

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

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

3. FLAG SALUTE

Commissioner Fowler-Payne led the flag salute.

4. AGENDA REVIEW

None

5. COMMUNITY COMMENTS AND SUGGESTIONS

Patty Welsh, spoke in support of John Mack to stay on the Planning Commission.

Robert Johnson, East Cherry Avenue, presented a report dated November 1, 2015 from the Neighborhood Committee of East Cherry Avenue to the Planning Commission regarding development of the lands southeast of Traffic Way and East Cherry Avenue.

6. WRITTEN COMMUNICATIONS

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

1. A memo dated November 3, 2015 from Associate Planner Kelly Heffernon regarding the resolution for Item 8.a.

7. CONSENT AGENDA

7.a. Consideration of Approval of Minutes.

Recommended Action: Approve the minutes of the Regular Planning Commission Meetings of September 15, 2015 and October 6, 2015, as submitted

Action: Commissioner George moved to approve the minutes of the Regular Planning Commission Meeting of September 15, 2015, as submitted. Commissioner Keen seconded, and the motion passed on the following roll call vote:

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

NOES: None

ABSENT: None

Action: Commissioner Keen moved to approve the minutes of the Regular Planning Commission Meeting of October 6, 2015, as submitted. Commissioner Martin seconded, and the motion passed on the following roll call vote:

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

8. PUBLIC HEARINGS

8.a. CONSIDERATION OF DEVELOPMENT CODE AMENDMENT NO. 15-002 TO AMEND CHAPTER 16.84 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING WATER EFFICIENT LANDSCAPE REQUIREMENTS; LOCATION – CITYWIDE; APPLICANT – CITY OF ARROYO GRANDE

Associate Planner Heffernon presented the staff report and recommended that the Planning Commission adopt a resolution recommending the City Council approve the proposed Ordinance amending Chapter 16.84 of the Arroyo Grande Municipal Code and adopting by reference the Model Water Efficient Landscape Ordinance of the State of California.

Associate Planner Heffernon responded to questions from the Commission.

Chair George opened the public hearing.

Speaker (no name stated), suggested staff looks at having commercial businesses and farmers participate in mandatory water conservation.

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

Action: Commissioner Martin moved to adopt a resolution entitled “***A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THAT THE CITY COUNCIL AMEND CHAPTER 16.84 OF THE ARROYO GRANDE MUNICIPAL CODE REGARDING WATER EFFICIENT LANDSCAPE REQUIREMENTS; DEVELOPMENT CODE AMENDMENT NO. 15-002; LOCATION CITYWIDE***”, as modified to adopt the Model Water Efficient Landscape ordinance of the State of California by reference and to include greywater reuse for all new residential and mixed-use developments. Commissioner Mack seconded and the motion passed on the following roll call vote:

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

8.b. CONSIDERATION OF LOT MERGER NO. 15-002 AND CONDITIONAL USE PERMIT NO. 15-006; CONSTRUCTION OF AN APPROXIMATELY 45,000 SQUARE-FOOT, THREE-STORY MEDICAL OFFICE BUILDING; LOCATION – NORTHWEST CORNER OF FAIR OAKS AVENUE AND WOODLAND DRIVE; APPLICANT – TRIPLE P, LLC; REPRESENTATIVE – STUDIO DESIGN GROUP

Associate Planner Downing presented the staff report and recommended that the Planning Commission adopt a Resolution recommending the City Council approve the project.

Associate Planner Downing responded to questions from the Commission.

Nate Stong, Omni Means, explained the traffic study for the proposed project and responded to Commission questions.

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Will Drake, representative, Studio Design Group Architects, Inc., presented the project and responded to Commission questions.

Russ Garrison, principal engineer, Bethel Engineering, discussed slope, grading, stated dirt is being removed to keep floor level low, and responded to questions from the Commission.

Chair George opened the public hearing:

Ed Cox, asked that staff revisit the lighting in the parking lot and requested that consideration be given to monument lighting for the proposed project.

Jeanie Downer, Creekview Court, presented pictures of the street grade and gate. She expressed her concern with traffic and opposed opening the gate.

Gerald Yops, Thunder Gulch, opposed opening the gate, said there will be cut through traffic, and excessive speed.

Ken Dalebout, Hospital Administrator, Arroyo Grande Community Hospital, spoke in support of the proposed medical building, stated the hospital will share reciprocal access through the parking lot, does not want to increase traffic through the hospital parking lot, does not support the pedestrian trail, addressed access to the hospital, and responded to Commission questions.

Monette Crank, Creekview Court, discussed mail retrieval for Walnut Grove being in the street, there is excessive traffic on Woodland, and discussed street parking on Woodland.

Jerry Carrasco, Creekview Way, expressed his concern with the lights, supports monument lights, stated Fair Oaks Avenue has excessive traffic - making it difficult to pull out, added drivers do not pay attention, vehicles park on both sides of Fair Oaks Avenue and asked where will the employees park.

Diane Yops, Thunder Gulch, inquired about how many parking spaces are handicap and stated there will be a lot of pedestrian traffic.

Colleen Martin, Olive Street, spoke in support of the medical office, but is concerned with the massiveness of the building, concern with opening Woodland, stated Fair Oaks should be looked at during school peak hours, safety is a concern if the gate is open, questioned if this is a phased project in the mixed use, why is it not designed to be more similar between the two phases.

Gloria Telecky, Woodland Drive, stated with the two schools and hospital, traffic will impact Fair Oaks and Woodland and expressed her concern with parking.

Beatrice Spencer stated the project is under parked, does not see a need for seven motorcycle parking spaces, suggested two more handicap spaces, does not feel two dumpsters is adequate, opposed opening gate.

Gary Reinhart, Creekview Court, expressed concern with traffic, noise, lights, too many motorcycle parking spaces, the trash containers will cause a lot of banging, and safety is an issue.

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

Commissioner Fowler-Payne provided the following comments: concern with circulation coming out on the short existing side of Woodland and asked if there could be another access point on the northerly property boundary of the hospital that would eliminate traffic on Woodland Drive, expressed concern with lighting for adjacent neighbors and concern with trash enclosure.

Commissioner Martin provided the following comments: opposed the gate being opened, supports removing Condition of Approval No. 32 requiring pedestrian access and Condition of Approval No. 84 be amended to be dedicated to the existing six feet wide easement.

Commissioner Keen provided the following comments: supports the project, not fond of the height but willing to accept it, likes the architecture, concern with driveway off Fair Oaks being too sharp of a turn and that it needs to be moved up, does not feel the need for seven motorcycle spaces, would rather see two more vehicle parking spaces, supports the lighting as the lighting will not be 24 hours like the hospital, Condition of Approval No. 32 decision should be made by City Council as the pedestrian paths are done with the Master Plans, and the 6 foot PUE meets the code and should be sufficient.

Commissioner Mack provided the following comments: having trouble with the bulb out on Woodland, not in favor of creating pedestrian link going back behind the parking lot, modify condition of approval 32 to abandon easement, improve the connectivity to the hospital, trash container may need to be bigger, Condition of Approval No. 19 put height limit on lights, the gate should stay closed, installation of traffic signal should be opened for discussion, there is room to bring building down in height, not in support of motorcycle parking stalls, and would like no parts of the building to exceed 45 feet in height.

Chair George provided the following comments: she is in favor of the project, likes the architecture and does not feel the medical facility needs to match Phase I, does not feel the need to open the gate on Woodland, the lower driveway on Woodland should align with the Walnut Grove driveway, in favor of adding an electric vehicle charging station, do not need the easement mentioned in Condition of Approval No. 32, remove Condition of Approval No. 84, add ARC review of Conditions 10, 19, and 24, the left hand turn out of Woodland onto Fair Oaks may be brought back if it is a public concern, suggested having a study there to see if feasible to put a signal, opposed seven motorcycle parking spots, and suggested looking at permit parking for Woodland Drive.

Community Development Director McClish explained that the motorcycle parking stalls were calculated and required according to the Municipal Code.

Action: Commissioner Martin moved to adopt a resolution entitled “**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE LOT MERGER 15-002 AND CONDITIONAL USE PERMIT 15-006; LOCATED AT THE NORTHWEST CORNER OF FAIR OAKS AVENUE AND WOODLAND DRIVE; APPLIED FOR BY TRIPLE P, LLC.**”, as modified to include the lower driveway on Woodland shall be aligned with the driveway coming out of Walnut Creek, an electric vehicle charging station shall be included, omit Condition of Approval No. 32, Condition of Approval No.’s 10, 19, 24 are amended to include ARC review, Condition of Approval No. 84 in the first sentence be reworded “Dedicated to the existing 6 feet wide adjacent to all public streets”, and remove minimum ten feet wide. Commissioner Keen seconded and the motion passed on the following roll call vote:

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

Action: Commissioner Keen moved to recommend keeping the access gate closed on Woodland Drive. Commissioner Mack seconded and the motion passed on the following roll call vote:

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

Commissioner Keen moved to continue the meeting past 10:00 pm. The motion was seconded by Commissioner Martin and unanimously carried.

9. NON-PUBLIC HEARING ITEM

9.a. CONSIDERATION OF APPOINTMENT TO COMMUNITY SERVICE GRANT PANEL

Community Development Director McClish presented the staff report and recommended that the Planning Commission appoint one Commission Member and one alternate to serve as a representative on the Community Service Grant Panel.

Commissioner George nominated Commissioner Keen to serve as a representative on the Community Service Grant Panel. Commissioner Martin seconded and the motion unanimously carried. Commissioner Fowler-Payne volunteered to be an alternate.

10. NOTICE OF ADMINISTRATIVE DECISIONS SINCE OCTOBER 20, 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
TUP 15-020	Saint Patrick School	900 W. Branch Street	Xmas tree sale Dec 4 – 6, 2015	A	S. Anderson

In answer to Commissioner Fowler-Payne, Associate Planner Downing stated the annual event occurs for three days only.

11. COMMISSION COMMUNICATIONS

Commissioner Mack stated that the parking standards need to be reviewed. Community Development Director McClish stated that staff has scheduled a meeting to start the review.

12. STAFF COMMUNICATIONS

None

13. ADJOURNMENT

On motion by Commissioner George, seconded by Commissioner Keen and unanimously carried, the meeting adjourned 9:59 p.m.

ATTEST:

**DEBBIE WEICHINGER
SECRETARY TO THE PLANNING COMMISSION**

LAN GEORGE, VICE-CHAIR

(Approved _____)

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