

**ACTION MINUTES**  
**MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE**

**May 2, 2022, 2:30 p.m.**  
**Hybrid City Hall Conference Room/Virtual Zoom Meeting**

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.**

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**1. CALL TO ORDER**

Chair Hoag called the Meeting to order at 2:33 pm.

**2. ROLL CALL**

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

**3. FLAG SALUTE**

Vice Chair Berlin led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Chair Hoag opened the public comment period. No public comment was received.

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

**7.a Approval of Minutes**

(PEREZ)

Moved by Jon Couch  
Seconded by Lori Mainini Hall

Approve the Minutes of the March 21, 2022 Regular Meeting.

AYES (3): Jon Couch, Lori Mainini Hall, and Warren Hoag

ABSTAINED (1): Bruce Berlin

ABSENT (1): Kristin Juette

Passed (3 to 0)

#### **7.b Approval of Minutes**

(PEREZ)

Moved by Bruce Berlin  
Seconded by Jon Couch

Approve the Minutes of the April 18, 2022 Regular Meeting.

AYES (3): Jon Couch, Warren Hoag, and Bruce Berlin

ABSTAINED (1): Lori Mainini Hall

ABSENT (1): Kristin Juette

Passed (3 to 0)

### **8. PROJECTS**

#### **8.a Consideration of Administrative Sign Permit 22-007; One New Wall Sign for a New Business; Location – 201 East Branch Street; Applicant – Aaron Regez**

(HOLUB)

Assistant Planner Holub presented the staff report including the project location, sign details, and compliance with the Village Design Guidelines. He also responded to questions about the colors proposed for the signage.

Aaron Regez, project applicant, clarified that the project proposes gold lettering.

The ARC appreciated the lettering style, location, and overall design of the sign proposal. The Committee was supportive of the gold color for the letters and found the proposal to be in compliance with the Design Guidelines.

Moved by Bruce Berlin  
Seconded by Jon Couch

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

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

ABSENT (1): Kristin Juetter

Passed (4 to 0)

**8.b Consideration Tentative Tract Map 21-001 and Conditional Use Permit 22-001; Subdivision and Construction Of Nine (9) Two-Story Residential Units and a Two-Story Mixed-Use Structure; Location – 1214 E. Grand Avenue and 181 N. Elm Street; Applicant – Floyd Hinesley**

(PEREZ)

Acting Planning Manager Perez presented the staff report including details about the project location and consistency with the General Plan and development standards in the Municipal Code. He also provided information about the floor plans, parking, architecture, and landscaping. He also explained that this project was previously reviewed by the Committee when it was proposed as an apartment project in 2019, and the changes to the project with this application.

Floyd Hinesley and Fred Porter, project applicants, spoke in favor of the project and explained the purpose for changing the project type from rentals to ownership units. Mr. Porter also explained the timeline for construction in regards to the phasing.

The ARC was supportive of the project and appreciated the infill of two underutilized lots to provide housing types that are consistent with Housing Element policies and needed in the community. The ARC found the architecture, colors, and materials for both the residential and mixed-use buildings to be appropriate.

Moved by Bruce Berlin

Seconded by Lori Mainini Hall

The Architectural Review Committee (ARC) recommends that the Planning Commission approve the project as submitted.

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

ABSENT (1): Kristin Juetter

Passed (4 to 0)

**9. DISCUSSION ITEMS**

None

**10. COMMITTEE COMMUNICATIONS**

None.

11. **STAFF COMMUNICATIONS**

Acting Planning Manager Perez informed the ARC that staff will be presenting a draft ordinance to implement SB 9 to the Planning Commission at its meeting on Tuesday, May 3, 2022.

12. **ADJOURNMENT**

The Meeting adjourned at 3:31 pm.

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Warren Hoag, Chair

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Andrew Perez, Associate Planner