I. RECOMMENDATION

This is a continued public hearing to consider new exterior colors for the Gregory Village Shopping Center. The application was initially reviewed by the Commission at its September 5, 2019 meeting. The Commission continued its review of the proposed colors so that the applicant could prepare revised project plans for review. The feedback and direction provided by the Commission pertaining to the proposed exterior site modifications were as follows:

- The Commission supported the staff recommended condition to re-roof the canopy due to substantial wear and failure of the roofing material. The ARC also preferred to have the food mart building re-roofed so that the two roofs match. One Commissioner discussed the idea of removing the “mansard” roof parapet element from the canopy, if possible, if this proved to be more desirable for the property owner and was compliant with Citywide Design Guidelines;

- The Commission expressed a desire to have a singular/consistent treatment for all brick structures on the site (i.e. food mart walls, trash enclosure, canopy columns and monument sign). The plans show painting some brick white, while keeping other brick in its natural state. The Commission would prefer to have all the brick kept as-is, or all the brick painted; and,

- The Commission preferred the canopy fascia that eliminated the LED up-lighting.

The applicant has provided revised drawings showing modifications to the proposed project, including:

- Proposing to re-shingle the canopy and food mart roofs;
- maintaining all natural brick as unpainted, including the food mart, trash enclosure, monument signs and canopy columns;

II. RECOMMENDATION

Review the proposed revisions submitted by the applicant, and, if the revisions are acceptable, approve Architectural Review Permit PLN 19-0183, subject to the conditions included in Attachment A, subject to any changes directed by the Commission, and adopt the CEQA findings noted in the September 5, 2019 ARC staff report.

III. ATTACHMENTS

Attachment A  Staff Recommended Conditions of Approval
Attachment B  Revised Project Plans (Dated, “Received Sep 18 2019”
Attachment C  September 5, 2019 Architectural Review Commission Staff Report