



## 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