

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MAY 6, 2019 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Vice Chair Bruce Berlin called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

ARC Members: Vice Chair Bruce Berlin and Committee Members Jon Couch, Lori Hall, and Kristin Juette were present. Chair Warren Hoag was absent.

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

3. FLAG SALUTE

Vice Chair Berlin led the Flag Salute.

4. AGENDA REVIEW

The Committee determined to hear Item 9.b. and Item 9.a. before Item 8.a.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Approval of the Minutes from the March 18, 2019 Regular Meeting was continued in order to allow for a quorum of Committee members present for the March 18, 2019 meeting.

Committee Member Couch made a motion, seconded by Committee Member Hall, to approve the minutes of the April 1, 2019. The motion passed 3-0-1 on the following voice vote:

AYES: Couch, Hall, Berlin

NOES: None

ABSENT: Hoag

ABSTAIN: Juette

Due to the applicant not being present for Item 8a, the Committee heard Items 9b and 9a prior to the consideration of Item 8a.

9. DISCUSSION ITEMS

9.b. CONSIDERATION OF PROJECT DETAILS ASSOCIATED WITH LOT MERGER 18-001 AND CONDITIONAL USE PERMIT 18-007; PHASED DEVELOPMENT OF NINE (9) TWO-STORY APARTMENT UNITS AND CONSTRUCTION OF A NEW TWO-STORY MIXED-USE STRUCTURE, INCLUDING 2,025 SQUARE FEET OF OFFICE SPACE AND A 2,240 SQUARE FOOT APARTMENT; LOCATION – 1214 E. GRAND AVENUE & 181 N.

ELM STREET; APPLICANT – FLOYD HENSLEY; REPRESENTATIVES – CODY MCLAUGHLIN & FRED PORTER (Perez)

Assistant Planner Perez presented the staff report and explained the project approval, conditions of approval implemented by the Planning Commission and project detail specifics.

Cody McLaughlin, project architect, spoke in support of the project and explained how the detail added to the western elevation of the mixed-use building and the trash enclosure utilize colors and materials that are found elsewhere within the project to create a unified design.

The Committee spoke in support of the materials and colors proposed for the trash enclosure and found the location to be appropriate. The Committee spoke in support of the addition of the architectural element to the western façade to both break up the massing and add appeal to a structure in a highly visible location. The Committee was concerned that the proposal did not soften the elevation as requested by the Planning Commission. The Committee suggested the removal of the stucco frame and to implement spacing between the wood slats that comprise each panel to soften the elevation. The Committee suggested that the overhang, the area of the western elevation nearest the right of way, should incorporate similar materials to add consistency and aesthetic appeal.

Committee Member Couch made a motion, seconded by Committee Member Hall, to recommend to the Community Development Director approval of the project details as submitted, with the suggestion to redesign the paneling to soften the architectural features on the western façade and overhang area through the use of similar materials and spacing to create relief between the paneling and the western wall.

AYES: Couch, Hall, Berlin

NOES: Julette

ABSENT: Hoag

9.a. CONSIDERATION OF FINAL LANDSCAPE PLAN FOR RUGGED RADIOS (CONDITIONAL USE PERMIT 18-003); LOCATION – SUBAREA 1 – EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – GREG COTTRELL, RUGGED RADIOS; REPRESENTATIVE – STEVEN PUGLISI ARCHITECTS (Downing)

Planning Manager Downing presented the staff report and gave specifics about the planting details, compliance with the municipal code, and specific plantings chosen in an attempt to soften the transition between the commercial and residential portions of the East Cherry Specific Plan.

Jim Burrows, project landscape architect, spoke in support of the project, explained how the plan complies with the City's water efficient landscaping ordinance, is designed to be low maintenance, and provides a variety of different colors and textures.

The Committee spoke in support of the project and appreciated the use of Magnolia trees along Waller Place, and found the plant selection to be appropriate for the climate and anticipated water usage.

Committee Member Hall made a motion, seconded by Committee Member Julette, to recommend approval of the landscape plan as submitted, to the Community Development Director.

The motion passed 4-0 on the following voice vote:

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

Committee Member Couch excused himself from the meeting at 3:38 p.m.

8. PROJECTS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 19-001; NEW SMALL CELL TELECOMMUNICATION FACILITY OF PRIVATE PROPERTY; LOCATION – 119 E. BRANCH STREET; APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – TRICIA KNIGHT (Downing)

Planning Manager Downing presented the staff report and gave background about the project site, the City's siting requirements for telecommunication facilities, and the project in relation to the Village Design Guidelines.

The Committee spoke in opposition to the location of the equipment behind the proposed awning and, would prefer the equipment to be located behind the parapet, if possible, would prefer a rounded awning that was more complimentary to the building's architecture, and met the requirements of the Village Design Guidelines.

Vice Chair Berlin made a motion, seconded by Committee Member Julette, to recommend a continuation of the item to a date uncertain to allow the applicant to be present.

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

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

9.c. ELECTION OF CHAIR AND VICE CHAIR (Downing)

Planning Manager Downing presented the item and Vice Chair Berlin recommended a continuation of the item to the May 20, 2019 Regular Meeting to allow all Committee Members to be present for the election. The recommendation was unanimously supported.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

Planning Manager Downing formally introduced and welcomed Committee Member Julette to the ARC.

12. ADJOURNMENT

The meeting was adjourned at 4:15 p.m. to a regular meeting on May 20, 2019 at 2:30 p.m.

ANDREW PEREZ
ASSISTANT PLANNER
(Approved at ARC Meeting _____)

WARREN HOAG
CHAIR

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, MAY 20, 2019 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 Warren Hoag, Vice Chair Bruce Berlin and Committee Members Jon Couch, Lori Hall, and Kristin Juette 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 Hall made a motion, seconded by Vice Chair Berlin, to approve the minutes of the March 18, 2019 Regular Meeting, with the correction of spelling errors. The motion passed 5-0 on the following voice vote:

AYES: Hall, Berlin, Couch, Juette, Hoag

NOES: None

Committee Member Couch made a motion, seconded by Vice Chair Berlin, to approve the minutes of the May 6, 2019, with a correction to the vote for Item 9.a. showing that Committee Member Couch was present, and voted in favor of the motion, and correction of the spelling errors. The motion passed 4-0-1 on the following voice vote:

AYES: Couch, Berlin, Hall, Juette

NOES: None

ABSTAIN: Hoag

8. PROJECTS

8.a. CONSIDERATION OF TENTATIVE TRACT MAP 18-004 AND CONDITIONAL USE PERMIT 18-002; DEVELOPMENT OF TWENTY-TWO (22) RESIDENTIAL UNITS, AND 1,642 SQUARE FEET OF RETAIL SPACE; LOCATION – 1136 E. GRAND AVENUE;

APPLICANT – EAST GRAND VILLAGE, LLC; REPRESENTATIVE – JESSIE SKIDMORE (Perez)

Assistant Planner Perez presented the staff report and provided an overview of the project, information about the proposal to subdivide the existing parcel, the mixed-use component of the project, and the affordable housing component. He provided information regarding the implementation of the parking incentive for the inclusion of affordable housing in the project, and the shared parking reduction for mixed-use projects. Details about the project architecture, vehicular and pedestrian access, and landscaping were also provided. Assistant Planner Perez answered questions about the environmental review process, the traffic generation report prepared for the project, the project's compliance with the development standards, and parking allotment for the residential and commercial components.

Joel Snyder and Jessie Skidmore, project architects, and Levi Seligman and Corey Goodwin, property owners, spoke in support of the project and provided background information about communication with the Building Official and Battalion Chief, who indicated their support for the site's emergency access with the single driveway. The applicant team further clarified how they see the three-story structures fitting in within the existing neighborhood and the efforts being made to provide residential units that are affordable as workforce housing. The applicant team also stated their intention to rent the residential units rather than selling them, but they want the flexibility to sell if there is a demand. They also stated a maintenance agreement will be in place to maintain the landscaping, paving, and general upkeep.

The Committee spoke in support of the project, but had concerns about the functionality of the landscaped areas between the townhouses and the interior property lines and whether the area would be left open, or fences will be erected to establish private backyard areas for each unit. The Committee preferred to see the backyard area widened to provide functional outdoor living area beyond what is available on the roof decks. The Committee was concerned with potential conflicts between users of the parking spaces, the capacity of the trash receptacles and the anticipated frequency of pickup. The Committee appreciated the site design and the inclusion of a publicly accessible pedestrian path between E. Grand Avenue and Linda Drive as a potential safe route for students of Ocean View Elementary School, and access for the Linda Drive neighborhood to existing and future amenities located on E. Grand Avenue. The Committee also found the density of the project appropriate given the site constraints. The Committee appreciated the colors, materials, architectural details proposed, and found the project to be a good fit in the neighborhood.

Committee Member Couch made a motion, seconded by Committee Member Juetta, to recommend approval of the project to the Planning Commission as submitted, the Committee having considered a single driveway for vehicular access, found site constraints to justify a waiver from the Code requirements for an additional driveway, and with the recommendation to incorporate additional landscaping in the parking area through the use of grasscrete pavers or landscaping the area between the wheelstops and the curbing, and along the East Grand Avenue frontage.

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

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

9. DISCUSSION ITEMS

9.a. ELECTION OF CHAIR AND VICE CHAIR (Downing)

Chair Hoag described the election process for Committee Officers.

Vice Chair Berlin nominated Warren Hoag for the position of Committee Chair.

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

AYES: Berlin, Couch, Hall, Juetta, Hoag

NOES: None

Committee Member Hall nominated Bruce Berlin, and Vice Chair Berlin nominated Jon Couch, for the position of Vice Chair. Vice Chair Berlin was elected Committee Vice Chair on the following voice vote:

AYES: Hall, Hoag, Juetta, Couch

NOES: Berlin

10. COMMITTEE COMMUNICATIONS

Chair Hoag formally welcomed Committee Member Juetta to the ARC.

Committee Member Juetta informed the Committee that she discovered an error in the minutes of the May 6, 2019, meeting regarding the motion for Item 9.a., and the associated condition. Vice Chair Berlin made a motion, seconded by Committee Member Hall, to rescind the approval of the May 6, 2019, minutes and reconsider their approval and a future date to allow staff to amend the minutes to accurately reflect the actions of the May 6, 2019, meeting.

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

AYES: Berlin, Hall, Couch, Juetta, Hoag

NOES: None

11. STAFF COMMUNICATIONS

Planning Manager Downing appreciated the Committee's productive discussion and the constructive comments regarding Item 8.a.

Planning Manager Downing informed the Committee that Planning Commission will be having a general discussion about housing at their May 21, 2019, meeting.

Planning Manager Downing informed the Committee that a member may be needed for the East Grand Avenue Master Plan.

Planning Manager Downing informed the Committee that the wireless telecommunication project that was reviewed at the May 6, 2019, ARC meeting will likely return in June with alterations based on the Committee's comments.

12. ADJOURNMENT

The meeting was adjourned at 5:02 p.m. to a regular meeting on June 3, 2019, at 2:30 p.m.

ANDREW PEREZ
ASSISTANT PLANNER
(Approved at ARC Meeting _____)

WARREN HOAG
CHAIR

DRAFT