



## Architectural Review Commission Minutes

May 6, 2024, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Architectural Review Commissioners Present: Commissioner Kelley Abbas, Commissioner Robert Arens, Commissioner Michael Clark, Commissioner Charles Gerencser, Vice Chair Ashley Mayou, Chair Brian Pineda

Architectural Review Commissioners Absent: Commissioner John Carrion

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 May 6, 2024 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, by Chair Pineda.

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

Public Comment:

None

--End of Public Comment--

### 3. CONSENT

3.a CONSIDERATION OF MINUTES - APRIL 15, 2024 ARCHITECTURAL REVIEW COMMISSION MINUTES

**Motion By** Commissioner Gerencser

**Second By** Commissioner Clark

Approve the Architectural Review Commission Minutes of April 15, 2024.

Ayes (5): Commissioner Abbas, Commissioner Clark, Commissioner Gerencser, Vice Chair Mayou, and Chair Pineda

Absent (2): Commissioner Arens, and Commissioner Carrion

CARRIED (5 to 0)

#### 4. PUBLIC HEARINGS

*Commissioner Arens joined the meeting at 5:12 p.m.*

- 4.a 1130 ORCUTT ROAD (ARCH-0529-2023) REVIEW OF A NEW 16-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, ADU, AND ASSOCIATED SITE DEVELOPMENTS WITH A REQUEST TO ALLOW FOR AN ADU GREATER THAN 1,000 SQUARE FEET AND THE REMOVAL OF 17 TREES

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

Applicant representative, Will Ruoff, 4Creeks, Inc., provided a brief overview of the project and responded to questions raised.

Chair Pineda opened the Public Hearing

Public Comments:

None

*--End of Public Comment--*

Chair Pineda closed the Public Hearing

**Motion By** Commissioner Gerencser

**Second By** Vice Chair Mayou

Recommend to the Community Development Director approval of the application based on consistency with the Community Design Guidelines with the following direction:

- Provide additional pedestrian access to Orcutt Street.
- Consider additional screening of the trash enclosure.
- Increase landscaping within the parking lot area of the project.
- Include screening strategies for the transformer.

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

Absent (1): Commissioner Carrion

CARRIED (6 to 0)

4.b 10 HIGUERA (ARCH-0358-2023) REVIEW OF A NEW MIXED-USE PROJECT WITH APPROXIMATELY 23,164 SQUARE FEET OF COMMERCIAL SPACE AND A ONE BEDROOM RESIDENTIAL UNIT, WITH ASSOCIATED SITE IMPROVEMENTS, A SIGN PROGRAM, AND REQUEST TO REMOVE TWO TREES

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

Applicant representative, Joel Snyder, TenOver Studios, and applicant Keith Sweeny provided an overview of the project design considerations and responded to questions raised.

Chair Pineda opened the Public Hearing

Public Comments:

None

*--End of Public Comment--*

Chair Pineda closed the Public Hearing

**Motion By** Commissioner Abbas

**Second By** Vice Chair Mayou

Recommend to the Planning Commission approval of the proposed project as it is consistent with the Community Design Guidelines, Sign Regulations, and applicable City Standards, with the following direction given to the applicant:

- Provide a change in color, materials, and/or window fenestration to the north elevation to provide architectural interest.
- Provide screening around the bicycle lockers and/or paint them so that they better integrate into the site plan and overall architectural design.

Ayes (5): Commissioner Abbas, Commissioner Clark, Commissioner Gerencser, Vice Chair Mayou, and Chair Pineda

Noes (1): Commissioner Arens

Absent (1): Commissioner Carrion

CARRIED (5 to 1)

**5. COMMENT AND DISCUSSION**

**5.a STAFF UPDATES AND AGENDA FORECAST**

Senior Planner Rachel Cohen provided an update of upcoming projects, noting that there are currently no projects scheduled for the next two regular meeting dates.

**6. ADJOURNMENT**

The meeting was adjourned at 6:46 p.m. The next Regular Meeting of the Architectural Review Commission is scheduled for June 3, 2024, at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

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APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/2024