

ACTION MINUTES
MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE

November 21, 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 Juetten

Staff Present: Planning Manager Andrew Perez, Associate
Planner Patrick Holub, Assistant Planner
Shayna Gropen

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 Juetten was absent.

3. FLAG SALUTE

Vice Chair Berlin led the flag salute.

4. AGENDA REVIEW

The Committee revised the agenda to allow Item 8.c to be heard before items 8.a and 8.b.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

Chair Hoag acknowledged that the Committee received images from Committee Member Hall for purposes of the discussion for Item 8.b.

7. CONSENT AGENDA

7.a Approval of Minutes

(PEREZ)

Approve the Minutes from the November 7, 2022 Architectural Review Committee Meeting with the correction to the time that Committee Member Couch joined the meeting and Committee Member Hall's availability noted in Section 10 of the Minutes.

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

ABSENT (1): Kristin Juette

Passed (4 to 0)

8. **PROJECTS**

8.a **Consideration of Administrative Sign Permit 22-020; New Wall Sign for a New Business; Location – 119 East Branch Street; Applicant – Alex Creswell, Neighbors General Store.**

(GROPEN)

This item was heard after Item 8.c.

Assistant Planner Gropen presented the staff report providing information about the project location, existing conditions, and project description, including colors and sign message. She also explained the applicable Village Design Guidelines and how the project complies.

The Committee was supportive of the proposal and found the lettering style and colors in compliance with the Design Guidelines.

Moved by Lori Mainini Hall
Seconded by Bruce Berlin

The Architectural Review Committee 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)

8.b **Consideration of Administrative Sign Permit 22-023; New Wall Sign and Paint Color for a New Business; Location – 116 East Branch Street; Applicant – Leonard Fiedorowicz, Hive Supply Co.**

(HOLUB)

Associate Planner Holub presented the staff report including the location of the project, the adjacent uses, as well as the placement of the proposed sign, its message, and the colors of the sign and the building. He explained the Design Guidelines applicable to the project. He also noted that the building color being reviewed by the Committee had already been painted.

Traci Sunni, business owner, spoke in support of the project and explained the justification for painting the building prior to ARC review. She also answered questions about the paint color and expressed concern about the general upkeep of the Village.

The Committee found the sign in compliance with the Design Guidelines with regards to location, colors, and size. The majority of the Committee was supportive of the building color, especially considering the light from the windows provides contrast to the dark paint color.

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

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

NOES (1): Lori Mainini Hall

ABSENT (1): Kristin Juette

Passed (3 to 1)

8.c Consideration of Architectural Details for Conditional Use Permit 21-007; Construction of a New Five (5) Unit Apartment Building; Location – 141 South Elm Street; Applicant – Jeff Emrick, Visual Horizon, Inc.

(HOLUB)

This item was heard out of order.

Associate Planner Holub presented the staff report and identified the project location, existing uses, and permit requirements. He explained the project details, development standards for the zone, and the proposed architectural details including colors and materials. He also described the proposed landscaping and the applicable Design Guidelines. He specifically asked that the Committee address the parking reduction requested by the applicant. He also answered questions about fenestration and notification requirements for the project hearings.

Jeff Emrick, project applicant, spoke in support of the project and explained that the units are intended to be affordable by design. He also answered questions about colors, landscape plan, trash facilities, and views into adjacent properties from the project site and of the project from the public right of way.

The Committee was supportive of the project and especially appreciated infill of an underutilized site near existing services, and the potential affordability of the units. The Committee also appreciated the color palette, but suggested that the color of the awning should be changed to the charcoal color. The Committee was also supportive of the requested parking reduction due to the mixture of uses.

Moved by Bruce Berlin
Seconded by Jon Couch

The Architectural Review Committee (ARC) recommends that the Planning Commission approve the project with the recommendation the use of a charcoal color for the awnings and support for the requested parking reduction.

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

ABSENT (1): Kristin Juetten

Passed (4 to 0)

9. **DISCUSSION ITEMS**

None.

10. **COMMITTEE COMMUNICATIONS**

None.

11. **STAFF COMMUNICATIONS**

Planning Manager Perez announced that the Regular Meeting scheduled for December 5, 2022 will likely be cancelled due to a lack of agenda items.

12. **ADJOURNMENT**

The Meeting adjourned at 4:38 pm.

Warren Hoag, Chair

Andrew Perez, Planning Manager