

**MINUTES
CITY OF ARROYO GRANDE
MEETING OF THE
ARCHITECTURAL REVIEW COMMITTEE (ARC)
MONDAY, APRIL 5, 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 Marcy Betita, Tom Goss, Kyle Harris, Vice Chair Mike Peachey, and Chair Hoag.

APPROVAL OF MINUTES: Minutes from March 1, 2010

Mr. Goss moved and Mr. Harris seconded approval of minutes as submitted. Motion approved: 5/0 voice vote.

ELECTION:

Mr. Goss nominated, and Mr. Peachey seconded, Warren Hoag to be Chair. Motion approved: 5/0 voice vote.

Mr. Peachey nominated Kyle Harris to be Vice Chair, but the motion died for lack of a second.

Mr. Harris nominated, and Mr. Goss seconded, Mr. Peachey to be Vice Chair. Motion approved: 5/0 voice vote.

I. PUBLIC COMMENT: None

II. PROJECTS:

A. ADMINISTRATIVE SIGN PERMIT CASE NO. 10-006; APPLICANT – OSTY INSURANCE & REALTY, KEN & LINDA OSTY; REPRESENTATIVE – AVILA SIGN & DESIGN, ROBIN MCDONAL; LOCATION – 136 BRIDGE STREET

Mr. Goss stepped down for this item, as the Osty's provide his insurance.

Planning Intern Darryl Mimick presented the staff report.

Robin McDonald, representative, described and spoke in support of the project.

ARC members asked questions and made comments regarding the project.

Mr. Harris made a motion, seconded by Ms. Betita, to recommend to the Director of

Community Development approval of ASP 10-006 with the following conditions:

- Applicant is encouraged to consider a 3-dimensional sign on Traffic Way (if within their budget).
- Applicant shall ensure that the Traffic Way sign is positioned so that blank side (the back) won't be prominently visible.

The motion was approved on a 4-0 voice vote; Mr. Goss abstaining.

B. ADMINISTRATIVE SIGN PERMIT CASE NO. 10-007; APPLICANT – THE VILLAGE FAMILY DOCTOR, KARIN YOUNG; REPRESENTATIVE – AVILA SIGN & DESIGN, ROBIN MCDONALD; LOCATION – 207 BRIDGE STREET.

Mr. Goss returned for this item.

Planning Manager Jim Bergman presented the staff report.

Robin McDonald, representative, described and spoke in support of the project.

ARC members asked questions and made comments regarding the project.

Mr. Peachey made a motion, seconded by Ms. Betita, to recommend to the Director of Community Development approval of ASP 10-007 as submitted.

The motion was approved on a 5-0 voice vote.

C. VARIANCE CASE NO. 09-001, APPLICANT – GLENN BURGESS; REPRESENTATIVE – LGA; LOCATION – 785 EASY STREET

Associate Planner Ryan Foster presented the staff report.

Darin Cabril, LGA Representative, described and spoke in support of the project.

ARC members asked questions and made comments regarding the project.

Mr. Peachey made a motion, seconded by Mr. Goss, to recommend to the Planning Commission approval of the landscape plan for VAR 09-001 as submitted. The motion was approved on a 5-0 voice vote.

There was a five-minute break at 3:15 p.m.

D. DEVELOPMENT AGREEMENT AMENDMENT CASE NO. 10-001, APPLICANT – MANGANO HOMES; REPRESENTATIVE – MICHAEL BERTACCINI; LOCATION – GRACE LANE PROJECT, TRACT 2236, ROYAL OAKS PLANNED DEVELOPMENT

Associate Planner Kelly Heffernon presented the staff report.

The following people described and spoke in support of the project:

- Andy Mangano of Mangano Homes,
- Mike Bertaccini of LGA
- Michael Cripe of Oasis Associates

ARC members asked questions and made comments regarding the project. Chair Hoag helped narrow the topics for discussion to: setbacks, general design, and walkway trail fencing.

Chair Hoag made a motion, seconded by Mr. Harris, to recommend to the Community Development Director approval of DAA 10-001, with the following conditions:

- Setbacks on lots 1-9 shall be 5' on both sides; setbacks on lot 10 shall be 5' on one side and 10' on the other; setbacks for lots 14 and 15 shall be 10% of the lot width.
- The general design is okay, with photo-shopped-in garage door upgrades (as shown in attachments).
- The walkway trail fencing shall not include the proposed guard rail, the chain link fence shall not be installed (but a different, safe and less obtrusive fencing would be acceptable), and the split rail (not vinyl) fence shall be installed on the open space side.
- ARC's preference is to save the oak trees near the corner where the DG path goes (and make it go around the trees).

Discussion: Mr. Peachey noted there may not be split rail fencing between all the lots, and ARC agreed that this topic would come back later.

The motion was approved on a 5-0 voice vote.

III. DISCUSSION ITEM:

Planning Manager Jim Bergman updated ARC on the status of In N Out, the JJ's Market project, Hampton Inn, and Fresh N Easy.

IV. ADJOURNMENT:

The meeting was adjourned at 4:40 pm to the next regular meeting date of May 3, 2010.