

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 7, 2015
COUNCIL CHAMBERS, 215 EAST BRANCH STREET
ARROYO GRANDE, CALIFORNIA**

1. CALL TO ORDER

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

2. ROLL CALL

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

Staff Present: Assistant Planner Matthew Downing, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Martin led the Flag Salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

None

6. WRITTEN COMMUNICATIONS

None

7. CONSENT AGENDA

Action: Commissioner Martin moved, and Commissioner Fowler-Payne seconded the motion to approve the March 3, 2015 minutes, as submitted. The motion passed on a 4-0 voice vote.

7.a. Consideration of Approval of Minutes

Action: Approved the minutes of the Regular Planning Commission meeting of March 3, 2015, as submitted.

8. PUBLIC HEARINGS

None

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF CERTIFICATE OF COMPLIANCE NO. 15-002 AND LOT LINE ADJUSTMENT NO. 15-002; LOCATION – 204 LARCHMONT DRIVE; APPLICANT – JON CRAMER; REPRESENTATIVE – JENS WAGNER

Assistant Planner Downing presented the staff report recommending that the Commission adopt a Resolution approving Certificate of Compliance No. 15-002 and Lot Line Adjustment No. 15-002 located at 204 Larchmont Drive and responded to questions from the Commission regarding the proposed project.

Vice Chair Keen opened the meeting to members of the public.

Jon Cramer, property owner and applicant, Via Avante, presented the history of the property. Hearing no further comments, Vice Chair Keen closed the public comment period.

Individual Commissioners provided the following comments for the proposed project: concern with drainage, the way the property line is now; concern with emergency access; the building needs to conform and have a ten foot setback or the property line needs to be adjusted; and does not feel that the front property owner should be responsible for someone building on the back lot.

Action: Commissioner Mack moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING CERTIFICATE OF COMPLIANCE NO. 15-002 AND LOT LINE ADJUSTMENT NO. 15-002; LOCATED AT 204 LARCHMONT DRIVE; APPLIED FOR BY JON CRAMER**", as modified to add a condition of approval that the property line in the rear rotate a minimum of ten (10) feet from the existing structure. Commissioner Fowler-Payne seconded.

Discussion on the motion ensued regarding justification for the property line in the rear to rotate ten (10) feet from the existing structure. Further discussion surrounded adding the condition to bring the lot structure into conformance.

Following the discussion, the motion passed on the following roll call vote:

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

9.b. CONSIDERATION OF LOT LINE ADJUSTMENT NO. 15-001; 165 AND 169 PINE STREET; APPLICANT – TRICIA KNIGHT

Assistant Planner Downing presented the staff report recommending that the Commission adopt a Resolution approving Lot Line Adjustment 15-001 located at 165 and 169 Pine Street and responded to questions from the Commission regarding the proposed project.

Vice Chair Keen opened the meeting to members of the public.

Nick Manzanares, Seacliff Drive, Pismo Beach, indicated he is representing the applicant Tricia Knight for the proposed project.

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

Action: Commissioner Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT LINE ADJUSTMENT 15-001; LOCATED AT 165 (APN 077-172-022) AND 169 (APN 077-172-004) PINE STREET; APPLIED FOR BY RONALD GLAHN**". Commissioner Mack seconded, and the motion passed on the following roll call vote:

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

9.c. CONSIDERATION OF APPOINTMENT OF PLANNING COMMISSIONER TO PARTICIPATE ON AN AD HOC COMMITTEE FOR SELECTION OF A REALTOR TO LIST FOR SALE CITY PROPERTIES ON FAEH AVENUE AND PEARWOOD AVENUE

Assistant Planner Downing presented the staff report recommending that the Commission appoint one representative to participate on an Ad Hoc Committee for the selection of a realtor to assist in the sale of City properties on Faeh Avenue and Pearwood Avenue.

Commissioner Martin volunteered to sit on the Ad Hoc Committee. Commissioner Mack, seconded by Commissioner Fowler-Payne nominated Commissioner Martin. The motion passed on a 4-0 voice vote.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE MARCH 3, 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 14-010 and MEX 15-002	Hans Kardel	321 Short Street	Front setback reduction and one car garage allowance for residential addition.	A	A. Nygaard

11. COMMISSION COMMUNICATIONS

Commissioner Mack stated he attended the ARC meeting, where the ARC considered a Pre-application for a medical office building. Commissioner Mack stated the ARC gave good feedback to the applicant.

12. STAFF COMMUNICATIONS

Assistant Planner Downing stated the above Pre-application is not a formal project and will proceed through the entitlement process if a formal application is received.

Mr. Downing informed the Commission that tentatively there are items for the April 21, 2015 Commission meeting.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Mack and unanimously carried, the meeting adjourned 6:40 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

JOHN KEEN, VICE CHAIR

(Approved _____)