

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

**December 6, 2021, 2:30 p.m.**  
**ARC Zoom Virtual Meeting**  
**Webinar ID: 846 7547 5013**  
**By Telephone: +1 699-900-6833**

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

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 Regular Architectural Review Committee meeting to order at 2:30 p.m.

**2. ROLL CALL**

Chair Hoag performed roll call.

**3. FLAG SALUTE**

Vice Chair Berlin led the Flag Salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Chair Hoag invited public comment. No public comment was received.

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

**7.a Approval of Minutes**

Moved by Lori Mainini Hall  
Seconded by Kristin Juetten

Approve the Minutes of the October 18, 2021 Regular Meeting as submitted.

AYES (4): Lori Mainini Hall, Kristin Juetten, Warren Hoag, and Bruce Berlin

ABSTAINED (1): Jon Couch

Passed (4 to 0)

## 8. **PROJECTS**

Committee Member Couch recused himself from the meeting at 2:34 p.m.

### 8.a **Architectural Review 21-007; 345 Rodeo Court**

Associate Planner Perez presented the staff report and provided information about the project site, development potential, and project details including materials and colors. He explained the project is subject to the Design Guidelines for the tract and asked for a determination from the Committee regarding the roof material propose.

Jon Couch, project architect, spoke in support of the project and explained the rationale for the design choices regarding the site design, including specific site opportunities and constraints. He also explained the purpose for proposing the standing seam metal roof.

The Committee was supportive of the project and especially appreciated the articulation of all four elevations. They found the color palate appropriate for the neighborhood and compliant with the Design Guidelines. The Committee also found the standing seam metal roof to be appropriate because it provided superior fire protection and was consistent with the architectural style of the home.

Moved by Bruce Berlin  
Seconded by Kristin Juetten

Recommending approval the project as submitted, finding that the metal roof is acceptable because it is appropriate for the style of the proposed house and it provides superior fire protection.

AYES (4): Lori Mainini Hall, Kristin Juetten, Warren Hoag, and Bruce Berlin

ABSENT (1): Jon Couch

Passed (4 to 0)

## 9. **DISCUSSION ITEMS**

Committee Member Couch rejoined the meeting at 3:34 p.m.

### 9.a **Architectural Review Committee Appointment to the Public Art Panel**

The Committee unanimously decided to appoint Committee Member Couch as the representative for the Public Art Panel and Committee Member Juetten as the alternate.

**10. COMMITTEE COMMUNICATIONS**

Correspondence/Comments as presented by the Architectural Review Committee.

Chair Hoag inquired about the status of virtual meetings.

Committee Member Hall inquired about the permitting process for short term rentals.

**11. STAFF COMMUNICATIONS**

Correspondence/Comments as presented by the City staff.

Associate Planner Perez responded to the two inquiries from the Committee regarding virtual meetings and short term rental permitting.

He also updated the Committee on the outcome of the appeal hearing at City Council for the project proposed at 211 E. Branch Street, including that the project was conditioned to return to the Committee for a final review.

**12. ADJOURNMENT**

The Meeting adjourned at 3:54 pm.

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Andrew Perez

Associate Planner