

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JULY 1, 2014
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

Vice Chair Sperow called the Regular Planning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Planning Commission: Commissioners John Keen, Tom Goss, and Vice Chair Lisa Sperow were present. Commissioner Randy Russom was absent.

Staff Present:

Community Development Director Teresa McClish, Associate Planner Aileen Nygaard, Deputy City Attorney Jon Ansolabehere, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Goss led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

The Commission received the following material after preparation of the agenda:

1. Memo dated July 1, 2014 addressed to the Planning Commission from Teresa McClish, Community Development Director concerning Item 8.a. Consideration of Conditional Use Permit Case No. 14-006, Conceptual dedication exhibit for the potential future widening of Nevada Street addressed in Condition of Approval #64.

7. CONSENT AGENDA

Action: It was the consensus of the Commission that Consent Agenda Item 7.a., June 17, 2014 minutes, be continued to the next regular meeting due to lack of a quorum.

8. PUBLIC HEARINGS

8.a. CONTINUED CONSIDERATION OF CONDITIONAL USE PERMIT CASE NO. 14-006; EXPANSION OF EXISTING COMMERCIAL STRUCTURE; LOCATION – 121 NEVADA STREET; APPLICANT – JONI ANDERSON

Associate Planner Nygaard presented the staff report recommending the Planning Commission adopt a Resolution approving Conditional Use Permit 14-006 authorizing the expansion of an existing commercial structure.

Associate Planner Nygaard responded to questions from Commissioner Goss regarding the proposed project.

Vice Chair Sperow opened the public hearing.

Mike Scott, RRM Design Group representative, stated that the applicant has requested that in Condition of Approval 64., language reflect implementation timing as occupancy, that the City would be responsible for any improvement costs due to the Nevada Street widening easement, and that the loss of one parking space would be accounted for elsewhere. Mr. Scott responded to questions from the Commission.

Barbara Jean Hillier, owner of the subject portion of Hart Lane, stated she is working with Anderson Burton regarding a temporary easement on Hart Lane for the project property and that this is a temporary solution until the easement can be dedicated to the City.

Hearing no further comments, Vice Chair Sperow closed the public hearing.

The Commission provided the following comments/concerns: in general they appreciate the project; the architecture is a very good fit for the area; there is a concern with parking and they suggested that there be a carport and not a garage to discourage future loss of spaces if the garage is used for storage.

Action: Commissioner Goss moved to adopt a resolution entitled **“A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT 14-006; LOCATED AT 121 NEVADA STREET; APPLIED FOR BY JONI ANDERSON”**, as modified in Conditions of Approval No. 64. should read “Prior to issuance of occupancy.....”; Condition of Approval No. 76. should read “All overhead utilities shall be placed underground”; and add a condition that the garage be for parking and not for storage. Commissioner Keen seconded.

AYES: Goss, Keen, Sperow
NOES: None
ABSENT: Russom

9. NON-PUBLIC HEARING ITEM None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE JUNE 17, 2014

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.

Case No.	Applicant	Address	Description	Action	Planner
TUP 14-010	Gospel Lighthouse Church	Various Locations	Cherry sales to be held between 6/15-8/1 at AG Bus Barn, Rabobank and Walmart.	A	R. Grothe

11. COMMISSION COMMUNICATIONS

None

12. STAFF COMMUNICATIONS

Community Development Director McClish stated Deputy City Attorney Jon Ansolabehere is leaving the City for the City of San Luis Obispo. Ms. McClish and Commissioners thanked and congratulated Mr. Ansolabehere.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Goss and unanimously carried, the meeting adjourned at 6:28 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LISA SPEROW, VICE CHAIR

(Approved at PC Mtg _____)