

**ACTION MINUTES  
REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, SEPTEMBER 2, 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 Tom Goss, Lan George and Vice Chair Lisa Sperow were present. Commissioner John Keen and Randy Russom were absent.

Staff Present: Community Development Director Teresa McClish, Assistant Planner Matt Downing, Associate Planner Kelly Heffernon, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Goss led the Flag Salute.

**4. AGENDA REVIEW**

None

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

Otis Page, Myrtle Street, referred to the July 8, 2014 City Council meeting, where the Council reviewed the Pre-application for Traffic Way and East Cherry Avenue. He stated this proposed project was not presented to the Planning Commission before being submitted to the City Council. He further stated this has prejudiced the project on many issues, especially on housing density and interior road widths and that he is opposed to the proposed project.

**6. WRITTEN COMMUNICATIONS**

None

**7. CONSENT AGENDA**

**Action:** It was the consensus of the Commission that Consent Agenda Item 7.a., June 17, 2014 and July 1, 2014 minutes, be continued to the next regular meeting due to lack of a quorum being present to vote on the minutes. Commissioner Goss moved, and Commissioner George seconded the motion to approve the August 19, 2014 minutes, as submitted. The motion passed on the following roll call vote:

**AYES:** Goss, George, Sperow  
**NOES:** None  
**ABSENT:** Keen and Russom

**7.a. Consideration of Approval of Minutes**

**Action:** Approved the minutes of the Regular Planning Commission meeting of August 19, 2014 as presented.

**8. PUBLIC HEARINGS**

**8.a. CONSIDERATION OF TENTATIVE PARCEL MAP CASE NO. 14-002; SUBDIVISION OF ONE (1) 2.68 ACRE PARCEL INTO TWO (2) PARCELS OF 1.65 ACRES AND 1.03 ACRES; LOCATION – 101 RIDGEVIEW WAY; APPLICANT – PAULA REITSMA; REPRESENTATIVE – MIKE STANTON, MBS LAND SURVEYS**

Assistant Planner Downing presented the staff report recommending the Planning Commission adopt a Resolution approving Tentative Parcel Map Case No. 14-002.

Assistant Planner Downing responded to questions from the Commission regarding the proposed project.

Vice Chair Sperow opened the public hearing.

Paula Reitsma, property owner, stated she was available to answer questions.

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

The Commission provided the following comments: in reference to CONDITIONS OF APPROVAL # 15. add....."not be fenced to prohibit these uses once curb, gutter and sidewalks are installed.", and is in support of the project.

Action: Commissioner Goss moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING TENTATIVE PARCEL MAP NO. 14-002; LOCATED AT 101 RIDGEVIEW WAY; APPLIED FOR BY PAULA REITSMA**", as modified in **CONDITIONS OF APPROVAL # 15. add.....**"not be fenced to prohibit these uses once curb, gutter and sidewalks are installed." Commissioner Sperow seconded.

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

**8.b. PUBLIC WORKSHOP TO REVIEW AND COMMENT ON THE DRAFT HOUSING ELEMENT UPDATE; GENERAL PLAN AMENDMENT NO. 14-002; LOCATION – CITYWIDE; APPLICANT - CITY OF ARROYO GRANDE**

Associate Planner Heffernon presented the staff report recommending the Planning Commission review and receive public comment on the Draft Housing Element Update for the 2014-2019 Regional Housing Needs Assessment (RHNA) Cycle and provide comments to the City Council. No action will be taken at this meeting.

Associate Planner Heffernon responded to questions from the Commission regarding the draft Housing Element Update.

The Commission provided the following comments:

- Development projects should include a percentage of low and very low income units dispersed throughout the project to avoid a concentration of lower income housing.

- Delete reference to “homestays” in Policy B.6 and Program B.6-1 since they are required to be owner-occupied and therefore are not considered a loss of permanent workforce housing.
- Replace the word “adverse” impacts with “all” impacts in Policy H.2.
- Replace the word “creed” with “religion” in Goal N and Policy N.1.
- Include water efficient programs similar to the energy efficient programs.
- Minor edits and corrections to tables.
- Commissioners were supportive of new Policy A.15 regarding first-time home buyers.

Vice Chair Sperow opened the public hearing.

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

Associate Heffernon stated there will be a public hearing with the City Council on September 23<sup>rd</sup> and the Planning Commission comments will be included in the staff report.

**9. NON-PUBLIC HEARING ITEM** None

**10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE AUGUST 19, 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.

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
ARCH 14-004	Robert & Michelle Moncrief	309 S. Mason Street	Residential expansion and façade modification	A	M. Downing

In answer to Commissioner Goss, Community Development Director McClish indicated the above item was previously presented to the Architectural Review Committee.

**11. COMMISSION COMMUNICATIONS**

None

**12. STAFF COMMUNICATIONS**

Community Development Director McClish stated staff attended the August 21<sup>st</sup> LAFCO meeting regarding the annexation of Heights of Vista Del Mar, which was approved by LAFCO. The developer has submitted the final map to the City.

**13. ADJOURNMENT**

On motion by Commissioner George, seconded by Commissioner Goss and unanimously carried, the meeting adjourned at 6:47 p.m.

**ATTEST:**

**DEBBIE WEICHINGER  
SECRETARY TO THE PLANNING COMMISSION**

**LISA SPEROW, VICE CHAIR**

(Approved at PC Mtg \_\_\_\_\_)