

ACTION MINUTES

REGULAR MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE MONDAY, APRIL 1, 2019 ARROYO GRANDE CITY HALL, 300 E. BRANCH STREET ARROYO GRANDE, CA

1. CALL TO ORDER

Vice Chair Bruce Berlin called the Regular Architectural Review Committee meeting to order at 2:30 p.m.

2. ROLL CALL

ARC Members: Vice Chair Bruce Berlin and Committee Members Jon Couch, and Lori Hall were present. Chair Warren Hoag was absent.

City Staff Present: Planning Manager Matt Downing and Assistant Planner Andrew Perez were present.

3. FLAG SALUTE

Vice Chair Berlin led the Flag Salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Vice Chair Berlin recommended a continuation of this item to the April 15, 2019 Regular Meeting due to lack of quorum of Committee Members that were present at the March 18, 2019 Regular Meeting.

8. PROJECTS

8.a. CONSIDERATION OF ARCHITECTURAL REVIEW 19-001; ADDITIONAL RESIDENTIAL DESIGN FOR SINGLE-STORY CONSTRUCTION; LOCATION – SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – WATHEN CASTANOS HOMES; REPRESENTATIVE – OASIS ASSOCIATES, INC (Downing)

Planning Manager Downing presented the staff report and gave a brief overview of the East Cherry Specific Plan, home styles that have been approved and the purpose for the applicant providing additional styles. He provided a brief overview of each of the three styles, and features of each.

Justin Allison, project representative, spoke in support of the project, and explained that the demand for front-loaded, single-story houses was greater than was originally anticipated, therefore the applicant is seeking approval of the three new styles to meet that demand.

The Committee spoke in support of the project, and found the massing of each to be appropriate, and appreciated the different styles, colors and materials proposed. The Committee was concerned that with the change of materials at the transition from the front façade to the left and right facades will detract from the aesthetic appeal, and recommended wrapping the material until the fence line between the front and rear yard.

Committee Member Couch made a motion, seconded by Committee Member Hall, to recommend to the Community Development Director approval of the project with the following conditions:

1. The applicant provide three options for stone veneer on the pop-out of the cottage model, including the entirety from floor to roof, wainscoting, and from above the pot shelf to the bottom of the gables,
2. The project wrap the siding used for the front façade around to the left and right facades to at least even with the fence line that delineates the front and rear yard.

The motion passed 3-0 on the following voice vote:

AYES: Couch, Hall, Berlin
NOES: None
ABSENT: Hoag

9. DISCUSSION ITEMS

9.a. ELECTION OF CHAIR AND VICE CHAIR (Downing)

Planning Manager Downing presented the item and Vice Chair Berlin recommended a continuation of the item to the April 15, 2019 Regular Meeting to allow all Committee Members to be present for the election. The recommendation was unanimously supported.

10. COMMITTEE COMMUNICATIONS

None.

11. STAFF COMMUNICATIONS

Planning Manager Downing provided a summary of the March 26, 2019 City Council meeting when the Council approved Alternative 4C for the Brisco Road intersection project.

Planning Manager Downing announced that the Halcyon & Fair Oaks Mixed-Use project was approved by the Planning Commission on Tuesday, March 19, 2019.

12. ADJOURNMENT

The meeting was adjourned at 3:23 p.m. to a regular meeting on April 15, 2019 at 2:30 p.m.

ATTEST:

Andrew Perez, Assistant Planner
(Approved at ARC Mtg 05-06-2019)