



## Architectural Review Commission Minutes

January 12, 2026, 5:00 p.m.

Council Chambers, 990 Palm Street, San Luis Obispo

Architectural Review Commissioners Present: Commissioner Robert Arens, Commissioner Mick Atkins, Commissioner Kyle Bell, Commissioner Charles Gerencser, Vice Chair John Carrion, Chair Ashley Mayou

Architectural Review Commissioners Absent: Commissioner Kelley Abbas

City Staff Present: Principal Planner Rachel Cohen, Deputy City Clerk Andrea Colunga-Lopez

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### 1. CALL TO ORDER

A Special Meeting of the San Luis Obispo Architectural Review Commission was called to order on January 12, 2026 at 5:00 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 15, 2025 ARCHITECTURAL REVIEW COMMISSION MINUTES

**Motion By** Commissioner Gerencser

**Second By** Commissioner Arens

To approve the Architectural Review Commission Minutes of December 15, 2025.

Ayes (6): Commissioner Arens, Commissioner Atkins, Commissioner Bell, Commissioner Gerencser, Vice Chair Carrion, Chair Mayou

Absent (1): Commissioner Abbas

6:0 CARRIED

#### 4. PUBLIC HEARINGS

- 4.a REVIEW OF A MIXED-USE DEVELOPMENT CONSISTING OF 12 RESIDENTIAL UNITS (WHICH INCLUDES 2 AFFORDABLE UNITS), 2 HOTEL SUITES, A SIGN PROGRAM, TREE REMOVAL, AND SITE IMPROVEMENTS. THE PROJECT INCLUDES REQUESTS FOR DENSITY BONUS AND FENCE HEIGHT EXCEPTION.

*Vice Chair Carrion recused himself due to his conflict of interest as an employee of the architecture firm involved with the project; he exited the room at 5:01 p.m.*

Associate Planner Hannah Hanh presented the staff report and responded to Commission inquiries.

Applicant representative, Jessie Skidmore, Ten Over Studio, provided a brief overview of the project and responded to questions raised.

Chair Mayou opened the Public Hearing

Public Comments:

None

*--End of Public Comment--*

Chair Mayou closed the Public Hearing

**Motion By** Commissioner Bell

**Second By** Commissioner Gerencser

Recommend the Community Development Director find the project consistent with applicable goals, policies, and guidelines in the Community Design Guidelines and Sign Regulations with the following conditions:

- Instead of an open design, the balcony railings located on the front elevation along Monterey Street shall be redesigned to utilize opaque, decorative block that would provide privacy and screening for these private amenity areas.
- The rear building elevation shall be redesigned to incorporate a combination of colors, finishes, and/or elements that would provide architectural interest and consistency throughout all building elevations. Examples of desirable treatments include decorative tile or block; a mural; a variation of faux openings or recessed areas similar to doors, windows, etc. on the other elevations; and any other appropriate finishes and colors.

Ayes (5): Commissioner Arens, Commissioner Atkins, Commissioner Bell, Commissioner Gerencser, Chair Mayou

Recused (1): Vice Chair Carrion

Absent (1): Commissioner Abbas

5:0 CARRIED

**5. COMMENT AND DISCUSSION**

5.a STAFF UPDATES AND AGENDA FORECAST

Principal Planner Rachel Cohen informed the Commissioners that there are projects under review, but none are ready to come before the Commissioners yet.

**6. ADJOURNMENT**

The meeting was adjourned at 5:36 p.m. The Regular Meeting of January 19, 2026, will be cancelled due to the Martin Luther King Jr. holiday. The next Regular Meeting of the Architectural Review Commission is scheduled for February 2, 2026 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/202X