

**ACTION MINUTES
MEETING OF THE PLANNING COMMISSION
TUESDAY, FEBRUARY 2, 2021
ARROYO GRANDE COUNCIL CHAMBERS
215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

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, Ken Sage, Jim Guthrie, Vice Chair Frank Schiro and Chair Glenn Martin were present.

Staff Present: City Manager / Acting Community Development Director Whitney McDonald, Associate Planner Andrew Perez and Assistant Planner Patrick Holub were present.

3. FLAG SALUTE

Chair Martin led the flag salute.

4. AGENDA REVIEW

None.

5. COMMUNITY COMMENTS AND SUGGESTIONS

None.

6. WRITTEN COMMUNICATIONS

The Commission received three supplemental memorandums regarding item 8.a.

7. CONSENT AGENDA

7.a. CONSIDERATION OF APPROVAL OF MINUTES

Recommended Action: Approve the minutes of the January 5, 2021 Regular Planning Commission meeting.

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF CONDITIONAL USE PERMIT 20-003; ESTABLISHMENT OF A NEW CONFERENCE FACILITY AND COMMERCIAL OFFICES IN AN EXISTING STRUCTURE; LOCATION – 1164 E. GRAND AVENUE; APPLICANT – JOEL RILEY; REPRESENTATIVE – BRYCE ENGSTROM (Perez)

Associate Planner Perez presented the staff report and responded to Commissioner questions regarding parking agreements.

Bryce Engstrom, architect, spoke in support of the project and responded to Commissioner questions regarding intended capacity and event end times.

Joel Riley, applicant, spoke in support of the project and responded to Commissioner questions regarding future alcohol sales and trash pickup.

Chair Martin opened the Public Hearing.

James Lundy, 1170 E Grand Ave, spoke against the project stating that he is concerned about potential impacts related to traffic, parking and maintenance costs.

Hearing no further comment, Chair Martin closed the Public Hearing.

Action: Chair Martin moved and Vice Chair Schiro seconded the motion to adopt a Resolution approving Conditional Use Permit Np. 20-003 located at 1164 E. Grand Avenue with the following added conditions:

1. The number of event guests shall be limited to the maximum occupancy allowed by the Building Code based on the number of plumbing fixtures proposed.
2. The applicant shall place temporary signage near the property entrance to direct patrons to available off-site parking in advance of any event;
3. All events shall end no later than 10:00pm; and
4. A parking monitor shall be on-site 30 minutes prior to any event with more than 20 people.

The motion passed on the following roll-call vote:

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

9. NON-PUBLIC HEARINGS

9.a CONSIDERATION OF PLANNING COMMISSION APPOINTMENT TO THE COMMUNITY SERVICE GRANT COMMITTEE (Perez)

Associate Planner Perez presented the staff report.

Vice Chair Schiro made a motion to nominate Commissioner Guthrie as the Planning Commission's representative on the Community Service Grant Committee.

Chair Martin volunteered to serve as the Planning Commission's alternate on the Community Service Grant Committee.

Action: Chair Martin moved and Vice Chair Schiro seconded the motion to nominate Commissioner Guthrie as the Planning Commission's representative on the Community Service Grant Committee and Chair Martin to serve as the alternate.

The motion passed on the following roll-call vote

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

10. ADMINISTRATIVE DECISIONS SINCE JANUARY 19, 2021

Case No.	Applicant	Address	Description	Action	Appeal Deadline
PPR 21-001	Jamie Tyler	246 Garden Street	Establishment of a Homestay	A	2/8/2021
PPR 21-002	Pepe Fonseca, La Parilla Taqueria	1421 E. Grand Avenue	Establishment of a restaurant in an existing commercial tenant space	A	2/8/2021

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PPR20-030	Jeanne Peterson	1201 Russ Court	Establishment of a vacation rental in the Single Family zoning district	A	2/8/2021
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11. COMMISSION COMMUNICATIONS

Vice Chair Schiro welcomed Commissioner Guthrie to the Commission. Commissioner Sage seconded these comments.

12. STAFF COMMUNICATIONS

City Manager / Acting Community Development Director McDonald:

1. Announced that the City Council reviewed and adopted the updated Housing Element;
2. Announced that the City's new Community Development Director will be starting February 11th;
3. Welcomed new Commissioner Jim Guthrie; and
4. Thanked outgoing Commissioner Andrea Montes for her service on the Commission

13. ADJOURNMENT

The meeting adjourned at 7:24 p.m.

ATTEST:

PATRICK HOLUB
ASSISTANT PLANNER
(Approved at PC Meeting _____)

GLENN MARTIN, CHAIR