

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MARCH 4, 2019 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Chair Warren Hoag called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

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

City Staff Present: Planning Manager Matt Downing, and Assistant Planner Andrew Perez 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

Committee Member Couch made a motion, seconded by Vice Chair Berlin, to approve the minutes of the February 4, 2019 Regular Meeting as submitted. The motion passed 4-0 on the following voice vote:

AYES: Couch, Berlin, Hertel, Hoag

NOES: None

ABSENT: None

ABSTAIN: Hall

8. PROJECTS

8.a. CONTINUED CONSIDERATION OF PLOT PLAN REVIEW 19-002; DEMOLITION, ADDITION AND REMODEL OF EXISTING RESIDENCE; LOCATION – 528 IDE STREET; APPLICANT – PATRICK CUSACK & SAMANTHA ENGLEMAN; REPRESENTATIVE – DON LOVE, LOVE ARCHITECTURE (Perez)

Assistant Planner Perez presented the staff report and gave a brief background of property, the existing development, and the scope of the proposed project.

Don Love, project representative, spoke in support of the project, presented the color and materials board, and responded to questions about the effectiveness of the light fixtures in

preventing light pollution, finish material on the proposed fencing, the design of the chimney, and proposed landscaping.

The Committee spoke in support of the project, commenting that the proposed revitalization of the existing residence is appreciated, and will be an improvement for the neighborhood. The Committee also spoke in favor of the color palette, continuation of siding material usage, and the scale of the additions. The Committee expressed concern with light pollution from the proposed light fixtures, and framing the chimney with wood rather than brick.

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

1. The proposed perimeter fencing shall have a matte finish,
2. The chimney shall maintain a brick exterior, of brick veneer, with preference being the reuse of the existing brick,
3. Treat the glass panes of the light fixtures to dim the light and prevent light pollution.

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

AYES: Berlin, Hertel, Couch, Hall, Hoag,
NOES: None
ABSENT: None

8.b. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 18-010; REVISION TO EXISTING PLANNED SIGN PROGRAM; LOCATION – INTERSECTION OF EAST GRAND AVENUE AND SOUTH ELM STREET; APPLICANT – JENNIFER DAW (Perez)

Assistant Planner Perez presented the staff report, summarized the changes proposed to the existing sign program, and answered questions about the pending alterations to the north elevation, wording changes proposed, and whether any existing commercial buildings on E. Grand Avenue have signs that do not face the street.

The Committee spoke in support of the project because it may facilitate the leasing of the tenant spaces, but was concerned that the signs on the east and west elevation that are non-street facing may be precedent setting. The Committee also expressed concern that a sign on the western elevation of the building would be a nuisance to the multi-family residential developments to the west of the project site.

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

1. Each instance a wall sign on the west elevation of Building Pad C is proposed, review by The Committee for placement and design is required,
2. The wording changes discussed by the Committee are incorporated into the existing Planned Sign Program.

9. DISCUSSION ITEMS

None

10. COMMITTEE COMMUNICATIONS

Vice Chair Berlin and Committee Member Couch announced they will be absent from the March 18, 2019 Regular Meeting.

Chair Hoag inquired with the Committee members and staff if they would be amicable to pushing back the start time of the second meeting of the month once a quarter.

11. STAFF COMMUNICATIONS

Planning Manager Downing emphasized the Committee about an aspect from the recent Ethics Training regarding conflicts of interest, and if the Committee members have any concerns they should contact the California Fair Political Practices Commission for guidance.

Planning Manager Downing announced that the revisions to the Planned Sign Program and monument sign at 1570 W. Branch Street was approved by the Planning Commission on Tuesday, February 19, 2019.

Planning Manager Downing notified the Committee that the General Plan Annual Update will be heard by the Planning Commission on Tuesday, March 5, 2019 and will include a discussion about the Regional Housing Needs Assessment numbers and an update to the Housing Element.

12. ADJOURNMENT

The meeting was adjourned at 4:40 p.m. to a regular meeting on March 18, 2019 at 2:30 p.m.

ANDREW PEREZ
ASSISTANT PLANNER
(Approved at ARC Meeting _____)

WARREN HOAG
CHAIR