

ACTION MINUTES
MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE

June 6, 2022, 2:30 p.m.
Hybrid City Hall Conference Room/Virtual Zoom Meeting
300 East Branch Street, Arroyo Grande

Committee Members Present: Jon Couch, Lori Mainini Hall, Warren Hoag,
Bruce Berlin

Committee Members Absent: Kristin Juette

Staff Present: Associate Planner Andrew Perez, Assistant
Planner Patrick Holub

Given the recent increase in COVID-19 cases in San Luis Obispo County, and in compliance with Assembly Bill (AB) 361, 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 Meeting to order at 2:30 pm.

2. ROLL CALL

Chair Hoag performed the roll call. Committee Member Juette was absent.

3. FLAG SALUTE

Committee Member Hall led the flag salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None.

7. CONSENT AGENDA

7.a Approval of Minutes

Moved by Bruce Berlin
Seconded by Lori Mainini Hall

Approve the Minutes of the May 16, 2022 Regular Meeting.

AYES (3): Lori Mainini Hall, Warren Hoag, and Bruce Berlin

ABSTAINED (1): Jon Couch

ABSENT (1): Kristin Juette

Passed (3 to 0)

8. PROJECTS

8.a Consideration of Architectural Review 22-004; Construction of a New 2,324 Square-Foot Single Family Residence and a 772 Square-Foot Garage; Location – 305 Rodeo Court; Applicant – Chuck and Sharon Belmont; Representative –Mark Vasquez, Design Graphics

Committee Member Couch recused himself from the meeting at 2:35 pm.

Planning Manager Perez presented the staff report, including background information about the subdivision, applicable development standards, and the design guidelines for the tract. He explained project details related to the design, colors, materials, and landscaping. He also answered questions about the maintenance of the drainage basin on site.

Mark Vasquez, project designer, spoke in support of the project and explained how the project design responds to the difficult site due to the significant slope and presence of the drainage basin. He also clarified that the roofing material is proposed to be a dimensional shingle.

The Committee appreciated that the structure is well articulated on all four sides and compatible with the site and neighborhood. The Committee found the colors and materials appropriate and was satisfied with the proposed landscaping. It also determined the design to be in compliance with the design guidelines and were supportive of the overall project.

Moved by Bruce Berlin
Seconded by Lori Mainini Hall

The Architectural Review Committee (ARC) recommends that the Community Development Director approve the project as submitted.

AYES (3): Lori Mainini Hall, Warren Hoag, and Bruce Berlin

ABSTAINED (1): Jon Couch

ABSENT (1): Kristin Juette

Passed (3 to 0)

8.b Consideration of Architectural Review 22-006; Construction of a new 2,591 Square Foot Single Family Residence and Attached 705 Square Foot Three-Car Garage; Location – Larchmont Drive (APN: 007-185-020); Representative – Cody McLaughlin; Applicant – Pace

(HOLUB)

Committee Member Couch rejoined the meeting at 2:54pm.

Associate Planner Holub presented the staff report, including information about the properties location in the Historic Character Overlay District and applicable Design Guidelines.

Cody McLaughlin, project architect, spoke in support of the project, and elaborated on aspects of the Craftsman style design. He also answered questions from the Committee about landscaping.

The Committee was supportive of the project and appreciated the Craftsman design because it complements the Village character and is a design that is encouraged by the Village Design Guidelines. The Committee was supportive of the colors and materials proposed, the articulation of the front elevation, and found the design to be consistent with the Design Guidelines. Replacement of the invasive grass species proposed on the landscape plan with a native species was encouraged.

Moved by Bruce Berlin
Seconded by Jon Couch

The Architectural Review Committee (ARC) recommends that the Community Development Director approve the project as proposed.

AYES (4): Jon Couch, Lori Mainini Hall, Warren Hoag, and Bruce Berlin

ABSENT (1): Kristin Juette

Passed (4 to 0)

9. DISCUSSION ITEMS

None.

10. COMMITTEE COMMUNICATIONS

Chair Hoag announced he will participate in-person at the next meeting.

11. STAFF COMMUNICATIONS

Planning Manager Perez announced that the July 4, 2022 Regular Meeting will be cancelled because City Hall is closed due to observance of Independence Day. He also noted that there may be a need for a Special Meeting before the July 18, 2022 Meeting.

Planning Manager Perez updated the Committee about the status of the Short Street Plaza conceptual project.

Associate Planner Holub updated the Committee about City Council's direction regarding regulations for a permanent parklet program.

12. ADJOURNMENT

The Meeting adjourned at 3:45pm.

Warren Hoag, Chair

Andrew Perez, Associate Planner