

## ACTION MINUTES

### SPECIAL MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE WEDNESDAY, DECEMBER 19, 2018 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA

#### **1. CALL TO ORDER**

Chair Warren Hoag called the Special Architectural Review Committee meeting to order at 8:30 a.m.

#### **2. ROLL CALL**

ARC Members: Chair Warren Hoag, Vice Chair Bruce Berlin, and Committee Members Mary Hertel were present.

City Staff Present: Planning Manager Matt Downing and Assistant Planner Andrew Perez were present.

#### **3. FLAG SALUTE**

Chair Hoag led the Flag Salute.

#### **4. AGENDA REVIEW**

None.

#### **5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

#### **6. WRITTEN COMMUNICATIONS**

Chair Hoag acknowledged the Committee's receiving a supplemental memo for Agenda Item 9.a.

#### **7. CONSENT AGENDA**

Vice Chair Berlin made a motion, seconded by Committee Member Hertel, to approve the minutes of the November 5, 2018 Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

**AYES:** Berlin, Hertel, Hoag

**NOES:** None

**ABSENT:** None

#### **8. PROJECTS**

**8.a. CONSIDERATION OF AMENDED PLANNED UNIT DEVELOPMENT NO. 18-001; REVISIONS TO A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT TO ALLOW EIGHT (8) ADDITIONAL HOUSING UNITS; LOCATION – 415 EAST BRANCH STREET; APPLICANT – DB&M PROPERTIES, LLC; REPRESENTATIVE – MW ARCHITECTS (Downing)**

Planning Manager Downing presented the staff report and responded to questions regarding the architectural consistency between the project phases, the design and access to the proposed parking structure, emergency access to the site, and the public improvements at the Crown Terrace and Le Point Street intersection.

Duane DeBlauw, owner, and CJ Horstman, designer, spoke in support of the project and responded to questions regarding the proposed increase in density, building articulation, stormwater run-off, and the retaining wall along the Crown Terrace frontage.

The Committee spoke in support of the project, commenting that the architecture and color palette is complementary to the approved project, and is consistent with the Village Design Guidelines. The Committee appreciated the increased density given the proximity to The Village, the need for additional housing, and found the proposal to be an appropriate revision to the project. The Committee appreciated that the project is over parked, and found the parking structure to be appropriate for this project.

Committee Member Hertel made a motion, seconded by Committee Member Berlin, to recommend approval of the project to the Planning Commission.

The motion passed 3-0 on the following voice vote:

**AYES:** Hertel, Berlin, Hoag

**NOES:** None

**ABSENT:** None

**8.b. CONSIDERATION OF CONDITIONAL USE PERMIT 18-006; DEVELOPMENT OF AN OUTDOOR HOME AND GARDEN CENTER INCLUDING APPROXIMATELY 5,000 SQUARE FEET OF GREENHOUSE AREA, ALTERATIONS AND REMODEL OF EXISTING TWO-STORY STRUCTURE, LANDSCAPING, AND ALTERATIONS TO THE EXISTING PARKING LOT; LOCATION – 700 OAK PARK BLVD; APPLICANT – MICHELLE & DAVID ROLSTON; REPRESENTATIVE – GARTH KORNREICH, KORNREICH ARCHITECTS (Perez)**

Assistant Planner Perez presented the staff report and responded to questions regarding the existing trash enclosures, emergency access, disabled access throughout the site, and whether parking agreements would be required since the site is comprised of multiple parcels that will not be merged.

Garth Kornreich, architect, and Michelle Ralston, applicant, responded to questions about the overall vision and use of the site, operating hours, site security, potential for hosting events, noise impacts, and colors of the greenhouse walls and roofs.

The Committee spoke in support of the project, commenting that the vision and concept are an appropriate use for the site and could be an asset to the community. The Committee appreciated repurposing the existing two-story building, and the alterations proposed to the structure, including the new color palette. The Committee also appreciated the applicant's attention to detail, and the sensitivity towards the Chilton Street residents. The Committee was concerned with the species of hedges proposed for the perimeter of the site due to potential growth height, glare off of the greenhouse structures, compatibility with the adjacent neighbors with regard to volume of music during potential events and daily operations, and on site lighting.

Vice Chair Berlin made a motion, seconded by Committee Member Hertel to recommend approval of the project to the Planning Commission with the following conditions:

1. A fence or hedge shall be added between the project and 1610 Chilton Street that is respectful to the neighbors.
2. Encourage collaboration with staff to resolve the parking discrepancy.

3. The application shall address neighborhood compatibility with regard to the frequency, size, hours, and noise levels of events.

The motion passed 3-0 on the following voice vote:

**AYES:** Berlin, Hertel, Hoag,  
**NOES:** None  
**ABSENT:** None

Chair Hoag called a recess at 10:25 a.m. The meeting was resumed at 10:30 a.m.

#### **9. DISCUSSION ITEMS**

##### **9.a. REVIEW OF LANDSCAPING, LIGHTING, AND ARCHITECTURE FOR CONDITIONAL USE PERMIT 18-001 (Downing)**

Planning Manager Downing presented the proposed landscaping, lighting fixtures and architectural style to the Committee.

Committee Member Hertel made a motion, seconded by Vice Chair Berlin to approve the project as submitted.

The motion passed 3-0 on the following voice vote:

**AYES:** Hertel, Berlin, Hoag  
**NOES:** None  
**ABSENT:** None

##### **9.b. CONSIDERATION OF THE ARCHITECTURAL REVIEW COMMITTEE APPOINTMENT TO THE JIM GUTHRIE COMMUNITY SERVICE GRANT PANEL (Downing)**

Planning Manager Downing 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 Chair Hoag will be the representative on the panel, and Committee Member Hertel will serve as an alternate.

##### **9.c. MEETING SCHEDULE FOR JANUARY AND FEBRUARY, 2019 (Downing)**

Planning Manager Downing reviewed the meeting schedule, and acknowledged the regular meetings on January 21 and February 18, 2018 would be cancelled due to City holidays. Committee Members stated they are available for the regular meetings on January 7 and February 4, 2018.

#### **10. COMMITTEE COMMUNICATIONS**

Chair Hoag inquired about when the Committee Members' terms comes to an end. Planning Manager Downing noted that the new members will be seated in February, and suggested that Committee Members who were appointed by Council Members that have lost their seat will need to submit an application if they desire to continue serving on the Committee.

Vice Chair Berlin stated that he has filed an application for appointment to the vacant City Council seat.

**11. STAFF COMMUNICATIONS**

Planning Manager Downing thanked the Committee for their flexibility for accommodating the special meeting request. Planning Manager Downing also notified the Committee that the Rugged Radios project was approved by the Planning Commission.

Planning Manager Downing responded to an inquiry from Chair Hoag about the Popeye's project. Planning Manager Downing noted that when the project was denied by City Council, the purchase and sale agreement was extended one year to allow the applicant sufficient time to develop a plan for development.

Planning Manager Downing responded to an inquiry from Vice Chair Berlin about the status of the Meadow Creek Care Center near Kennedy Fitness. Planning Manager Downing stated that the applicant is in the process of getting their construction documents together for submittal.

**12. ADJOURNMENT**

The meeting was adjourned at 11:03 a.m. to a regular meeting on January 7, 2019 at 2:30 p.m.

---

**ANDREW PEREZ**  
**ASSISTANT PLANNER**  
(Approved at ARC Meeting \_\_\_\_\_)

---

**WARREN HOAG**  
**CHAIR**