



# Agenda

## Architectural Review Commission

**Monday, July 16, 2018**

**5:00 p.m.**

**REGULAR MEETING**

**Council Chambers  
990 Palm Street  
San Luis Obispo, CA**

**CALL TO ORDER:** Chair Allen Root

**ROLL CALL:** Commissioners Richard Beller, Brian Rolph, Micah Smith, Angela Soll, Christie Withers, Vice-Chair Amy Nemicik, and Chair Allen Root

**PUBLIC COMMENT PERIOD:** At this time, the general public is invited to speak before the Commission on any subject within the jurisdiction of the Architectural Review Commission that does not appear on this agenda. Although the Commission will not take action on any item presented during the Public Comment Period, the Chair may direct staff to place an item on a future agenda for formal discussion.

### MINUTES

1. Approval of the minutes of June 4 and June 18, 2018 of the Architectural Review Commission meeting.

### PUBLIC HEARINGS

Note: Any court challenge to the actions taken on public hearing items on this agenda may be limited to considering only those issues raised at the public hearing, or in written correspondence delivered to the City of San Luis Obispo at, or prior to, the public hearing. If you wish to speak, please give your name and address for the record.

2. **790 Foothill.** Continued review of a new four-story mixed-use project with 6,805 square feet of ground floor commercial/retail space, 78 residential units, and 155 parking spaces. Twelve of the units in the project will be affordable to very-low income households, which allows for a 35% density bonus. Two affordable housing incentives are being requested including the construction of a 43-foot tall structure where 35 feet is normally allowed and an increase in allowable lot coverage from 75% to 90%. The project is both statutorily exempt under Section 15195 and categorically exempt under Class 32, In-Fill Development Projects, Section 15332 of the CEQA Guidelines. **Case #: ARCH-1186-2017; Zone C-C-SF; LR Real Estate Investment Group, LLC. Loren Riehl, applicant. (Rachel Cohen)**

- 3. **774, 780, & 796 Caudill.** Continued review of a modification to a previously approved mixed-use project that includes 3,000 square feet of commercial/retail space, and 33 residential units within the South Broad Street Area Plan (ARCH-2628-2016), with a categorical exemption from environmental review. **Zone: C-S-SF, Case #: MOD 1394-2018, Montage Development, Chuck Francoeur, applicant.** (*Kyle Bell*)
  
- 4. **1135 Santa Rosa St.** Review of a modification to approved building design, and final action on an appeal of the decision of the Architectural Review Commission denying changes to approved colors and building design for a remodeled commercial building, with a categorical exemption from environmental review. **Zone: C-D, Case #: APPL-1070-2017, Ben Kulick, 33 Tons LLC, Appellant.** (*Walter Oetzell*)

**COMMENT & DISCUSSION**

**5. Staff Update**

- a. Agenda Forecast

**ADJOURNMENT**

The next Regular Meeting of the Architectural Review Commission is scheduled for Monday, August 6, 2018 at 5:00 p.m., in the Council Hearing Room, 990 Palm Street, San Luis Obispo, California.

**APPEALS**

Any decision of the Architectural Review Commission is final unless appealed to the City Council within 10 days of the action. Any person aggrieved by a decision of the Commission may file an appeal with the City Clerk. Appeal forms are available in the Community Development Department, City Clerk’s office, or on the City’s website ([www.slocity.org](http://www.slocity.org)). The appropriate appeal fee must accompany the appeal documentation.



The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk’s Office at (805) 781-7100 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805)781-7107.

Agenda related writings or documents provided to the City Council are available for public inspection in the Community Development Department located at 919 Palm Street, San Luis Obispo, California during normal business hours, and on the City's website <http://www.slocity.org/government/advisory-bodies>

Meeting audio recordings can be found at the following web address:

<http://opengov.slocity.org/weblink/Browse.aspx?startid=26289&row=1&dbid=1>