



## Architectural Review Commission Minutes

October 4, 2021, 5:00 p.m.

Teleconference - Broadcast via Webinar

Architectural Review Commissioners Present: Commissioner Michael DeMartini, Commissioner Mandi Pickens, Commissioner Brian Pineda, Commissioner Allen Root, Vice Chair Ashley Mayou, Chair Christie Withers

Architectural Review Commissioners Absent: Commissioner Micah Smith

City Staff Present: Senior Planner Shawna Scott, 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 October 4, 2021 at 5:03 p.m. by Chair Withers with Commissioners present via teleconference.

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

Public Comment:

None

*--End of Public Comment--*

### 3. CONSENT

**Motion By** Commissioner Root

**Second By** Commissioner Pineda

To approve Consent Item 3a.

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

Abstained (1): Commissioner Pickens

Absent (1): Commissioner Smith

CARRIED (5 to 0)

3.a CONSIDERATION OF MINUTES - SEPTEMBER 20, 2021  
ARCHITECTURAL REVIEW COMMISSION MINUTES

Approve the Architectural Review Commission Minutes of September 20, 2021.

4. PUBLIC HEARINGS

4.a 600 TANK FARM (ARCH-0407-2021) REVIEW OF A MIXED-USE DEVELOPMENT INCLUDING 280 RESIDENTIAL UNITS, ACCESSORY USES, & 12,500 SF OF COMMERCIAL/OFFICE WITH ASSOCIATED EXCEPTIONS, GENERAL PLAN AMENDMENT, AND REZONE

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

Applicant, Damien Mavis with Covelop, and their representative, Scott Martin with RRM Design Group, provided a brief overview of the project and responded to questions raised.

Chair Withers opened the public hearing.

Public Comments:

None

*--End of Public Comment--*

Chair Withers closed the public hearing.

**Motion By** Vice Chair Mayou

**Second By** Chair Withers

Find the proposed project consistent with the Airport Area Specific Plan Design Guidelines, Community Design Guidelines, and recommend the Planning Commission approve the project with the following suggestions:

- Provide one more color scheme for Building A types
- Incorporate balcony railings that provide more privacy; 66%-75% solid panels to screen views
- On the Building B rear elevation provide white garage doors rather than gray to blend in more
- Provide more planting or other visual indicators for pedestrians and traffic calming (referencing the red arrow shown on sheet A10 descending from Santa Fe Road)
- Use landscaping to reduce massing of Building E
- Provide well thought out pedestrian-scale elements

Ayes (6): Commissioner DeMartini, Commissioner Pickens, Commissioner Pineda, Commissioner Root, Vice Chair Mayou, and Chair Withers

Absent (1): Commissioner Smith

CARRIED (6 to 0)

*\*Commissioner Pickens left the meeting at 6:20 p.m.*

4.b 130 HIGH STREET (ARCH-0535-2021) REVIEW OF A 1,813-SF WAREHOUSE ADDITION AND ADDITION OF AN AMMONIA DIFFUSION TANK, RECEIVER TANK, AND COOLING TOWER TO THE EXISTING 3,743-SF GLACIER ICE WAREHOUSE FACILITY

Associate Planner Kyle Van Leeuwen presented the staff report and responded to Commission inquiries.

Applicant, Tony Horzen, and their representatives, Eric Pennachio and Ray Cloud, provided a brief overview of the project and responded to questions raised.

Chair Withers opened the public hearing.

Public Comments:

None

*--End of Public Comment--*

Chair Withers closed the public hearing.

**Motion By** Commissioner Root

**Second By** Vice Chair Mayou

Find the project consistent with the Community Design Guidelines and applicable City Standards and recommend the Community Development Director approve the project with the following suggestions:

- City Arborist should review tree removal request and, if possible, the Commission recommends keeping the tree.
- Conduct a sound study to determine if decibels of the machinery are consistent with City Ordinances.

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

Absent (2): Commissioner Pickens, and Commissioner Smith

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.

**6. ADJOURNMENT**

The meeting was adjourned at 6:54 p.m. The next Regular Meeting of the Architectural Review Commission meeting is scheduled for October 18, 2021 at 5:00 p.m. via teleconference.

---

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