



Architectural Review Commission Minutes

August 16, 2021, 5:00 p.m.

Teleconference - Broadcast via Webinar

Architectural Review Commissioners Present: Commissioner Michael DeMartini, Commissioner Brian Pineda, Commissioner Allen Root, Commissioner Micah Smith, Vice Chair Ashley Mayou

Architectural Review Commissioners Absent: Commissioner Mandi Pickens and Chair Christie Withers

City Staff Present: Senior Planner Shawna Scott and Deputy City Clerk Megan Wilbanks

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on August 16, 2021 at 5:03 p.m., via teleconference, by Vice Chair Mayou.

2. PUBLIC COMMENT

Vice Chair Mayou opened the public hearing.

Public Comments:

None

--End of Public Comment--

Vice Chair Mayou closed the public hearing.

3. CONSENT

Motion By Commissioner Root

Second By Commissioner Smith

Approve Consent Item 3a.

Ayes (4): Commissioner DeMartini, Commissioner Pineda, Commissioner Root, and Commissioner Smith

Abstained (1): Vice Chair Mayou

Absent (2): Commissioner Pickens and Chair Withers

CARRIED (4 to 0)

3.a CONSIDERATION OF MINUTES - JULY 19, 2021 ARCHITECTURAL REVIEW COMMISSION MINUTES

Approve the Architectural Review Commission Minutes of July 19, 2021.

4. PUBLIC HEARINGS

4.a 175 VENTURE DR. (ARCH-0624-2020) REVIEW OF THE PROPOSED DESIGN AND LAYOUT FOR THE PHASED MEDIUM RESIDENTIAL DENSITY (R-2) COMPONENT OF THE AVILA RANCH DEVELOPMENT PROJECT

Contract Project Manager John Rickenbach presented the staff report and responded to Commission inquiries.

Applicant representatives, Carol Florence and David Kosco, provided a brief overview of the project and responded to questions raised.

Vice Chair Mayou opened the public hearing.

Public Comments:

None

--End of Public Comment--

Vice Chair Mayou closed the public hearing.

Motion By Commissioner Root

Second By Commissioner Smith

Review the proposed project in terms of its consistency with the Airport Area Specific Plan, Avila Ranch Development Plan, Community Design Guidelines, and applicable City Standards, and provide the following comments and recommendations to the Planning Commission:

- The contemporary architectural scheme should be revisited to bring more grace to the design
- Have the massing match the other styles more effectively
- Alter the housing ratio, as written, to reflect that between 40% and 60% of the predominant architectural style is permissible
- Grant the fence height exception
- Employ a mechanism to track the project's sustainability goals

Ayes (5): Commissioner DeMartini, Commissioner Pineda, Commissioner Root, Commissioner Smith, and Vice Chair Mayou

Absent (2): Commissioner Pickens and Chair Withers

CARRIED (5 to 0)

4.b REVIEW OF A DRAFT ZONING REGULATIONS AMENDMENT
CONSISTING OF OBJECTIVE DESIGN STANDARDS FOR
QUALIFYING HOUSING PROJECTS

Associate Planner Rachel Cohen presented the staff report and responded to Commission inquiries.

Vice Chair Mayou opened the public hearing.

Public Comments:

Allen Cooper

--End of Public Comment--

Vice Chair Mayou closed the public hearing.

Motion By Commissioner Root

Second By Commissioner Smith

Recommend the proposed draft Objective Design Guidelines to the Planning Commission for review and forward the following recommended revisions to the draft Objective Design Standards:

- Revisions to the standard regarding two materials identifying a little more flexibility for certain architectural styles
- Revise the 2-foot eaves requirement to a minimum of 12-inches
- Add additional language to the Building Details section regarding metal materials within Residential Zones to allow for them to be used as accent materials
- Compose standards regarding privacy and windows not looking into one another
- Craft a new standard for downtown enhanced open space with amenities
- Incorporate additional illustrations for reveals, cornices, roof percentages, and use of multiple material types
- Craft an Objective Design Standard on visual access to common outdoor open areas
- Amend the language regulating veneers to reflect that, in the event that a veneer does not die at a corner, the end of the veneer must be finished

Ayes (5): Commissioner DeMartini, Commissioner Pineda, Commissioner Root, Commissioner Smith, and Vice Chair Mayou

Absent (2): Commissioner Pickens and Chair Withers

CARRIED (5 to 0)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Senior Planner Shawna Scott provided an update of upcoming projects and the agenda forecast.

6. ADJOURNMENT

The meeting was adjourned at 7:41 p.m. The next *rescheduled* Regular Meeting of the Architectural Review Commission will be held on September 13, 2021 at 5:00 p.m. via teleconference.

APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/202X