

Chair Hoag and the Committee welcomed Whitney McDonald to the City.

Chair Hoag announced that he will likely be absent from the regularly scheduled Committee meeting on April 20, 2020.

11. STAFF COMMUNICATIONS

Assistant Planner Perez announced that in addition to Whitney McDonald being named Community Development Director, Patrick Holub was hired as a full-time Assistant Planner.

12. ADJOURNMENT

The meeting adjourned at 3:45 p.m. to a regular meeting on March 16, 2020 at 2:30 p.m.

ANDREW PEREZ
ASSISTANT PLANNER
(Approved at ARC Meeting _____)

WARREN HOAG
CHAIR

DRAFT