



Minutes - Draft

Meeting Date: 07-16-2018
Item Number: 1

ARCHITECTURAL REVIEW COMMISSION

Monday, June 4, 2018 Regular Meeting of the Architectural Review Commission

CALL TO ORDER

A Regular Meeting of the Architectural Review Commission was called to order on Monday, June 4, 2018 at 5:00 p.m. in the Council Hearing Room, located at 990 Palm Street, San Luis Obispo, California, by Chair Root.

ROLL CALL

Present: Commissioners Richard Beller, Brian Rolph (5:02), Micah Smith, Angela Soll, Christie Withers, Vice-Chair Amy Nemicik, and Chair Allen Root

Absent:

Staff: Deputy Director Doug Davidson. Other staff members presented reports or responded to questions as indicated in the minutes.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

--End of Public Comment--

CONSIDERATION OF MINUTES

1. Approval of the minutes of the March 5, April 2, April 16, and May 7, 2018 Architectural Review Commission meeting.

MOTION BY VICE-CHAIR NEMCIK, SECOND BY COMMISSIONER ROLPH, CARRIED 7-0-0 to approve the minutes of March 5th, 2018, as presented.

MOTION BY COMMISSIONER WITHERS, SECOND BY COMMISSIONER ROLPH, CARRIED 7-0-0 to approve the minutes of April 2nd, 2018, as amended.

- Correct Christie's name from "Christine" to "Christie".
- Correct spelling of "lentil" to "lintel"

MOTION BY COMMISSIONER WITHERS, SECOND BY COMMISSIONER SMITH, CARRIED 7-0-0 to approve the minutes of April 16th, 2018, as amended.

- On page 3, in recommendation starting with, “include north arrows” take out “each elevation” and include “on site plan”.

MOTION BY VICE-CHAIR NEMCIK, SECOND BY COMMISSIONER WITHERS, CARRIED 7-0-0 to approve the minutes of May 7th, 2018, as presented.

PUBLIC HEARINGS

2. **1575 Monterey.** Continued architectural review of a new, four-story, 34-guest room hotel to replace an existing 15-guest room exterior style motel, with a categorical exemption from environmental review. **Case #: ARCH 1016-2017, C-T Zone; Harry Patel, Applicant.**

Associate Planner Rachel Cohen presented the staff report with the use of a PowerPoint presentation and responded to Commissioner inquiries.

Applicant Representative Thom Jess responded to Commissioner inquiries.

Public Comments:

John F. Sachs

Susan Pyburn

Thomas Cliff

Nettie Rosburg

LizAnn Engelhard

Kathy Daniels

W. Damian Kramer

--End of Public Comment--

ACTION: MOTION BY COMMISSIONER ROLPH, SECOND BY COMMISSIONER SMITH, CARRIED 6-1-0 to adopt a Resolution entitled:

“A RESOLUTION OF THE SAN LUIS OBISPO ARCHITECTURAL REVIEW COMMISSION APPROVING A NEW, FOUR-STORY, 34-GUEST ROOM HOTEL WITH A CATEGORICAL EXEMPTION FROM ENVIRONMENTAL REVIEW, AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED JUNE 4, 2018, 1575 MONTEREY STREET (ARCH-1016-2017)”

With the addition of the following conditions of approval:

13. Plans submitted for a building permit shall include a CMU wall along the south property line in place of the proposed wood fence. The CMU wall shall be plastered and painted on both sides to match the stucco finish and color of the proposed project. The height of the wall shall be 6-8 feet from the lowest adjacent grade as deemed appropriate by the Community Development Director.

14. Color P-2 (a green color) shown on the color board shall be a brown color that matches the color used in the ARC plan elevations and renderings.
15. Windows in the project shall be casement sash windows or single or double hung style windows.
3. **797 Caudill.** Review of a new residential development consisting of 8 residential units within the South Broad Street Area Plan. The project includes a request for a setback exception of 7-feet where 10-feet is normally required; with a categorical exemption from environmental review. **Case #: ARCH 1077-2018, C-R-SF Zone; Kourtney Kaney, Applicant.**

Associate Planner Kyle Bell presented the staff report with the use of a PowerPoint presentation and responded to Commissioner inquiries.

Applicant representative Joel Snyder provided a PowerPoint presentation and responded to Commissioner inquiries.

Public Comments:

Erik Meyer
 Deborah Danker Jamieson
 Russ Kimmel
 --End of Public Comment--

ACTION: MOTION BY COMMISSIONER ROLPH, SECOND BY COMMISSIONER WITHERS CARRIED 6-1-0 to adopt a Resolution entitled:

“A RESOLUTION OF THE SAN LUIS OBISPO ARCHITECTURAL REVIEW COMMISSION APPROVING THE DEVELOPMENT OF A RESIDENTIAL PROJECT THAT INCLUDES EIGHT RESIDENTIAL UNITS WITHIN THE SOUTH BROAD STREET AREA PLAN. THE PROJECT IS CATEGORICAL EXEMPT FROM ENVIRONMENTAL REVIEW. AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED JUNE 4, 2018 (797 CAUDILL STREET, ARCH1077-2018)”

With the following recommendations:

Consider adding gates in the front and back for security of tenants

Activate the street by increasing glaze in stairway or add translucent panels overhead sectional doors

Revise Condition 6 that includes adding a parking space

Add a condition that creates outdoor space for residents to use, such as a patio

Eliminate condition #3

Add a condition that emphasizes the variations of colors of buildings

COMMENT AND DISCUSSION

Deputy Director Davidson provided a brief agenda forecast.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m. The next Regular meeting of the Architectural Review Commission is scheduled for Monday, June 18, 2018 at 5:00 p.m., in the Council Hearing Room, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: XX/XX/2018



Minutes - DRAFT

ARCHITECTURAL REVIEW COMMISSION

Monday, June 18, 2018
Regular Meeting of the Architectural Review Commission

CALL TO ORDER

A Regular Meeting of the Architectural Review Commission was called to order on Monday, June 18, 2018 at 5:00 p.m. in the Council Hearing Room, located at 990 Palm Street, San Luis Obispo, California, by Vice Chair Nemcik.

ROLL CALL

Present: Commissioners Richard Beller, Brian Rolph, Micah Smith, Angela Soll, Christie Withers, Vice-Chair Amy Nemcik, and Chair Allen Root

Absent: Chair Allen Root and Commissioner Micah Smith

Staff: Deputy Director Doug Davidson

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

--End of Public Comment--

PUBLIC HEARINGS

1. **3063 Rockview.** Architectural review of eight (8) two-story residential units with a request for a fence height exception and a front yard setback exception as part of a common-interest subdivision with a Mitigated Negative Declaration of Environmental Review; **Case #: ARCH-1209-2017, R2-S and C/OS-40 zones; Teixeira Capital Partners III LLC, applicant.**

Deputy Director, Doug Davidson, presented the staff report with the use of a PowerPoint presentation and responded to Commissioner inquiries.

Public Comments:

Rich Chandler

Margaret Cordova
Michael Villarreal
Karl Deardorff

--End of Public Comment--

ACTION: MOTION BY COMMISSIONER BELLER, SECOND BY COMMISSIONER WITHERS, CARRIED 3-2-2 (COMMISSIONERS ROLPH AND SOLL VOTING NO AND COMMISSIONER SMITH AND CHAIR ROOT ABSENT) to adopt a Resolution entitled:

“A RESOLUTION OF THE SAN LUIS OBISPO ARCHITECTURAL REVIEW COMMISSION GRANTING FINAL ARCHITECTURAL REVIEW APPROVAL OF EIGHT (8) TWO-STORY RESIDENTIAL UNITS WITH AA FENCE HEIGHT AND A FRONT YARD SETBACK EXCEPTIONS AS PART OF A COMMON-INTEREST SUBDIVISION AS REPRESENTED IN THE STAFF REPORT AND ATTACHMENTS DATED JUNE 18, 2018; 3063 ROCKVIEW PLACE (R-2-S & C/OS ZONE; ARC 1209-2017)”

COMMENT AND DISCUSSION

Deputy Director Davidson provided a brief agenda forecast.

ADJOURNMENT

The meeting was adjourned at 6:20 p.m. The next Regular meeting scheduled for July 2, 2018 has been cancelled so the next Regular meeting of the Architectural Review Commission is scheduled for Monday, July 16, 2018 at 5:00 p.m., in the Council Hearing Room, 990 Palm Street, San Luis Obispo, California.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: XX/XX/2018