

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MAY 5, 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 Mack, Glenn Martin, John Keen, and Chair Lan George were present. Commissioner Terry Fowler-Payne was absent.

Staff Present: Community Development Director Teresa McClish, Associate Planner Aileen Nygaard, City Engineer Matt Horn, and Secretary Debbie Weichinger were present.

3. FLAG SALUTE

Commissioner Keen 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. A memo dated May 5, 2015 from Assistant Planner Downing regarding an appeal for Agenda Item 10. MEX 15-003, 257 La Cresta Drive.
2. A memo dated May 5, 2015 from Associate Planner Nygaard regarding Agenda Item 8.a. letter received on May 1, 2015 from Tricia Hagerty.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of April 21, 2015, as submitted.

Action: Commissioner Mack moved, and Commissioner Martin seconded the motion to approve the minutes of the Regular Planning Commission Meeting of April 21, 2015, as submitted. The motion passed on the following roll call vote:

AYES: Mack, Martin, Keen, George

NOES: None

ABSENT: Fowler-Payne

8. PUBLIC HEARINGS

- 8.a. **CONTINUED PUBLIC HEARING FROM APRIL 21, 2015; CONSIDERATION OF TENTATIVE TRACT MAP CASE NO. 13-003; PLANNED UNIT DEVELOPMENT CASE NO. 14-004; AND CLARIFICATION OF A GENERAL PLAN LAND USE MAP AMBIGUITY; 8-LOT RESIDENTIAL**

SUBDIVISION (TRACT 3054); LOCATION - 1029 ASH STREET; APPLICANT – ASH STREET INVESTORS; REPRESENTATIVE- JEFF EMRICK

Associate Planner Nygaard presented the staff report and recommended that the Planning Commission review and provide clarification that the land use designation for the property on the General Plan Land Use Map should be Single Family (SF), adopt the Mitigated Negative Declaration and approve Tentative Tract Map 13-003 and Planned Unit Development 14-004.

Community Development Director McClish, Associate Planner Nygaard, and City Engineer Horn responded to questions from the Commission regarding the proposed project.

Jeff Emrick, Garing Taylor & Associates, representing the applicant, presented the proposed project to the Commission and responded to questions from the Commission.

Chair George opened the public hearing.

Jenny Weaver, Christine Way (Pismo Beach), and Ash Street property owner, indicated she sent a letter to the City dated April 28, 2015 expressing her concern with the old eucalyptus trees and stated she would like the developer to remove the eucalyptus trees as the roots have caused damage to her driveway.

Daniel Holland, Alder Street, expressed concern with losing the rural feel with the proposed development; excessive on-street parking; trees; and stated seven more lots are too many for this area.

Finney Smith, Ash Street, stated the proposed project is too big for this neighborhood; and expressed concern with parking, traffic, fire protection; noise; air pollution; beauty of the street; eliminating oak and other trees; will have a negative impact on homes; and asked the Commission to vote no on the proposed project.

Martin Imes, Ash Street, expressed concern with noise; said on-street parking will be impacted; eight new homes are a concern; trees on Ash Street; and asked the Commission to vote no on the proposed project.

Trina Ellis, Ash Street, stated she agrees with her neighbors concerns.

Kirby Gordon, Partner, Ash Street Investors, Mattie Road, Pismo Beach, said there is no definition in the Development code of "functional lot size"; the well on site will be abandoned; and he has a nine lot conventional plan that removes the existing house instead of the 8 proposed lot plan that he could present to the Commission.

Mr. Emrick stated the nine lot plan would have more impact on the oak trees.

Hearing no further comments, Chair George closed the public hearing.

Commissioner Martin provided the following comments on the proposed project: likes the project; finds flexibility in substantial compliance; likes the ambience of the development; the design has an open feeling; parking is not significant enough to deny the application; there is adequate water given it is included in the City's build-out calculations; would like to see a light at each driveway; add a condition to have the eucalyptus trees trimmed; does not have an issue of

the cluster of seven lots; and does not see a problem with having the trash containers on each lot.

Commissioner Mack provided the following comments on the proposed project: likes the project; would like to see the eucalyptus trees removed and a fence be placed; the eight lot plan before the Commission is better than the nine lot plan; would like to see ADA to Lot 7; does not think he has enough information on drainage and see revised arborist report on trees; stated a property line should not straddle a tree; would like to see another version come back; does not like construction footing under drip line; the trench line is going down driveway and will affect LID; would like to see a fence plan come back before the Commission or ARC level for review; parking should be contained within the project; landmark tree #1 should have no development underneath it and opposed fence on either side; provide pedestrian connectivity to Ash; and include lighting in driveway for pedestrian safety.

Commissioner Keen provided the following comments on the proposed project: is in favor of the project; stated this project is within allowable density; agrees with the functional area for this project, if staff did not make that determination, the applicant could build bigger houses that are not comparable with the neighborhood character; the eucalyptus trees are a hazard and need to be removed; supports the lights; there is a condition of approval that the applicant work with the trash company for trash pickup; in favor of the minimum amount of fencing; some CCR's could require you to park your vehicle in the garage; and they have an allotment of water already.

Chair George stated the owner of the property is entitled to build nine lots; agrees that lighting at the private driveways should be required; it would be easier to remove the eucalyptus trees; not a time to develop due to water--numbers in the Water Master Plan report may be outdated; feels building large units is irresponsible; if project is moved forward the eucalyptus trees would need to be trimmed; fencing should be at the option of the home owner not mandated by the Commission.

Action: Commissioner Martin moved to adopt a resolution entitled "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE ADOPTING TENTATIVE TRACT MAP 13-003 (TRACT 3054) AND PLANNED UNIT DEVELOPMENT 14-004 AND CLARIFYING A GENERAL PLAN LAND USE MAP AMBIGUITY; LOCATED AT 1029 ASH STREET; APPLIED FOR BY ASH STREET INVESTORS**", as modified to add the following conditions of approval: 1) that upon approval of the Director of Public Works the perimeter eucalyptus trees are to be removed and 2) that a single light post be installed on each property along the private drive with lot development. Commissioner Keen seconded and the motion died with the lack of a majority.

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

Commissioner Mack stated that not all his issues were addressed in the above motion and provided the following: stated that he opposes tract map note number 9; would like to include the pedestrian path; is concerned with lot line number 1, opposes building under the drip line; would like to see view of the lot line straddling the oak tree; add or modify the condition to provide guest parking on each lot so there is no overflow on Ash Street.

Chair George indicated she cannot move forward as she is not satisfied with PUD finding no's. 2, 5, and 7.

Director McClish stated the findings can be met on setbacks and open space.

Commissioner Martin modified the motion to include the following: 3) create a lighted pedestrian pathway from Ash St.; 4) provide one guest parking space on each lot; 5) no construction within the drip line of the trees; 6) the fence plan shall come back to the Planning Commission for review. Commissioner Keen seconded.

Mr. Emrick, staff and Commission discussed the modified motion.

Following discussion, Commissioner Martin moved to again modify the motion as follows: modify condition of approval 29 to specify construction foundation including over excavation shall not be allowed with a drip line; amend Design Guidelines for Building foundation restriction and allow flatwork with approved tree protection plan; add area for one parking space; remove eucalyptus trees; approve one single light; condition of approval no. 75. units one to seven are to be sprinklered, and the fence plan shall not be reviewed by PC, only at the ARC review.

The summary of the motion is as follows:

- 1) Upon approval of the Director of Public Works, the perimeter eucalyptus trees are to be removed;
- 2) A single light shall be installed on each property along the private drive with lot development;
- 3) Create a pedestrian pathway from Ash Street. Consider contrasting pavement color or materials without increasing the width of the drive;
- 4) Provide one guest parking space on each lot;
- 5) No foundation construction or over –excavation shall occur within the drip line of the trees. Amend Condition of Approval No. 29 and the Design Guidelines to include foundation restriction and allow flatwork with approved tree protection plan;
- 6) The fencing locations, including respect to trees, shall be evaluated during Design Review by the Architectural Review Committee.
- 7) Clarify in Condition of Approval No. 75 that units 1-7 are to have fire sprinklers.

Commissioner Keen seconded the motion. The motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE APRIL 21, 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
PPR 15-004	AT&T	1275 Ash St.	Minor modifications to an existing telecommunication facility	A	K. Heffernon
PPR 15-005	AT&T	300 Reservoir Rd.	Minor modifications to an existing telecommunication facility	A	K. Heffernon
TUP 15-007	Tracy Lloyd	140 Traffic Way	Cub Scout BBQ Fundraiser May 9, 2015	A	M. Downing

MEX 15-003	Frank Gandolfo	257 La Cresta Drive	Increase in rear yard fence height from 6' to 8' due to sloping terrain	A	M. Downing
VSR 15-002	Calli Brooks	211 Allen Street	Second story addition in VR zone	A	A.Nygaard

11. COMMISSION COMMUNICATIONS

Community Development Director McClish reported that MEX 15-003 has been appealed. This will come before the commission at the next regular meeting.

12. STAFF COMMUNICATIONS

Community Development Director McClish reported that AMGEN is coming through the Village next Wednesday, May 13, 2015 at approximately 2:30 pm to 3:00 pm.

13. ADJOURNMENT

On motion by Commissioner Keen, seconded by Commissioner Martin and unanimously carried, the meeting adjourned 9:10 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE

(Approved _____)