

**MINUTES
CITY OF ARROYO GRANDE
MEETING OF THE
ARCHITECTURAL REVIEW COMMITTEE (ARC)
MONDAY, JANUARY 11, 2010**

The meeting of the City of Arroyo Grande Architectural Review Committee was called to order at 2:30 p.m. by Chair Hoag.

ROLL CALL: Present were Committee Members Tom Goss, Kyle Harris, Vice Chair Mike Peachey, and Chair Hoag; Marcy Betita was absent.

APPROVAL OF MINUTES: Minutes from December 7, 2009

Mr. Harris moved and Mr. Goss seconded approval of minutes as submitted. Motion approved: 3/0 voice vote; (Chair Hoag abstained due to absence at that meeting).

I. PUBLIC COMMENT: None

II. PROJECTS:

A. LANDSCAPE PLANS FOR PLANNED UNIT DEVELOPMENT CASE NO. 04-002 AND VESTING TENTATIVE TRACT MAP CASE NO. 04-002; APPLICANT – CLIFF BRANCH; REPRESENTATIVE – OASIS ARCHITECTURE AND PLANNING; LOCATION – E. CHERRY AVENUE AND MYRTLE STREET

Associate Planner Kelly Heffernon presented the staff report.

Cliff Branch, applicant, described and spoke in support of the project.

Michael Cripe, Landscape Architect with Oasis Associates, described the project in further detail. Rick Koon, engineer, was present to answer questions.

ARC members asked questions and made comments regarding the project. In response to ARC and staff questions about fencing, Mr. Cripe provided additional landscape plan pages. Chair Hoag directed that since the fence plans were not available to ARC and staff before the meeting, and because there was discord between what was shown (wood and wire fencing) vs. what was expected (fencing similar to Farm Supply), the fencing could be approved at staff level, with the option to return to ARC for specific direction.

Mr. Harris made a motion, seconded by Mr. Goss, to recommend to the Director of Community Development approval of landscape plans for PUD 04-002 and VTTM 04-002 as submitted. The motion was approved on a 4-0 voice vote.

B. DEVELOPMENT AGREEMENT CASE NO. 09-002 AND ADMINISTRATIVE SIGN PERMIT CASE NO. 09-028; APPLICANT – FIVE CITIES COMMUNITY SERVICES FOUNDATION; REPRESENTATIVE – ALAN BUCK AND CITY OF ARROYO GRANDE; LOCATION - WEST BRANCH STREET AT OLD RANCH ROAD.

Mr. Goss disclosed that when he worked at Burdine Printing, as an employee he created a brochure for the Recreation Center, but he didn't feel it would impact his ability to make an impartial judgment on the project.

Planning Manager Jim Bergman presented the staff report.

Alan Buck, project coordinator, described and spoke in support of the project. Jay Johnson, Russell Seacat, and Warren Hamrick were also present to answer any questions.

ARC members adjourned to the City Council Chambers for a PowerPoint presentation on the project shared by Craig Bouck, then they reconvened in the Conference Room.

Doug Perrin, Director of Recreation and Maintenance Services, further described and spoke in support of the project. Tentative scheduling includes review by the Parks and Recreation Commission on January 14, Planning Commission on February 2, and City Council in February or March.

ARC members asked questions and made comments regarding the project.

Mr. Goss made a motion, seconded by Mr. Peachey, to recommend to the Director of Community Development approval of DA 09-002 and ASP 09-028 with the following modifications:

- No signage shall be placed on the support structure of any signage (water tower or other) that is installed at the SW corner of the site.
- Tower signage shall be restricted to the name of the complex (no additional corporate logos shall be added).
- Windows on the north side shall be added at the approximate eye level of the jogging mezzanine.
- Tall fast-growing trees shall be planted along Old Ranch Road to screen/mask that portion of the roofline from the residences above.
- Parking spaces to the north of the Women's Center (Lot #4) shall be kept informal until formal need is determined (defer paving until necessary).
- Monument signs at the entrances are deemed acceptable, but need review by ARC before execution.
- ARC encourages balancing the grade (cut and fill).

The motion was approved on a 4-0 voice vote.

C. CONDITIONAL USE PERMIET CASE NO. 09-012, APPLICANT – CITY OF ARROYO GRANDE/ POLICE DEPARTMENT; REPRESENTATIVE – CRAIG ATKINSON, AIA; LOCATION – WEST BRANCH STREET AT RODEO DRIVE

Planning Manager Jim Bergman presented the staff report.

Craig Atkinson, BFG&C Architects representative, spoke in support of the project.

ARC members asked questions and made comments regarding the project.

Mr. Harris made a motion, seconded by Mr. Peachey, to recommend to the Director of Community Development approval of the original design concept for CUP 09-012 with the following conditions:

- Darken the color of the base materials, and explore more tone/texture vs. change of material.
- Segmental retaining walls are acceptable.
- Return to ARC for review of the final design with all four (4) elevations once available.
- If the pitched roof concept is preferred by City Council, ARC recommends that the tower's roof be lowered to reduce the massing over the entry to the building (to reduce the "guard tower" feeling).

The motion was approved on a 3-1 voice vote (Chair Hoag voted against it due to preferring the hip roof option.)

Mr. Peachey had to leave at 5:25 p.m.

D. ADMINISTRATIVE SIGN PERMIT CASE NO. 09-025; APPLICANT – ARROYO GRANDE LIQUOR & MARKET (Bhajan Singh, owner); LOCATION – 821 E. GRAND AVE.

Planning Manager Jim Bergman presented the staff report for Darryl Mimick.

Mr. Singh, owner, spoke in support of the project.

ARC members asked questions and made comments regarding the project.

Mr. Goss made a motion, seconded by Mr. Harris, to recommend to the Director of Community Development approval of ASP 09-025, with the condition that the blue color be softened in shade to more closely match the building color. The motion was approved on a 3-0 voice vote.

III. DISCUSSION ITEM: None

IV. ADJOURNMENT: The meeting was adjourned at 5:35 pm to the next regular meeting date of February 1, 2010.