1. CALL TO ORDER:

2. ROLL CALL

3. FLAG SALUTE:

   Commissioner Sage

4. AGENDA REVIEW:

   The Commission may revise the order of agenda items depending on public interest and/or special presentations.

5. COMMUNITY COMMENTS AND SUGGESTIONS:

   This public comment period is an invitation to members of the community to present issues, thoughts, or suggestions on matters not scheduled on this agenda. Comments should be limited to those matters that are within the jurisdiction of the Planning Commission. The Brown Act restricts the Commission from taking formal action on matters not published on the agenda. The Commission requests that public comment be limited to three (3) minutes and be accompanied by voluntary submittal of a “speaker slip” to facilitate meeting organization and preparation of the minutes.

6. WRITTEN COMMUNICATIONS:

   Correspondence or supplemental information for the Planning Commission received after Agenda preparation. In compliance with the Brown Act, the Commission will not take action on correspondence relating to items that are not listed on the Agenda, but may schedule such matters for discussion or hearing as part of future agenda consideration.

7. CONSENT AGENDA:

   7.a. Consideration Of Approval Of Minutes

      Recommended Action: Approve the minutes of the October 1, 2019 Regular Planning Commission meeting.

      Documents:

      2020-02-04 7a_Authorization to Sign Resolution and Minutes.pdf

   7.b. Consideration Of Time Extension 19-008; One Year Time Extension For Vesting Tentative Tract Map 13-002 And Planned Unit Development 13-002 In Accordance With The Subdivision Map Act And Arroyo Grande Municipal Code; Location - Corbett Canyon Road (Tract 2985); Applicant - Scott Pace; Representative - Tony Coscia

      Recommended Action: It is recommended that the Planning Commission Adopt a Resolution approving a time extension for Vesting Tentative Tract Map 13-002 and Planned Unit Development 13-002.

      Documents:
7.c. Consideration Of Time Extension 19-009; One-Year Time Extension For Tentative Parcel Map 15-001 & Planned Unit Development 15-001 In Accordance With The Subdivision Map Act - 1181 Ash Street; Applicant - Tom Franck; Representative - Jeff Emrick
   Recommended Action: It is recommended that the Planning Commission Adopt a Resolution approving a time extension for Tentative Parcel Map 15-001 and Planned Unit Development 15-001.

8. PUBLIC HEARINGS:
   None.

9. NON-PUBLIC HEARING ITEMS:
   9.a. Introduction Of Whitney McDonald As Community Development Director

10. NOTICE OF ADMINISTRATIVE DECISIONS:
   This is a notice of administrative decision for Minor Use Permits, including any approvals, denials or referrals by the Community Development Director. An administrative decision must be appealed or called up for review by the Planning Commission by a majority vote.

   Documents:

11. COMMISSION COMMUNICATIONS:
   Correspondence/Comments as presented by the Planning Commission.

12. STAFF COMMUNICATIONS:
   Correspondence/Comments as presented by the City Manager.

13. ADJOURNMENT
   All staff reports or other written documentation, including any supplemental material distributed to a majority of the Planning Commission within 72 hours of a regular meeting, relating to each item of business on the agenda are available for public inspection during regular business hours in the Community Development Department, 300 E. Branch Street, Arroyo Grande. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by the Americans with Disabilities Act. To make a request for disability-related modification or accommodation, contact the Legislative and Information Services Department at 805-473-5414 as soon as possible and at least 48 hours prior to the meeting date.

********************
This agenda was prepared and posted pursuant to Government Code Section 54954.2. Agenda reports can be accessed and downloaded from the City’s website at www.arroyogrande.org. If you would like to subscribe to receive email or text message notifications when agendas are posted, you can sign up online through our Notify Me feature.
1. CALL TO ORDER
Chair Martin called the Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL
Planning Commission: Commissioners Jamie Maraviglia, Andrea Montes, Ken Sage, Vice Chair Frank Schiro and Chair Glenn Martin were present.

Staff Present: Community Development Director Teresa McClish and Permit Technician Patrick Holub were present.

3. FLAG SALUTE
Commissioner Montes led the flag salute.

4. AGENDA REVIEW
None.

5. COMMUNITY COMMENTS AND SUGGESTIONS
None.

6. WRITTEN COMMUNICATIONS
None.

7. CONSENT AGENDA
7.a. CONSIDERATION OF APPROVAL OF MINUTES
Recommended Action: Approve the minutes of the September 3, 2019 Regular Planning Commission Meeting.

Action: Commissioner Sage moved to approve the consent agenda as submitted. Commissioner Montes seconded and the motion passed on the following voice vote:

AYES: Sage, Montes, Maraviglia, Schiro and Martin
NOES: None
ABSENT: None

8. PUBLIC HEARINGS
None.

9. NON-PUBLIC HEARINGS
9.a. CONSIDERATION OF A FINDING OF SUBSTANTIAL CONFORMANCE REGARDING GUEST PARKING AT SUBAREA 2 OF THE EAST CHERRY AVENUE SPECIFIC PLAN; APPLICANT – WATHEN CASTANOS HOMES (McClish)
Recommended Action: It is recommended that the Planning Commission find the proposed method of meeting guest parking requirements in substantial conformance with the East Cherry Avenue Specific Plan.
Community Development Director McClish presented the staff report and responded to Commissioner questions regarding guest parking location and the reasoning behind the initial condition.

Carol Florence, representative, and Jeff Cooks, applicant, spoke about the history of the project and explained the need for the change in guest parking location.

**Action:** Chair Martin moved to find the proposal in substantial conformance with the East Cherry Avenue Specific Plan. Commissioner Sage seconded and the motion passed on the following voice vote:

**AYES:** Martin, Sage, Montes, Maraviglia, and Schiro

**NOES:** None

**ABSENT:** None

10. **ADMINISTRATIVE DECISIONS SINCE SEPTEMBER 17, 2019**

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Applicant</th>
<th>Address</th>
<th>Description</th>
<th>Action</th>
<th>Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td>PPR 19-031</td>
<td>Mark &amp; Ingrid Kovacs</td>
<td>307 Myrtle Drive</td>
<td>Establishment of a homestay in an existing residence.</td>
<td>A</td>
<td>A. Perez</td>
</tr>
<tr>
<td>PPR 19-027</td>
<td>Samuel &amp; Monica Ojcius</td>
<td>200 Rodeo Drive</td>
<td>Establishment of a vacation rental in an existing residence.</td>
<td>A</td>
<td>A. Perez</td>
</tr>
<tr>
<td>PPR 19-029</td>
<td>Nate Green</td>
<td>1050 Maple Street</td>
<td>Establishment of a vacation rental in an existing residence.</td>
<td>A</td>
<td>A. Perez</td>
</tr>
<tr>
<td>VSR19-006</td>
<td>Josh &amp; Kelly Reynolds</td>
<td>277 Canyon Way</td>
<td>Construction of a two-story addition to an existing single-family dwelling.</td>
<td>A</td>
<td>A. Perez</td>
</tr>
</tbody>
</table>

11. **COMMISSION COMMUNICATIONS**

Vice Chair Schiro reminded the public that the Arroyo Grande Beer Feast event, which will raise funds for Meals on Wheels, will be held on October 12, 2019.

Chair Martin spoke about his time at the American Planning Associate (APA) Conference in Santa Barbara.

12. **STAFF COMMUNICATIONS**

Community Development Director McClish informed the Commission that staff attended the APA Conference in Santa Barbara on September 17th along with Chair Martin, that staff would be bringing an item regarding SB2 grant funds to City Council on October 8th and that the contract for the Housing Element Update would be brought before the City Council during the second meeting in October.

13. **ADJOURNMENT**

The meeting adjourned at 6:37 p.m.
ATTEST:

PATRICK HOLUB
PERMIT TECHNICIAN
(Approved at PC Meeting _____________)

GLENN MARTIN, CHAIR
MEMORANDUM

TO: PLANNING COMMISSION

FROM: BILL ROBESON, ACTING COMMUNITY DEVELOPMENT DIRECTOR

BY: ANDREW PEREZ, ASSISTANT PLANNER

SUBJECT: CONSIDERATION OF TIME EXTENSION 19-008; ONE-YEAR TIME EXTENSION FOR VESTING TENTATIVE TRACT MAP 13-002 AND PLANNED UNIT DEVELOPMENT 13-002 IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ARROYO GRANDE MUNICIPAL CODE; LOCATION – CORBETT CANYON ROAD (TRACT 2985); APPLICANT – SCOTT PACE; REPRESENTATIVE – TONY COSCIA

DATE: FEBRUARY 4, 2020

SUMMARY OF ACTION:
Approval of the Time Extension would allow an additional twelve (12) months for the developer to record the final subdivision map, until October 3, 2020.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:
None.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a Resolution approving Time Extension 19-008.

BACKGROUND:
On October 3, 2017, the Planning Commission adopted Resolution No. 17-2287, approving Vesting Tentative Tract Map No. 13-002 and Planned Unit Development No. 13-002. The approved project consists of the subdivision of 4.6 acres into eleven (11) residential lots. The original approval was set to expire on October 3, 2019; however, as a result of the subject application, the expiration of the map has been extended until the Planning Commission takes action on the application.

ANALYSIS OF ISSUES:
Municipal Code Subsection 16.12.140.C allows the Commission to grant a project up to three (3) one-year time extensions, only if it is found that there have been no significant changes in the General Plan, Municipal Code, or character of the area within which the project is located that would cause the approved project to be injurious to
the public health, safety or welfare. No such changes have been identified in these areas that would cause the proposed project to be injurious to the public health, safety, or welfare. Additionally, the applicant has been working toward recording a final map for the project, including obtaining an encroachment permit from Caltrans for work necessary on Highway 227.

If approved, the one-year time extension would extend the expiration date of the project to October 3, 2020, in accordance with the provisions of the Municipal Code and the Subdivision Map Act.

ALTERNATIVES:
The following alternatives are provided for the Commission’s consideration:
1. Adopt the attached Resolution approving Time Extension 19-008;
2. Modify and adopt the attached Resolution approving Time Extension 19-008;
3. Do not adopt the attached Resolution, provide specific findings and direct staff to return with a Resolution denying the time extension; or
4. Provide direction to staff.

ADVANTAGES:
Approving the requested time extension will maintain the viability of an approved project, will allow the applicant to continue to work toward recording the final subdivision map, and is consistent with the Subdivision Map Act.

DISADVANTAGES:
No disadvantages associated with approval of the requested time extension have been identified.

ENVIRONMENTAL REVIEW:
In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, it has been determined that the granting of a time extension is not subject to CEQA per Section 15061(b)(3) of the Guidelines, regarding the general rule that where it can be seen with certainty that there is no possibility of a significant effect on the environment, an activity is not subject to CEQA.

PUBLIC NOTICE AND COMMENT:
Per Municipal Code Table 16.12.030-B, a public hearing is not required for approval of a time extension. The Agenda was posted at City Hall and on the City’s website in accordance with Government Code Section 54954.2.
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING A ONE-YEAR TIME EXTENSION FOR VESTING TENTATIVE TRACT MAP NO. 13-002 AND PLANNED UNIT DEVELOPMENT 13-002 (TIME EXTENSION 19-008); APPLIED FOR BY SCOTT PACE; LOCATED AT CORBETT CANYON ROAD

WHEREAS, the Planning Commission approved Vesting Tentative Tract Map No. 13-002 and Planned Unit Development 13-002 (the “Project”) on October 3, 2017; and

WHEREAS, the map has remained active as a result of State Law; and

WHEREAS, the applicant filed Time Extension 19-008 on August 23, 2019, to extend the expiration date of the Project by one (1) year; and

WHEREAS, the approval is automatically extended until the Planning Commission takes action on the application; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has considered the request for Time Extension 19-008 on February 4, 2020; and

WHEREAS, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined that the project is not subject to CEQA per Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission finds, after due study and deliberation, the following circumstances exist:

1. There have been no significant changes in the General Plan, Municipal Code or character of the area within which the project is located that would cause the approved project to be injurious to the public health, safety or welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Time Extension 19-008 for the first of three (3) available one-year extensions, with the above findings and subject to the conditions as set forth in Exhibit "A" attached hereto and incorporated herein by this reference. Vesting Tentative Tract Map 13-002 and Planned Unit Development No. 13-002 shall now expire on October 3, 2020.
RESOLUTION NO.
PAGE 2

On motion by Commissioner __________, seconded by Commissioner __________ and by
the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

The foregoing Resolution was adopted this 4th day of February 2020.
GLENN MARTIN, CHAIR

ATTEST:

PATRICK HOLUB
SECRETARY TO THE COMMISSION

APPROVED AS TO CONTENT:

BILL ROBESON
ACTING COMMUNITY DEVELOPMENT DIRECTOR
This approval authorizes a one (1) year time extension for Vesting Tentative Tract Map No. 13-002 and Planned Unit Development 13-002, which was originally approved by the Planning Commission on October 3, 2017.

GENERAL CONDITIONS:

1. The developer shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.

2. Vesting Tentative Tract Map No. 13-002 and Planned Unit Development No. 13-002 shall expire on October 3, 2020 unless it is recorded prior to this date or another extension of time is granted in accordance with the Subdivision Map Act.

3. The developer shall comply with all conditions of approval for Vesting Tentative Tract Map No. 13-002 and Planned Unit Development No. 13-002.
MEMORANDUM

TO: PLANNING COMMISSION

FROM: BILL ROBESON, ACTING COMMUNITY DEVELOPMENT DIRECTOR

BY: ANDREW PEREZ, ASSISTANT PLANNER

SUBJECT: CONSIDERATION OF TIME EXTENSION 19-009; ONE-YEAR TIME EXTENSION FOR TENTATIVE PARCEL MAP 15-001 AND PLANNED UNIT DEVELOPMENT 15-001 IN ACCORDANCE WITH THE SUBDIVISION MAP ACT AND ARROYO GRANDE MUNICIPAL CODE– 1177 ASH STREET; APPLICANT – TOM FRANCK; REPRESENTATIVE – JEFF EMRICK

DATE: FEBRUARY 4, 2020

SUMMARY OF ACTION:
Approval of the Time Extension would allow an additional twelve (12) months for the developer to record the final subdivision map, until November 15, 2020.

IMPACT TO FINANCIAL AND PERSONNEL RESOURCES:
None.

RECOMMENDATION:
It is recommended that the Planning Commission adopt a Resolution approving Time Extension 19-008.

BACKGROUND:
On November 15, 2016, the Planning Commission adopted Resolution No. 16-2263, approving Tentative Parcel Map No. 15-001 and Planned Unit Development No. 15-001. The approved project consists of the subdivision of 0.22 acres into four (4) residential lots and the construction of four (4) one-bedroom, 1.5 bathroom townhome units including a one-car garage per unit and four (4) guest parking spaces. The original approval was set to expire on November 15, 2018; however, Time Extension 18-007 extended the approval by one year to November 15, 2019. On October 16, 2019 the applicant submitted the subject application, to extend the expiration of the map by one year, to November 15, 2020. By virtue of submitting an application for a time extension, the approval is automatically extended until the Planning Commission takes action on the application.
ANALYSIS OF ISSUES:
Municipal Code Subsection 16.12.140.C allows the Commission to grant a project up to three (3) one-year time extensions, only if it is found that there have been no significant changes in the General Plan, Municipal Code, or character of the area within which the project is located that would cause the approved project to be injurious to the public health, safety or welfare. This application would be the second of the three (3) one-year time extensions available for the project. No such changes have been identified that would cause the proposed project to be injurious to the public health, safety, or welfare. Additionally, the applicant has been working toward recording a final map for the project, and anticipates finalizing the map within the next few months.

If approved, the one-year time extension would extend the expiration date of the project to November 15, 2020, in accordance with the provisions of the Municipal Code and the Subdivision Map Act.

ALTERNATIVES:
The following alternatives are provided for the Commission’s consideration:
1. Adopt the attached Resolution approving Time Extension 19-009;
2. Modify and adopt the attached Resolution approving Time Extension 19-009;
3. Do not adopt the attached Resolution, provide specific findings and direct staff to return with a Resolution denying the time extension; or
4. Provide direction to staff.

ADVANTAGES:
Approving the requested time extension will maintain the viability of an approved project, will allow the applicant to continue to work toward recording the final parcel map, and is consistent with the Subdivision Map Act.

DISADVANTAGES:
No disadvantages associated with approval of the requested time extension have been identified.

ENVIRONMENTAL REVIEW:
In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, it has been determined that the granting of a time extension is not subject to CEQA per Section 15061(b)(3) of the Guidelines, regarding the general rule that where it can be seen with certainty that there is no possibility of a significant effect on the environment, an activity is not subject to CEQA.

PUBLIC NOTICE AND COMMENT:
Per Municipal Code Table 16.12.030-B, a public hearing is not required for approval of a time extension. The Agenda was posted at City Hall and on the City’s website in accordance with Government Code Section 54954.2.
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING A ONE-YEAR TIME EXTENSION FOR TENTATIVE PARCEL MAP NO. 15-001 AND PLANNED UNIT DEVELOPMENT 15-001 (TIME EXTENSION 19-009); APPLIED FOR BY TOM FRANCK; LOCATED AT 1177 ASH STREET

WHEREAS, the Planning Commission approved Tentative Parcel Map No. 15-001 and Planned Unit Development 15-001 (the “Project”) on November 15, 2016; and

WHEREAS, the map has remained active as a result of State Law; and

WHEREAS, the Planning Commission approved Time Extension 18-007 to extend the expiration date of the Project by one (1) year to November 15, 2019

WHEREAS, the applicant filed Time Extension 19-009 on October 16, 2019, to extend the expiration date of the Project by one (1) more year; and

WHEREAS, the approval is automatically extended until the Planning Commission takes action on the application; and

WHEREAS, the Planning Commission of the City of Arroyo Grande has considered the request for Time Extension 19-009 on February 4, 2020; and

WHEREAS, the Planning Commission has reviewed the project in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Arroyo Grande Rules and Procedures for Implementation of CEQA and has determined that the project is not subject to CEQA per Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, the Planning Commission finds, after due study and deliberation, the following circumstances exist:

1. There have been no significant changes in the General Plan, Municipal Code or character of the area within which the project is located that would cause the approved project to be injurious to the public health, safety or welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Arroyo Grande hereby approves Time Extension 19-009 for the second of three (3) available one-year extensions, with the above findings and subject to the conditions as set forth in Exhibit "A" attached hereto and incorporated herein by this reference. Tentative Parcel Map 15-001 and Planned Unit Development No. 15-001 shall now expire on November 15, 2020.
On motion by Commissioner __________, seconded by Commissioner __________ and by
the following roll call vote, to wit:

AYES:
NOES:
ABSENT:

The foregoing Resolution was adopted this 4th day of February, 2020.
GLENN MARTIN, CHAIR

ATTEST:

PATRICK HOLUB
SECRETARY TO THE COMMISSION

APPROVED AS TO CONTENT:

BILL ROBESON
ACTING COMMUNITY DEVELOPMENT DIRECTOR
This approval authorizes a one (1) year time extension for Tentative Parcel Map No. 15-001 and Planned Unit Development 15-001, which was originally approved by the Planning Commission on November 15, 2016.

GENERAL CONDITIONS:

1. The developer shall ascertain and comply with all Federal, State, County and City requirements as are applicable to this project.

2. Tentative Parcel Map No. 15-001 and Planned Unit Development No. 15-001 shall expire on November 15, 2020 unless it is recorded prior to this date or another extension of time is granted in accordance with the Subdivision Map Act.

3. The developer shall comply with all conditions of approval for Tentative Parcel Map No. 15-001 and Planned Unit Development No. 15-001.
MEMORANDUM

TO: PLANNING COMMISSIONERS

FROM: BILL ROBESON, ACTING COMMUNITY DEVELOPMENT DIRECTOR

DATE: FEBRUARY 4, 2020

SUBJECT: ADMINISTRATIVE ITEMS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR

Listed below are the Administrative Items approved by the Community Development Director since January 21, 2020. If you have any concerns regarding these decisions, please contact me by 5:00 pm on February 5, 2020. If three or more Commissioners wish to pull an item for further discussion, or if a member of the public files an appeal, staff will schedule the item on a future agenda.

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Applicant</th>
<th>Address</th>
<th>Description</th>
<th>Action</th>
<th>Planner</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEX20-001</td>
<td>Scott Dematteo</td>
<td>825 Virginia Drive</td>
<td>Construction of a detached garage exceeding the allowable height limit for accessory buildings.</td>
<td>A</td>
<td>A. Perez</td>
</tr>
</tbody>
</table>

ITEM NO. 1: MINOR EXCEPTION 20-001; CONSTRUCTION OF A DETACHED GARAGE EXCEEDING THE MAXIMUM ALLOWABLE FOURTEEN-FOOT (14’) HEIGHT LIMIT; LOCATION – 825 VIRGINIA DRIVE; APPLICANT – SCOTT DEMATTEO

After making the findings specified in Section 16.16.100 of the Municipal Code, the Community Development Director approved the above referenced project for the construction of a 15’-3” tall detached garage, which exceeds the maximum allowable height limit of fourteen feet (14’) by less than ten percent (10%).