

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

**November 6, 2023, 2:30 p.m.**  
**ARC Zoom Virtual Meeting**  
**Webinar ID: 846 7547 5013**  
**By Telephone: +1 699-900-6833**

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

Staff Present: Planning Manager Andrew Perez, Associate  
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**

**2. ROLL CALL**

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

**3. FLAG SALUTE**

Vice Chair Juette led the flag salute.

**4. AGENDA REVIEW**

Chair Martin suggested that the Committee consider Item 8.b before Item 8.a due to the anticipated length of discussion for each item. Committee Member Hall made a motion, seconded by Committee Member Huston, to consider Item 8.b before Item 8.a. The motion passed unanimously.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Chair Martin 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 C.J. Horstman  
Seconded by Lori Mainini Hall

Approve the Minutes of the October 2, 2023 Architectural Review Committee meeting as submitted.

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

ABSTAINED (1): Kristin Juette

Passed (4 to 0)

## 8. **PROJECTS**

### 8.a **Consideration of Architectural Review 23-010; Construction of a New 4,150 Square-Foot Single Family Residence with a 1,456 Square-Foot Attached Garage; Location – 467 Del Sur Court; Applicant – Jesse Buenrostro; Representative – Aaron Gannage, Gannage Des**

(GROPEN)

This item was heard after Item 8.b.

Planning Manager Perez presented the staff report, highlighting the project site, the project's adherence to the development standards, and the architectural style, materials, and colors proposed for the residence. He also described the siting of the structure on the property, architectural details, and landscape in relation to the design guidelines for the tract.

Aaron Gannage, project designer, explained that the design emphasizes the best use of the views from the site and answered questions about the finish detail on the chimneys and landscaping.

Chair Martin opened public comment.

Darnelle made a comment unrelated to the project.

Chair Martin closed public comment.

The Committee appreciated the design and found it in conformance with the design guidelines for the tract. The use of materials and colors were deemed appropriate for the style, as were the architectural elements proposed. The Committee appreciated the drought tolerant landscape design and recommended that landscaping is added between the artificial turf and the native landscape. The Committee also recommended that the applicant consider adding a trellis off the south and western elevations of the dining room to combat afternoon sun.

Moved by C.J. Horstman  
Seconded by Kristin Juette

The Architectural Review Committee (ARC) recommends that the Community Development Director approve the proposed project with the following recommendations:

1. Include a wrought iron chimney cap to add ornamentation consistent with the Mediterranean style;

2. Add landscaping between the artificial turf and the native landscape; and
3. Consider adding a trellis at the south and western elevation of the dining room.

AYES (5): Lori Mainini Hall, Kristin Juetter, C.J. Horstman, Glenn Martin, and Janet Huston  
Passed (5 to 0)

**8.b Consideration of Architectural Review Permit ARC23-011; Demolition of Existing 585 Square Foot Garage, Construction of a New 697 Square Foot Detached Garage, and Exterior Alterations to an Existing Single Family Residence; Location – 508 Allen Street; App**

(GROPEN)

This items was heard prior to Item 8.a.

Planning Manager Perez presented the staff report describing the project location, proposed design, materials, and colors proposed, and the conformance with the development standards for the zone. He also described how the project conforms to the design guidelines applicable to this project due to its location in the historic overlay district.

Eric Pennachio, project architect, and Teresa Taylor, property owner, spoke in favor of the project and described the objective to restore the property from its dilapidated state. Mr. Pennachio also answered a question from the Committee about the style of fencing that would be added along the front property line.

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

The Committee was supportive of the project and found the design compatible with the neighborhood and consistent with the Village Design Guidelines. The Committee also spoke favorably about the color palette. The Committee urged the applicant use garage doors that closely resemble the garage doors as rendered in the plans to maintain the desired aesthetic.

Moved by C.J. Horstman  
Seconded by Kristin Juetter

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

AYES (5): Lori Mainini Hall, Kristin Juetter, C.J. Horstman, Glenn Martin, and Janet Huston  
Passed (5 to 0)

**9. DISCUSSION ITEMS**

None.

**10. COMMITTEE COMMUNICATIONS**

Correspondence/Comments as presented by the Architectural Review Committee.

Committee Member Hall announced that she will be unavailable for meetings between December 15, 2023 and January 15, 2024.

**11. STAFF COMMUNICATIONS**

Planning Manager Perez provided an update on the concrete repairs project taking place in the Village and informed the Committee that the permanent parklets will be installed the week of November 13, 2023.

He also noted that the painting of the building at the northwest corner of Mason and E. Branch St was not approved by either the Committee or staff, and that City staff has been in contact with the property owner about the approval process that is required to keep that color.

**12. ADJOURNMENT**

The Meeting adjourned at 3:13pm.

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Glenn Martin, Chair

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Andrew Perez, Planning Manager