



Architectural Review Commission  
AGENDA

Monday, April 15, 2024, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

The Architectural Review Commission holds in-person meetings. Zoom participation will not be supported at this time.

**INSTRUCTIONS FOR PUBLIC COMMENT:**

**Public Comment prior to the meeting (must be received 3 hours in advance of the meeting):**

**Mail - Delivered by the U.S. Postal Service.** Address letters to the City Clerk's Office at 990 Palm Street, San Luis Obispo, California, 93401.

**Email - Submit Public Comments via email to [advisorybodies@slocity.org](mailto:advisorybodies@slocity.org).** In the body of your email, please include the date of the meeting and the item number (if applicable). Emails *will not* be read aloud during the meeting.

**Voicemail - Call (805) 781-7164 and leave a voicemail.** Please state and spell your name, the agenda item number you are calling about, and leave your comment. Verbal comments must be limited to 3 minutes. Voicemails *will not* be played during the meeting.

*\*All correspondence will be archived and distributed to members, however, submissions received after the deadline may not be processed until the following day.*

**Public Comment during the meeting:**

**Meetings are held in-person.** To provide public comment during the meeting, you must be present in the Council Chambers.

**Electronic Visual Aid Presentation.** To conform with the City's Network Access and Use Policy, Chapter 1.3.8 of the Council Policies & Procedures Manual, members of the public who desire to utilize electronic visual aids to supplement their oral presentation are encouraged to provide display-ready material to the City Clerk by 12:00 p.m. on the day of the meeting. Contact the City Clerk's Office at [cityclerk@slocity.org](mailto:cityclerk@slocity.org) or (805) 781-7114.

**1. CALL TO ORDER**

Chair Mayou will call the Regular Meeting of the Architectural Review Commission to order.

**2. OATH OF OFFICE**

On March 19, 2024, the City Council approved the annual appointment to City Advisory Bodies, which appointed Ashley Mayou and Charles Gerencser to the Architectural Review Commission, with 4-years terms commencing on April 1, 2024. Deputy City Clerk Kevin Christian will administer the Oath of Office to the newly-appointed Commissioners.

**3. ELECTION OF CHAIR AND VICE CHAIR**

As required by the Architectural Review Commission Bylaws, hold the annual election of Chair and Vice Chair to a one-year term.

**4. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

The public is encouraged to submit comments 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 items presented during the Public Comment Period, the Chair may direct staff to place an item on a future agenda for discussion.

**5. CONSENT**

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Architectural Review Commission to pull an item for discussion. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

**5.a CONSIDERATION OF MINUTES - FEBRUARY 5, 2024  
ARCHITECTURAL REVIEW COMMISSION MINUTES**

Recommendation:

To approve the Architectural Review Commission Minutes of February 5, 2024.

## 6. ARCHITECTURAL REVIEW COMMISSIONER TRAINING

Architectural Review Commissioners will receive a presentation from Senior Planner Rachel Cohen regarding meeting management using Robert's Rules of Order.

## 7. COMMENT AND DISCUSSION

### 7.a STAFF UPDATES AND AGENDA FORECAST

Receive a brief update from Senior Planner Rachel Cohen.

## 8. ADJOURNMENT

The next Regular Meeting of the Architectural Review Commission is scheduled for May 6, 2024 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

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) 781-7114 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

Agenda related writings or documents provided to the Architectural Review Commission are available for public inspection on the City's website, under the Public Meeting Agendas web page: <https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>. Meeting video recordings can be found on the City's website: <http://opengov.slocity.org/WebLink/Browse.aspx?id=60946&dbid=0&repo=CityClerk>





## Architectural Review Commission Minutes

February 5, 2024, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Architectural Review Commissioners Present: Commissioner Kelley Abbas, Commissioner Robert Arens, Commissioner John Carrion, Commissioner Michael Clark, Vice Chair Brian Pineda, and Chair Ashley Mayou (*one vacant seat*)

City Staff Present: Senior Planner Rachel Cohen, Deputy City Clerk Kevin Christian

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### 1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on February 5, 2024 at 5:03 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Mayou.

### 2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

### 3. CONSENT

3.a CONSIDERATION OF MINUTES - DECEMBER 4, 2023  
ARCHITECTURAL REVIEW COMMISSION MINUTES

**Motion By** Vice Chair Pineda

**Second By** Commissioner Abbas

Approve the Architectural Review Commission Minutes of December 4, 2023.

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner Carrion, Commissioner Clark, Vice Chair Pineda, and Chair Mayou

CARRIED (6 to 0)

### 4. PUBLIC HEARING

4.a 3160 JOHNSON AVE (ARCH-0361-2023) REVIEW OF FOUR (4) SINGLE-FAMILY RESIDENCES AND ASSOCIATED SITE IMPROVEMENTS FOR A TENTATIVE PARCEL MAP (FOUR-PARCEL FLEXIBLE LOT DESIGN SUBDIVISION); PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Associate Planner Hannah Hanh presented the staff report and responded to Commission inquiries.

Applicant representative, Matt Cebulla and applicant, Jordan Knauer, provided a brief overview of the project and responded to questions raised by the Commission.

Chair Mayou opened the Public Hearing

Public Comments:

Jana Reed

Jim Dummit

Matt Kokkonen

Pat Scott

*--End of Public Comment--*

Chair Mayou closed the Public Hearing

**Motion By** Chair Mayou

**Second By** Vice Chair Pineda

Recommend to the Community Development Director that the proposed project is consistent with the Community Design Guidelines and applicable City Standards, with the following notes and direction:

- Plant additional landscaping along the property lines shared with adjacent neighbors to provide screening between the existing and proposed residences.
- Provide additional articulation through the use of architectural detailing, different paint colors, or other features on elevations facing the adjacent neighbors.
- Consider the use of other natural colors in place of the proposed color palettes.
- The Commission is supportive of the height for the wood fencing and retaining wall combination as proposed.

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner Carrion, Commissioner Clark, Vice Chair Pineda, and Chair Mayou

CARRIED (6 to 0)

## 5. COMMENT AND DISCUSSION

### 5.a APPOINTMENT TO THE TREE COMMITTEE

Acting City Arborist and Tree Committee Liaison, Anthony Whipple, provided an overview of the Bylaws requirement to appoint one member of the Architectural Review Commission to serve on the Tree Committee and answered inquiries from Commissioners.

**Motion By** Chair Mayou

**Second By** Commissioner Carrion

Nominate Vice Chair Pineda to act as the ARC representative on the City Council's Tree Committee.

Ayes (6): Commissioner Abbas, Commissioner Arens, Commissioner Carrion, Commissioner Clark, Vice Chair Pineda, and Chair Mayou

CARRIED (6 to 0)

### 5.b STAFF UPDATES AND AGENDA FORECAST

Senior Planner Rachel Cohen provided an update of upcoming projects.

## 6. ADJOURNMENT

The meeting was adjourned at 6:00 p.m. The next Regular Meeting of the Architectural Review Commission is scheduled for March 3, 2024, at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo. The Regular Meeting of February 19, 2024, will be cancelled due to the President's Day Holiday.

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APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/2024