

**ACTION MINUTES**

**MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE**

**May 15, 2023, 2:30 p.m.**

**Hybrid City Hall Conference Room/Virtual Zoom Meeting  
300 East Branch Street, Arroyo Grande**

Committee Members Present: Lori Mainini Hall, Kristin Juette, C.J.  
Horstman, Glenn Martin

Staff Present: Planning Manager Andrew Perez, Associate  
Planner Patrick Holub, 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.**

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**1. CALL TO ORDER**

Chair Martin called the meeting to order at 2:30 pm.

**2. ROLL CALL**

Chair Martin performed the roll call. All Committee Members were present.

**3. FLAG SALUTE**

Chair Martin 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**

(PEREZ)

Moved by C.J. Horstman  
Seconded by Kristin Juette

Approve the Minutes of the May 1, 2023 Regular Meeting with the correction to note that Committee Member Hall will serve as the alternate on the Public Art Panel.

AYES (4): Lori Mainini Hall, Kristin Juette, C.J. Horstman, and Glenn Martin

Passed (4 to 0)

## 8. **PROJECTS**

### 8.a **Consideration of Architectural Review 23-004; Construction of a New 2,515 Square-Foot Single Family Residence with a 733 Square-Foot Attached Garage; Location – 248 Cobble Creek Way (Lot 7 of Tract 2985); Applicant – Pace Homes, Inc.; Representative – Cod**

(HOLUB)

Associate Planner Holub presented the staff report describing the subdivision, Design Guidelines, and project details. He explained how the proposal complies with the Design Guidelines with regards to materials, colors, and architectural details. He also answered questions from the Committee about the proposed landscaping and fencing.

Cody McLaughlin, project architect, and Scott Pace, project developer, spoke in support of the project and described the existing landscaping that has already been installed as a condition of the subdivision. They also answered questions about the landscaping, driveway pavers, and patio areas.

The Committee was supportive of the overall design and material choices, but encouraged a simplifying the design. Specifically, the Committee suggested reducing the number of roofing and siding materials. The Committee was supportive of the landscaping species but suggested adding landscaping to the backyard areas that could mature and provide screening from Hwy 227.

Moved by C.J. Horstman  
Seconded by Kristin Juette

The Committee recommends that the Community Development Director approve the with the recommendation that the applicant:

- 1) Increase landscaping in the backyard facing Hwy 227;
- 2) Design the lighting to prevent light trespass on neighboring properties and Hwy 227; and
- 3) Simplify the number of materials in the design.

AYES (4): Lori Mainini Hall, Kristin Juette, C.J. Horstman, and Glenn Martin

Passed (4 to 0)

### 8.b **Consideration of Administrative Sign Permit 23-004; New Wall Sign for a New Business; Location – 124 East Branch Street; Applicant – Sima Kurdi.**

(GROPEN)

Assistant Planner Gropen presented the staff report including the project location, existing signage, and the sign proposal under consideration. She also described the applicable Village Design Guidelines and explained how the proposal complied with them.

Sima Kurdi, applicant, spoke in favor of the project and asked for feedback from the Committee about her idea to let vines climb up the front elevation around and near the sign.

The Committee was supportive of the painted wall sign, and while there is a preference for some dimensionality in the design, it was not seen as essential because the sign it is replacing does not have any dimensionality. The Committee was supportive of the colors, but advised the applicant to ensure that the proposed background color reads as a cream tone and not too white.

Moved by Glenn Martin

Seconded by Lori Mainini Hall

The Committee recommends that the Community Development Director approve the proposal as submitted.

AYES (4): Lori Mainini Hall, Kristin Juetter, C.J. Horstman, and Glenn Martin

Passed (4 to 0)

**8.c Consideration of Administrative Sign Permit 23-007; New Wall Signs for a New Business; Location – 114 East Branch Street; Applicant – Rori Trorato, Rori’s Creamery.**

(GROPEN)

Assistant Planner Gropen presented the staff report including the project location, the applicable Village Design Guidelines, and an explanation about the nonconforming status of the existing sign. She also described the colors proposed for both the sign and the building trim. She also answered questions from the Committee about the color palette.

Rori Trorato, project applicant, spoke in support of the project and answered questions about the business' logo, branding, and colors.

The Committee was supportive of the sign proposal and appreciated the use of warm colors that complement the building's color scheme. The Committee stated a preference for a warm, rusted orange color.

Moved by Glenn Martin

Seconded by Kristin Juetter

The Committee recommends that the Community Development Director approve the application as submitted.

AYES (4): Lori Mainini Hall, Kristin Juetter, C.J. Horstman, and Glenn Martin

Passed (4 to 0)

**9. DISCUSSION ITEMS**

None.

**10. COMMITTEE COMMUNICATIONS**

Committee Member Hall announced that she was able to view samples of the bricks that were recommended by the Committee for the Village Tile Replacement Project.

Committee Member Juetta announced that she will be absent from the June 19, 2023 Regular Meeting.

**11. STAFF COMMUNICATIONS**

Planning Manager Perez informed the Committee that the applicant revised the material for the Rhonda's Relics sign that was recently reviewed by the Committee. The new material is a rigid material and was deemed by staff to be in substantial conformance with the Committee's recommendation.

Planning Manager Perez announced that with Committee Members Hall and Juetta planning to be absent from the June 19, 2023 Regular Meeting, that meeting will be cancelled due to a lack of quorum.

**12. ADJOURNMENT**

The Meeting adjourned at 4:02 pm.

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Glenn Martin, Chair

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Andrew Perez, Planning Manager