



## Architectural Review Committee Meeting Minutes

Monday February 5, 2018

**ARC Members Attending:** Tim Ringger, Ron Jones, Community Development Director Jason Bond.

**Others in attendance:** Representatives from Crabby's to Go, Cory Crabb (Owner) and Jen Gale. Representative from CVMC Bruce Fallon (Architect).

### **Crabby's to Go:**

Mr. Crabb explained the changes he is proposing to make to the building. He explained that all of the components are the same, the differences being the colors, and the red brick replacing the original stone. Mr. Crabb explained that the brick won't require as much upkeep as the stone. Mr. Bond thanked Mr. Crabb for bringing the color samples. The ARC Committee agreed that the colors are earth tones and either color used will meet the ordinance. Ms. Gale explained that a mockup will be created using both colors to determine which one will be used.

Mr. Bond asked where the signs will be. Mr. Crabb stated that one will be located on the West side, and another will be above the gooseneck lights on the side of the building. Mr. Crabb stated that the current rendering shows the gooseneck lighting higher than they should be, the lights will instead be installed on the brick below to create space for the sign. The ARC Committee was in agreement that moving the lights lower will look better. Mr. Bond suggested that the writing on the sign is enlarged so it can be seen from the freeway. Mr. Crabb stated that he likes that idea, and he is still working on the sign template.

**Motion:** Mr. Jones motioned to approve the proposed modifications for Crabby's to Go including the color, and using brick instead of stone. Mr. Ringger seconded. The vote was unanimous in the affirmative.

### **Crabby's to Go 6 Foot Retaining Wall:**

Ratifying the approval of an onsite 6-foot retaining wall.

Mr. Crabb stated that he would like to spray the wall either a brown or red color. The ARC didn't raise any concerns regarding the retaining wall, or it being painted as long as the paint is an earth tone color that meets City Code.

**Motion:** Mr. Jones motioned to approve the 6-foot retaining wall, and the paint as long as it's an earth toned color. Mr. Ringger seconded. The vote was unanimous in the affirmative.

### **Central Valley Medical Center (CVMC):**

Proposed change to the East façade of the building located at 210 East Main Street.

Mr. Fallon explained that the building was designed with the intent to expand to the East. He is proposing that the East wall is finished in an earth toned stucco rather than brick, because they plan to expand sooner rather than later. Mr. Ringger stated that he is hesitant to approve this because there isn't a guarantee that the clinic will expand.

Mr. Fallon stated that there are existing trees on the East property line that the developer would like to keep. Mr. Fallon stated that when the expansion happens the brick will wrap around from the original building.

Mr. Bond stated that City code for the Main Street Commercial zone (10-7M-9E) requires that 50 percent of the walls are covered with a primary exterior material ex. Brick, stone. Mr. Ringger agreed that at least 50 percent of the wall should be finished with brick, in case the building is never extended.

Mr. Bond explained that CVMC is also working with the City Council regarding the removal of one of their parking lot accesses. Mr. Bond stated that this isn't an issue for the ARC to decide, but he wanted them to be aware of the request.

**Motion:** Mr. Ringger motioned to reject the proposal to eliminate all of the brick material on the East side of the building, with the request that they meet at least the required 50 percent of brick on the East wall. Mr. Jones seconded. All were in favor in the affirmative.

Mr. Fallon asked if Mr. Bond would like to see another submittal of the East wall with the required 50 percent brick. Mr. Bond stated that he will need a copy of the updated plans.

**Approval of Minutes:**

**Motion:** Mr. Ringger motioned to approve the minutes from September 5, 2017 and September 25, 2017. Mr. Bond seconded. The vote was unanimous in the affirmative.

**ARC Business:**

Mr. Bond explained to the Committee that the Community Development Department is trying to organize and reevaluate the terms of each board and committee and get them up to date. Mr. Ringger stated that he isn't sure of his term length. Mr. Jones stated that he has been on the Committee since it has been created.

Mr. Jones asked if the 6-foot retaining wall for Crabby's to Go will be required to have a guard rail. He explained that he believes there is an ordinance that requires this. Mr. Bond explained that the retaining wall is more of an engineering issue, and he will pass that comment on to the City Engineer.

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Kira Petersen, Deputy Recorder