



Minutes

ARCHITECTURAL REVIEW COMMISSION

Monday, July 19, 2021

Regular Meeting of the Architectural Review Commission

CALL TO ORDER

A Regular Meeting of the Architectural Review Commission was called to order on Monday, July 19, 2021 at 5:02 p.m. in the Council Hearing Room at City Hall, 990 Palm Street, San Luis Obispo, by Chair Christie Withers.

ROLL CALL

Present: Commissioners Michael DeMartini (*arrived at 5:09 p.m.*), Mandi Pickens, Brian Pineda, Allen Root, Micah Smith, and Chair Christie Withers

Absent: Vice Chair Ashley Mayou

Staff: Senior Planner Shawna Scott and Deputy City Clerk Kevin Christian

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

--End of Public Comment--

CONSIDERATION OF MINUTES

1. Minutes of the Architectural Review Commission meeting of June 21, 2021.

ACTION: MOTION BY COMMISSIONER ROOT, SECOND BY COMMISSIONER SMITH, CARRIED 5-0-2 (Commissioner DeMartini and Vice Chair Mayou absent), to approve the Minutes of the Architectural Review Commission meeting of June 21, 2021.

PUBLIC HEARING

Commissioner DeMartini arrived at 5:09 p.m., the beginning of the staff presentation for this item.

2. Development review of a mixed-use project consisting of 94 residential units and 924 square feet of commercial space, with a 24% density bonus. The project includes a request for an affordable housing concession regarding the Edge Conditions standards for open space orientation and window placement for properties that are along transition zones. An Addendum to the previously adopted Mitigated Negative Declaration has been prepared (ER#0286-2014). **Project address: 279 Bridge Street; Case#: ARCH-0587-2020, USE-0412-2021, & AFFH-0413-2021; Zone: M-zone; Housing Authority of San Luis Obispo, owner/applicant.**

Associate Planner Kyle Bell presented the staff report and responded to Commissioner inquiries.

Applicant representative, Scott Smith, CEO HASLO, and Jim Duffy, Ten Over Studios, provided an overview of the project objectives and provided comments in response to Commissioner questions.

Public Comments:

Justice and Bill Towers

Amy Sanchez

Devin Gallagher

--End of Public Comment--

ACTION: MOTION BY COMMISSIONER PICKENS, SECOND BY COMMISSIONER SMITH, CARRIED 6-0-1 (Vice Chair Mayou absent), to recommend approval to the Planning Commission and confirm consistency with Community Design Guidelines, with the following recommendations:

- Provide additional screening to the balconies on south and east building elevations, screening thresholds of the balconies shall be up to the discretion of the developer; and
- Reduce height of screening features surrounding the interior playground courtyard to provide a balance of vehicle screening and pedestrian safety; and
- Consider that trees along the south perimeter be planted at a greater maturity; and
- Incorporate addition of an accent color.

COMMENT AND DISCUSSION

3. Staff Updates

Senior Planner Shawna Scott provided a brief agenda forecast.

ADJOURNMENT

The meeting was adjourned at 6:15 p.m. The next Regular Meeting of the Architectural Review Commission will be held on Monday, August 16, 2021 at 5:00 p.m. in the Council Chambers at City Hall, 990 Palm Street, San Luis Obispo, CA 93401.

APPROVED BY THE ARCHITECTURAL REVIEW COMMISSION: XX/XX/2021