

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 3, 2015
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

Planning Commission: Commissioners John Keen, Terry Fowler-Payne, John Mack, Glenn Martin, and Chair Lan George were present.

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

3. FLAG SALUTE

Commissioner Mack led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Action: Commissioner Keen moved, and Commissioner Mack seconded the motion to approve the February 17, 2015 minutes, as submitted. The motion passed on the following roll call vote:

AYES: Keen, Mack, Fowler-Payne, Martin, George

NOES: None

ABSENT: None

7.a. Consideration of Approval of Minutes

Action: Approved the minutes of the Regular Planning Commission meeting of February 17, 2015, as submitted.

8. PUBLIC HEARINGS

8.a. CONTINUED CONSIDERATION OF AMENDED CONDITIONAL USE PERMIT 15-001, LOT MERGER 15-001, AND VARIANCE 15-001; LOCATION – 880 OAK PARK BOULEVARD (APNs 007-771-053, -062, AND -072); APPLICANT – RUSS SHEPPEL

Assistant Planner Downing presented the staff report recommending the Commission review the proposed modifications to an approved project for an approximately 55,000 square-foot memory care facility and sixteen (16) unit independent living facility and make a recommendation to the City Council.

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

Russ Sheppel, applicant, presented the proposed project to the Commission and responded to questions from the Commission.

Randy Alonzo, Project Manager, stated that the proposed project was previously approved and has been modified to accommodate the neighbors. Mr. Alonzo indicated that the adjacent property owners have consented to the current plan of the proposed project and responded to questions from the Commission.

Chair George opened the public hearing. There were no comments received and the public hearing was closed.

Individual Commissioners provided the following comments for the proposed project: there is a need for the project in the community; in favor of having both driveways open for ingress and egress; can make the findings for the creek setback; in support of a sign indicating that this is "Assisted Living Parking Only"; in support of signage limiting egress turning movements to help circulation on the site; support the ARC and the height of 37'.7"; would like to see a designated smoking area; the parking lot will be busy between 4:30 – 8:00 pm.; there is a need for designated pedestrian crossings on site; like the changes to the independent living facility; would like to see recreation space as much as possible for independent living; interested if there could be solar panels on a row of parking; stated this is a good project and is in support of the project.

Action: Commissioner Keen moved to adopt a resolution entitled "***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THE CITY COUNCIL APPROVE AMENDED CONDITIONAL USE PERMIT CASE NO. 15-001, VARIANCE CASE NO. 15-001, AND LOT MERGER CASE NO. 15-001 FOR THE CONSTRUCTION OF AN APPROXIMATELY 55,000 SQUARE-FOOT, 70-BED ASSISTED LIVING/MEMORY CARE FACILITY AND SIXTEEN (16) UNIT INDEPENDENT LIVING FACILITY; LOCATED AT 880 OAK PARK BOULEVARD (SOUTHEAST) CORNER OF OAK PARK BOULEVARD/JAMES WAY INTERSECTION); APPLIED FOR BY RUSS SHEPPEL***". Commissioner Martin seconded, and the motion passed on the following roll call vote:

AYES: Keen, Martin, Fowler-Payne, Mack, George
NOES: None
ABSENT: None

The Commission took a break at 7:00 pm and reconvened at 7:05 pm.

8.b. CONTINUED CONSIDERATION OF CONDITIONAL USE PERMIT CASE NO. 14-008; LOCATION – VALLEY ROAD; APPLICANT – VERIZON WIRELESS; REPRESENTATIVE – RUSSELL STORY/NSA

Associate Planner Heffernon presented the staff report recommending the Commission adopt a Resolution approving Conditional Use Permit No. 14-008.

Associate Planner Heffernon and City Engineer Horn responded to questions from the Commission regarding the proposed project.

Russell Story, NSA, representing Verizon Wireless, responded to questions from the Commission regarding the proposed project.

Chair George opened the public hearing. There were no comments received and the public hearing was closed.

Individual Commissioners provided the following comments for the proposed project: expressed concern with the adjacent property owner being aware of the proposed project; a notation that no other carriers can be on the pole without City approval; it is safer to have the equipment above ground; equipment needs to be protected; the equipment cabinet shall be relocated behind the pole; and can support the ARC changes.

Action: Commissioner Martin moved to adopt a resolution entitled "***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CONDITIONAL USE PERMIT CASE NO. 14-008, APPLIED FOR BY VERIZON WIRELESS, LOCATED ON VALLEY ROAD***". Commissioner Keen seconded, and the motion passed on the following roll call vote:

AYES: Martin, Keen, Fowler-Payne, Mack, George
NOES: None
ABSENT: None

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF PRE-APPLICATION NO. 14-006; LOCATION – RODEO DRIVE AND GRACE LANE; APPLICANT COLMER CONSTRUCTION; REPRESENTATIVE – WAYNE COLMER

Associate Planner Heffernon presented the staff report recommending that the Commission review the conceptual plans and provide comments to the applicant.

Wayne Colmer, applicant, presented the proposed project and acknowledged water availability as a potential issue given that this project requires a General Plan Amendment to allow an increase in density.

Jeff Emrick, Garing Taylor & Associates, responded to questions from the Commission regarding the proposed project.

Individual Commissioners provided the following comments for the proposed project: if the street is not full width, guest parking should be provided; create useable open space; concern with the number of residential homes (18) and would like to see a less intense development; suggested eliminating Lots 17 and 18; noted the road is narrow at Lots 14 – 16; asked if there has been a neighborhood meeting; suggested a viewshed review process as neighbors do not want their views blocked; the lots are too small; lots should be 6,000 square feet and 60' wide; property is too dense; not in favor of a lot of grading; do not want vehicles obstructing the sidewalk; would like to see the environmental report (initial study); and not concerned with the open space as there is a park in the area.

Kirby Gordon, property owner, does not feel there will be an environmental issue with the proposed project and views will not be impacted.

Chair George opened the public comment period.

John Spencer, Callado Corte, requested extensive notification to go out to the neighbors, more than the 500'; and questioned why drastic changes are being made as the proposed project should follow what the City has planned.

Beatrice Spencer, Callado Corte, expressed concern with changing the Code to allow this type of high density.

Hearing no further comments, Chair George closed the public comment period.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE FEBRUARY 17, 2015

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
ARCH 14-009	Ten Over Studio	307 E. Branch Street	Façade modifications to the eastern tenant space of the former JJ's building	A	M. Downing

11. COMMISSION COMMUNICATIONS

Chair George reported that the new Commissioners have not been added to the City's website.

12. STAFF COMMUNICATIONS

None

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Martin and unanimously carried, the meeting adjourned 8:45 p.m.

ATTEST:

DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION

LAN GEORGE, CHAIR

(Approved _____)