



# Agenda

## Architectural Review Commission

**Monday, October 15, 2018**

**5:00 p.m.**

**REGULAR MEETING**

**Council Hearing Room  
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.

### CONSIDERATION OF MINUTES

1. Minutes of the Architectural Review Commission meetings of August 27, 2018, September 17, 2018, and September 27, 2018.

### 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. **3895 Broad Street and 660 Tank Farm Road.** Review of a mixed-use development project with approximately 45,000 square feet of retail space and assisted living facility with 111 assisted living suites and 28 memory care studio units; **Case #: ARCH-1486-2018, C/OS-SP, BP-SP, and C-C-SF zones; NKT Development LLC and Westmont Development, applicants.** (*Brian Leveille*)

- 3. **3825 South Higuera Street.** Review of a 30-unit live/work project consisting of façade improvements to the existing Tribune offices to remain adjacent to South Higuera Street, demolition and redevelopment of the eastern portion of the Tribune production building, including the construction of three new buildings totaling approximately 50,000 square feet (including the northern shell along Hind Lane to remain), reconstruction and expansion of the existing parking lot to provide a total of 226 parking spaces (including 117 existing parking spaces to remain), removal of 36 trees and the planting of 67 new trees and associated landscaping, and consideration of consistency with the adopted Mitigated Negative Declaration of Environmental Review (EID-1820-2018); **Case #: ARCH-0932-2017, M-SP zone; Taylor Judkins, applicant.** (*Shawna Scott*)
  
- 4. **1251 Calle Joaquin.** Architectural review of a sign program for the new BMW of San Luis Obispo auto dealership, including a request to allow a sign that will be approximately 34 feet above the adjacent grade where 25 feet above grade is normally allowed. This project is categorically exempt from environmental review; **Case #: ARCH-1760-2018, C-T-SF zone; Richard A. Rice, applicant.** (*Kyle Van Leeuwen*)

<b>COMMENT &amp; DISCUSSION</b>
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- 5. **Staff Updates**
  - a. **2019-21 Financial Plan Advisory Body Goal Setting**
  - b. **Selection of a subcommittee to review the resubmitted plans for the Hotel at the Creamery (1027 Nipomo) in conjunction with a subcommittee of the Cultural Heritage Committee**
  - c. **Agenda Forecast**

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

<b>APPEALS</b>
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<p>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 (<a href="http://www.slocity.org">www.slocity.org</a>). The appropriate appeal fee must accompany the appeal documentation.</p>
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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>