



Architectural Review Commission Minutes

December 16, 2024, 5:00 p.m.

Council Hearing Room, 990 Palm Street, San Luis Obispo

Present: Commissioners Kelley Abbas, Robert Arens, John Carrion, Vice Chair Ashley Mayou, Chair Brian Pineda

Absent: Commissioners Michael Clark, Charles Gerencser

City Staff Present: Principal Planner Rachel Cohen, Deputy City Clerk Sara Armas, Deputy City Clerk Kevin Christian

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Architectural Review Commission was called to order on December 16, 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 - NOVEMBER 18, 2024 ARCHITECTURAL REVIEW COMMISSION MINUTES

Motion By Vice Chair Mayou

Second By Commissioner Arens

To approve the Architectural Review Commission Minutes of November 18, 2024.

Ayes (4): Commissioner Arens, Commissioner Carrion, Vice Chair Mayou, and Chair Pineda

Abstained (1): Commissioner Abbas

Absent (2): Commissioner Clark and Commissioner Gerencser

CARRIED (5 to 0)

4. PUBLIC HEARING

- 4.a REVIEW OF THREE SINGLE FAMILY DWELLINGS IN ENCLAVE AT RIGHETTI (LOTS 23, 24, AND 34), INCLUDING REQUESTS FOR REAR SETBACK REDUCTION AND EXCEPTIONS TO HEIGHT LIMITS FOR WALLS, FENCES, AND HEDGES (ARCH-0457-2024)

Assistant Planner Walter Oetzell presented the staff report and responded to Commission inquiries.

Thomas Esser, representing Vellum Design Build, 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 Vice Chair Mayou

Second By Commissioner Abbas

Recommend that the Community Development Director find the project design, including requested exceptions to standards for garage setback (for Lot 23), rear setback (for Lot 24), and fence and wall height (for limited areas of all three lots), to be consistent with the Orcutt Area Specific Plan and Community Design Guidelines.

Ayes (4): Commissioner Abbas, Commissioner Carrion, Vice Chair Mayou, and Chair Pineda

Noes (1): Commissioner Arens

Absent (2): Commissioner Clark and Commissioner Gerencser

CARRIED (4 to 1)

5. COMMENT AND DISCUSSION

5.a STAFF UPDATES AND AGENDA FORECAST

Principal Planner Rachel Cohen provided the following updates:

- The January 6 and January 20, 2025 meetings will be cancelled.
- There are currently no items on the agenda forecast at this time.
- The City will be hosting an upcoming community event in January regarding the 2025-27 Financial Plan, allowing the community to provide input to help establish priority goals for the City.

6. ADJOURNMENT

The meeting was adjourned at 5:45 p.m. The regularly scheduled meetings of January 6, 2025 and January 20, 2025 will be cancelled due to the New Year's Day and Martin Luther King Jr. Day holidays. The next Regular Meeting of the Architectural Review Commission is scheduled for February 3, 2025 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY ARCHITECTURAL REVIEW COMMISSION: XX/XX/2025