

ACTION MINUTES

**REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE
MONDAY, APRIL 5, 2021
ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET
ARROYO GRANDE, CA**

In compliance with the State and County Shelter at Home Orders due to the coronavirus pandemic, and as allowed by the Governor’s Executive Order N-29-20, which allows for a deviation of teleconference rules required by the Ralph M. Brown Act, this meeting was held by teleconference.

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 Hoag, Committee Members Jon Couch, and Lori Hall were present. Vice Chair Bruce Berlin and Committee Member Kristin Juette were absent.

City Staff Present: Associate Planner Andrew Perez, and Assistant Planner Patrick Holub were present.

3. FLAG SALUTE

Committee Member Hall led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

Associate Planner Perez acknowledged a letter received for Item 8.c on the agenda.

7. CONSENT AGENDA

7. a. Committee Member Couch made a motion, seconded by Committee Member Hall to approve the minutes of the March 15, 2021, Regular Meeting as submitted. The motion passed 3-0 on the following voice vote:

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

8. PROJECTS

8.a CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 21-001; ONE NEW WALL SIGN AND AWNING FOR A NEW BUSINESS; LOCATION – 201 EAST BRANCH STREET; APPLICANT – KRISTA BANDY, HELLO VILLAGE (Holub)

Assistant Planner Holub presented the staff report, and provided information about the location, sign regulations for the Village, project details, and the as-built improvements. He described the proposed project including details about the size of the signs, colors, awning and compliance with the Design Guidelines for the Historic Character Overlay District.

Krista Bandy, project applicant and business owner, spoke in support of the project. She explained how the proposed colors are part of the company's branding and how the awning is the same style as the restaurant that previously occupied this location, with just a different color. She answered questions from the Committee and also offered to add a border to add depth to the sign.

The Committee spoke in support of the sign's font and colors, but noted that the sign was inconsistent with the Design Guidelines for the Historic Character Overlay District. The Committee also stated a desire to see the sign framed on all sides to provide depth and a finished look to the sign.

Committee Member Couch made a motion to recommend approval of the awning and to continue the sign to the next regular meeting with direction to the applicant to add a frame to the wall sign.

The Motion did not receive a second.

Committee Member Hall made a motion, seconded by Commissioner Couch, to continue the project to the next regular meeting, to allow the entire Committee to review the project, and with direction to the applicant to revise the sign to comply with the Design Guidelines.

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

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

8.b. CONSIDERATION OF ADMINISTRATIVE SIGN PERMIT 21-005; ONE NEW WALL SIGN AND NEW PAINT COLORS A NEW BUSINESS; LOCATION – 127 EAST BRANCH STREET; APPLICANT – KRISTA BANDY, VILLAGE KIDS (Holub)

Assistant Planner Holub presented the staff report, and provided information about the project location, sign regulations for the Village, project details, and the as-built color change. He described the proposed project including details about the size of the sign, its colors, and compliance with the Design Guidelines for the Historic Character Overlay District.

Krista Bandy, project applicant and business owner, was available for questions.

The Committee was supportive of the paint color on the building, but wanted specific details about the sign with regards to colors, materials, and dimensions. The Committee was hesitant to consider the application due to the quality of the application and setting a precedent for as-built projects.

Chair Hoag made a motion to continue this item to the next regular meeting to allow the applicant to provide more details about the signs, and how to address concerns with the painted wall sign without a frame to add depth and a finished look.

The motion did not receive a second.

Chair Hoag made a motion, seconded by Committee Member Hall, approve the project as submitted:

The motion passed 2-1 on the following voice vote:

AYES: Hoag, Hall
NOES: Couch
ABSENT: Berlin, Julette

8.c. CONSIDERATION OF LOT MERGER 21-001 AND CONDITIONAL USE PERMIT 21-001; MIXED-USE DEVELOPMENT CONSISTING OF 65 AFFORDABLE HOUSING UNITS AND 1,178 SQUARE FEET OF COMMERCIAL SPACE; LOCATION – 700 OAK PARK BLVD.; APPLICANT – HOUSING AUTHORITY OF SAN LUIS OBISPO (HASLO); REPRESENTATIVE – SCOTT SMITH (Perez)

Associate Planner Perez presented the staff report, providing information about the project site, project description, unit mix of the apartments, development standards, and density. He also summarized comments from City Council's review of the pre-application for the project, highlighting the positive feedback, support for the two concessions requested, and the aspects of the project Council wanted the applicant to pay attention to. He explained the density bonuses applicable to the project, both locally and from State legislation. Details about site access, parking, and landscaping were also provided.

David Gibbs, project architect, made a presentation about the project, highlighting the design aspects of each building's colors, materials, and rationale for the design choices. He explained how the interface between the project and public space was considered, and how potential impacts to the Chilton Street neighborhood were carefully considered during the project design. He also reiterated Council's support for the request to exceed the height limit and providing parking at a lower ratio than what is required. He also explained how the design was partially driven by the presence of the oak trees on site, the removal of some oak trees, the arborist report, and the landscaping plan. Scott Smith, executive director of HASLO, addressed the Committee in support of the project, and explained the timeframe for review as it relates to the funding for the project.

Chair Hoag acknowledged the Committee's receipt of a public comment letter from Ben Oakley and opened the public comment period.

Sam Oakley, spoke in support of the project, but asked the applicant to consider the neighbors on Chilton Street and reduce to scope of the project to minimize adverse impacts. Mr. Oakley disagreed with the findings in the arborist report regarding the proposed removal of oak trees. He asked for the commercial component to be restricted to a resident serving use, such as a neighborhood market or barber.

Ben Oakley urged the applicant to upgrade the pedestrian and bicycle facilities around the project because those facilities are lacking in the area around the project site. Mr. Oakley also asked that the commercial component of the project be restricted to a resident serving use.

The Committee was generally supportive of the project despite its size. They recognized the need for affordable housing, but urged the applicant to consider reducing the number of units and massing of the structure. The Committee appreciated the architecture, especially the colors and materials proposed.

The Committee also suggested adding more commercial space to the project because of its location at a prominent corner of the City. The Committee concurred with the public comment that the commercial tenant should be a neighborhood serving use. The Committee appreciated the two-story massing of Building #3 along the Chilton Street frontage, but was still concerned the project's massing was too big for this site, especially with zero setback, and could negatively impact the neighbors.

Chair Hoag made a motion, seconded by Committee Member Couch, recommending conceptual approval to the Planning Commission, with the suggestions that the applicant:

1. Consider reducing the massing of Building #3 along Chilton Street to minimize impacts to that neighborhood; and
2. Consider addressing the massing of Building #2 along El Camino Real by adding more articulation and having the building step back to break up the massing; and
3. Condition the project to return to the Committee prior to building permit issuance for review of project lighting and location and function of the trash enclosures.

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

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

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

None.

12. ADJOURNMENT

The meeting adjourned at 5:43 p.m. to a regular meeting on April 19, 2021 at 2:30 p.m.



ANDREW PEREZ
ASSOCIATE PLANNER
(Approved at ARC Meeting 7-19-21)



WARREN HOAG
CHAIR