

**ACTION MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, SEPTEMBER 15, 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, Glenn Martin, and Lan George were present. Commissioners Terry Fowler-Payne and John Mack were absent.

Staff Present: Community Development Director Teresa McClish, Associate Planner Matt 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

The Commission received the following material after preparation of the agenda:

1. An email dated September 14, 2015 from Sigrid Wessely regarding concerns about Item 8.a.
2. A Letter dated September 14, 2015 from Scott E. Spierling regarding concerns about Item 8.a.
3. A memo dated September 15, 2015 from Associate Planner Matthew Downing regarding ARC Conditions of Approval for Item 8.a.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meeting of September 1, 2015, as submitted

Action: It was the consensus of the Commission to continue this item to the next meeting due to lack of a quorum from the September 1, 2015 meeting.

8. PUBLIC HEARINGS

- 8.a. **CONSIDERATION OF CONDITIONAL USE PERMIT CASE NO. 15-003; CONSTRUCTION OF A 1,000 SQUARE-FOOT SECONDARY DWELLING UNIT AND CONSTRUCTION OF A 1,980 SQUARE-FOOT GARAGE WITH A 1,512 SQUARE-FOOT, SECOND STORY STORAGE AREA ABOVE; LOCATION – 230 SOUTH RENA STREET; APPLICANT – STEPHEN & DONNIS HOBBS; REPRESENTATIVE – JERRY SHAW**

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a resolution approving Conditional Use Permit 15-003.

Associate Planner Downing and City Engineer Horn responded to questions from the Commission.

Jerry Shaw, representative, responded to questions from the Commission on the proposed project.

Stephen Hobbs, property owner, responded to questions from the Commission on the proposed project.

Chair George opened the public hearing.

Dorris Folkerts, South Rena Street, spoke in opposition to the proposed project, stated the storage for the RV and secondary dwelling unit are too big, adjacent residents will lose privacy and a tree will be lost.

Scott Spierling, South Alpine Street, spoke in opposition of the proposed project, stated the project is inconsistent with the neighborhood, and expressed his concern with the height of the second dwelling and RV garage.

Keith Spierling, South Halcyon Road, expressed his concern with the following: height of the building and asked that it be reduced, safety issue as cars park on both sides of the street, water, suggested that the project be redesigned, and stated this is not a good fit for the neighborhood.

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

Individual Commissioners provided the following comments: the 30' high RV storage is inconsistent with the neighborhood, the massing is out of character with the neighborhood, the windows will help the massing, does not want to see the RV storage converted to an apartment, the planting will help break up the wall/massing, like that the proposed project will create more housing, does not see a need for a second driveway, suggested that the RV storage be 18' – 20' maximum height, and cannot support the proposed project as presented to the Commission.

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. 15-003; LOCATED AT 230 SOUTH RENA STREET; APPLIED FOR BY STEPHEN & DONNIS HOBBS***", as modified to exclude the second story storage space above the RV garage, the RV garage be limited to a single story, the crown of the roofline of the RV garage shall not be higher than the adjacent second residential dwelling unit structure, only as needed to accommodate the 14' tall garage doors, and include the following conditions from the Architectural Review Committee: 1) add second story windows on the west and north elevations of the new structure, 2) have the option to add stone to the main residence or utilize hardibacker on the new structure instead of stone, and 3) add trees or shrubs on the west side of the garage to help scale down the structure. Commissioner Keen seconded and the motion passed on the following roll call vote:

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

8.b. APPEAL CASE NO. 15-003; APPEAL OF DETERMINATION RELATING TO PLOT PLAN REVIEW CASE NO. 15-007; LOCATION – 1305 NEWPORT AVENUE; APPELLANT – JULIE BURKHART

**PLANNING COMMISSION
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Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a resolution denying Appeal Case No. 15-003 and approving Plot Plan Review Case No. 15-007.

Associate Planner Downing responded to questions from the Commission.

Julie Burkhart, appellant, stated the street is small, parking is limited, not appropriate as this seems to be more like a hotel next to her property, there are no regulations regarding dogs, and the property owner is hard to reach.

Chair George opened the public hearing.

The following people spoke in favor of approving Appeal Case No. 15-003; and denying Plot Plan Review Case No. 15-007 for a vacation rental, located at 1305 Newport Avenue:

- Connie Mooney, Fair View Drive
- Kathleen Salazar, Newport Avenue
- Chris Barrett, Newport Avenue
- Richard Friedman, Newport Avenue
- Richard Duffin, Newport Avenue

Jeff Gultinan, Oakhill Court, Orcutt, applicant, addressed the neighbors concerns, spoke in favor of the Plot Plan Review for a vacation rental, and responded to questions from the Commission.

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

The Commission provided the following comments: agreed that parking is a problem on this section of Newport Drive, the garage shall be kept clear for parking, and the plot plan review meets requirements for a vacation rental.

Action: Commissioner Martin moved to adopt a resolution entitled “***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE DENYING APPEAL CASE NO. 15-003 AND APPROVING PLOT PLAN REVIEW CASE NO. 15-007; LOCATED AT 1305 NEWPORT AVENUE; APPLIED FOR BY JEFF GULTINAN; APPEALED BY JULIE BURKHART***”, as modified to add a Condition of Approval that the garage be maintained in an available condition for visitor parking to limit the on-street parking. Commissioner George seconded and the motion passed on the following roll call vote:

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

9. NON-PUBLIC HEARING ITEM

None

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE SEPTEMBER 1, 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 15-011 & ASP 15-009	Shelby Bundy	405 East Branch Street	New vintage clothing store, one new wall sign, one new projecting sign	A	S. Anderson
TUP 15-015	Sonya Yokes	140 Traffic Way	Fundraiser BBQ for Troop 489	A	S. Anderson
ASP 15-011	Irina Adams	1548 W. Branch Street	One new wall sign	A	S. Anderson
TUP 15-017	Pastor Robert Burnett	900 Oak Park Boulevard	2 20'x30' tents for a church convention	A	S. Anderson

In answer to Commissioner Keen, Community Development Director McClish stated the event dates will be included under Description in the future.

11. COMMISSION COMMUNICATIONS

It was the consensus of the Commission that parking be put on a future agenda/workshop. Commissioner George would like to see more of these projects come through with an electric outlet.

Chair George expressed concern with the 30' height building that made it past SAC and ARC and at what point does staff draw the line before it gets to Planning Commission.

12. STAFF COMMUNICATIONS

Community Development Director McClish stated staff will visit the City's parking standards. She also indicated staff will further identify compatibility issues with projects before they are reviewed by the Planning Commission.

Community Development Director McClish clarified from the last meeting that the Planning Commissioners are emailed the ARC packets. She said that at the next meeting, staff will be looking for a volunteer to sit on the East Branch Streetscape Stakeholders Group.

13. ADJOURNMENT

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned 7:55 p.m.

ATTEST:

**DEBBIE WEICHTER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, CHAIR

(Approved _____)